

Fareham Local Plan 2037

Strategic Housing and Employment Land Availability Assessment (SHELAA)

September 2020



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Maps and Plans

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1. How to use this document

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



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2. Introduction

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



3. Policy Context and Housing and Employment Need

Policy Context

- 3.1 The requirement to undertake a Strategic Land Availability Assessment for housing and economic, or employment development is contained in the National Planning Policy Framework (NPPF) which was revised in February 2019. The NPPF states that "authorities should have a clear understanding of the land available in their area". This SHELAA has been produced in line with the NPPF and Planning Practice Guidance (PPG): Housing and Economic Land Availability Assessment (2019). The PPG provides guidance on the preparation of housing and economic land availability assessments and sets out a methodology to identify a future supply of land which is suitable, available and achievable for future development over the plan period.
- 3.2 The Council committed to reviewing the Borough's Local Plan in 2015 and, following the adoption of LP2 and LP3 in 2015, work commenced immediately on a new Draft Local Plan. In October 2017, the Council began a Regulation 18 consultation¹ on the Draft Local Plan. The Consultation Plan outlined the vision and strategic priorities for the Borough, in line with the Council's Corporate Strategy. Part of the evidence base for the draft plan was the 2017 SHLAA and SELAA. Following the changes to the NPPF and introduction of the standard methodology, the Council commenced a review of the Draft Local Plan to address the increase in housing requirement and to ensure that the policies complied with the revised NPPF.
- 3.3 In summer 2019 the Council undertook a Regulation 18 Issues and Options Consultation which sought comments on a range of issues including which areas of the Borough might support new development and which natural landscapes should be protected from development. This informed the Fareham Draft Local Plan Supplement which was the subject of a Regulation 18 consultation in January 2020.

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



- 3.4 This SHELAA has been produced to inform and accompany the Publication (Regulation 19) Fareham Local Plan 2037 which is the plan the Council intends to submit to the Secretary of State for Examination in accordance with the timetable set out in the Local Development Scheme² which is available on the Council's website. *Housing Need*
- 3.5 The Council's housing need is calculated using the government's proposed methodology as outlined in the August 2020 consultation on Changes to the current planning system³. Identifying and seeking to address the future housing need is a key requirement of the NPPF and one of the principle challenges of the new Fareham Local Plan which will cover the period from 2021 until 2037. The SHELAA is a key evidence base document which looks at the suitability, availability and likely economic viability of potential sites. The SHELAA identifies potential housing sites and assess the sites to determine which sites are taken forward in the emerging Fareham Local Plan 2037.

Employment Need

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

³ Available at

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



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

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 <u>Sites in the Planning Process</u>
 - Existing housing and employment allocations
 - Planning applications, for housing sites of net 5 dwellings or more.
 - Planning permissions for housing or employment which are unimplemented or under construction
 - Planning applications that have been refused or withdrawn
 - Pre-application advice sites with permission from the applicant to include
 - Land allocated (or with permission) for specific land uses which are no longer required for those uses.
- 4.7 <u>Sites not currently in the Planning Process</u>
 - Vacant and derelict land and buildings
 - Identified brownfield land
 - Surplus public-sector land (using Local Authority records and engagement with other public-sector bodies)
 - Large scale redevelopment and redesign of existing residential or employment areas
 - Sites in and adjoining villages or rural settlements and rural exception sites
 - Urban extensions and new free-standing settlements (urban extension sites considered and free-standing settlement at Welborne already committed through the adopted Welborne Plan (2015))
 - Sites promoted to the Council through the "Call for Sites" process. (see paragraph 3.8 for more information).
 - Sites promoted at Local Plan regulation 18 consultation responses.

Call for Sites

4.8 Fareham Borough Council has run a series of 'Call for Sites' to provide local landowners, developers, planning agents, local communities and any other interested parties the opportunity to promote sites within Fareham Borough. The first call for sites was



undertaken in August 2010. Further sites were submitted to the Council through the various consultation stages on the current adopted Local Plan. These sites were included in the 2014 SHLAA. In preparation for the Draft Fareham Local Plan 2037 a fresh call for sites took place in November/December 2015 and sites submitted as a result were included in the 2017 SHLAA. Since the 2017 SHLAA, a further site update was undertaken, in which contact was made once again with interested parties to ensure the latest information on available sites has been collected. Sites which were promoted prior to 2015 but have not been promoted since, have been considered as currently unavailable and no further assessment of these sites has taken place. These sites are listed in Section 10 - Sites Removed from SHELAA. Sites where development is nearing completion or has been completed are also removed from the SHELAA. Further sites have been included in this assessment which were suggested for development throughout 2018 and 2019. These have been identified from a review of any planning applications for 5 or more dwellings submitted which were withdrawn, refused or found to be invalid and from sites for which pre-application advice has been sought and permission from the applicant to include has been granted. Additional sites have been included which were submitted in response to the Issues and Options consultation undertaken in summer 2019 and the consultation on the Supplement to the Draft Local Plan in early 2020.

Stage 2: Site Assessment

Calculating Development Potential

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



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

- 4.10 For employment sites, the likely developable floorspace has been based on 40% of the entire plot and is provided as a guide, not a floorspace restriction.
- 4.11 An initial yield of 30-dwellings per hectare (dph) was applied to housing sites over 0.5ha in size, to ensure the best use of available land. This was then compared to the surrounding density character and the applied density was reduced where applicable, in order to strike a balance between the character of the surrounding area and ensuring effective use of land. In instances when the surrounding area character was greater than 30dph, the density of the surrounding character was applied. This established an indicative yield for each site.
- 4.12 Where there were any further, particular opportunities to maximise density further, then the likely yield was increased. Likewise, if significant and/or particular constraints were identified that would further limit the yield then an appropriate adjustment was made. This balance between a quantitative and qualitative application of yield potential should ensure a more accurate assessment of the potential of individual sites.

Site Survey

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



Considering whether a site is developable

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

Assessing site suitability

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



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

Constraints and Potential Impacts

Access

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

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

Acoustic/Air Quality Impacts

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

Flood Risk

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

Ground Conditions/Contamination

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

Heritage Conservation

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

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



Infrastructure

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

Landscape

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

Mineral Safeguarding

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

Nature Conservation

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

Tree Preservation Orders (TPOs)

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



Urban Area Boundaries

The character differentiation of the Borough's urban areas is an important local policy consideration. However, sites outside the urban area will not necessarily be excluded as they could be considered alongside a review of urban area boundaries as part of Local Plan development. However, it will be important to maintain distinction between settlements in order to retain settlement identity. **NB:** This is not intended to be an exhaustive list of constraints that may apply to a site. Any further relevant constraints will be highlighted in site profiles as relevant.

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

Assessing site availability

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

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

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

Assessing site achievability



- 4.23 In accordance with the PPG, 'a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.'
- 4.24 Viability assessment work has been undertaken for the Local Plan. Full details can be found in the Local Plan Viability Assessment⁵ on the Council's website.
- 4.25 In order to assist with the assessment of potential employment sites for allocation within the Local Plan, the Council has sought local market expertise from employment professionals. This expert advice provides the following:
 - an overview of the current level of demand for employment land / premises in Fareham Borough; and
 - an assessment of the likely market attractiveness of proposed employment sites, assessed by the SHELAA, for Office, Industrial and Storage & Distribution uses.

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

Stage 3: Windfall Assessment

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

Stage 4: Assessment Review

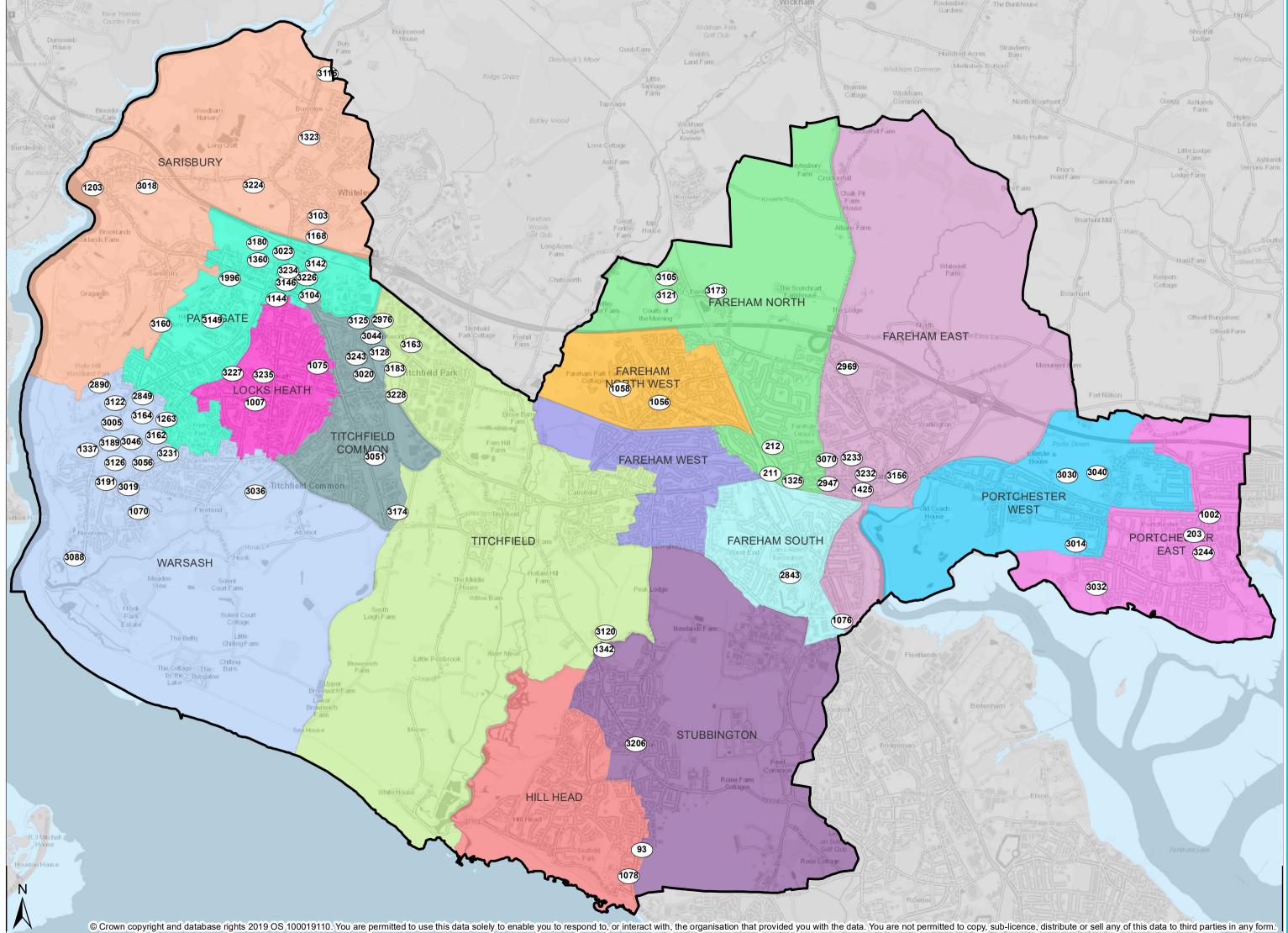
- 4.27 The PPG (para. 24) states: 'Once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing and the amount of economic development that can be provided, and at what point in the future (i.e. within years 1 to 5, 6 to 10, and 11 and beyond). An overall risk assessment should be made as to whether sites will come forward as anticipated'. This stage of the review will be completed for the Regulation 19 consultation.
- 4.28 The information from the SHELAA forms an important part of the evidence base for the Local Plan 2037, providing a source of developable sites which are suitable for future development needs, available within the plan period and viably achievable. Developable

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

sites which can be brought forward under the Council's development strategy will contribute to the housing and employment supply for the Local Plan 2037 and will form part of the projected housing supply which is reported in the five-year housing land supply position and the Authority Monitoring Report⁶. The overall housing and employment need of the Borough will be established in housing and employment need assessments and incorporated into the Local Plan 2037.

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





DEVELOPABLE HOUSING SITES 5.

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5. Developable Housing Sites

LIST OF	CONTENTS			
ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
93	Hammond Industrial Estate	0.60	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
1323	Burridge Lodge	1.07	Sarisbury	37
1325	Crofton Conservatories, Fareham	0.24	Fareham North	38
1337	Medina Nurseries	0.28	Warsash	39
1342	The Grange, Oakcroft Lane, Stubbington	1.72	Stubbington	40
1360	Beacon Bottom West, Park Gate	1.24	Park Gate	41

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ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
1425	Market Quay, Fareham	1.48	Fareham East	42
1996	Land to the rear of 123 Bridge Road, Park Gate	0.50	Park Gate	43
2843	Land South of Cams Alders	1.29	Fareham South	44
2849	Land East of Brook Lane, Warsash	2.68	Warsash	45
2890	Egmont Nursery, Warsash	1.97	Warsash	46
2947	142-144 West Street	0.17	Fareham East	47
2969	100 Wickham Road	0.60	Fareham East	48
2976	237 Segensworth Road, Titchfield Common (Segensworth Cluster)	0.83	Titchfield Common	49
3005	Land south of Greenaway Lane, Warsash	3.41	Warsash	50
3014	Cranleigh Road, Portchester	5.56	Portchester West, Portchester East	51
3018	Land east of Bye Road, Swanwick	0.80	Sarisbury	52
3019	Land East of Brook Lane, Warsash	5.53	Warsash	53
3020	Robann Park, Southampton Road, Titchfield Common (Segensworth Cluster)	1.06	Titchfield Common	54
3023	69 Botley Road, Park Gate	0.79	Park Gate	55
3030	Land East of Downend Road, Portchester	20.80	Portchester West	56
3032	Moraunt Drive, Portchester	1.62	Portchester East	57
3036	Land South West of Sovereign Crescent, Locks Heath	1.91	Warsash	58
3040	Land west of Northfield Park, Portchester	0.92	Portchester West	59
3044	Land to the East of Southampton Road, Titchfield	3.30	Titchfield Common	60
3046	Land adjacent to 79 Greenaway Lane, Warsash	2.11	Warsash	61
3051	Hunts Pond Road, Titchfield Common	1.58	Titchfield Common	62
3056	Land South of Greenaway Lane, Warsash	6.62	Warsash	63
3070	Magistrates Court, Fareham	0.22	Fareham East	64
3088	Warsash Maritime Academy, Warsash	2.97	Warsash	65

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ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
3103	Land at Rookery Avenue, Swanwick	0.58	Sarisbury	66
3104	4-14 Botley Road, Park Gate	0.38	Park Gate	67
3105	Funtley Road North, Funtley	0.96	Fareham North	68
3116	Cherry Tree Industrial Park, Burridge	0.92	Sarisbury	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	33.43	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
3156	18-23 Wykeham Place (Former Sports Hall)	0.11	Fareham East	79
3160	123 Barnes Lane	0.84	Sarisbury	80
3162	Land West of Lockswood Road	3.44	Warsash, Park Gate	81
3163	195-205 Segensworth Road	0.42	Titchfield	82
3164	Land East of Brook Lane	6.78	Warsash	83
3173	Land at 86 Funtley Road	0.95	Fareham North	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 Lockswood Road, Warsash	0.31	Warsash	89

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ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
3206	22-27A Stubbington Green	0.09	Stubbington	90
3224	Land South of Swanwick Lane	0.84	Sarisbury	91
3226	94 Botley Road	0.09	Park Gate	92
3227	Land at Locks Heath District Centre	0.27	Locks Heath	93
3228	68 Titchfield Park Road	0.19	Titchfield	94
3231	Land at 51 Greenaway Lane	0.21	Warsash	95
3232	97-99 West Street, Fareham	0.06	Fareham East	96
3233	Palmerston Car Park	0.08	Fareham East	97
3234	42 Botley Road	0.04	Park Gate	98
3235	Former Filling Station, Locks Heath Centre	0.31	Locks Heath	99
3243	Land off Southampton Road, Titchfield	0.84	Titchfield Common	100
3244	Assheton Court, Portchester	0.44	Portchester East	101

5. Developable Housing Site Assessments

SITE DETAILS		Developable Housing Site	Hill Head		
ID: 93 Site M	Name: Hammond Industrial E	state			
Current Land Use:	Industrial Estate		-KINGSMEADAVENUE		
Surrounding Land U	Jse: Residential throughout				
Gross Site Area (ha)): 0.60 Housing Yiel	d (estimate): 64 bed care home			
Employment Yield ((estimate): 0	Gypsy and Traveller Pitches (estimate): 0	MULBERRY A VENUE		
SUITABILITY					
Constraints:	, Existing industrial estate				
Highways/ Pedestrian Access:	Site is served by two access points from Stubbington Lane				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	Noise assessment required		ASHTON W		
Archaeology:	Site not within identified area	of archaeological potential.			
Ecology Comment:	No known issues.				
Accessible Facility Types: 7/10	Within 1600m of a Secondary School, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Suitability Comment:	Site is not recommended for retention in the Employment Land Review. Suitable site for residential development. Consideration of noise impact required due to proximity of airport runway.				
Is the site suitable?	? Yes	Is the site available? Yes	Is the site considered achievable? Yes		

SITE DETAILS	Developable Housing Site	Portchester East
ID: 203 Site N	ame: 3 - 33 West Street, Portchester	THE LEAWAY
Current Land Use:	Mix of A-Class	
Surrounding Land U	Se: Purpose-built district shopping centre - shops, supermarket, library, residential units above shops and community facilities	
Gross Site Area (ha)	0.25 Housing Yield (estimate): 26	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:	Flood Zone 2, Flood Zone 3, Multiple potentially contaminative uses on site.	
Highways/ Pedestrian Access:	No access from A27. Retain existing access adjacent to Library.	WESTSTREET
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	Noise and air quality assessments required.	
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	No known issues.	
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facil	Accessible Green or Play Space, within 1200m of a
Suitability Comment:	Development must have regard to noise and air quality, flood zones.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

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

SITE DETAILS		Developable Housing Site	Fareham North		
ID: 212 Site N	Jame: Fareham Station West				
Current Land Use:	B8 Use Class				
Surrounding Land U	se: Industrial and service industries	car garage and residential to the west, train station to the east.	AND HER CLOSEDE		
Gross Site Area (ha)	: 1.05 Housing Yield (esti	mate): 94			
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	Арения		
SUITABILITY					
Constraints:	Flood Zone 2, Minerals Safeguarded railways	d Site, TPO, Multiple commercial and industrial uses on site includin	'g		
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 r	equired.	0 H0 m Wiltin @ Crown copyright		
Archaeology:	Site not within identified area of arch	naeological potential.			
Ecology Comment:	Land is of low ecological value. The	wooded strip outside the boundary to be retained and protected thro	ough the inclusion of a green buffer.		
Accessible Facility Types: 9/10	Bus Stops, within 1600m of a Major	ol, within 1600m of a Train Station, within 800m of a Convenience S Employment Areas, within 800m of a Accessible Green or Play Spa 800m of a Community/Leisure Facility			
Suitability Comment:		ve to be investigated further. Development would need to have rega fe access can be secured taking account of FZ2 on access point. E			
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes		

SITE DETAILS			Developable Housi	ng Site	Portchester East
ID: 1002 Site N	lame: Land a	t corner of Station Road	d and A27, Portchester		
Current Land Use:	Open Spa	ce/ Sui-Generis			
Surrounding Land U	se: Residentia	al, railway and station to	the north, District Centre to the so	uth, residential to east and west.	
Gross Site Area (ha)	: 0.22	Housing Yield (estin	nate): 16		
Employment Yield (estimate): 0		Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY					THE LENNT PORTOLESTER
Constraints:					
Highways/	Access off nor	th end of Station Road	frontage only.		TP ber
Pedestrian Access:					WESTSTREET
Conservation	No known con	straints			
Comments:					
Noise/Air Quality	Noise and air	quality assessments re-	quired.		0-251 50 m
Assessment:					e črown copyright
Archaeology:	Site not within	identified area of archa	aeological potential.		
Ecology Comment:	No known issu	Jes.			
Accessible Facility	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery,				
Types: 10/10	within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Suitability	Site is an existing housing allocation in the adopted plan. Highly sustainable site within the urban area.				
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: 1007 Site N	ame: Heath Road, Locks Heath					
Current Land Use:	Jse: Woodland					
Surrounding Land U	se: Residential throughout with Locks Heath District Centre to the north.	Net cess				
Gross Site Area (ha)	2.43 Housing Yield (estimate): 70	CORES CALL				
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0					
SUITABILITY						
Constraints:	TPO					
Highways/ Pedestrian Access:	Primary access off Heath Road. Possible secondary access from Centre Way. Only pedestrian/cyclist connectivity across site.					
Conservation Comments:	No known constraints.	HEATH ROAD				
Noise/Air Quality Assessment:	Noise assessment required as potential for disturbance from deliveries to the Locks Heath Centre.					
Archaeology:	Site not within identified area of archaeological potential.					
Ecology Comment:	Site comprises secondary broadleaved woodland with scattered mature trees, dense scrub and open grass understorey within much of the northern and western parts of the site has previously taken place. Loss of we provision of funds, used for woodland improvement in the locality (e.g. Lock's Wood SINC). A small populat area should be provided. Presence of foraging bats on site - sensitive lighting strategy and tree/shrub plantir	oodland should be compensated through the ion of slow worms present on site - on-site receptor				
Accessible Facility Types: 8/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 160 a Community/Leisure Facility					
Suitability Comment:	Planning Committee have resolved to grant permission (P/17/1366/OA). Development would need to have r Heath Centre should be considered.	regard to TPOs on site. Potential of noise from Locks				
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes				

SITE DETAILS		Developable Housi	ng Site	Fareham North West
ID: 1056 Site N Current Land Use: Surrounding Land U Gross Site Area (ha) Employment Yield (Vacant se: Residential north and : 0.23 Housing	Fareham north-west and mixed shopping area with doct Yield (estimate): 17 Gypsy and Traveller Pitches (esti		
SUITABILITY				
Constraints:				
Highways/ Pedestrian Access:	Access from Fareham Pa parking.	rk Road only, located clear of Highlands road ju	unction, bus stops and on-street	
Conservation Comments:	No known constraints			HIGH REPORT
Noise/Air Quality Assessment:	No known issues.			
Archaeology:	Site not within identified a	rea of archaeological potential.		
Ecology Comment:	Slow Worm populations p	present on site. Foraging and commuting Bats r	ecorded on site	
Accessible Facility Types: 9/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility			
Suitability Comment:	Suitable mitigation for Slo subject of a Planning app		cements for bat populations could	be explored on this site, such as bat boxes. Site is
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housir	ng Site	Fareham North West
ID: 1058 Site N	ame: Wynton Way, Fareham			
Current Land Use:	D-Class/Garage Block			
Surrounding Land U	se: Residential throughout with nearb	y secondary school		WAWNOTNWAY
Gross Site Area (ha)	: 0.43 Housing Yield (estin	nate): 13		Wayness I
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (esti	mate): 0	
SUITABILITY				
Constraints:				
Highways/ Pedestrian Access:	Access road would require improvements to adoptable standard with footway.			
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	No known issues.			
Archaeology:	Site not within identified area of archa	aeological potential.		
Ecology Comment:	No known issues.			
Accessible Facility Types: 7/10			thin 400m of a High Frequency Bus St ict or Local Centre, within 800m of a C	tops, within 800m of a Accessible Green or Play community/Leisure Facility
Suitability Comment:	Suitable site for development			
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housing Site	Warsash		
ID: 1070 Site N	lame: East of Church Road, Warsas	sh			
Current Land Use:	Urban Greenspace	Spect NE NUE			
Surrounding Land U	se: Residential throughout, SINC to	the east	I Ster I Start		
Gross Site Area (ha)	: 0.85 Housing Yield (estin	mate): 20			
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate):			
SUITABILITY			WARSASH WARD		
Constraints:	Minerals Superficial sand/gravel, Wit	hin 500m of SAC, Within 500m of Ramsar, Within 500m of SSSI, TPO			
Highways/ Pedestrian Access:	Access identified from Church Road.				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	No known issues.		0 40 80 m O Crown copyright		
Archaeology:	Site not within identified area of arch	aeological potential.			
Ecology Comment:	The site appears to be covered by an area of woodland which is 'Priority Habitat'. The site is located immediately adjacent to Warsash Common Local Nature Reserve (LNR) and Land South of Dibles Road Site of Importance for Nature Conservation (SINC). Protected species such as badgers, dormice, reptiles and great crested newts may be present on site. Protection of any woodland habitat and a minimum buffer of 15m along the eastern boundary will be required.				
Accessible Facility Types: 5/10	Within 800m of a Convenience Store or Supermarket, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Suitability Comment:	Development must have regard to Th	POs and proximity to SINC, LNR and woodland habitat.			
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes		

SITE DETAILS		Developable Housing Site	Locks Heath	
ID: 1075 Site N	lame: 33 Lodge Urban Greens	Road, Locks Heath		
Current Land Use:		•		
Surrounding Land U	se: Residential th	roughout		
Gross Site Area (ha)	: 0.37	lousing Yield (estimate): 9	CO CE ROAD	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	The second second	
SUITABILITY				
Constraints:				
Highways/ Pedestrian Access:	Access either central on Lodge Road frontage or from St Joseph Close.			
Conservation Comments:	No known constra	ints.		
Noise/Air Quality Assessment:	No known issues		al m P Crowin copyright	
Archaeology:	Site not within ide	ntified area of archaeological potential.		
Ecology Comment:	Potential for reptiles on site, reptile survey required.			
Accessible Facility Types: 7/10	Within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre			
Suitability Comment:	Development mu	st have regard to TPOs and reptile survey.		
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes	

SITE DETAILS		Developable Housir	ng Site	Fareham East
ID: 1076 Site N	lame: 335-357	7 Gosport Road, Fareham		
Current Land Use:	Vacant			
Surrounding Land U	se: Retail and	industrial park, public house and residential		
Gross Site Area (ha)	: 0.22	Housing Yield (estimate): 8		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (esti	mate): 0	EAREWAM
SUITABILITY				Least Mardo
Constraints:	Within 500m o	f SPA, Within 500m of Ramsar, Within 500m of SSSI		EAREHAM EAREHAM FAREHAM SOUTH
Highways/ Pedestrian Access:	Access central	on Gosport Road frontage.		FAREHAM SOUTH WARD
Conservation Comments:	No known cons	straints		
Noise/Air Quality Assessment:	Noise and air o	quality assessments required.		
Archaeology:	Site not within	identified area of archaeological potential.		
Ecology Comment:	residential and	irs to be covered by bare ground, grassland and scrub. Wh industrial units, recreational pressure is likely to be the on <i>rs</i> , with appropriate mitigation and enhancement strategy.		
Accessible Facility Types: 7/10		f a Convenience Store or Supermarket, within 400m of a H Breen or Play Space, within 1200m of a Primary School, wi		
Suitability	Development r	nust have regard to noise and air quality impact.		
Comment:				
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Hill Head
ID: 1078 Site N	ame: Stubbington Lane, Hill Head	
Current Land Use:	Paddock	
Surrounding Land U	se: Residential to north and south, woodland to west and Daedalus to the east	
Gross Site Area (ha)	0.39 Housing Yield (estimate): 11	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		HILLHEAD WARD
Constraints:	Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI	
Highways/ Pedestrian Access:	Access to Stubbington Lane at northern point of site, would require relocation of bus stop.	STUBBINGTON
Conservation Comments:	No known constraints	SEALANE
Noise/Air Quality Assessment:	This site is near the end of the main runway at Solent Airport meaning there is potential for noise impacts. noise assessment should be carried out.	A 30 60 m Crown oppyright
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	There are records of slow worms and common lizards to the north of the site, with badgers known to be in of the site and therefore the presence of Great Crested Newts is likely. The site appears to be an improve southern boundary. An appropriate mitigation and enhancement strategy would be required with the south enhanced where possible.	d grass field with a hedgerow/line of trees along the
Accessible Facility Types: 5/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 12 Town/District or Local Centre, within 800m of a Community/Leisure Facility	00m of a Primary School, within 1600m of a
Suitability Comment:	Suitable site for development provided mitigation of protected species is provided and consideration of no	ise impact due to proximity of airport runway.
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS			Developable Housi	ng Site	Park Gate
ID: 1144 Site N Current Land Use:	ame: New Park Vacant Car F	k Garage, Park Gate Repair			
Surrounding Land U	se: Residential a	and commercial			
Gross Site Area (ha)	0.08	Housing Yield (estimate):	14		
Employment Yield (estimate): 0	Gypsy	/ and Traveller Pitches (esti	imate): 0	
SUITABILITY					STATION ROAD PARK GATE STATION ROAD
Constraints:					1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Highways/ Pedestrian Access:	Access acceptab	ple as set out in planning app	plication		
Conservation Comments:	No known constraints.				
Noise/Air Quality Assessment:	No known issues				
Archaeology:	Site not within ide	entified area of archaeologic	al potential.		
Ecology Comment:	Low ecological se	ensitivity. Site is bounded by	r priority habitat lowland dec	iduous woodland connected to SINC v	vet woodland.
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Suitability Comment:	Suitable urban si	te for development. Site has	s planning permission (P/09/	/0672/FP).	
Is the site suitable?	Yes		Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site, Developable Employment Site	Sarisbury					
ID: 1168 Site N	ame: Land at Rookery Avenue						
Current Land Use:	Vacant Nursery/Residential						
Surrounding Land U	Surrounding Land Use: M27 to south, Woodland (SINC) to east, Approved planning app to west for residential development						
Gross Site Area (ha)	2.29 Housing Yield (estimate): 32	POOKERD AVENUE					
Employment Yield (estimate): 1,817 sq m Gypsy and Traveller Pitches (estimate): 0	BULLES ROAD WARD					
SUITABILITY							
Constraints:	Agricultural Land Grade 3c, SINC, Countryside						
Highways/ Pedestrian Access:	Suitable access achievable from Rookery Avenue.						
Conservation Comments:	No known constraints.	Marked Te Mor					
Noise/Air Quality Assessment:	Air pollution and noise concerns due to its proximity to the M27 motorway. Assessment of the impacts of existing air pollution on the proposed future occupants of the dwellings will be required. Mitigation, to include measures to prevent the worsening of air quality in the area. Commercial development may be preferential.	D 86 100 m @ Crown copyright					
Archaeology:	Site not within identified area of archaeological potential.						
Ecology Comment:	Extensive priority habitat woodland. Potential for birds of conservation concern, notable invertebrates, declining reptiles, great crested newts, bats, dormice and badgers. Due to the presence of Ancient Woodland and SINC in the east, large buffers (minimum of 15m) are required. Green buffers in the south and north will be required for connectivity between the important habitats along M27 corridor to the south and locally designated sites in the north (e.g. Gull Coppice SW (Shetland Rise) SINC.						
Accessible Facility Types: 7/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Comm						
Suitability Comment:	Development must have regard to SINC; The site is subject to noise issues, an impact assessment and mitig small-scale employment development in accordance with emerging development strategy (DS1).	gation measures would be required. Suitable for new					
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes					

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

SITE DETAILS	Developable Housing Site	Warsash				
ID: 1263 Site M	Jame: Land North of Greenaway Lane, Warsash					
Current Land Use:	Current Land Use: Agriculture/pasture					
Surrounding Land U	se: Ribbon development to east, south and west, woodland scrub and derelict glasshouses to north.					
Gross Site Area (ha)	: 1.30 Housing Yield (estimate): 28					
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0					
SUITABILITY		WARSASH WARD				
Constraints:	Agricultural Land Grade 1, Agricultural Land Grade 2, Countryside					
Highways/	Access from Greenaway Lane is feasible.					
Pedestrian Access:						
Conservation Comments:	No known constraints					
Noise/Air Quality	No known issues.					
Assessment:	No kilowit issues.	0 50 100 m 4V CANFi copyright				
Archaeology:	Site not within identified area of archaeological potential.					
Ecology Comment:	Site provides ecosystem network value. Suitable buffering and sensitive lighting required.					
Accessible Facility Types: 5/10	Within 1600m of a Secondary School, within 800m of a Accessible Green or Play Space, within 1200 Local Centre, within 800m of a Community/Leisure Facility	Om of a Primary School, within 1600m of a Town/District or				
Suitability Comment:	Site is considered suitable as part of the proposed Warsash Cluster allocation. Site is subject to plan	nning application				
Is the site suitable	Yes Is the site available? Yes	Is the site considered achievable? Yes				

SITE DETAILS	Developable Housing Site	Sarisbury_				
ID: 1323 Site M	ame: Burridge Lodge					
Current Land Use:	rent Land Use: Grazing/Garden Ground					
Surrounding Land U	se: Woodland to east, Residential to west and north					
Gross Site Area (ha)	: 1.07 Housing Yield (estimate): 7					
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0					
SUITABILITY		SARISBURY WARD				
Constraints:	Agricultural Land Grade 3b, Countryside					
Highways/	Access from Botley Road would be achievable. Additional third-party land is required for egress visibility.					
Pedestrian Access:						
Conservation	No known constraints.					
Comments:						
Noise/Air Quality	No known issues.	80 100-m				
Assessment:						
Archaeology:	Site not within identified area of archaeological potential.					
Ecology Comment:	A green buffer with a minimum width of 5m will be required to protect the woodland in the east. The public the woodland should be made available for reptiles. Biodiversity enhancements will be required.	c open space in the north and the green buffer along				
Accessible Facility	Within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Town	n/District or Local Centre, within 800m of a				
Types: 4/10	Community/Leisure Facility					
Suitability Comment:	Site is considered suitable for housing development, subject to highway access solution. Buffering of wood	dland on the eastern boundary to be incorporated.				
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes				

SITE DETAILS	Developable Housing Site	Fareham North
ID: 1325 Site I	Jame: Crofton Conservatories, Fareham	
Current Land Use:	A-Class	
Surrounding Land U	Se: Mix use- residential, automotive and service industries, retail, hot food takeaway	
Gross Site Area (ha	: 0.24 Housing Yield (estimate): 49	WEST.STREET
Employment Yield	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	8
SUITABILITY		
Constraints:	, Site of a former petrol filling station amongst other potentially contaminative uses nearby	
Highways/ Pedestrian Access:	Access from Maytree Road.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	Noise and air quality assessments required.	A27: WESTERN WAY
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	No known issues.	
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenier within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 80 Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leis	00m of a Accessible Green or Play Space, within 1200m of a
Suitability Comment:	Development must have regard for potential of noise and air quality impact. Sustainable location.	
Is the site suitable	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housir	ng Site	Warsash
ID: 1337 Site N	lame: Medina Nurseries			
Current Land Use:	Nurseries			
Surrounding Land Us	se: Residential throughout	with wider Warsash Cluster Planning applicati	ions.	
Gross Site Area (ha):	: 0.28 Housing Y	Yield (estimate): 5		
Employment Yield (e	estimate): 0	Gypsy and Traveller Pitches (estin	mate): 0	h & The T
SUITABILITY				Viarsash Waxaash
Constraints:	Within 500m of SPA, Withi	in 500m of SAC, Within 500m of Ramsar, With	nin 500m of SSSI, Countryside	
Highways/	Access to be incorporated	within wider Warsash Cluster master planning		
Pedestrian Access:				
Conservation Comments:	No known constraints			
	No known issues.			
Assessment:	No known issues.			© 35 70 m © Crown copyright
Archaeology:	Site not within identified an	ea of archaeological potential.		
Ecology Comment:	The site is mainly covered	by glasshouses, areas of hardstanding and sp	arse grass areas and therefore of low uous north-south and east-west green	v ecological value. The hedgerow along the /wildlife corridors is considered to be important.
Accessible Facility Types: 6/10		ence Store or Supermarket, within 400m of a H bl, within 1600m of a Town/District or Local Cer		m of a Accessible Green or Play Space, within sure Facility
Suitability Comment:	Site is considered suitable	as part of the proposed Warsash Cluster alloc	cation.	
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Stubbington
ID: 1342 Site N	ame: The Grange, Oakcroft Lane, Stubbington	
Current Land Use:	Scrub	
Surrounding Land U	e: Residential to the south, Crofton cemetery to east, agricultural land to west and north.	TTCHRELD
Gross Site Area (ha)	1.72 Housing Yield (estimate): 16	WARD OANS JUG FEEST
Employment Yield (stimate): 0 Gypsy and Traveller Pitches (estimate): 0	of
SUITABILITY		and the second sec
Constraints:	Agricultural Land Grade 2, Flood Zone 2, Flood Zone 3, Minerals Superficial sand/gravel, Within 500m SPA, Within 500m of Ramsar, Within 500m of SSSI, Existing Open Space, Countryside	of STUBBINGTON
Highways/ Pedestrian Access:	Alterations to and widening of Ranvilles Lane would be required. Realignment of the existing access of Oakcroft Lane should be considered.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No issues	
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	The site mainly consists of improved grassland mature trees/scrub, forming gardens and park. Mature rough grassland and scrub are likely to be present, including reptiles, badgers and breeding birds. Th waders, though some Wader species may be found in the assemblage. The habitats are likely to supp connectivity to the wider landscape and to the designated sites.	e site is unlikely to be suitable for Brent Geese and
Accessible Facility Types: 3/10	Within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, w	ithin 800m of a Community/Leisure Facility
Suitability Comment:	Site is located within the Strategic Gap, however, it's urban fringe location and the enclosed nature of t into the landscape. Appropriate buffering provided to on-site springs, flood zone areas and areas of wo character of the listed building.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Park Gate				
ID: 1360 Site N	ame: Beacon Bottom West, Park Gate					
Current Land Use:	Current Land Use: Grassland					
Surrounding Land U	se: Residential to the east and south along Beacon Bottom and woodland to the north and west.					
Gross Site Area (ha)	1.24 Housing Yield (estimate): 29					
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0					
SUITABILITY		PARKGATE				
Constraints:	Countryside, TPO					
Highways/ Pedestrian Access:	It is considered that development of this site would be acceptable subject to adequate visibility splays being achieved at the site access. Several trees may need to be accommodated clear of these splays. Capacity of Beacon Bottom junction with Botley Road would need to be investigated.	BEACON BOTTOM				
Conservation Comments:	No known constraints.					
Noise/Air Quality Assessment:	No known issues.	a 4 80 m () Crown copyright				
Archaeology:	Site not within identified area of archaeological potential.					
Ecology Comment:	The site appears to be a private garden, mainly laid to lawn with woodland forming the northern, eastern and w northern and eastern boundary features to be retained and protected by a suitable green buffer. There are rec scrub/hedgerow/woodland on site potentially suitable for dormice as they are connected to larger areas of woo	cords of reptiles nearby, with any				
Accessible Facility Types: 8/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of Community/Leisure Facility					
Suitability Comment:	Buffering of northern and eastern margins. Access to avoid sensitive areas adjacent to site. Development mus Road.	st have regard to TPOs and junction with Botley				
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes				

SITE DETAILS	Developable Housing Site	Fareham East
ID: 1425 Site N	lame: Market Quay, Fareham	
Current Land Use:	Car Park and Police Station	
Surrounding Land U	se: Commercial shopping and retail core forming the town centre. Road network to south.	
Gross Site Area (ha)	: 1.48 Housing Yield (estimate): 100	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:	Minerals Brick Clay, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Car parking amongst other former land uses	
Highways/ Pedestrian Access:	Suitable access can be obtained.	
Conservation Comments:	No known constraints	WESTERNWAY
Noise/Air Quality Assessment:	Noise and air quality assessment required	ASTERNI MAY
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	No known issues	
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisur	m of a Accessible Green or Play Space, within 1200m of a
Suitability Comment:	Development must have regard for potential of noise and air quality impact. Sustainable location.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housing Site	Park Gate
ID: 1996 Site N	lame: Land to the	rear of 123 Bridge Road, Park Gate	
Current Land Use:	C3 Class		WOODTHORAS
Surrounding Land U	se: Residential thr	oughout	WOODTHORPE GARDENS
Gross Site Area (ha)): 0.50 H	ousing Yield (estimate): 5	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			PARK
Constraints:	Minerals Superficia	al sand/gravel, TPO	VARD VARD
Highways/ Pedestrian Access:	Permission P/15/0	391/FP has sole access from Bridge Road.	WARD WARD STUD
Conservation Comments:	No known constrai	nts.	COLIMBUS OFFICE
Noise/Air Quality Assessment:	No known issues.		
Archaeology:	Site not within ider	ntified area of archaeological potential.	
Ecology Comment:	No known issues.		
Accessible Facility Types: 10/10	within 400m of a H	Secondary School, within 1600m of a Train Station, within 800m of a Convenience ligh Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800 ithin 1600m of a Town/District or Local Centre, within 800m of a Community/Leisu	Om of a Accessible Green or Play Space, within 1200m of a
Suitability Comment:	Site has Planning	Permission- P/15/0391/FP. Development must have regard to TPOs.	
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housi	ng Site	Fareham South
ID: 2843 Site M	Name: Land Sour	th of Cams Alders		
Current Land Use:	Public open s	space		
Surrounding Land L	Jse: housing, spo	rts pitches, industrial and leisure		
Gross Site Area (ha): 1.29	Housing Yield (estimate): 60		
Employment Yield ((estimate): 0	Gypsy and Traveller Pitches (esti	imate): 0	
SUITABILITY				FAREHAM WARD
Constraints:	SINC, Existing O	pen Space		
Highways/	Split site with acc	cess from both Trafalgar Court and Palmerston Drive, su	ubject to detailed design	
Pedestrian Access:				
Conservation Comments:	SAM and Listed I	building adjacent Fort Fareham.		COLIET COLIECT
Noise/Air Quality	Sports pitches ar	nd leisure uses adjacent		788911149 <i>314</i> 77777
Assessment:	oponto piteries ar			130 m = l © Crowin'dopyright
Archaeology:	Adjacent to SAM			
Ecology Comment:	Site within SINC.	Impact required to be addressed in accordance with Lo	ocal Plan Policy	
Accessible Facility		a Secondary School, within 800m of a Convenience Sto		
Types: 8/10		ent Areas, within 800m of a Accessible Green or Play Sp Community/Leisure Facility	bace, within 1200m of a Primary School	DI, WITHIN 1600M OF a TOWN/DISTRICT OF LOCAL CENTRE,
Suitability	Loss of public op	en space and part of SINC need to be addressed		
Comment:				
Is the site suitable	? yes	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Warsash
ID: 2849 Site N	ame: Land East of Brook Lane, Warsash	
Current Land Use:	Disused horticultural land	BROOKAVENUE
Surrounding Land U	se: The site is located immediately adjacent to residential areas to the north. To the south, there are nurseries and to the west are derelict glasshouses.	E Section of the sect
Gross Site Area (ha)	: 2.68 Housing Yield (estimate): 85	C 2 C - C - C - C - C - C - C - C - C -
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		VAT WARSASH
Constraints:	Agricultural Land Grade 1, Countryside	WARD
Highways/ Pedestrian Access:	Access to Brook Lane is considered feasible subject to alterations to the bus stop/layby provisions. Improvements in off-site infrastructure would be required to accommodate pedestrians and cyclists. Transport Assessment required as part of planning application.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues.	© Crown copyright
Archaeology:	Site not within identified area of archaeological potential.	1
Ecology Comment:	Eastern portion of site to be retained for ecological networks. Potential for passerines, reptiles, badgers, inverte	brates and bats (foraging & roosting).
Accessible Facility Types: 6/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 400m of a H Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local C	
Suitability Comment:	Site is considered suitable as part of the proposed Warsash Cluster allocation. This site is subject to planning	permission.
Is the site suitable	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Warsash
ID: 2890 Site N	ame: Egmont Nursery, Warsash	
Current Land Use:	Disused horticultural land	SARISBURY
Surrounding Land U	Se: The land is surrounded by housing development on three sides and to the north by Holly Hill Local Nature Reserve (LNR).	SARISBURY STOLEN
Gross Site Area (ha)	1.97 Housing Yield (estimate): 8	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:	Agricultural Land Grade 3b, Minerals Superficial sand/gravel, Within 500m of SPA, Within 500m of SAC, Within 500m of Ramsar, Within 500m of SSSI, Countryside	PORTONIE WARSASH WARD
Highways/	Access would need to be central along the site frontage.	TO A THE AVER TO
Pedestrian Access:		
Conservation	No known constraints	
Comments:	No known issues.	
Noise/Air Quality Assessment:	NO KNOWN ISsues.	
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	A low population of slow-worm, common lizard and grass snake is present on site. Dormice are likely to be protected species is required. A minimum of a 15m planted buffer is required along the northern boundary du	
Accessible Facility Types: 2/10	Within 1600m of a Secondary School, within 800m of a Accessible Green or Play Space	
Suitability Comment:	Site considered suitable for development and is subject to a resolution to grant planning permission (P/18/05	92/OA)
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housing Site	Fareham East	
ID: 2947 Site N	lame: 142-144	4 West Street		
Current Land Use:	Mixed use			
Surrounding Land U	se: Residential	I/ retail/ car parking/ open space associated with Trinity Church		
Gross Site Area (ha)	: 0.17	Housing Yield (estimate): 5		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0		
SUITABILITY				
Constraints:	Within 500m of issues.	f SPA, Within 500m of Ramsar, Within 500m of SSSI, Vehicle repair	ir garage on site - potential	
Highways/ Pedestrian Access:	and the other c flats, or the equ	to frontages with the highway; one directly onto West Street, currently onto Kings Road. This latter access is considered acceptable to serve uivalent, subject to servicing considerations. Improvements of the exit required within the limitations of the available ownership.	ve a development of 14	
Conservation Comments:	No known cons	straints		
Noise/Air Quality Assessment:	No known issu	es.		
Archaeology:	Site not within	identified area of archaeological potential.		
Ecology Comment:	The site comprises an industrial unit and areas of car parking and is therefore of low ecological value.			
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility			
Suitability Comment:	Development s	should have regard to Listed Building adjacent to the site. Scope exist	ists within the car park to add further units	
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes	

SITE DETAILS	Developable Housing Site	Fareham East
ID: 2969 Site M	ame: 100 Wickham Road	
Current Land Use:	Offices/ parking	
Surrounding Land U	se: Residential & commercial scale offices	FURZEHALLAVENUE
Gross Site Area (ha)	: 0.60 Housing Yield (estimate): 13	DA DO DO DO DO DO DO
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:	Agricultural Land Grade 2, Ground Water Protection Zone, Former pits on site.	
Highways/ Pedestrian Access:	Access from Furzehall Avenue.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues.	e 35 0 m e Crown copyright
Archaeology:	No. Previous clay extraction has removed the archaeological potential and the existing development has re-	emoved evidence of the brickworks.
Ecology Comment:	The site is of low ecological value. Enhancement measures to be considered.	
Accessible Facility Types: 5/10	Within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of Primary School, within 1600m of a Town/District or Local Centre	a Accessible Green or Play Space, within 1200m of a
Suitability Comment:	Site has planning permission.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housing Site	Titchfield Common
ID: 2976 Site N	ame: 237 Segensworth Road, Titchfield Commo	n (Segensworth Cluster)	
Current Land Use:	Equestrian uses		
Surrounding Land Us	e: Scrub/ paddock to north, residential to east, p	addock to south and A27 to west.	
Gross Site Area (ha)	0.83 Housing Yield (estimate): 20		AMAN AND AND AND AND AND AND AND AND AND A
Employment Yield (stimate): 0 Gypsy and	Traveller Pitches (estimate): 0	WIRD
SUITABILITY			
Constraints:	Agricultural Land Grade 2, Countryside, TPO		
Highways/ Pedestrian Access:	Existing access onto Segensworth Road would ne	eed improving to facilitate level of access required.	
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	Air quality and noise impact assessment would be	e required	© 1 35 70 m O © Crown copyright
Archaeology:	Site not within identified area of archaeological po	tential.	
Ecology Comment:	Buffers should be provided to tree lines and hedge	erow boundaries to maintain dark areas and habitat li	inkage for dormice and bats.
Accessible Facility Types: 3/10	Within 1600m of a Major Employment Areas, with	in 800m of a Accessible Green or Play Space, within	1600m of a Town/District or Local Centre
	To be considered comprehensively alongside site TPOs and nearby SINC.	3044 to south and 3125 to the north. Suitable access	s upgrade required. Development must have regard to
Is the site suitable?	Yes	s the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Warsash
ID: 3005 Site N	ame: Land south of Greenaway Lane, Warsash	
Current Land Use:	Disused horticultural land	
Surrounding Land U	e: Residential to north, east and west. Horticulture and poultry buildings to south/south east.	GREENA WAY DA NE
Gross Site Area (ha)	3.41 Housing Yield (estimate): 100	VIEL DISALS
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:	Agricultural Land Grade 2, Agricultural Land Grade 3b, Countryside, TPO	
Highways/ Pedestrian Access:	Scale of development will require improvements to Greenaway Lane. A new site access along the main frontage with Greenaway Lane would be feasible. A transport assessment to consider wider improvements will be required.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues	e 60 120 m © Crown copyright
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	The site comprises buildings, areas of semi-improved grassland, hedgerows, scrub, scattered trees and a dr	y ditch. An ecological assessment will be required.
Accessible Facility Types: 6/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 400m of Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Commu	
Suitability Comment:	Site is considered suitable as part of the proposed Warsash Cluster allocation.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housing Site	Portchester West, Portchester East	
ID: 3014 Site N	lame: Cranleig	gh Road, Portchester		
Current Land Use:	Grassland with mature hedgerows			
Surrounding Land U		properties and the A27 to the north. Residential properties and Wicor Primary School y adjacent to the site in the east. Open fields and coastal plain to the west and south-west		
Gross Site Area (ha)	: 5.56	Housing Yield (estimate): 120		
Employment Yield (estimate):	Gypsy and Traveller Pitches (estimate): 0	2.2011年1月1日 - 1111年代	
SUITABILITY				
Constraints:	Agricultural Lar 500m of SSSI,	nd Grade 1, Agricultural Land Grade 2, Within 500m of SPA, Within 500m of Ramsar, Within Countryside		
Highways/ Pedestrian Access:		ite can be achieved from Cranleigh Road. The site will need to provide safe pedestrian routes icle turning facilities. See planning application P/15/0260/OA.		
Conservation Comments:	No known cons	straints		
Noise/Air Quality Assessment:	No known issu	es.		
Archaeology:	Site not within	identified area of archaeological potential	J	
Ecology Comment:	Site comprises	semi-improved grassland with dense hedgerow forming western boundary.		
Accessible Facility Types: 8/10		of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a nin 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m eisure Facility		
Suitability Comment:		ffers to boundaries to align with provision of onsite green space. Retention of central hedgerow acter and high quality setting that reflects the local landscape context.	within masterplan. Site will need to create a	
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes	

SITE DETAILS		Developable Housing Site	Sarisbury
ID: 3018 Site N	lame: Land east of Bye F	Road, Swanwick	
Current Land Use:	Scrub/ grassland		
Surrounding Land U		to the north fronting Swanwick Lane and to the west fronting Bye Road. Open la se to the south of the site.	
Gross Site Area (ha)	: 0.80 Housing	Yield (estimate): 7	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			
Constraints:	SINC, Countryside, TPO		
Highways/ Pedestrian Access:	provision of adequate visi	nent is acceptable, subject to a review of the road geometry at the site access, t itor parking for the existing three dwellings to the south, access and turning for a ly some traffic calming provision on Bye Road.	
Conservation Comments:	No known constraints.		
Noise/Air Quality Assessment:	No known issues.		© 45 90 m © Crown copyright A
Archaeology:	Site not within identified a	area of archaeological potential.	
Ecology Comment:	SINC quality habitat - Lov	vland mixed deciduous woodland grades into riparian habitat adjacent to Swanw	vick Stream. Potential for bats, amphibians and reptiles.
Accessible Facility Types: 3/10	Within 1600m of a Train	Station, within 800m of a Accessible Green or Play Space, within 800m of a Cor	mmunity/Leisure Facility
Suitability Comment:		sion (P/17/1317/OA) Damp grassland/ marsh habitat should be retained and enl ainage from site to be filtered and balanced and not enter watercourses. Adequa	
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 N	ame: Land East of Brook Lane, Warsash			
Current Land Use:	Mainly vacant horticultural land			
Surrounding Land U	Se: 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	NARISASH		
SUITABILITY		Hall Han Jar		
Constraints:	Agricultural Land Grade 1, Agricultural Land Grade 2, Agricultural Land Grade 3b, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside, TPO			
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	90 Bio m O A M A M		
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, trees, scrub and areas of hardstanding. A good population of common lizard and an exceptional population of application site. Therefore, the existing population should either be retained on site within a suitable receptor a area. One main, two annex and one outlier badger setts have been recorded on site. One of the two annex set development. The remaining two setts including the main sett will be retained within the development. No bats the buildings on site. Bat foraging activity around the site largely comprised pipistrelle bats. A total of nine bat s more notable species for Hampshire were occasionally recorded, including Leisler's. A large central wildlife con of the site (minimum of 20m wide), along with a 5m corridor along the southern and northern boundaries.	slow-worm have been recorded within the rea or translocated to a suitable offsite receptor ts and the single outlier sett will be lost to the were recorded to emerge from or return to any of species were recorded within the site and some		
Accessible Facility Types: 6/10	Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leis			
Suitability Comment:	Site is considered suitable as part of the proposed Warsash Cluster allocation, and is subject to a resolution to	grant planning permission.		
Is the site suitable	Yes Is the site available? Yes	Is the site considered achievable? Yes		

SITE DETAILS	Developable Housing Site	Titchfield Common
ID: 3020 Site N	ame: Robann Park, Southampton Road, Titchfield Common (Segensworth Cluster)	
Current Land Use:	Part residential, part caravan park, part grassland.	
Surrounding Land Us	e: Retail to west, residential south and east, garden centre to the north.	
Gross Site Area (ha):	1.06 Housing Yield (estimate): 49	Sournmune Town and the
Employment Yield (e	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:	Agricultural Land Grade 2, Countryside, TPO	
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 c the M27. Good pedestrian and cyclist linkages are required.	of
Conservation Comments:	No known constraints	
/ /	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	
	The site is partly used as a caravan site and contains mobile homes, residential brick buildings, areas of hard and rank semi-improved grassland in the southern section of the site. A mature treeline forms the eastern bou along the eastern boundary to protect the adjacent SINC and Ancient Woodland is required. Protection and e required to minimise impacts to dormice, and foraging/commuting bats. Dormice are known to be present in t dormice and reptiles. The residential brick buildings on site have potential to support roosting bats.	undary of the site. A minimum of 15m green buffer nhancement of hedgerows/treelines on site is
	Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 16 a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Loc	
	Sufficient buffer and protection fencing for SINC and TPO woodland to east of site required. Protection and e Dormice, and foraging/commuting bats. Buffer areas should be planned into public open space provision. Mo	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

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

SITE DETAILS	Developable Housing Site	Portchester West
ID: 3030 Site N	ame: Land East of Downend Road, Portchester	
Current Land Use:	Agricultural	EAST WARD
Surrounding Land U	e: Railway line with residential on south side of railway, south-east – Portchester Crematorium, east - residential, north - M27, north west – former composting facility, west – hotel (C1) and gym (D2).	
Gross Site Area (ha)	20.80 Housing Yield (estimate): 350	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		West Ward
Constraints:	Agricultural Land Grade 2, Agricultural Land Grade 3, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Safeguarded Site, Within 500m of SSSI, Countryside, Farm buildings and pits on site.	and
Highways/ Pedestrian Access:	It is considered that suitable access can be achieved onto Downend Road. Off-site pedestrian/cyclist improvements would be required both on Downend Road and on the Cams Bridge link to The Thicket.	HELL
Conservation Comments:	No known constraints	0 200 400 m © OpenSt/eetMap (and)
Noise/Air Quality Assessment:	Noise assessment required.	cont®:CrownTdBpÿright.
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	The habitats on site include scrub, trees, grassland, arable fields, hedgerow and buildings. Higher levels of bat boundary and the north-westerns corner of the site. A number of rare bat species have been recorded on site, in Greater Horseshoe. The site supports a low population of Common Lizard and a good population of Slow Worm north-west of the site. Implementation of a sensitive lighting strategy and an Enhancement/Management Plan w	ncluding Nathusius' Pipistrelle, Barbastelle and n. Chalk Pit SSSI is located immediately to the
Accessible Facility Types: 3/10	Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 1600m of a Town/Dis	strict or Local Centre
Suitability Comment:	Buffering of SSSI and Downend waste site required. Provision of dark corridors to provide strategic corridors fo and location of the archaeology potential needs assessment.	r nocturnal species in the wider landscape. Extent
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housing Site	Portchester East
ID: 3032 Site N	lame: Mora	aunt Drive, Portchester	
Current Land Use:	Open S	pace	
Surrounding Land U	se: Resider	ntial north and east, open space south and west. Portsmouth Harbour SPA further south.	
Gross Site Area (ha)	: 1.62	Housing Yield (estimate): 48	
Employment Yield (estimate):	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			
Constraints:	Within 500r	m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Existing Open Space, Countryside	
Highways/ Pedestrian Access:	possible on	ered that the access route via Moraunt Drive would be satisfactory, subject to the resolution of -street parking issues. A secondary pedestrian/cyclist/emergency access could be created to pad. Adequate refuse vehicle turning on site would be essential.	
Conservation Comments:	No known c	onstraints	
Noise/Air Quality Assessment:	No known i	ssues.	0 45 90 m © Crown copyright
Archaeology:	Site not wit	hin identified area of archaeological potential	
Ecology Comment:		ub and woodland on-site may support a good population of protected species, including dormice ass snake and bats. The site is very close to a European site and therefore measures to protect	
Accessible Facility Types: 7/10		Om of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of ace, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 8	
Suitability Comment:	small scale	ub and woodland areas on site boundaries should be retained and buffered. Development must plots that are closely associated with existing development and are of low visual sensitivity. Development to grant planning permission.	
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Warsash		
ID: 3036 Site N	ame: Land South West of Sovereign Crescent, Locks Heath			
Current Land Use:	Paddock/Woodland			
Surrounding Land U	Se: Residential dwellings are to the east of the site, agricultural fields are located to the south. A woodla Site of Importance for Nature Conservation (SINC) is found to the north and west.	and		
Gross Site Area (ha)	1.91 Housing Yield (estimate): 38			
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	WARSASH AND		
SUITABILITY		WARD		
Constraints:	Minerals Superficial sand/gravel, Countryside, TPO, Public ROW			
Highways/ Pedestrian Access:	It will be necessary to investigate any issues with obstruction caused by on-street parking. It may also be necessary to consider traffic calming on the access route from Warsash Road.	e		
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	No issues	© Too m © Crown copyright		
Archaeology:	Site not within identified area of archaeological potential			
Ecology Comment:	The site is located between two SINCs. Therefore, 15m buffers should be incorporated along these boundaries. North-south connectivity between the two SINCs, should be incorporated in the proposals (e.g. 9m wide wildlife corridor in the centre of the site). The Reptile Survey of the site found a low population of Slow Worms. The buffers on site can be used as a reptile receptor site. A Badger Sett is present beyond the northern boundary of the site; therefore, a 25m buffer should be incorporated between the sett and the built environment. The surveys in 2017 confirmed the likely absence of dormice on site.			
Accessible Facility Types: 5/10	Within 800m of a Convenience Store or Supermarket, within 800m of a Accessible Green or Play Spac Town/District or Local Centre, within 800m of a Community/Leisure Facility	e, within 1200m of a Primary School, within 1600m of a		
Suitability Comment:	Site is considered suitable for development and is subject to a resolution to grant planning permission (P/18/0484/FP)		
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes		

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

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

SITE DETAILS	Developable Housing Site	Warsash			
ID: 3046 Site N	ame: Land adjacent to 79 Greenaway Lane, Warsash	GREENAWAY CANEL			
Current Land Use:	Paddock				
Surrounding Land U	se: Small scale housing development is located to the north, east and west. Industrial development is to the south.				
Gross Site Area (ha)	: 2.11 Housing Yield (estimate): 30				
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0				
SUITABILITY		UNARSASH WARSASH WARD			
Constraints:	Agricultural Land Grade 1, Agricultural Land Grade 2, Agricultural Land Grade 3b, Countryside, TPO				
Highways/ Pedestrian Access:	Access to Greenaway Lane is feasible. A transport assessment to consider wider highways improvements will be required.				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	No known issues	0 70 440 m @ Crown copyright			
Archaeology:	Site not within identified area of archaeological potential				
Ecology Comment:	The majority of the site consists of poor semi-improved grassland with small areas of scrub and scattered tr hedgerow consisting of mature trees with good shrub and ground flora layers. An ecological assessment will				
Accessible Facility Types: 5/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Suitability Site is considered suitable as part of the proposed Warsash Cluster allocation, and is subject to a resolution to grant planning permission.					
Is the site suitable	Yes Is the site available? Yes	Is the site considered achievable? Yes			

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

SITE DETAILS	Developable Housing Site	Warsash				
ID: 3056 Site N	ame: Land South of Greenaway Lane, Warsash	GREENAWAY				
Current Land Use:	Predominantly horticultural uses, including derelict glasshouses					
Surrounding Land U	se: Vacant horticultural land and residential dwellings are to the north and south. Residential properties on Brook Lane to the west and on Lockswood Road to the east.					
Gross Site Area (ha)	: 6.62 Housing Yield (estimate): 157	NUMBER OF STREET				
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	A A A A A A A A A A A A A A A A A A A				
SUITABILITY		VINRO TEL				
Constraints:	Agricultural Land Grade 1, Agricultural Land Grade 2, Agricultural Land Grade 3b, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside, TPO					
Highways/ Pedestrian Access:	Access is considered to be acceptable. Potential pedestrian/cyclist connectivity to the south of the site should be investigated along with wider cyclist facilities off-site. A transport assessment to consider wider highways improvements will be required.					
Conservation Comments:	No known constraints					
Noise/Air Quality Assessment:	No known issues					
Archaeology:	Site not within identified area of archaeological potential					
Ecology Comment:	The site is characterised by greenhouses, areas of hardstanding, overgrown grassland, previously felled area of south-east and hedgerows located around the grassland fields and site boundaries. No badger setts have been evidence of foraging and territorial behaviour is evident. A medium population of slow-worm and a low populati the site and are proposed to be translocated to Land South of Dibbles Road SINC. The application site suppor stones between the two designated sites within the local area (Brook Wood SINC in the west and Land South east). An ecological assessment will be required.	n recorded within the application site, however, on of common lizard have been recorded within ts habitats which function as ecological stepping				
Accessible Facility Types: 6/10	Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 8000 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leis					
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: 3070 Site N	lame: Magistr	ates Court, Fareham	
Current Land Use:	D-Class		
Surrounding Land U	se: Residentia	, a public surface car park, health and beauty salon, a public house and restaurant	
Gross Site Area (ha)	: 0.22	Housing Yield (estimate): 45	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			RUSSELL'PLACE
Constraints:			
Highways/	Access from T	inity Street	
Pedestrian Access:			
Conservation	No known con	straints	
Comments:			
Noise/Air Quality Assessment:	Noise assessn	nent recommended as opposite The Good Intent public house	
			© Crown copyright
Archaeology:	Site not within	identified area of archaeological potential	
Ecology Comment:	No known issu	€S	
Accessible Facility		of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or	
Types: 10/10		a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Acc I, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility	cessible Green or Play Space, within 1200m of a
Suitability	Sustainable ur	pan site suitable for development.	
Comment:			
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes

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

SITE DETAILS	Developable Housing Site	Sarisbury
ID: 3103 Site N	ame: Land at Rookery Avenue, Swanwick	
Current Land Use:	C3 Class/ Agriculture/Woodland	ROOKERY AVENUE
Surrounding Land U	se: Residential to north, M27 to the south, woodland east and west	BOTLEY BOAD
Gross Site Area (ha)	: 0.58 Housing Yield (estimate): 6	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		SARISBURY WARD
Constraints:	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.	PARKGATE M22
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.	© Crowin copyright
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 bound SINC is located approximately 20m to the north-east. A good population of Slow Worms, along with a low pop Lizards have been found on site. As the existing reptile population could not be retained on site, an offsite recern Reserve will be required for the translocation of the reptiles. Myotis bat species, Noctule, Brown Long-eared b been recorded utilising the site. Dormice are present on site. Green buffers and enhancements along the wes will be required.	ulation of Grass Snakes, Adders and Common eptor site such as Hook with Warsash Local Nature at and Common and Soprano Pipistrelles have
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 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Commun	
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	Park Gate
ID: 3104 Site N	lame: 4-14 Bot	tley Road, Park Gate	
Current Land Use:	C3 Class		
Surrounding Land U	se: Predominar	ntly residential	Start Start Start
Gross Site Area (ha)	: 0.38	Housing Yield (estimate): 46	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	PREKELE
SUITABILITY			B C C C C C C C C C C C C C C C C C C C
Constraints:			
Highways/ Pedestrian Access:	Access establis	shed through planning consent	BRID
Conservation Comments:	No known cons	traints.	BRIDGE ROAD
Noise/Air Quality Assessment:	No known issue	≥S.	80 m 427
Archaeology:	Site not within i	dentified area of archaeological potential.	
Ecology Comment:	Garden habitats	s, including hardstanding, improved grassland, hedgerows, mature shrubs	s and mature trees.
Accessible Facility Types: 9/10	Stops, within 16	of a Train Station, within 800m of a Convenience Store or Supermarket, w 600m of a Major Employment Areas, within 800m of a Accessible Green o r Local Centre, within 800m of a Community/Leisure Facility	
Suitability Comment:	Site has plannir	ng permission (P/16/0295/FP).	
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Fareham North
ID: 3105 Site N	ame: Funtley Road North, Funtley	
Current Land Use:	Paddock	
Surrounding Land U	se: Residential development to north, east and west. Funtley Road to south and paddock. Deviation Line ope space further to the east and SINC further north.	
Gross Site Area (ha)	: 0.96 Housing Yield (estimate): 27	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:	Agricultural Land Grade 3, Minerals Brick Clay, Countryside	
Highways/ Pedestrian Access:	It is considered that suitable accesses can be achieved. The standard of routes to the west, to safely accommodate the likely impact of development traffic would need assessing further. Opportunity to provide pedestrian and cyclist routes	TOMUEX ROAD
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues	© 40 80 m
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	Dormice and low numbers of slow-worm are confirmed to be present on site. All site boundaries to be retaine incorporating a sensitive lighting scheme.	d and enhanced and protected through
Accessible Facility Types: 3/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 800m	of a Community/Leisure Facility
Suitability Comment:	Scale of development can be accommodated, as long as it is of a similar character and scale to other dwellin within the landscape to avoid adverse impacts. Measures to protect the SINC will be required. Site is subject	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

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

Is the site suitable? Yes

Is the site available? Yes

Is the site considered achievable? Yes

SITE DETAILS			Developable Hous	ing Site		Stubbington
ID: 3120 Site N	Name: The Gr	ange, Oakcroft Lane	, Stubbington			
Current Land Use:	Scrub					
Surrounding Land U	Jse: Residentia	al to the south, Crofto	n cemetery to east, agricultural land	to west and north.		WARD
Gross Site Area (ha)): 0.72	Housing Yield (est	timate): 9			DAKOROFTEANE
Employment Yield ((estimate): 0		Gypsy and Traveller Pitches (est	imate): 0		
SUITABILITY						
Constraints:			one 2, Flood Zone 3, Minerals Super in 500m of SSSI, Countryside	ficial sand/gravel, Wit	thin 500m of	
Highways/ Pedestrian Access:		and widening of Ranve should be considere	rilles Lane would be required. Realigi d.	nment of the existing	access onto	
Conservation Comments:	No known constraints					
Noise/Air Quality Assessment:	No issues					
Archaeology:	Site not within	identified area of arc	haeological potential			-
Ecology Comment:	rough grasslar waders, thoug	nd and scrub are likel h some Wader speci	y to be present, including reptiles, ba	adgers and breeding	birds. The site is	n boundaries. common species associated with unlikely to be suitable for Brent Geese and ging and roosting bats, especially given the
Accessible Facility Types: 3/10	Within 800m c	of a Accessible Greer	n or Play Space, within 1600m of a To	own/District or Local	Centre, within 800	m of a Community/Leisure Facility
Suitability Comment:	in this area she	ould be appropriately		the range of issues in		gton as a potential area for future growth. Growth ese and Waders and noise impact of the new
Is the site suitable?	? Yes		Is the site available?	Yes		Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Fareham North
ID: 3121 Site 1	ame: Funtley Road South, Funtley	
Current Land Use:	Agriculture/Paddock/ Woodland	
Surrounding Land L	se: Woodland and grazing paddocks. Residential to north. Railway to the east Deviation Line open space to the west. M27 further south.	
Gross Site Area (ha	: 5.74 Housing Yield (estimate): 55	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:	Agricultural Land Grade 3, Ancient Woodland, SINC, Minerals Brick Clay, Existing Open Space, Countryside, TPO	P CONTECROAD
Highways/ Pedestrian Access:	It is considered that suitable accesses can be achieved. The standard of routes to the west, to safely accommodate the likely impact of development traffic would need assessing further. Opportunity to provide pedestrian and cyclist routes north of the site to Hill Park.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues	Crown-óópyright /
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	The site is dominated by horse grazed grassland, woodland, buildings, hedgerows, trees and areas of scrub. present on site. Surveys carried out to date have confirmed the presence of dormice and a number of badger Ancient Woodland which consists of three separate wooded parcels is located within the application site. SIN 15m landscape buffers (planting of thorny species to deter public access). The existing footpath within the An instated. An appropriate Biodiversity Enhancement and Management Plan for the SINC/Ancient Woodland is appropriately managed.	setts on site. Great Beamond Coppice SINC and C to be retained and protected through an at least cient Woodland on site to be closed off and re-
Accessible Facility Types: 3/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 800m	of a Community/Leisure Facility
Suitability Comment:	The site is an enclosed pocket of land which is enclosed by strong vegetation and is already subject to some Funtley Road. Site presents opportunity to provide community facility as part of development. Development new ithin the existing vegetation structure to avoid adverse visual impacts. Existing woodland cover and hedgerd where appropriate. GI network to be enhanced. Site is subject of a Planning application- P/18/0067/OA	eeds to be small scale and sensitively integrated
Is the site suitable	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Warsash
ID: 3122 Site 1	lame: Land to rear of 108-118 Brook Lane, Warsash	
Current Land Use:	Scrub	
Surrounding Land L	se: Residential to south and west. Scrub woodland and paddocks to north and east.	1.45./ /
Gross Site Area (ha	: 0.79 Housing Yield (estimate): 19	V STERING /
Employment Yield	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		WARSASH WARD
Constraints:	Agricultural Land Grade 1, Agricultural Land Grade 2, Countryside	
Highways/ Pedestrian Access:	Site has sufficient frontage with Brook Lane to accommodate a satisfactory access. Improvements in off-site infrastructure would be required to accommodate pedestrians and cyclists. Transport Assessment required as part of planning application.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues.	0 45 90 m © Crown copyright
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	The site has potential for reptiles and badgers. Wildlife/Green corridors of sufficient width to be implemented a boundaries of the site.	long the northern, western and southern
Accessible Facility Types: 3/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1600m	of a Town/District or Local Centre
Suitability Comment:	Site considered suitable for development as part of the proposed Warsash cluster allocation.	
Is the site suitable	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housing Site	Titchfield Common		
ID: 3125 Site N	ame: Land at Paddock	Segensworth Roundabout			
Current Land Use:			// 네 님께 봐 갔다.		
Surrounding Land U	se: A27 to the	North and West, Business Park uses to the east, undeveloped land to the south.			
Gross Site Area (ha)	0.46	Housing Yield (estimate): 75 C2 Care Beds	OF SEGENCIA ON WHAD		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY					
Constraints:	Agricultural Lar	nd Grade 2, Countryside, TPO	TTCHFIELD COMMCN WARD		
Highways/ Pedestrian Access:	Existing access onto Segensworth Road would need improving to facilitate level of access required.				
Conservation Comments:	No known cons	traints			
Noise/Air Quality Assessment:	No known issue	2S	© Crown copyright		
Archaeology:	Site not within	dentified area of archaeological potential			
Ecology Comment:	Buffers should be provided to tree lines and hedgerow boundaries to maintain dark areas and habitat linkage for Dormice and bats.				
Accessible Facility Types: 3/10	Within 1600m	of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 16	600m of a Town/District or Local Centre		
Suitability Comment:	To be consider	ed comprehensively alongside sites to south.			
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes		

SITE DETAILS		Developable Housing Site	Warsash		
ID: 3126 Site N	lame: North and South of Greenaw	ay Lane, Warsash			
Current Land Use:	e: Area mix of vegetation, scrub, woodland, agriculture and horticultural uses.				
Surrounding Land U	se: Residential and nurseries borde	r the site.			
Gross Site Area (ha)	: 33.43 Housing Yield (est	imate): 824			
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY			- All the lite		
Constraints:		ral Land Grade 2, Agricultural Land Grade 3b, Within 500m of SPA, of Ramsar, Within 500m of SSSI, Countryside, TPO, Public ROW, La d - potentia	rge		
Highways/ Pedestrian Access:	A highways solution is feasible through a master planning approach				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	Air quality (travel) assessment requ	ired.	configerCrown-dopyright		
Archaeology:	Site not within identified area of arc	naeological potential			
Ecology Comment:		sites support reptiles and badgers. Wildlife corridors of sufficient widt mmuting habitat is available to wildlife and connectivity in the local ar			
Accessible Facility Types: 5/10	Within 1600m of a Secondary Scho Local Centre, within 800m of a Com	ol, within 800m of a Accessible Green or Play Space, within 1200m o munity/Leisure Facility	f a Primary School, within 1600m of a Town/District or		
Suitability Comment:	Site considered suitable for develop 3162, 3164, 3189, 3191	ment as the proposed Warsash cluster. Comprises individual sites 12	263, 1337, 2849, 2890, 3005, 3019, 3046, 3056, 3122,		
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes		

SITE DETAILS	Developable Housing Site	Titchfield Common
ID: 3128 Site 1	ame: Southampton Road, Titchfield Common	
Current Land Use:	C3 Class/ paddocks/ agriculture/nursery	
Surrounding Land L	se: A27 to the North and West, Business Park uses, SINC and residential properties to the east	
Gross Site Area (ha	: 7.55 Housing Yield (estimate): 348	
Employment Yield	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:	Agricultural Land Grade 2, Flood Zone 2, Flood Zone 3, Countryside, TPO	
Highways/ Pedestrian Access:	The principal of accessing onto the A27 Southampton Road is acceptable in the context of the dualling works on the A27. A Transport Assessment is required as part of the application to assess capacity on the A27 and M27 Junction 9. Pedestrian and cycling connectivity to the site must be provided.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	Site is adjacent to A27 meaning there is potential for both noise and air quality impacts. Noise and air quality assessments would be required.	9 120 PiDCE 240 m S Crown copyright
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	Sylvan Glade SINC and Ancient Woodland form the eastern boundary of the sites. Therefore, up to 15m buffer for reptiles, foraging and commuting bats and dormice.	rs are required in the east. The sites have potential
Accessible Facility Types: 3/10	Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m	of a Town/District or Local Centre
Suitability Comment:	Site formed of individual sites 2976, 3020, 3044 and 3125. Considered suitable for development if considered assessments will be required.	comprehensively. Noise and air pollution
Is the site suitable	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Park Gate
ID: 3142 Site M	ame: 1 Station Industrial Park, Duncan Road, Park Gate	
Current Land Use:	Offices B1	
Surrounding Land U	se: Industrial/commercial, station and railway line to north	
Gross Site Area (ha)	: 0.09 Housing Yield (estimate): 15	DUNCAN ROAD
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:		
Highways/	Access from Duncan Road. Retain existing access to parking area.	
Pedestrian Access:		
Conservation	No known constraints.	
Comments:	Noise assessment required. Would also recommend an air quality assessment given proximity to railway	
Noise/Air Quality Assessment:	station.	0 50 m @ Crown copyright
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	Low ecological sensitivity.	
Accessible Facility Types: 8/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a G Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m Community/Leisure Facility	
Suitability Comment:	Prior approval application (P/17/1219/PC). Development would need to assess and mitigate any potential n	oise and air quality issues from adjoining land uses.
Is the site suitable	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housing Site	Park Gate	
ID: 3146 Site N	lame: Former Wavemar Electronics	Building, Middle Road, Park Gate		
Current Land Use:	Offices B1			
Surrounding Land U	se: Shops, residential		STATION ROAD	
Gross Site Area (ha)	: 0.12 Housing Yield (estin	mate): 9		
Employment Yield (estimate): 2	Gypsy and Traveller Pitches (estimate): 0		
SUITABILITY				
Constraints:				
Highways/ Pedestrian Access:	Highways access has been addressed through the application process.			
Conservation Comments:	No known constraints.			
Noise/Air Quality Assessment:	No known issues.		0 28 50 m @Crown copyright	
Archaeology:	Site not within identified area of arch	aeological potential.		
Ecology Comment:	Low ecological sensitivity.			
Accessible Facility Types: 9/10	Stops, within 1600m of a Major Emp		200m of a GP Surgery, within 400m of a High Frequency Bus Space, within 1200m of a Primary School, within 1600m of a	
Suitability	Site has planning permission (P/16/0	914/FP).		
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: 3149 Site N	ame: Former Scout Hut, Coldeast Way, Sarisbury Green	
Current Land Use:	Vacant, formerly scout hut, now demolished	
Surrounding Land U	se: Residential, School	
Gross Site Area (ha)	0.15 Housing Yield (estimate): 7	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		PARKTATE
Constraints:	Historic Park & Garden, Minerals Superficial sand/gravel, Countryside, TPO, Former Land Use Assessmen required	
Highways/ Pedestrian Access:	Access from Montefiore Drive	
Conservation Comments:	No known constraints.	
Noise/Air Quality Assessment:	No known issues.	© Crown copyright
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	The site comprises a building with areas of unmanaged amenity grassland. A low population of slow worms roosting bats. Coldeast Hospital Heathland SINC is located 20m south-west.	is present on site. The building may be used by
Accessible Facility Types: 6/10	Within 1600m of a Secondary School, within 1200m of a GP Surgery, within 800m of a Accessible Green or within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility	r Play Space, within 1200m of a Primary School,
Suitability Comment:	Suitable site for development.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS			Developable Housi	ng Site	Fareham East
ID: 3156 Site N	lame: 18-23 W	/ykeham Place (Forme	er Sports Hall)		LYSSES COURT
Current Land Use:	Former sch	ool sports hall			
Surrounding Land U	se: residential/	commercial			
Gross Site Area (ha)	: 0.11	Housing Yield (estin	nate): 6		
Employment Yield (estimate): 0		Gypsy and Traveller Pitches (esti	imate): 0	FAREH WARD
SUITABILITY					
Constraints:	Within 500m of	SPA, Within 500m of	Ramsar, Within 500m of SSSI		
Highways/	Access from Ea	ast Street			
Pedestrian Access:					
Conservation Comments:	No known cons	straints			
Noise/Air Quality Assessment:	No known issue	es.			EAST_STREET
Archaeology:			ce Buffer. Part of site lies within hist hising survival. Potential to encount		as high archaeological potential but offset by
Ecology Comment:	No known issue	es.			
Accessible Facility Types: 10/10	within 400m of	a High Frequency Bus	Stops, within 1600m of a Major En		Supermarket, within 1200m of a GP Surgery, ecessible Green or Play Space, within 1200m of a
Suitability	Site has planni	ng permission.			
Comment:					
Is the site suitable?	Yes		Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housing Site		Sarisbury	
ID: 3160 Site N	lame: 123 Barnes Lane				
Current Land Use:	Residential garden				
Surrounding Land U	se: Residential				
Gross Site Area (ha)	: 0.84 Housing Yield (es	timate): 75 bed care home			
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate):	0		
SUITABILITY				SAPEBURY NRD PARK GATE	
Constraints:	Historic Park & Garden, Minerals S	Superficial sand/gravel, Countryside		A A A A A A A A A A A A A A A A A A A	
Highways/ Pedestrian Access:	Suitable access from Barnes Lane				
Conservation Comments:	No known constraints.				
Noise/Air Quality Assessment:	Unclear on use of building to the ea	ast, so a noise assessment may be required.		0 37.5 75 million Crown copyright	
Archaeology:	Site not within identified area of are	chaeological potential.			
Ecology Comment:	reptiles and a replacement roost fe	and, scrub, woodland, scattered trees, areas of ature for bats is required, along with a sensiti odland, SINC and Local Nature Reserve.			
Accessible Facility Types: 6/10		ool, within 800m of a Convenience Store or S vithin 1200m of a Primary School, within 1600			
Suitability Comment:	Site has planning permission (P/18	/0690/FP).			
Is the site suitable?	Yes	Is the site available? Yes		Is the site considered achievable? Yes	

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

SITE DETAILS		Developable Housing	g Site	Titchfield
ID: 3163 Site N Current Land Use:	lame: 195-205 Seg Residential/Gar	ensworth Road		
Surrounding Land U Gross Site Area (ha)		using Yield (estimate): 8		Shopp
Employment Yield (Gypsy and Traveller Pitches (estim	nate): 0	
SUITABILITY				Mey Elec
Constraints:	Countryside, TPO			
Highways/ Pedestrian Access:	Access from Segen	sworth Road.		
Conservation Comments:	No known constrain	ts		A CONTRACT OF CONTRACTO OF CONTRACTO OF CONTRACTO OF CONTRACTO OF CONTRACT OF CONTRACTO OF CONTRACTO OF CONTRACTO OF CONTRACTO OF CONTRACTO OF CONTRACT OF
Noise/Air Quality Assessment:	No known issues			0 37.5 75 m @ Crown copyright
Archaeology:	Given the scale of t	he allocation on land over looking the river valley there	e is some potential that archaeological	remains as yet unlocated will exist.
Ecology Comment:		supports a residential building and a number of outbuin corner to be included to protect the existing woodland		d, shrubs, trees and hedgerows. A suitable buffer
Accessible Facility Types: 3/10	Within 1600m of a I	Major Employment Areas, within 800m of a Accessible	Green or Play Space, within 1600m o	of a Town/District or Local Centre
Suitability Comment:	TPO's in the wester	n corner of the site.		
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes

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

SITE DETAILS		Developable Housing Site	Fareham North		
ID: 3173 Site N	lame: Land at 86	Funtley Road			
Current Land Use:	Part field / part	t builders yard			
Surrounding Land U	se: Residential		\land		
Gross Site Area (ha)	: 0.95 H	ousing Yield (estimate): 21			
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY			FAREHAM NORTH		
Constraints:	Minerals Brick Cla	y, Countryside, Piggery/builders yard on Eastern side of site, small pit to south west	VARD A		
Highways/ Pedestrian Access:	This site has a limited frontage and is poorly sited adjacent to Funtley Social Club and opposite The Waters junction. Subject to suitable visibility splays, a smaller scale of development may be acceptable. There is a proposal to demolish 86 Funtley Road to widen existing access.				
Conservation Comments:	No known constra	ints	The second se		
Noise/Air Quality Assessment:	No known issues		a to the second		
Archaeology:	Site not within ider	ntified area of archaeological potential			
Ecology Comment:	The site is grass/arable field with outbuildings, areas of hardstanding and hedge lined boundaries in the north and west. The boundary features to be retained and enhanced.				
Accessible Facility Types: 5/10	Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility				
Suitability Comment:	Development subj	Development subject to appropriate access being attained and at a scale which is in keeping with the surrounding area rather than at the scale promoted.			
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes		

SITE DETAILS		Developable Housir	ng Site	Titchfield Common	
ID: 3174 Site N	lame: 399-403 H	unts Pond Road			
Current Land Use:	Paddock				
Surrounding Land U	se: Residential				
Gross Site Area (ha)	: 0.49	lousing Yield (estimate): 16			
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (esti	mate): 0	A CONFERENCE OF	
SUITABILITY				HNN BEDRORD URIVE TITCHERED	
Constraints:	Flood Zone 2, Flo	od Zone 3			
Highways/ Pedestrian Access:	Satisfactory acces	ss from Noble Road			
Conservation Comments:	No known constra	ints			
Noise/Air Quality Assessment:	No known issues				
Archaeology:	Site not within ide	ntified area of archaeological potential			
Ecology Comment:	The site is covered by areas of improved grassland with a hedge along the northern and southern boundaries of the site. Kites Croft Local Nature Reserve and The Wilderness Site of Importance for Nature Conservation is located immediately to the east of the site. Therefore, a large green buffer is required in the east. The site has potential for reptiles and dormice. Enhancement and management of the buffer in the east will be required.				
Accessible Facility Types: 3/10	Within 800m of a	Accessible Green or Play Space, within 1200m of a Pri	mary School, within 800m of a Commu	unity/Leisure Facility	
Suitability Comment:	Suitable site in ex	isting residential area subject to flood risk assessment.			
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes	

SITE DETAILS		Developable Housi	ng Site	Park Gate_
ID: 3180 Site I	Name: Land at 14 Beacon Bottom			
Current Land Use:	Residential garden			
Surrounding Land U	Jse: The site is residential in conte To the north, woodland.			
Gross Site Area (ha): 0.41 Housing Yield (e	stimate): 9		
Employment Yield	(estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				WiRD
Constraints:	Countryside, TPO			
Highways/ Pedestrian Access:	It is considered that development of this scale would be acceptable subject to the cutting back of the tall hedgerow for adequate visibility splays to be achieved at the site access. Several trees may need to be accommodated clear of these splays.			
Conservation Comments:	No known constraints.			
Noise/Air Quality Assessment:	No known issues.			
Archaeology:	.Site not within identified area of a	rchaeological potential.		
Ecology Comment:	The site comprises hardstanding, with several buildings, and associated neglected garden habitats on site. Boundary vegetation consists of trees and hedgerows connecting to the surrounding landscape. Site likely to have low biodiversity interest.			
Accessible Facility Types: 8/10				Surgery, within 1600m of a Major Employment a Town/District or Local Centre, within 800m of a
Suitability Comment:		l retain sufficient respect to setting of t species. Development should also ha		buffering boundaries to prevent impacts to adjacent otley Road.
Is the site suitable	? Yes	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Titchfield				
ID: 3183 Site N	lame: Land at 18 Titchfield Park Road					
Current Land Use:	Current Land Use: Paddocks/ residential					
Surrounding Land Us	se: SINC to west, residential to east, north & south.					
Gross Site Area (ha)	: 0.98 Housing Yield (estimate): 6					
Employment Yield (e	estimate): 0 Gypsy and Traveller Pitches (estimate): 0					
SUITABILITY		TTOFFIELD				
Constraints:	Flood Zone 2, Flood Zone 3, Countryside, TPO					
Pedestrian Access:	The site has a fairly restricted frontage within which a bell-mouth junction would need to be constructed. The principle of highway access is acceptable, subject to suitable access for a super large refuse vehicle to serve the site.					
Conservation Comments:	No known constraints					
Noise/Air Quality Assessment:	No known issues	0 40 80 m © Crown copyright				
Archaeology:	Given the scale of the allocation on land over looking the river valley there is some potential that archaeologic	cal remains as yet unlocated will exist.				
	The woodland along the boundaries to be retained and protected through the inclusion of a suitable green but wooded areas. A larger buffer is required in the west to protect the SINC. Avoidance, mitigation and compens habitats and protected species.					
Accessible Facility Types: 3/10	Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m	n of a Primary School				
Suitability Comment:	Developable subject to appropriate access, suitable ecological mitigation, flood risk assessment and appropriate	iate tree protection.				
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes				

SITE DETAILS		Developable Housi	ng Site	Warsash	
ID: 3189 Site N	lame: Land rear of 59 Greenaway	Lane			
Current Land Use:	Residential garden, scrub, stora				
Surrounding Land U	se: Car sales showroom, greenhou	uses and agriculture borders the site.		┐ <i> № / / √/ / ∑</i>	
Gross Site Area (ha)	: 0.33 Housing Yield (est	timate): 9			
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (est	imate): 0		
SUITABILITY					
Constraints:	Agricultural Land Grade 1, Agricultu	ural Land Grade 2, Countryside, TPO			
Highways/	A highways solution is feasible thro	ugh a master planning approach			
Pedestrian Access:					
Conservation Comments:	No known constraints				
	Noise assessment required				
Assessment:	Noise assessment required				
Archaeology:	An archaeological survey just to the	e north did not locate any substantive	archaeological remains.		
	The majority of the site consists of poor semi-improved grassland with small areas of scrub and scattered trees. Along the northern and western boundaries is a hedgerow consisting of mature trees with good shrub and ground flora layers. Low population of slow worms and common lizards is present on site. Evidence of foraging and commuting badgers has been recorded on site. Green features along the northern, western and southern boundaries of the site should be retained and protected/enhanced through the inclusion of landscaped buffers.				
Accessible Facility Types: 4/10	Within 800m of a Accessible Green Community/Leisure Facility	n or Play Space, within 1200m of a Pr	imary School, within 1600m of a Tow	n/District or Local Centre, within 800m of a	
Suitability Comment:	Site is considered suitable for deve	lopment as part of the proposed War	sash cluster allocation.		
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes	

SITE DETAILS		Developable Housing Site	Warsash			
ID: 3191 Site I	Name: Land off Lockswood Road	d, Warsash				
Current Land Use:	Greenhouses, open storage,					
Surrounding Land L	Jse: Scrub, woodland and greenh					
Gross Site Area (ha): 0.31 Housing Yield (estimate): 9				
Employment Yield	(estimate): 0	Gypsy and Traveller Pitches (estimate): 0				
SUITABILITY			WARSAGH WARSO			
Constraints:	Countryside					
Highways/ Pedestrian Access:	A highways solution is feasible th					
Conservation Comments:	No known constraints					
Noise/Air Quality Assessment:	No known issues		0 30 60 m			
Archaeology:	An archaeological survey just to	An archaeological survey just to the north did not locate any substantive archaeological remains				
Ecology Comment:	No known ecological issues					
Accessible Facility Types: 4/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility					
Suitability Comment:	Site is part of wider Warsash Clu	ister allocation.				
Is the site suitable	? Yes	Is the site available? Yes	Is the site considered achievable? Yes			

SITE DETAILS			Developable Housi	ng Site	Stubbington
ID: 3206 Site N	lame: 22-27A Stu	Ibbington Green			
Current Land Use:	Snooker Club				TIT OHENELD, ROAD. GO SPORT ROAD
Surrounding Land U	se: Retail/Resider	ntial			RETELD ROAD
Gross Site Area (ha)	: 0.09 +	lousing Yield (estimate):	9		
Employment Yield (estimate): 0	Gyps	y and Traveller Pitches (est	imate): 0	STUBB NGTON GREEN
SUITABILITY					STUBBINGTON
Constraints:					
Highways/ Pedestrian Access:	Access and parking considered satisfactory from Stubbington Green				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	Noise assessmen	t required			a 20 40 m © Crown copyright
Archaeology:	Site not within ide	ntified area of archaeolog	cal potential		
Ecology Comment:	No known issues.				
Accessible Facility Types: 8/10		800m of a Accessible Gre			a GP Surgery, within 400m of a High Frequency m of a Town/District or Local Centre, within 800m of
Suitability	Suitable urban site, subject to noise and ventilation mitigation from adjacent uses				
Comment:					
Is the site suitable?	Yes		Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Sarisbury
ID: 3224 Site N	ame: Land South of Swanwick Lane	
Current Land Use:	Grassland, Scrub	
Surrounding Land U	se: Aggregate recycling to north, residential and grassland to south, east and west	
Gross Site Area (ha)	: 0.84 Housing Yield (estimate): 6	SWANWICK.LANE
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		SARISBURY WARD
Constraints:	Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Safeguarded Site, Countryside, Former Land Use Assessment required	
Highways/ Pedestrian Access:	An acceptable single, priority junction can be created to Swanwick Lane from a point midway along the site frontage. Provision for refuse vehicle access and turning would be required. Improved facilities for crossing Botley Road would be required.	
Conservation Comments:	No known constraints.	
Noise/Air Quality Assessment:	Land could be suitable for development subject to noise and air quality assessments in respect of the M27 and recycling site.	0 37.5 75 m © Crown copyright
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	Woodland in the north-west should be retained and enhanced, along with a suitable planted buffer in the sout species, if present, will also be required.	h. Appropriate mitigation in relation to protected
Accessible Facility Types: 5/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 800m of a Accessible Green or Play S Centre, within 800m of a Community/Leisure Facility	Space, within 1600m of a Town/District or Local
Suitability Comment:	Development can be accommodated, as long as it is of a scale and character appropriate to the Swanwick La assessed.	ane. Site therefore may result in lower yield than
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Park Gate
ID: 3226 Site N	ame: 94 Botley Road	
Current Land Use:	Offices	
Surrounding Land U	e: Mix of commercial and residential	
Gross Site Area (ha)	0.09 Housing Yield (estimate): 8	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:		
Highways/ Pedestrian Access:	Access from Botley Road	
Conservation Comments:	No known constraints	BEACON BOTTOM
Noise/Air Quality Assessment:	No known issues	0 20 m © Crown copyright
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	Low ecological sensitivity	
Accessible Facility Types: 8/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of Community/Leisure Facility	
Suitability Comment:	Suitable urban site.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housing Site	Locks Heath		
ID: 3227 Site N Current Land Use:	lame: Land at Loc Existing car pa	ks Heath District Centre			
Surrounding Land U	0 1				
Gross Site Area (ha)	: 0.27 He	ousing Yield (estimate): 35	CENTRE_WAY		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY					
Constraints:	, Former Land Use	Assessment required			
Highways/ Pedestrian Access:	Access from Centre Way				
Conservation Comments:	No known constrai	its			
Noise/Air Quality Assessment:	Acoustic assessme	nt required.			
Archaeology:	Site not within iden	tified area of archaeological potential.			
Ecology Comment:	No known ecological issues				
Accessible Facility Types: 8/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Suitability	Suitable urban site, subject to appropriate parking provision.				
Comment:					
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes		

SITE DETAILS	Developable Housing Site	Titchfield
ID: 3228 Site N	ame: 68 Titchfield Park Road	
Current Land Use:	Residential, garden	
Surrounding Land U	se: Residential (former care home)	
Gross Site Area (ha)	0.19 Housing Yield (estimate): 9	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	BOUTHARD
SUITABILITY		
Constraints:	Countryside, TPO	The second
Highways/ Pedestrian Access:	Satisfactory access can be achieved from Titchfield Park Road with adequate visibility	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:		d 25 50 m © Crown copyright
Archaeology:	0	
Ecology Comment:	No known ecological issues	
Accessible Facility Types: 4/10	Within 800m of a Convenience Store or Supermarket, within 1600m of a Major Employment Areas, within 800 1200m of a Primary School	m of a Accessible Green or Play Space, within
Suitability Comment:	Conversion of the existing building to apartments would be acceptable, subject to the creation of suitable acce	ss and appropriate tree protection.
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Warsash
ID: 3231 Site N	ame: Land at 51 Greenaway Lane	GREENA WAY LA ME
Current Land Use:	Garden Land	
Surrounding Land U	se: Residential to north and east, agricultural nursery to south, paddock to west	
Gross Site Area (ha)	0.21 Housing Yield (estimate): 5	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	WIRESAEH
SUITABILITY		WARSASH 9
Constraints:	Agricultural Land Grade 2, Agricultural Land Grade 3b, Countryside	
Highways/ Pedestrian Access:	Site does not have access to highway, however there is potential for access to the site through adjacent developable sites.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues	
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	No major constraints associated with designated sites, notable habitats or protected species, subject to ed	cological survey.
Accessible Facility Types: 6/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 800m Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Fa	
Suitability Comment:	Site suitable for development subject to acceptable access via adjoining development sites and appropria	te ecological survey.
Is the site suitable	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housi	ng Site	Fareham East
ID: 3232 Site N	lame: 97-99 West Street, F	Fareham		
Current Land Use:	Vacant commercial prer	nises		
Surrounding Land U	se: Mix of retail and residen	tial - Fareham Town Centre		
Gross Site Area (ha)	: 0.06 Housing Yi	eld (estimate): 9		
Employment Yield (estimate):	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				
Constraints:	Within 500m of SPA, Within	500m of Ramsar, Within 500m of SSSI		
Highways/ Pedestrian Access:	Site is in sustainable locatio	n however the nature of the site is very restri	cted in terms of parking and access.	
	No known constraints			
Conservation Comments:	NO KHOWH CONSTRAINTS			MARTIANOS
Noise/Air Quality	Acoustic assessment requir	ed.		
Assessment:				
Archaeology:	Site not within identified are	a of archaeological potential.		
Ecology Comment:	Low ecological sensitivity			
Accessible Facility Types: 9/10	Stops, within 1600m of a Ma		cessible Green or Play Space, within	Surgery, within 400m of a High Frequency Bus 1200m of a Primary School, within 1600m of a
Suitability Comment:	Suitable urban site for deve	lopment.		
Is the site suitable	Yes	Is the site available?	Yes	Is the site considered achievable? Yes

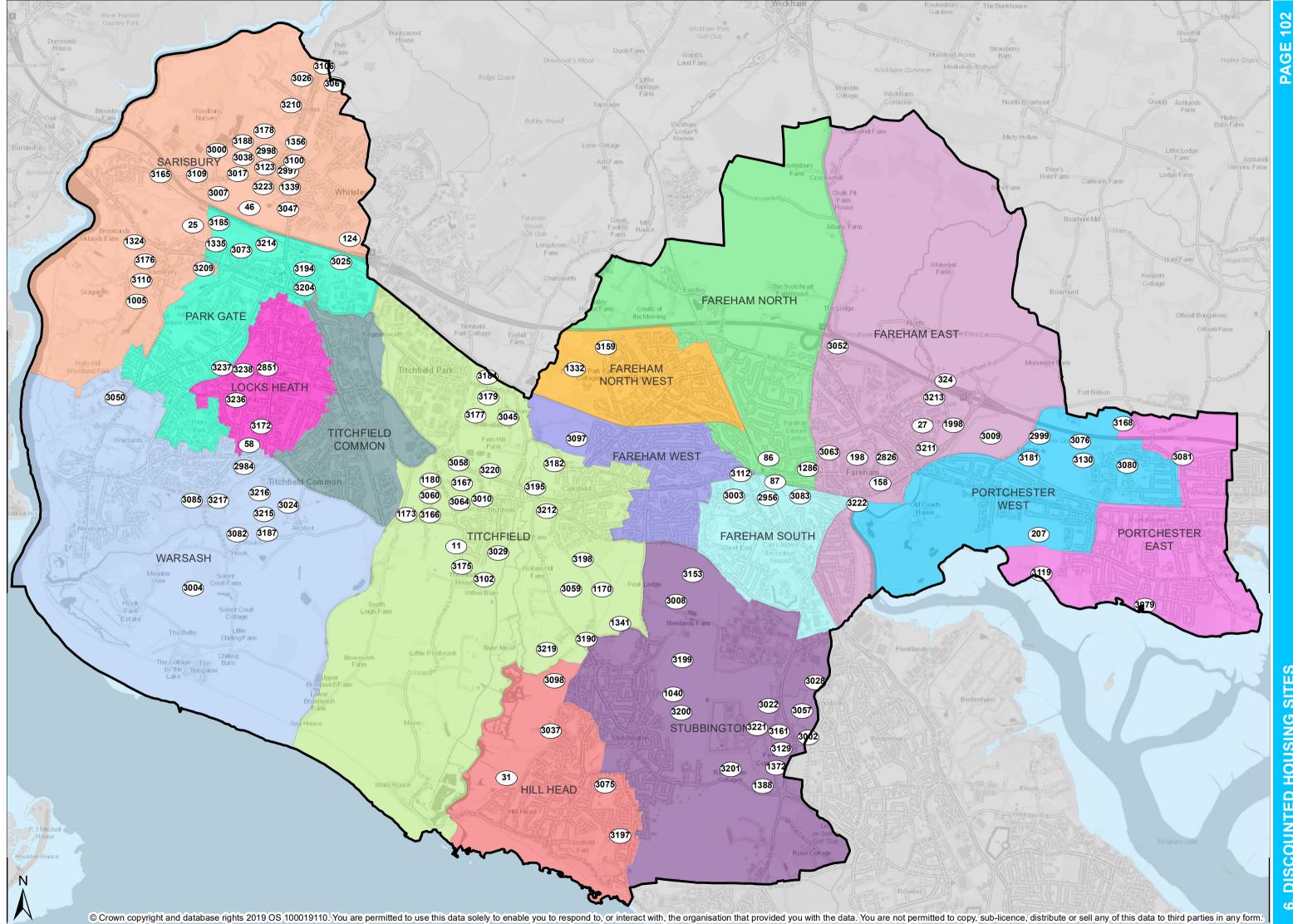
SITE DETAILS		Developable Housing Site	Fareham East
ID: 3233 Site N	lame: Palmerstor	n Car Park	
Current Land Use:	Car park		
Surrounding Land U	se: Residential to	north, south and east. Multistorey car park to west	
Gross Site Area (ha)	: 0.08 H	lousing Yield (estimate): 20	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	OS BORN ROAD
SUITABILITY			FAREHAM EAST WARD
Constraints:	, Former Land Use	e Assessment required	
Highways/ Pedestrian Access:	Access can be ac	chieved via the service road from Palmerston Road	
Conservation Comments:	The setting of the	adjacent Osborn Road Conservation Area to the north of the site should be considered.	
Noise/Air Quality Assessment:	No known issues		
Archaeology:	Site not within ide	ntified area of archaeological potential.	
Ecology Comment:	Low ecological se	nsitivity	
Accessible Facility Types: 9/10	Stops, within 1600	a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a G Om of a Major Employment Areas, within 800m of a Accessible Green or Play Space, with ocal Centre, within 800m of a Community/Leisure Facility	
Suitability Comment:	Suitable urban site	e for development subject to consideration of the adjacent Conservation Area	
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housing Site	Park Gate
ID: 3234 Site N	lame: 42 Botle	y Road	
Current Land Use:	Vacant con	nmercial premises	
Surrounding Land U	se: Church to r	orth east, residential to east and south, mixed residential and commercial use to west	
Gross Site Area (ha)	: 0.04	Housing Yield (estimate): 5	B OBERECE
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			PARKGAN VARD
Constraints:			
Highways/ Pedestrian Access:	Access from Bo	otley Road and Duncan Road.	
Conservation Comments:	No known cons	traints	
Noise/Air Quality Assessment:	No known issue	?S	e 20 40 m e Crown oppyright
Archaeology:	Site not within i	dentified area of archaeological potential.	
Ecology Comment:	Low ecological	sensitivity	
Accessible Facility Types: 9/10	Stops, within 10	of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of 500m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, r Local Centre, within 800m of a Community/Leisure Facility	
Suitability Comment:	Suitable urban	site for development.	
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housi	ng Site	Locks Heath
ID: 3235 Site N	lame: Former Filling Station, I	Locks Heath Centre		
Current Land Use:	Vacant Petrol Filing Station	1		
Surrounding Land U	se: Shopping Centre			
Gross Site Area (ha)	: 0.31 Housing Yield	l (estimate): 30		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				LOCKS HEATH
Constraints:	, Former Land Use Assessme	nt required		
Highways/ Pedestrian Access:	Access from Centre Way			SKLK -
Conservation Comments:	No known constraints			CENTREWAY
Noise/Air Quality Assessment:	Acoustic assessment required			
Archaeology:	Site not within identified area of	f archaeological potential.		
Ecology Comment:	No known ecological issues			
Accessible Facility Types: 9/10	Bus Stops, within 800m of a A			GP Surgery, within 400m of a High Frequency of a Town/District or Local Centre, within 800m of
Suitability Comment:	Suitable urban site for develop	ment.		
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes

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

SITE DETAILS		Developable Housing Site	Portchester East
ID: 3244 Site N	lame: Assheton C	Court, Portchester	
Current Land Use:	Sheltered hous	sing and car parking	
Surrounding Land U	se: Residential to	north and west, car park and district centre to south and east	
Gross Site Area (ha)	: 0.44 н	ousing Yield (estimate): 60	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			
Constraints:	Flood Zone 2, Floo	od Zone 3, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI	
Highways/	Exisitng access roa	ad from Castle Street	
Pedestrian Access:			
Conservation	No known constrai	nts	SUNNING DALE ROAD
Comments:			SUNNINGDALE ROAD
Noise/Air Quality Assessment:			0-1-30 00.4 C
			Grown copyright
Archaeology:	Site not within ider	ntified area of archaeological potential	
Ecology Comment:	No known ecologic	al issues	
Accessible Facility		Secondary School, within 1600m of a Train Station, within 800m of a Convenienc	
Types: 10/10		ligh Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800 ithin 1600m of a Town/District or Local Centre, within 800m of a Community/Leisu	
Suitability	The site is in a sus	stainable location. Redevelopment will achieve improved capacity for the site. Floor	d risk assessment required.
Comment:			
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes



DISCOUNTED HOUSING SITES 6

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	109
25	7 Spring Road, Sarisbury Green	0.42	Sarisbury	110
27	Military Road, Wallington	2.17	Fareham East	111
31	Land West of Old Street, Hill Head	10.65	Hill Head	112
46	Rookery Farm	20.05	Sarisbury	113
58	Raley Road, Locks Heath	2.03	Warsash, Locks Heath	114
86	1-2 The Avenue, Fareham	0.18	Fareham North, Fareham West	115
87	280-282 (UTP) West Street, Fareham	0.17	Fareham North	116
124	Solent Business Park - Solent 2, Sarisbury	9.84	Sarisbury	117
158	Norgar House, 10 East Street, Fareham	0.08	Fareham East	118
198	Civic Quarter, Fareham	3.35	Fareham East	119
207	Romsey Avenue, Portchester	12.71	Portchester West, Portchester East	120
324	North Wallington Rd and Standard Way, Wallington	0.87	Fareham East	121
1005	Land adjacent to 75 Holly Hill Lane, Sarisbury	2.64	Sarisbury	122
1040	Land East of Burnt House Lane, Stubbington	13.70	Stubbington	123
1170	Land at 171 Ranvilles Lane, Titchfield	0.90	Titchfield	124
1173	Land at Common Lane	1.28	Titchfield	125
1180	Holly Cottage	2.36	Titchfield	126
1286	Russell Place, Fareham	0.48	Fareham North	127
1324	Land by Durrants Lodge	3.38	Sarisbury	128
1332	Fareham Park Farm Site, Fareham	7.15	Fareham North West	129
1335	Land at Addison Rd, Sarisbury	0.54	Park Gate	130

LIST OF	CONTENTS			
ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
1339	Old Orchard, Botley Rd, Swanwick	2.14	Sarisbury	131
1341	Land South of Oakcroft Lane, Stubbington	19.25	Stubbington	132
1356	187 Botley Road - Site A Proposal, Burridge	0.48	Sarisbury	133
1372	Newgate Lane Peel Nook	0.71	Stubbington	134
1388	Land at Junction of Newgate Lane, Stubbington	3.64	Stubbington	135
1998	Pinks Hill, Wallington	5.33	Fareham East	136
2826	Lysses Car Park, Fareham	0.42	Fareham East	137
2851	Genesis Centre, Locks Heath	0.27	Locks Heath	138
2956	Delme Court, Fareham	0.11	Fareham North	139
2984	Land east of Raley Road	1.17	Locks Heath	140
2997	187 Botley Road - Site B Proposal, Burridge	1.23	Sarisbury	141
2998	187 Botley Road - Site C Proposal, Burridge	1.74	Sarisbury	142
2999	Land adjacent to Veolia Site and Ellerslie House, Down End Road, Portchester	4.21	Portchester West	143
3000	Land at 60 Swanwick Lane	1.92	Sarisbury	144
3002	Land East of Newgate Lane East, Peel Common	3.92	Stubbington	145
3003	Land Rear of 23 The Avenue, Fareham	0.75	Fareham South	146
3004	Land South of Hook Park Road, Warsash	30.00	Warsash	147
3007	Land to the south of Swanwick Lane, Sarisbury	0.29	Sarisbury	148
3008	Land South of Longfield Avenue, Fareham	110.27	bington, Fareham South, Fareham West	149
3009	Land West of Downend Road, Portchester	33.80	Fareham East	150
3010	Land at Southampton Road, Titchfield	1.26	Titchfield	151
3017	Land adj Swanwick Lane, Swanwick	2.54	Sarisbury	152
3022	Land West of Newgate Lane, Stubbington	3.06	Stubbington	153
3024	Land at Great Abshot, Warsash	13.65	Warsash	154
3025	Little Park Farm, Park Gate	5.73	Park Gate	155

LIST OF (CONTENTS			
ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
3026	Eyersdown Farm, Burridge	5.24	Sarisbury	156
3028	Copps Field, Newgate Lane, Peel Common	4.61	Stubbington	157
3029	Land south of Bridge Street, Titchfield	1.76	Titchfield	158
3037	Land west of Old Street, Stubbington	3.00	Hill Head	159
3038	Land in Upper Swanwick, Swanwick	31.94	Sarisbury	160
3045	Carron Row Farm Segensworth East, Titchfield	7.29	Titchfield	161
3047	Land on south west side of Botley Road, Swanwick	0.70	Sarisbury	162
3050	Land at Brook Avenue, Warsash	2.04	Warsash	163
3052	Land to the East of Furze Court, Wickham Road, Fareham	0.86	Fareham East	164
3057	Land East of Newgate Lane, Peel Common	13.55	Stubbington	165
3058	Land East of St Margaret's Lane, Titchfield	0.57	Titchfield	166
3059	Land East of Titchfield Road, Titchfield	36.01	Titchfield	167
3060	Land West of St Margaret's Lane, Titchfield	3.51	Titchfield	168
3061	Land to rear of 310 Botley Road, Burridge	1.32	Sarisbury	169
3063	Trinity Street Car Park, Fareham	0.17	Fareham East	170
3064	320 Southampton Road, Titchfield	1.06	Titchfield	171
3073	Land at Addison Road, Park Gate	0.67	Park Gate	172
3075	Land at Bells Lane, Stubbington	1.27	Hill Head	173
3076	Danes Road Grazing Land, Portchester	0.79	Portchester West	174
3079	Land at Grove Avenue, Portchester	0.78	Portchester East	175
3080	Land at High View, Dore Ave, Portchester	3.45	Portchester West	176
3081	Land at Hill Road, Portchester	1.05	Portchester East	177
3082	Hook Recreation Ground, Hook	11.35	Warsash	178
3083	Land at The Gillies r/o Belvoir Estate, Fareham	1.88	Fareham South	179
3085	Land at New Road, Warsash (north)	0.15	Warsash	180

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ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
3097	Catisfield Lane, Fareham	14.09	Titchfield, Fareham West	181
3098	Land West of Cuckoo Lane, Stubbington	22.05	Titchfield, Hill Head, Stubbington	182
3100	East of Botley Road, Burridge	2.12	Sarisbury	183
3102	Land East of Posbrook Lane, Titchfield	12.43	Titchfield	184
3106	Land adj to 316 Botley Road, Burridge	0.33	Sarisbury	185
3109	Land off Sopwith Way, Swanwick	2.29	Sarisbury	186
3110	Land South of Holly Hill Lane, Sarisbury	4.11	Sarisbury	187
3112	16-20 The Avenue, Fareham, Fareham	0.46	Fareham West	188
3119	Wicor Farm, Cranleigh Road, Portchester	1.34	Portchester East	189
3123	177-181 Botley Road, Burridge	1.44	Sarisbury	190
3129	Land West of Newgate Lane South, Stubbington	6.19	Stubbington	191
3130	Land East of Downend Road, Portchester (North of Winnham Farm)	7.39	Portchester West	192
3153	Newlands Farm	47.63	Stubbington	193
3159	Land South of Hope Lodge	1.40	Fareham North West	194
3161	Land West of Newgate Lane	3.79	Stubbington	195
3165	Bursledon Brickworks Swanwick Lane Lower Swanwick	0.76	Sarisbury	196
3166	Haykin, St Margaret's Lane	0.77	Titchfield	197
3167	Land to rear of 320 Southampton Rd	1.32	Titchfield	198
3168	Land Off Nelson Lane, Portchester	1.76	Portchester West, Portchester East	199
3172	24 Raley Road	1.22	Locks Heath	200
3175	Posbrook Lane	6.77	Titchfield	201
3176	Land at Holly Hill Lane	3.30	Sarisbury	202
3177	Land south of Segensworth Road	14.24	Titchfield	203
3178	Land west of Botley Road, Burridge	36.66	Sarisbury	204
3179	Carron Row Farm	1.24	Titchfield	205

LIST OF CONTENTS					
ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:	
3181	Ellerslie House, Downend Road	1.79	Portchester West	206	
3182	Kingfisher House, Fishers Hill	0.80	Titchfield	207	
3184	Land East of Cartwright Drive	11.61	Titchfield	208	
3185	Land East of Glen Road	8.71	Park Gate, Sarisbury	209	
3187	Lowater Nursery, Hook Lane	1.65	Warsash	210	
3188	177-181 Botley Road	0.72	Sarisbury	211	
3190	Land at Titchfield Road and Ranvilles Lane	1.98	Titchfield	212	
3194	Bassaire Ltd, Duncan Road	0.12	Park Gate	213	
3195	Conifer Rise	3.75	Titchfield	214	
3197	Land at Springfield Way	0.13	Hill Head	215	
3198	Newlands Plus - Area A	5.20	Titchfield	216	
3199	Newlands Plus - Area B1	23.60	Stubbington	217	
3200	Newlands Plus - Area B2	11.96	Stubbington	218	
3201	Newlands Plus - Area C	15.43	Stubbington	219	
3204	20 Botley Road, Park Gate	0.09	Park Gate	220	
3209	116 Bridge Road, Sarisbury Green	0.09	Sarisbury	221	
3210	21 Burridge Road, Burridge	0.49	Sarisbury	222	
3211	Land South of 1 & 6 Woodlands, Pinks Hill	0.78	Fareham East	223	
3212	Fareham MF Site, Ranvilles Lane	0.94	Titchfield	224	
3213	Maindell Pumping Station, Fareham	1.50	Fareham East	225	
3214	Land at Beacon Bottom II	2.07	Park Gate	226	
3215	The Paddocks	2.39	Warsash	227	
3216	Land south of Sovereign Crescent	3.37	Warsash	228	
3217	Fleet End South East	0.39	Warsash	229	
3219	Crofton Equestrian Centre	21.53	Titchfield	230	

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ID: Site Name:	Gross Site Area (ha):	Ward:	Page:		
3220 Southampton Hill	1.01	Titchfield	231		
3221 Land south of Solar Farm	3.01	Stubbington	232		
3222 Tarmac Trading Ltd, Upper Wharf	0.34	Fareham East, Portchester West	233		
3223 Land adjoining Friends Farm	0.90	Sarisbury	234		
3236 Land to the rear of Lockswood Library	0.05	Locks Heath	235		
3237 4-10 Locks Heath Centre	0.16	Locks Heath	236		
3238 38-43 Locks Heath Centre	0.27	Locks Heath	237		

6. Discounted Housing Site Assessments

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

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

SITE DETAILS		Discounted Housing Site	Fareham East		
ID: 27 Site N	lame: Military	Road, Wallington			
Current Land Use: Paddock					
Surrounding Land Use: Residential to north and along south boundary. Employment (Fort Wallington) to northeast (Grade II Listed Building)					
Gross Site Area (ha)	: 2.17	Housing Yield (estimate): 22	CORIET, ROAD		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY			Report Video		
Constraints:		nd Grade 2, Minerals Brick Clay, Minerals Superficial sand/gravel, Within 500m of SPA, Within sar, Within 500m of SSSI, Ground Water Protection Zone, Countryside, TPO			
Highways/ Pedestrian Access:	Access via Drift Road would be unsuitable. Improvements to the Military Road/ Pinks Hill junction would be required and are considered feasible. Pinks Hill would require improvement to the A27 slip road. Pedestrian and cycle connections would be required to link the site to local services.				
Conservation Comments:	setting of the l	o Grade II listed Fort Wallington. Development of the eastern area of the site would harm the isted building. The existing northern boundary marks the line of the fort perimeter, retaining a e the outline of the former fort would be preferable.			
Noise/Air Quality Assessment:		sment would be required given the sites proximity to Fort Wallington Industrial Estate but kely 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:		pedestrian and cycle links to local services and there is no evidence to suggest that safe route this site, in relation to the proximity of development and the setting of Fort Wallington.	s can be provided. There are also concerns relating		
Is the site suitable?	No	Is the site available? Yes	Is the site considered achievable? No		

SITE DETAILS		Discounted Housing Site	Hill Head
ID: 31 Site N	lame: Land West of Old Stree	t, Hill Head	
Current Land Use:	Agricultural/Paddocks		
Surrounding Land U	se: Fields and paddocks to the Haven NNR, SPA and SSS	north, residential to the east and south (predominately detached), Titchfi	eld
Gross Site Area (ha)	: 10.65 Housing Yield	(estimate): 192	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	Martin Manager
SUITABILITY			
Constraints:		cultural Land Grade 3, Agricultural Land Grade 3a, Flood Zone 2, Flood 2 avel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI ner landfill	
Highways/ Pedestrian Access:	The site can be adequately accessed from Old Street, but is somewhat isolated from the centre of Stubbington. Any development would need to consider the quality of the existing bus service on Old Street, identify accessibility for cyclists and complete the continuous footpath to Hill Head Road to the south. Some widening of Old Street, across the site frontage, with a western footway, would be required.		
Conservation Comments:	No known constraints		e Crown oppyright of
Noise/Air Quality Assessment:	No known issues		
Archaeology:	Site not within identified area o	f archaeological potential	
Ecology Comment:	Site is immediately adjacent to	European designated sites. Potential habitat for bats, water vole, otter, re	eptiles, Dormice and badgers.
Accessible Facility Types: 5/10		ncy Bus Stops, within 800m of a Accessible Green or Play Space, within within 800m of a Community/Leisure Facility	1200m of a Primary School, within 1600m of a
Reason for Discounting:		landscape (based on Fareham Landscape Assessment (Character area sitivity, particularly associated with the adjacent SPA/SSSI.	06.1c)) and within an Area of Special Landscape Quality.
Is the site suitable?	No	Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS		Discounted Housir	ng Site	Sarisbury
ID: 46 Site N	lame: Rookery Farm			
Current Land Use:	Recycling Business, remnant orchard, vacant grazing			
Surrounding Land Use: Motorway to south, Botley Road to east, residential and undeveloped land to the north, woodland & scrub to west				MI WAR
Gross Site Area (ha)	: 20.05 Housing Yield (estin	nate): 175		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				
Constraints:	Agricultural Land Grade 2, Agricultur 3c, Minerals Safeguarded Site, Court		I Grade 3b, Agricultural Land Grade	
Highways/ Pedestrian Access:	Re-use of the existing access to Botl Rookery Avenue junction. There wou into a large four arm roundabout. Th services. The negative impacts of a l improvements would need to be seed need to be assessed and ameliorate	Id however be the prospect that the e critical mass of the development ong cul de sac would need to be de ured leading from the site. The traffi	e two junctions could be incorporated could secure additional/rerouted bus signed out of the layout. Cyclist	PARROATE WARD 1375 275 m B Crown copyright
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	The site is bounded by the M27 moto impacts. However, the site's scale m incorporated into the final housing sc perspective. Detailed noise and air of	ay provide for mitigation measures heme making the development viab	, e.g. bunds/ screening, to be ble from a pollution/ sustainability	
Archaeology:	Site not within identified area of arch	aeological potential		
Ecology Comment:	site lies to improved grassland, with	scrub and scattered trees merging in	nto mature tree boundary. Potential fo	for reptile, birds and badger. Northern part of the r reptiles, badgers, breeding birds and dormice. hise impacts, and provide an attractive natural
Accessible Facility Types: 8/10				Surgery, within 1600m of a Major Employment a Town/District or Local Centre, within 800m of a
Reason for Discounting:	Site topography and boundary likely relatively isolated from local services		pment. Main developable area of the s	ite is not well related to existing settlement and is
Is the site suitable?	No	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS			Discounted Housi	ng Site		Warsash, Locks Heath
ID: 58 Site N	ame: Raley R	oad, Locks Heath				
Current Land Use:	Residential	Garden/ Urban Greenspace				
Surrounding Land U	se: Residential	throughout				
Gross Site Area (ha)	2.03	Housing Yield (estimate):	50			
Employment Yield (estimate): 0	Gyps	y and Traveller Pitches (est	imate): 0		
SUITABILITY						
Constraints:	TPO					
Highways/ Pedestrian Access:	Vehicular acces	ss from Raley Road				
Conservation Comments:	No known cons	traints.				
Noise/Air Quality Assessment:	No known issue	es.			e watsashroto	Crown/copyright
Archaeology:	Site not within i	dentified area of archaeologi	cal potential.			
Ecology Comment:	No known issue	es.				
Accessible Facility Types: 8/10		in 800m of a Accessible Gre		ore or Supermarket, within 1200m of 00m of a Primary School, within 1600		
Reason for	There is insuffic	cient evidence that part of this	s site, including site access,	is available for residential developme	ent during the plan period.	
Discounting:						
Is the site suitable?	Yes		Is the site available?	No	Is the site considered	achievable? No

SITE DETAILS	Discounted Housing Site	Fareham North, Fareham West
ID: 86 Site N	ame: 1-2 The Avenue, Fareham	$(F_{ij} \rightarrow i) \rightarrow i \rightarrow $
Current Land Use:	B2 Class	
Surrounding Land U	se: Railway line and station to the east, beyond which is Fareham Town Centre area. Residential development to the north, south and west.	
Gross Site Area (ha)	0.18 Housing Yield (estimate): maximum 20	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:	, Existing vehicle repair garage	FAREHAM West
Highways/ Pedestrian Access:	Access using existing Station access road.	
Conservation Comments:	No known constraints	CDGE HEATH UNE
Noise/Air Quality Assessment:	Site is adjacent to Fareham rail station and the A27 meaning there is potential for both noise and air quality impacts. This would not necessarily prevent this site being developed with housing but assessments should be undertaken in advance.	
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	No known issues.	
Accessible Facility Types: 9/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, wit Town/District or Local Centre, within 800m of a Community/Leisure Facility	
Reason for Discounting:	There is insufficient evidence that this site is available for residential development during the plan period and the	ne site is currently in active economic use.
Is the site suitable?	Yes Is the site available? No	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Fareham North
ID: 87 Site N	ame: 280-282 (UTP) West Street, Fareham	WESTSTREET.
Current Land Use:	B2 Class	THE AVENUE
Surrounding Land U	se: Automotive and retail uses, and residential. Railway immediately to the south	
Gross Site Area (ha)	: 0.17 Housing Yield (estimate): 34	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:		Market Contraction of the Contra
Highways/ Pedestrian Access:	Access from the Station Roundabout and Western Way slip road	
Conservation Comments:	No known constraints	FAREH7M SOUTH WARD
Noise/Air Quality Assessment:	Potential for both noise and air quality impacts. Assessments should be undertaken in advance.	© 25 s0 m © Crown copyright
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	No known issues.	
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facili	Accessible Green or Play Space, within 1200m of a
Reason for Discounting:	There is no indication from the landowners that this site is available for residential development during the pluse.	an period and the site is currently in active economic
Is the site suitable	Yes Is the site available? No	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Sarisbury
ID: 124 Site M	lame: Solent Business Park - Solent 2, Sarisbury	
Current Land Use:	Ancient & Semi-natural Woodland and Scrub	
Surrounding Land U	se: Business Park uses to the east, M27 to the south, undeveloped land to the west, residential to the north	
Gross Site Area (ha)	: 9.84 Housing Yield (estimate): 207	DOTERNAL
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	engeseure
SUITABILITY		
Constraints:	Ancient Woodland, SINC, Countryside, TPO	
Highways/ Pedestrian Access:	This site is readily accessible from the eastern stub of Rookery Avenue. Improved pedestrian facilities (including crossing) on Rookery Avenue would need to be considered.	
Conservation Comments:	No known constraints	Martin Contraction
Noise/Air Quality Assessment:	No known issues.	9 Ho Zia m. B Crown copyright
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	Site comprises ancient woodland and priority meadow grassland/ woodland habitat. Potential habitat for correptiles and badgers.	mmon toads, great crested newt, bats, dormice,
Accessible Facility Types: 8/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a G Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m Community/Leisure Facility	
Reason for Discounting:	The site is still appropriate and suitable for employment allocation. Employment allocation is favoured in ord	der to address employment need in the borough.
Is the site suitable	No Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Fareham East
ID: 158 Site N	ame: Norgar House, 10 East Street, Fareham	HIGH STREET
Current Land Use:	Offices B1	
Surrounding Land U	se: Offices/ retail/ residential/ car parking	
Gross Site Area (ha)	0.08 Housing Yield (estimate): 5	EAST.STREET.
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:	Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Statutory Listed Buildings	
Highways/ Pedestrian Access:	Access from East Street. The two sites have a total of 12 car parking spaces. A fifty percent parking requirement would be appropriate for this town centre site.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues.	80,m 80,m 80 Crown ad Syright
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	The site includes buildings and areas of hardstanding. The buildings on site may have potential for roosting bas should be retained where possible.	ats. There are a number of trees on site which
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store of within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Ac Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility	ccessible Green or Play Space, within 1200m of a
Reason for Discounting:	No recent evidence that the site is available for development	
Is the site suitable?	Yes Is the site available? Unknown	Is the site considered achievable? Yes

SITE DETAILS			Discounted Housi	ng Site	Fareham East	
ID: 198 Site N	lame: Civic Qu	arter, Fareham				
Current Land Use:	Car Parks/ I	B1, D1 and Sui Gener	is Classes			
Surrounding Land U	se: Mix use are	a - Library, Retail, Mu	lti-storey Car Park, Offices, Health	Centre and Entertainment hall.		
Gross Site Area (ha)	: 3.35	Housing Yield (estin	nate): 100		DEL PERORN ROAD	
Employment Yield (estimate): 0		Gypsy and Traveller Pitches (est	cimate): 0		
SUITABILITY						
Constraints:	Within 500m of	SPA, Within 500m of	Ramsar, Within 500m of SSSI, Ex	isting Open Space, Public ROW		
Highways/ Pedestrian Access:	Use of existing accesses.					
Conservation Comments:	No known cons	traints				
Noise/Air Quality Assessment:	No air quality co	oncerns, but a noise a	ssessment will likely be required.			
Archaeology:	Site not within id	dentified area of archa	aeological potential.			
Ecology Comment:	No known issue	S.				
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility					
Reason for	Majority of the s	ite is required for exis	ting use and is not available for de	velopment. Superseded by site 32	233.	
Discounting:						
Is the site suitable?	Yes		Is the site available?	No	Is the site considered achievable? No	

SITE DETAILS	Discounted Housing Site	Portchester West, Portchester East			
ID: 207 Site N	ame: Romsey Avenue, Portchester				
Current Land Use:	Agricultural	IN A THE REAL PROPERTY OF THE AND THE ADDRESS AND ENTED THE			
Surrounding Land U	se: Residential to the north and east, agriculture to west and south				
Gross Site Area (ha)	: 12.71 Housing Yield (estimate): 225				
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	PORTCHESTER WEST WARD			
SUITABILITY					
Constraints:	Agricultural Land Grade 1, Agricultural Land Grade 2, Minerals Brick Clay, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside, Solent Brent Geese & Wader Primary Support Area				
Highways/ Pedestrian Access:	Subject to the surrounding road network being considered suitable, this site could be satisfactorily accessed from Romsey Avenue, via the stub road west of No.14. A loop road would be required on site to reduce the environmental effects of traffic on properties.				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	No known issues.	© 87.5 175 m () © Crown copyright A			
Archaeology:	Site not within identified area of archaeological potential.				
Ecology Comment:	Slow worms and a badger sett, along with 6 species of commuting and foraging bats are present on site. The entire site is a Brent Geese and Solent Waders 'Primary Support Area' (F21). Appropriate measures are required to mitigate for loss of a Primary Support Area. Natural England should be consulted.				
Accessible Facility Types: 7/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Reason for Discounting:	Site is a designated as Brent Geese and Solent Waders Primary Support site. There is no evidence of a strate	gy compliant solution.			
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No			

SITE DETAILS	Discounted Housing Site	Fareham East
ID: 324 Site Nar	ne: North Wallington Rd and Standard Way, Wallington	
Current Land Use:	Agricultural Land	BOARDUNT ROAD
Surrounding Land Use	SINC to the west, residential and commercial to the south. M27 to the north and road frontage to the east.	
Gross Site Area (ha):	0.87 Housing Yield (estimate): 21	STANDA'RD WAY
Employment Yield (es	imate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		FAREHAM EAST WARD
G	ricultural Land Grade 2, Minerals Brick Clay, Minerals Superficial sand/gravel, Minerals Safeguarded Site, ound Water Protection Zone, Countryside, Within 50m of potentially infilled and gassing ground, bundwater source protection zone.	NOT HUT BOL FAREHAM EAST WIRD
Pedestrian Access: as	s considered that a suitable access can be created onto Standard Way or North Wallington Road. An sessment of the capacity of North Wallington Road to accommodate additional traffic should be dertaken.	
Conservation N Comments:	hown constraints	0 50 100 m @ Crown copyright
	e is in close proximity to the motorway and therefore noise issues would need to be addressed. Noise and quality assessments required.	
Archaeology: S	te not within identified area of archaeological potential.	
Ecology Comment: D	evelopment should buffer woodland margins and scrub. Scrub at margins likely to support reptiles and inverte	ebrates, possible notable plants.
	ithin 800m of a Convenience Store or Supermarket, within 1600m of a Major Employment Areas, within 800r 00m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility	m of a Accessible Green or Play Space, within
	pise and air quality concerns due to site's proximity to M27 motorway. Site has poor pedestrian and cycle link ggest that safe routes can be provided.	s to local services and there is no evidence to
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes

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

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

SITE DETAILS	Discounted Housing Site	Titchfield
ID: 1170 Site N	ame: Land at 171 Ranvilles Lane, Titchfield	
Current Land Use:	Agricultural	LANGE CONTRACTOR
Surrounding Land U	se: Agriculture	He was a second se
Gross Site Area (ha)	0.90 Housing Yield (estimate): 10	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		Michaelo Mart
Constraints:	Agricultural Land Grade 2, Minerals Soft Sand, Countryside	
Highways/	Ranvilles Lane is too narrow for increased vehicular use and lacks footways.	
Pedestrian Access:		
Conservation	No known constraints	
Comments:		
Noise/Air Quality	No known issues.	0 1 50 100 m
Assessment:		Crown copyright /
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	Site is a connecting habitat between Priority Habitats. Potential for bats, water vole, reptiles and badger.	
Accessible Facility	Within 800m of a Accessible Green or Play Space	
Types: 1/10		
Reason for	Development of scale promoted would not be in keeping with the settlement pattern and does not accord with	the development strategy
Discounting:		
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS		Discounted Housing Site	Titchfield		
ID: 1173 Site N	lame: Land a	t Common Lane			
Current Land Use:	Field/agric	ulture	ттсняец		
Surrounding Land U	se: Residentia		VARP VARP		
Gross Site Area (ha)	: 1.28	Housing Yield (estimate): 30			
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY					
Constraints:	Agricultural La	nd Grade 3, Countryside			
Highways/ Pedestrian Access:	physically be a new access. C with some hec	uate frontages with both Warsash Road and Common Lane from which vehicular access could achieved. Warsash Road is classified with a 40mph speed limit which could mitigate against a Common Lane is a lesser road to which access through an existing tree-belt could be secured lige loss for visibility splays. Such splays, at any access, would need to be commensurate with passing vehicles. Improvements of the adjacent bus-stops would be required.	NINCE COMMON LANE.		
Conservation Comments:	No known con	straints			
Noise/Air Quality Assessment:	No known issu	ies.			
Archaeology:	Site not within	identified area of archaeological potential.			
Ecology Comment:	The site is a grass field with treelined boundaries. The boundary features to be retained and protected via a suitable planted buffer. Recreational impact on the LNR and SINC to be addressed.				
Accessible Facility Types: 5/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Reason for Discounting:		of scale promoted would not be in keeping with the settlement pattern and does not accord with of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	the development strategy. Small scale		
Is the site suitable	? No	Is the site available? Yes	Is the site considered achievable? Yes		

SITE DETAILS		Discounted Housir	ng Site	Titchfield
ID: 1180 Site I	Name: Holly Cottage			
Current Land Use:	Horticulture, residential, r			
Surrounding Land L	Jse: Grade II* Listed Building	opposite (St Margaret's Priory) and residen	tial.	
Gross Site Area (ha): 2.36 Housing Yie	ld (estimate): 27		
Employment Yield	(estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				TIXGFRELD WARD
Constraints:	Agricultural Land Grade 3, C	ountryside, Several potentially contaminativ	e features on site	
Highways/ Pedestrian Access:	would be the potential to allow St Margarets Lane, however,	tage to St Margarets Lane is available to la w some frontage development subject to or is narrow and lacks any pedestrian or cycli rian and cyclist activity associated with the	-plot turning and adequate visibility. st provisions south of the site. The	
Conservation Comments:	No known constraints			0 55 110 m Ocrown copyright
Noise/Air Quality Assessment:	No known issues.			
Archaeology:	Site not within identified area	of archaeological potential.		
Ecology Comment:		ields/disturbed land, with glass houses, two tures to be retained and enhanced. Recrea		ling and hedge lined boundaries in the north, west atutory sites to be addressed.
Accessible Facility Types: 3/10	Within 800m of a Accessible	Green or Play Space, within 1200m of a Pr	imary School, within 800m of a Com	munity/Leisure Facility
Reason for Discounting:		ted would not be in keeping with the settlen may be in line with the character of the area		
Is the site suitable	? No	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS			Discounted Housin	ng Site	Fareham North
ID: 1286 Site N	ame: Russell F	Place, Fareham			
Current Land Use:	Mixed Inc. C	C-Class			
Surrounding Land U	se: Residential	and retail uses			
Gross Site Area (ha)	0.48	Housing Yield (estimate):	35		
Employment Yield (estimate): 0	Gypsy	and Traveller Pitches (esti	imate): 0	BI FLEF LET LEARE
SUITABILITY					
Constraints:	, Depot, electric	al substation, and fuel storag	e amongst uses on site		
Highways/ Pedestrian Access:	Access subject	to road improvements. Need	to locally relocate car parkir	ng linked to surrounding develop	pment.
Conservation Comments:	No known const	raints			
Noise/Air Quality Assessment:	No known issue	S.			W.EST.STREET P 25 70 m 0
Archaeology:	Site not within ic	dentified area of archaeologic	al potential.		
Ecology Comment:	No known issue	S.			
Accessible Facility Types: 10/10	within 400m of a	a High Frequency Bus Stops,	within 1600m of a Major En		ore or Supermarket, within 1200m of a GP Surgery, f a Accessible Green or Play Space, within 1200m of a acility
Reason for Discounting:		Iltiple ownership and leases. ssembled for development d		andowners has confirmed their	and is not available. Appears that the comprehensive
Is the site suitable?	Yes		Is the site available?	No	Is the site considered achievable? No

SITE DETAILS		Discounted Housing Site			Sarisbury
ID: 1324 Site N	lame: Land by Durrants Lodge			NG.	
Current Land Use:	Historic Park/Garden			1/1/10	ANNA -
Surrounding Land U	se: Residential to north & west, com			ALCH -	
Gross Site Area (ha)	: 3.38 Housing Yield (esti	imate): 60			/ Kitr
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0			SARISEURY WARD
SUITABILITY					SARISBURY WARD
Constraints:	Historic Park & Garden, Minerals Su 500m of Ramsar, Within 500m of S	uperficial sand/gravel, Within 500m of SPA, Within 50 SSI, Countryside	00m of SAC, Within	\mathbb{P}	
Highways/ Pedestrian Access:	satisfactory junction. A Transport As	e A27 Bridge Road which is considered to be sufficien seessment would be required to justify its form and sit bus stop relocation would need to be considered.			THE GREEN
Conservation Comments:	local listed park. Conservation area Lodge) is not of heritage interest but significant understanding in relation screen alongside Bridge Road which screened from the highway. The und of the historic parkland. The conserv which are relatively well screened w and also provide open space to the there is an attractive group of establ within the conservation area and the would be detrimental to the historic limited, carefully designed developm		e house (Durrants vould require stablished tree dge Road is well trees are indicative mmunity centre, he community centre listed building and a.Development be character which be potential for	0 60 120 m	© Crown Oppright
Noise/Air Quality Assessment:	Site borders the A27 at its northeast	t edge and therefore a noise assessment is recomme	ended.		
Archaeology:	There are no archaeological sites co	urrently recorded at this location nor in its immediate	vicinity. The archaeolo	ogical potential is low	
Ecology Comment:		ld with treelined boundaries in the north, east and we 2000 sites and the SINC should be assessed.	st. The habitats along	the boundaries shou	ld be retained and enhanced.
Accessible Facility Types: 5/10		e or Supermarket, within 400m of a High Frequency I 300m of a Community/Leisure Facility	Bus Stops, within 800	m of a Accessible Gr	een or Play Space, within
Reason for Discounting:	Site is located in Countryside, Histor unsuitable for development.	ric Parks & Gardens Designation and within a sensitiv	ve landscape affecting	g the adjacent conser	vation area and is therefore
Is the site suitable	No	Is the site available? Yes		Is the site consider	red achievable? Yes

SITE DETAILS	Discounted Housing Site	Fareham North West				
ID: 1332 Site N	Name: Fareham Park Farm Site, Fareham					
Current Land Use:	Paddock/Equestrian uses					
Surrounding Land U	e: Residential further to the east , playing field/school to the south, open valley fields and woods to the west.					
Gross Site Area (ha)	7.15 Housing Yield (estimate): 133					
Employment Yield (stimate): 0 Gypsy and Traveller Pitches (estimate): 0					
SUITABILITY		PAREAN ZAR				
Constraints:	Agricultural Land Grade 3, Minerals Superficial sand/gravel, Countryside, agricultural land use, potential for waste materials inc. asbestos sheeting, and therefore site investigation of discrete areas of site necessary					
Highways/ Pedestrian Access:	t is considered that adequate access can be achieved from Hillson Drive, although it will be necessary to assess the ability of the road to accommodate generated traffic, given the extent of on-street parking. Signal controls at the junction of Hillson Drive with Highlands Road may be necessary. The site is considered unsustainable in transport terms because of its isolated location.					
Conservation Comments:	No known constraints	0 100 200 m Crown copyright				
Noise/Air Quality Assessment:	No known issues.					
Archaeology:	Site not within identified area of archaeological potential.					
Ecology Comment:	Potential for invertebrates, foraging, commuting and roosting bats, Great Crested Newts (pond to east and west), Dormice, harvest mouse, hedgehog, otter, reptiles and badger. Woodland field boundaries likely to contain ancient trees.					
Accessible Facility Types: 7/10	Within 1600m of a Secondary School, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility					
Reason for Discounting:	The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment (character area 06. on the Strategic Gap in this location and the Area of Special Landscape Quality.	2b)). The site will also have a detrimental impact				
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No				

SITE DETAILS	Discounted Housing Site	Park Gate			
ID: 1335 Site N	ame: Land at Addison Rd, Sarisbury				
Current Land Use:	Rough Pasture				
Surrounding Land U	se: Agricultural field to the north, residential dwellings to the east and south and a small area of woodland to the west				
Gross Site Area (ha)	: 0.54 Housing Yield (estimate): 13				
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0				
SUITABILITY					
Constraints:	Agricultural Land Grade 2, Countryside, TPO				
Highways/ Pedestrian Access:	Addison Road is particularly narrow along the northern adopted stub serving the site. It may be possible to created an acceptable access with off-site highway improvements pending control over sufficient land.				
Conservation Comments:	No known constraints.				
Noise/Air Quality Assessment:	No known issues.	a da da ri e Crown copyright			
Archaeology:	Site not within identified area of archaeological potential.	-			
Ecology Comment:	Important wooded boundaries.				
Accessible Facility Types: 7/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Reason for Discounting:	Existing site access is not suitable for size of development.				
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No			

SITE DETAILS	Discounted Housing Site	Sarisbury		
ID: 1339 Site N	lame: Old Orchard, Botley Rd, Swanwick			
Current Land Use:	Former orchard/copse			
Surrounding Land U	se: Residential, woodland, paddocks, grassland			
Gross Site Area (ha)	: 2.14 Housing Yield (estimate): 40			
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY		SARISBURI WARD		
Constraints:	Agricultural Land Grade 3b, Minerals Safeguarded Site, Existing Open Space, Countryside, TPO, Public ROW	C C C C C C C C C C C C C C C C C C C		
Highways/ Pedestrian Access:	Access to the site should be taken from Yew Tree Drive near the southern end of the frontage. Access from Botley Road may be feasible as an alternative. Overflow parking for the adjacent Whiteley Surgery should be considered within any proposals.			
Conservation Comments:	No known constraints.			
Noise/Air Quality Assessment:	No known issues.	0 65 130 m O Crown copyright		
Archaeology:	Site not within identified area of archaeological potential.			
Ecology Comment:	Woodland habitat connected to water and a quarry - offers high value to European Protected Species.			
Accessible Facility Types: 7/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility			
Reason for Discounting:	The site has extensive TPO coverage and high ecological value. The site is therefore considered unsuitable for	or residential development.		
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes		

SITE DETAILS	Discounted Housing Site	Stubbington			
ID: 1341 Site N	ame: Land South of Oakcroft Lane, Stubbington				
Current Land Use:	Agricultural				
Surrounding Land U	e: Agricultural to north (beyond Oakcroft Lane), residential to east and south, Cr	rofton cemetery to west			
Gross Site Area (ha)	19.25 Housing Yield (estimate): 200				
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate):	0			
SUITABILITY					
Constraints:	Agricultural Land Grade 2 & 3b, Flood Zone 2 & 3 - Minerals Soft Sand, Superficial sand/gravel - Within 500m of SPA, Ramsar & SSSI - Existing Open Space, Countryside, TPO, SBGW Secondary Support & Low use Areas, Public ROW				
Highways/ Pedestrian Access:	Dakcroft Lane/Ranvilles Lane is unsuitable to carry other than very limited traffic flows. A new highways solution would need to be sought - access via Peak Lane and crossing land to the north of Oakcroft Lane 3021) could be a potential solution.				
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	No known issues.				
Archaeology:	Site not within identified area of archaeological potential.				
Ecology Comment:	Some ecological sensitivity, Solent Wader & Brent Geese low use site and secondary support area.				
Accessible Facility Types: 4/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Reason for Discounting:	Site contains Brent Geese and Solent Waders Secondary support and Low Use designations and there is no evidence of a strategy compliant solution.				
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No			

SITE DETAILS	Discounted Housing Site	Sarisbury				
ID: 1356 Site N	e Name: 187 Botley Road - Site A Proposal, Burridge					
Current Land Use:	Current Land Use: House and garden					
Surrounding Land U	Use: Residential to north, south & east; horticulture and agriculture to west.					
Gross Site Area (ha)	na): 0.48 Housing Yield (estimate): 5					
Employment Yield (d (estimate): 0 Gypsy and Traveller Pitches (estimate): 0					
SUITABILITY		zkrišku R				
Constraints:	Agricultural Land Grade 3a, Countryside					
Highways/ Pedestrian Access:	Site has sufficient frontage to provide a satisfactory private drive access, subject to the removal of a short section of fence understood to be in the control of the applicant. Bin collection and carry distances would need to be addressed.					
Conservation Comments:	No known constraints.					
Noise/Air Quality Assessment:	No known issues.	37.5 /75 m e Crown copyright				
Archaeology:	Site not within identified area of archaeological potential.	Site not within identified area of archaeological potential.				
Ecology Comment:	Site comprises grassland, hedgerow and mature deciduous trees.					
Accessible Facility Types: 5/10		hin 1600m of a Town/District or Local				
Reason for Discounting:	Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	lopment strategy. Small scale				
Is the site suitable?	le? No Is the site available? Yes Is the	site considered achievable? Yes				

SITE DETAILS	Discounted Housing Site	Stubbington			
ID: 1372 Site N	lame: Newgate Lane Peel Nook				
Current Land Use:	Amenity/storage/vacant.				
Surrounding Land U	se: Church, residential, paddocks, car park	WOODCOTELANE			
Gross Site Area (ha)	: 0.71 Housing Yield (estimate): 8				
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	STUBBLISTON			
SUITABILITY		STUBBLIGTON H			
Constraints:	Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Soft Sand, Minerals Superficia Countryside	Il sand/gravel,			
Highways/ Pedestrian Access:	Satisfactory access is available from Newgate Lane subject to the clearance of vegetation overh highway.	anging the			
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	Noise assessment required.	90 m © Crown copyright			
Archaeology:	An archaeological evaluation ahead of the adjacent bypass did not find any archaeological rema	ins.			
Ecology Comment:	The site appears to be a grass field with woodland bordering the eastern boundary and tree/hedge lined boundaries to the north, west and south. The site boundaries to be retained and protected by suitable green buffers.				
Accessible Facility Types: 5/10	Within 1600m of a Secondary School, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility				
Reason for Discounting:	Development in this location would not be in keeping with the settlement pattern and would change the settlement character of Peel Common. The site is therefore considered unsuitable for residential development.				
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes			

SITE DETAILS	Discounted Housing Site	Stubbington			
ID: 1388 Site N	lame: Land at Junction of Newgate Lane, Stubbington				
Current Land Use:	Equestrian uses				
Surrounding Land U	se: Housing and mixed use to the north, to the east is housing & Newgate Lane, to the south is Gosport Road & Daedalus airfield employment sites. To the west is farmland & the proposed Stubbington bypass.				
Gross Site Area (ha)	: 3.64 Housing Yield (estimate): 66				
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0				
SUITABILITY		STUB <u>BINGTON</u>			
Constraints:	Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Superficial sand/gravel, Countryside				
Highways/ Pedestrian Access:	Satisfactory access can be achieved from Gosport Road, subject to the access being located in the eastern third of the site frontage. The future provisions of the Stubbington Bypass should be safeguarded along the southern boundary.				
Conservation Comments:	No known constraints	B3334_GOSEORT ROAD			
Noise/Air Quality Assessment:	No issues	© 50 100 m © Crown copyright			
Archaeology:	Site not within identified area of archaeological potential.				
Ecology Comment:	Low interest for biodiversity.				
Accessible Facility Types: 5/10	Within 1600m of a Secondary School, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility				
Reason for Discounting:	Development in this location would not be in keeping with the settlement pattern and would change the settlem therefore considered unsuitable for residential development.	ent character of Peel Common. The site is			
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes			

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

SITE DETAILS	Discounted Housing Site	Fareham East
ID: 2826 Site N	ame: Lysses Car Park, Fareham	
Current Land Use:	Sui-Generis / Public Car Park	(¹)
Surrounding Land U	se: Automotive and service industries, residential, and green open space	
Gross Site Area (ha)	0.42 Housing Yield (estimate): 24	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		RAREHAM EAST WARD
Constraints:	Minerals Brick Clay, Minerals Superficial sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI	
Highways/ Pedestrian Access:	Access from Lysses Path. Two pedestrian links with High Street.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	Noise assessment required due to nearby industrial estate and Lysses Hotel (entertainment events)	ersses could be crown copyright
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	No known issues	
Accessible Facility Types: 9/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, Town/District or Local Centre, within 800m of a Community/Leisure Facility	
Reason for Discounting:	Site is required for current use to provide parking provision for Fareham Town Centre and is therefore not av	vailable for development during the plan period.
Is the site suitable?	Yes Is the site available? No	Is the site considered achievable? No

SITE DETAILS			Discounted Housir	ng Site	Locks Heath
ID: 2851 Site N	lame: Genesis	Centre, Locks Heath			
Current Land Use:	Youth Centre, open space				S V// Sid 7/
Surrounding Land Use: District shopping centre, shops, supermarket, library, post office and GP surgery, residential					
Gross Site Area (ha)	: 0.27	Housing Yield (estimate)): 13		
Employment Yield (estimate): 0	Gy	psy and Traveller Pitches (esti	imate): 0	CENTRE.WAY
SUITABILITY					
Constraints:					
Highways/ Pedestrian Access:	Suitable access	s can be obtained.			
Conservation Comments:	No known constraints.			CENTRE WAT	
Noise/Air Quality Assessment:	No known issue	≥S.			
Archaeology:	Site not within identified area of archaeological potential.				
Ecology Comment:	The site is dominated by a large building in the west, areas of hardstanding, amenity grassland, hedgerows and scattered trees. The building may have potential for roosting bats. Therefore, appropriate mitigation and enhancement strategy for the site will be required. Recreational pressure on the nearby SINC to be assessed and mitigated accordingly.				
Accessible Facility Types: 8/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Reason for	Site is required for current use. No evidence that this site will become available for development in the plan period.				
Discounting:					
Is the site suitable?	Yes		Is the site available?	No	Is the site considered achievable? No

SITE DETAILS		Discounted Housin	ng Site	Fareham North		
ID: 2956 Site N	lame: Delme Court, Fareham					
Current Land Use:	A-Classes and C3 Class					
Surrounding Land U	se: Mixed use - residential, ind	lustrial and service industries. Rail and fire	e station nearby.	WEST_STREET		
Gross Site Area (ha)	: 0.11 Housing Yield	l (estimate): 32 (net 11)				
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (est	imate): 0			
SUITABILITY				NORTH E		
Constraints:	, Motorcycle dealers and forme	er brickyard including clay pit				
Highways/	Access from Maytree Road.					
Pedestrian Access:						
Conservation	No known constraints					
Comments:	Air quality and paigs impact as	accomente would be required		WESTERN WAYN		
Noise/Air Quality Assessment:	Air quality and noise impact as	sessments would be required		0 witho @ Crown copyright		
Archaeology:	Site not within identified area of	f archaeological potential.				
Ecology Comment:	No known issues					
Accessible Facility Types: 10/10	within 400m of a High Frequer		mployment Areas, within 800m of a	e or Supermarket, within 1200m of a GP Surgery, Accessible Green or Play Space, within 1200m of a lity		
Reason for Discounting:	No certainty that the site is ava	ilable within the plan period.				
Is the site suitable?	Yes	Is the site available?	No	Is the site considered achievable? No		

SITE DETAILS		Discounted Housing	g Site	Locks Heath
ID: 2984 Site N	ame: Land east of Raley Road			
Current Land Use:	Residential Garden/ Urban Greenspace			
Surrounding Land Us	e: Residential to north, south & east; horticulture a	and agriculture to west		
Gross Site Area (ha)	1.17 Housing Yield (estimate): 28			
Employment Yield (e	stimate): 0 Gypsy and T	Traveller Pitches (estir	mate): 0	
SUITABILITY				
Constraints:	TPO			
Highways/ Pedestrian Access:	Promoted access from Locks Road.			
Conservation Comments:	No known constraints			WARSASHROAD
Noise/Air Quality Assessment:	No known issues.			e Crown dopyright
Archaeology:	Site not within identified area of archaeological pot	tential.		
Ecology Comment:	Boundaries must be retained and buffered. West of site should be buffered further and incorporated within open space.			
Accessible Facility Types: 7/10	Within 800m of a Convenience Store or Supermar Green or Play Space, within 1200m of a Primary S			
Reason for Discounting:	No evidence that access to site is available or achi	ievable.		
Is the site suitable?	Yes Is	s the site available?	Yes	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Sarisbury				
ID: 2997 Site 1	ID: 2997 Site Name: 187 Botley Road - Site B Proposal, Burridge					
Current Land Use:	urrent Land Use: House and garden					
Surrounding Land L	se: Residential to north, south & east; horticulture and agriculture to west.					
Gross Site Area (ha	: 1.23 Housing Yield (estimate): 15					
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0					
SUITABILITY		SARISBUR WARD				
Constraints:	Agricultural Land Grade 3a, Countryside					
Highways/ Pedestrian Access:	It is considered the site has sufficient frontage to provide a satisfactory road access, subject to the removal of a short section of fence understood to be in the control of the applicant. Access and turning for refuse vehicles would be required in addition to safe pedestrian facilities on Botley Road.					
Conservation Comments:	No known constraints.					
Noise/Air Quality Assessment:	No known issues.					
Archaeology:	Site not within identified area of archaeological potential.					
Ecology Comment:	Boundaries must be retained and buffered. West of site should be buffered further and incorporated within open space.					
Accessible Facility Types: 5/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility					
Reason for Discounting:	Development in this location would not be in keeping with the settlement pattern and does not accord with the o	development strategy.				
Is the site suitable	No Is the site available? Yes	Is the site considered achievable? Yes				

SITE DETAILS		Discounted Housing Site	Sarisbury		
ID: 2998 Site N	ame: 187 Botley Road - Site C Proposal, Burridge				
Current Land Use:	House and garden				
Surrounding Land U	se: Residential to north, south & east; horticulture a	nd agriculture to west.			
Gross Site Area (ha)	1.74 Housing Yield (estimate): 20				
Employment Yield (estimate): 0 Gypsy and T	raveller Pitches (estimate): 0			
SUITABILITY					
Constraints:	Agricultural Land Grade 3a, Countryside				
Highways/ Pedestrian Access:	It is considered the site has sufficient frontage to provide a satisfactory road access, subject to the removal of a short section of fence understood to be in the control of the applicant. Access and turning for refuse vehicles would be required in addition to safe pedestrian facilities on Botley Road.				
Conservation Comments:	No known constraints.				
Noise/Air Quality Assessment:					
Archaeology:	Site not within identified area of archaeological pote	ntial.			
Ecology Comment:	Boundaries must be retained and buffered. West of site should be buffered further and incorporated within open space.				
Accessible Facility Types: 5/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Reason for Discounting:	Development in this location would not be in keeping	g with the settlement pattern and does not accord with the c	development strategy.		
Is the site suitable?	No Is t	he site available? Yes	Is the site considered achievable? Yes		

SITE DETAILS	Discounted Housing Site	Portchester West
ID: 2999 Site N	ame: Land adjacent to Veolia Site and Ellerslie House, Down End Road, Portchester	
Current Land Use:	Woodland/ Scrub	A A A A A A A A A A A A A A A A A A A
Surrounding Land U	Se: Motorway to north, Veolia tip to east, hotel and sports and camping south, houses and road then agriculture west.	FAREHAM EAST WARD
Gross Site Area (ha)	4.21 Housing Yield (estimate): 76	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		PODEHESTER 7
Constraints:	Agricultural Land Grade 2, Minerals Safeguarded Site, SSSI, Within 500m of SSSI, Countryside, Former landfill site.	DOUNDER CONTRACTOR
Highways/ Pedestrian Access:	Suitable access to the site can be achieved from Down End Road. Turning for a refuse vehicle would be required on site. Safe pedestrian facilities would be required at the site access. The site is isolated and thus sustainable transport provisions would be required.	
Conservation Comments:	No known constraints	0 75 130 m
Noise/Air Quality Assessment:	No known issues.	
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	Site is a designated SSSI for geological strata. Potential for bats, badger, reptiles, barn owl and Brent geese	
Accessible Facility Types: 1/10	Within 1600m of a Secondary School	
Reason for Discounting:	This site is of national importance for geological strata and has significant ecological potential. It is therefore	unsuitable for residential development.
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Sarisbury
ID: 3000 Site 1	ame: Land at 60 Swanwick Lane	
Current Land Use:	Agriculture	
Surrounding Land L	se: Residential to west, woodland to north, agricultural/residential to east	
Gross Site Area (ha	Housing Yield (estimate): 30	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		SARISBURY WARD
Constraints:	Agricultural Land Grade 2, Agricultural Land Grade 3b, Countryside, Former clay pit	
Highways/ Pedestrian Access:	It is considered that satisfactory access can be achieved to this site from Swanwick Lane. The optimum access location would be just east of the centre point of the frontage. Access and turning for refuse vehicle would be required in addition to safe pedestrian facilities near the access and on Swanwick Lane.	
Conservation Comments:	No known constraints.	
Noise/Air Quality Assessment:	No known issues.	
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	Priority habitat lowland mixed deciduous woodland present directly adjacent to north. Potential for bats, Gr badger and birds of conservation concern.	eat Crested Newts, Hazel Dormice; Common lizard,
Accessible Facility Types: 5/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 800m of a Accessible Green or Pla Centre, within 800m of a Community/Leisure Facility	y Space, within 1600m of a Town/District or Local
Reason for Discounting:	The scale of development proposed is out of keeping with the character of the area and does not accord w	ith the development strategy.
Is the site suitable	No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Discounted Housing Site	Stubbington
ID: 3002 Site M	lame: Land East of Newgate La	ne East, Peel Common	
Current Land Use:	Mostly agriculture, with the s	outh west field used for horse grazing.	
Surrounding Land U		open fields currently in agricultural use. These have pre or residential development alongside this site. Further no collingwood. To the eas	
Gross Site Area (ha)	: 3.92 Housing Yield (estimate): 99	WARD
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			
Constraints:	Agricultural Land Grade 3a, Agri & Wader Low use	cultural Land Grade 3b, Minerals Soft Sand, Countryside	
Highways/ Pedestrian Access:	This proposal includes the creation of an access onto Brookers Lane and an access to the proposed Newgate Lane South Relief Road through a roundabout scheme (in combination with site. 3057). HCC Highways consider that junctions along this route would interfere with the free-flow of traffic which the Relief Road now provides and is as such unsatisfactory. FBC are confident that the evidence demonstrates that the access is deliverable and would not unduly impact traffic flows on the relief road.		
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	Noise assessment required due	to proximity to rerouted Newgate Lane	
Archaeology:	Site not within identified area of	archaeological potential	
Ecology Comment:			ential to support the existing network and provide alternative options and nhancement measures will be required. Natural England should be
Accessible Facility Types: 4/10	Within 1600m of a Major Employ Community/Leisure Facility	ment Areas, within 800m of a Accessible Green or Play	Space, within 1200m of a Primary School, within 800m of a
Reason for Discounting:	Development in this location wou there is no evidence of a strateg		is designated as a Brent Geese and Solent Waders Low Use site and
Is the site suitable	No No	Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Fareham South
ID: 3003 Site M	lame: Land Rear of 23 The Avenue, Fareham	
Current Land Use:	Unused Land / Paddock	- Call Francis
Surrounding Land L	se: Adjacent to Fareham College grounds, residential, historic park and garden	
Gross Site Area (ha)	: 0.75 Housing Yield (estimate): 12	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		FAREHAM SOUTH
Constraints:	Historic Park & Garden, TPO	
Highways/ Pedestrian Access:	Subject to turning on site, the site would be suitable for a limited scale of development.	
Conservation Comments:	Development would lead to harm to the setting of grade II* house and character of the historic park and garden.	
Noise/Air Quality Assessment:	No known issues	
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	Habitat has potential for Dormice and invertebrates.	
Accessible Facility Types: 9/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Stor Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space Town/District or Local Centre, within 800m of a Community/Leisure Facility	
Reason for Discounting:	This site has significant TPO coverage and is located within a Historic Park and Garden.	
Is the site suitable	No Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Warsash	
ID: 3004 Site N	lame: Land South of Hook Park Road, Warsash	Agreed Reserve	
Current Land Use:	Agricultural and equestrian		
Surrounding Land U	se: The site is bordered by residential development to the north-west. To the south there is woodland, agriculture and coastal plain.	SZAL	
Gross Site Area (ha)	: 30.00 Housing Yield (estimate): 55	Hook	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0		
SUITABILITY		MARD VERD	
Constraints:	Agricultural Land Grade 2, 3 & 3b - SINC, Flood Zone 2 & 3, Historic Park & Garden, Minerals Superficial sand/gravel - Within 500m of SPA, SAC, Ramsar & SSSI, Existing Open Space, Countryside, TPO, SBGW Secondary Support Area, Public ROW, Former landfill		
Highways/ Pedestrian Access:	Access is from low standard roads unsuitable for any significant development traffic. The site is very isolate from any local facilities and is unsustainable in transport terms.	ed	
Conservation Comments:	No known constraints	0 200 400 m © ÖpenStreetMap (and) Å	
Noise/Air Quality Assessment:	No known issues		
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	Site contains grassland, broadleaved woodland, scattered trees and several water bodies. Potential for amp	phibians, bats, badger, dormice and reptiles.	
Accessible Facility Types: 3/10			
Reason for Discounting:	Site within Special Area of Landscape Quality. Impacted by significant transport and ecology constraints, SI within flood zone, partly secondary support site for Brent Geese and Waders.	NC, adjacent to a SSSI/SPA/SAC/Ramsar site. Partly	
Is the site suitable	No Is the site available? Yes	Is the site considered achievable? Yes	

SITE DETAILS	Discounted Housing Site	Sarisbury	
ID: 3007 Site N	lame: Land to the south of Swanwick Lane, Sarisbury		
Current Land Use:	Family leisure area		
Surrounding Land L	se: Residential to the north (along Swanwick Lane), stables to the east, No 85 Swanwick Lane to the south and Glen House playing field to the west.		
Gross Site Area (ha)	: 0.29 Housing Yield (estimate): 8		
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0		
SUITABILITY		WAGD	
Constraints:	Agricultural Land Grade 2, Minerals Safeguarded Site, Countryside		
Highways/ Pedestrian Access:	The access track from Swanwick Lane is only single vehicle width and has poor visibility onto Swanwick Lane. This track would be unacceptable for residential development, unless widened to dual width. Uncertain as to whether this can be achieved in regards to land ownerships.		
Conservation Comments:	No known constraints.		
Noise/Air Quality Assessment:	No known issues.		
Archaeology:	Site not within identified area of archaeological potential.		
Ecology Comment:	: Site is heavily covered by mixed deciduous woodland - loss of which should be avoided. Site is likely to support bats, Great Crested Newt and Dormice.		
Accessible Facility Types: 2/10	Within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility		
Reason for Discounting:	Development is out of keeping with the character of the area and does not accord with the development strateg	у.	
Is the site suitable	No Is the site available? Yes	Is the site considered achievable? No	

SITE DETAILS	Discounted Housing Site	bington, Fareham South, Fareham West
ID: 3008 Site N	ame: Land South of Longfield Avenue, Fareham	BS314
Current Land Use:	Agriculture	SOUTH WARD =
Surrounding Land U	The site is located immediately to the south of the existing built-up boundary of Fareham. Longfield Avenue borders the site to the north, Oxley's Coppice to west. Agriculture to the south. HMS Collingwood is to the east.	TITOLARD R. NO
Gross Site Area (ha)	110.27Housing Yield (estimate):1000	HAS Collingwood
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	1 A A AND Indivision
SUITABILITY		STUBBING OF AMMININ
Constraints:	Agricultural Land Grade 2, Minerals Soft Sand, Minerals Safeguarded Site, Existing Open Space, Countryside, Solent Brent Geese & Wader Secondary Support Area, Solent Brent Geese & Wader Low use, Public ROW	Pertymmer
Highways/ Pedestrian Access:	Access from Longfield Avenue and Peak Lane.	HEAD WARD Stubbington
Conservation Comments:	No known constraints	0 200 400 a00 m Strestylap (and) contercrown copyright
Noise/Air Quality Assessment:	Air quality and noise impact assessment required	
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	The site itself contains arable fields with hedgerows around the field margins. A pond is present on site. Low u & Brent Geese on site. Potential for reptiles, bats and badgers, whilst the pond has potential for amphibians, i	
Accessible Facility Types: 8/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 400m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary Scho within 800m of a Community/Leisure Facility	
Reason for Discounting:	Development in this location would have a detrimental impact on the Strategic Gap. Site contains Brent Geese Use designations and there is no evidence of a strategy compliant solution.	e and Solent Waders Secondary support and Low
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Fareham East
ID: 3009 Site N	lame: Land West of Downend Road, Portchester	BOWLING CONTRACT
Current Land Use:	Agriculture	
Surrounding Land U	se: Railway line with residential on the south side of railway, M27 to the north, Waste Transfer Station, former composting depot, riding school, health club, hotel, camping and caravanning site, and several residential properties in the east.	Fort Wallington
Gross Site Area (ha)	: 33.80 Housing Yield (estimate): 650	Miention
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY	A minute well and Oracle O. Minarele Driele Olay. Our official and damards 9. Octomyords d Oita - Within 500m of	
Constraints:	Agricultural Land Grade 2 - Minerals Brick Clay, Superficial sand/gravel & Safeguarded Site - Within 500m of SPA, Ramsar & SSSI - Ground Water Protection Zone, Countryside, Public ROW, Former landfill on parts of site.	Madingson West Coastway Line The Carpenay The Carpenay
Highways/ Pedestrian Access:	Downend Road has insufficient capacity to accommodate this development. A new highways solution would need to be identified and agreement for it sought from both the highways authority and Highways England. Pedestrian/cycle access should be provided to both Downend Road and Paradise Lane. A Transport Assessment (TA) would be required. Promoter: Access to Downend Road can be achieved to serve the site. Further technical work carried out by i-Transport identifies that to support the delivery of the site and address traffic impacts that would arise, an additional point of access is likely to be needed, either to the A27 to the east or to the north of Junction 11 of the M27. Work carried out to date identifies that both of these options would offer potentially significant benefits to the wider highway network. These options are currently being considered and developed in liaison with Fareham Borough Council, Hampshire County Council and Highways England	Cants Hill A27 200 Cants Hill A27 Cants Hill A27 Cants Hill A27 Cants Hill A27 Cants Hill A27 Cants Hill A27 Cants Hill CrownTc8pÿright
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	The site is bounded by the M27 motorway to the north and the A27 slip road to the west, also a waste transfer station to the east. Therefore there is potential for noise and air quality impacts. However, the site is to the south of the motorway and its scale may provide for mitigation measures, e.g. bunds/ screening, to be incorporated into the final housing scheme making the development viable from a pollution/ sustainability perspective. Detailed noise and air quality assessments should be undertaken.	
Archaeology:	Site not within identified area of archaeological potential	-
Ecology Comment:	The site is located to the south of the M27, east of the A27 and north of a railway line. The site comprises a lar west, and scrub/woodland in the north. Waterbodies to either side of site present potential for amphibian migra barn owls. Downend Chalk Pit SSSI is adjacent to site - a nationally important geological site. Due to the proxi England should be consulted. The provision of wildlife corridors along all boundaries should be considered.	tion across site. Potential for badgers, reptiles and
Accessible Facility Types: 3/10	Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 1600m of a Town/Di	strict or Local Centre
Reason for Discounting:	At this stage further work is required to demonstrate a suitable highways solution. In addition further work woul	d be required to confirm suitable yield.
Is the site suitable?	Yes Is the site available ² ₁₅₀ Yes	Is the site considered achievable? No

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

SITE DETAILS		Discounted Housing Site	Sarisbury
ID: 3017 Site N	lame: Land adj Swanwick Lane, S	Swanwick	
Current Land Use:	Agriculture		
Surrounding Land Us	se: Residential to west, woodland	to north, agricultural/residential to east	
Gross Site Area (ha)	: 2.54 Housing Yield (es	timate): 46	
Employment Yield (e	estimate): 0	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			SARISBURY WARD
Constraints:	Agricultural Land Grade 2, Agricult	ural Land Grade 3b, Countryside	
Pedestrian Access:	It is considered that satisfactory access can be achieved to this site from Swanwick Lane. The optimum access location would be just east of the centre point of the frontage. Access and turning for refuse vehicles would be required in addition to safe pedestrian facilities near the access and on Swanwick Lane.		
Conservation Comments:			
Noise/Air Quality Assessment:	Noise assessment required as cor	nmercial development adjacent site to the northwest.	
Archaeology:	Site not within identified area of an	chaeological potential.	
	Priority habitat lowland mixed deciduous woodland present directly adjacent to north of site. Potential for bats, Great Crested Newts, Hazel Dormice; Common Lizard, Badger and BoCC.		
Accessible Facility Types: 5/10	Within 1600m of a Train Station, w Centre, within 800m of a Commun	vithin 1200m of a GP Surgery, within 800m of a Accessible Green or Play s ity/Leisure Facility	Space, within 1600m of a Town/District or Local
Reason for Discounting:	The scale of development propose	ed is out of keeping with the character of the area and does not accord with	the development strategy.
Is the site suitable?	No	Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Stubbington	
ID: 3022 Site N	ame: Land West of Newgate Lane, Stubbington		
Current Land Use:	Paddock		
Surrounding Land U	Se: Solar farm off Newgate Lane to north of the site. Open fields currently used for agriculture, but subject to previous representations for residential development to the east.		
Gross Site Area (ha)	: 3.06 Housing Yield (estimate): 55		
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	STUBBINGTON	
SUITABILITY		WARD WARD	
Constraints:	Agricultural Land Grade 2, Minerals Soft Sand, Minerals Safeguarded Site, Countryside		
Highways/ Pedestrian Access:	A suitable single, priority junction can be achieved onto Newgate Lane. Buses are available along Newgate Lane East (Relief Road) whilst cycle/footway provisions are available to Peel Common, schools, Speedfields Retail Centre and Fareham. It would be necessary to provide crossing controls over Newgate Lane East, for access to primary schools and facilities to the east. It would need to be demonstrated that the junction of Newgate Lane with the Relief Road has capacity to accommodate the additional development traffic.		
Conservation Comments:	No known constraints	0 ext 0 120 m Crown copyright	
Noise/Air Quality Assessment:	Odour assessment required		
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	A colony of Chamomile (Chamaemelum nobile) may be present on site, which is classed as Vulnerable on the vascular plant Red List for England. There is potential on site for protected species such as reptiles, badgers, dormice, bats, etc. The hedge running from east to west should be retained, enhanced and protected with a buffer. Buffer to the south and east are required to protect the wooded areas immediately outside the site boundaries.		
Accessible Facility Types: 4/10	Within 1600m of a Secondary School, within 400m of a High Frequency Bus Stops, within 1600m of a Major Community/Leisure Facility	Employment Areas, within 800m of a	
Reason for Discounting:	Development in this location would not be in keeping with the settlement pattern and would change the settle ecological impacts. The site is therefore considered unsuitable for residential development.	ement character of Peel Common. Potential for	
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes	

SITE DETAILS	Discounted Housing Site	Warsash
ID: 3024 Site M	Name: Land at Great Abshot, Warsash	
Current Land Use:	Agriculture	
Surrounding Land U	Jse: The site is surrounded by agriculture, hedges and woodland and some isolated residential housing.	
Gross Site Area (ha)): 13.65 Housing Yield (estimate): 246	
Employment Yield ((estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		WARSASH
Constraints:	Agricultural Land Grade 3, SINC, Minerals Superficial sand/gravel, Countryside, TPO, Former landfill to So pits to North	
Highways/ Pedestrian Access:	Physical access to the site could be obtained, however the site is somewhat isolated from the Titchfield Common settlement and would need to provide adequate pedestrian and cyclist linkage to the north. Little Abshot Lane and the Local Road Network are likely to be inadequate to provide access for the scale of development proposed.	
Conservation Comments:	No known constraints	o teo 320 m © OpenStreetMap (and)
Noise/Air Quality Assessment:	No issues	
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	The site contains arable farmland with boundary vegetation comprising dense hedgerows/tree lines. Bats, on site, particularly around the boundary vegetation and woodland edge on the west side of the site.	badger, Dormice and reptiles are likely to be present
Accessible Facility Types: 4/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 12 Community/Leisure Facility	00m of a Primary School, within 800m of a
Reason for Discounting:	The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment) and is within a highway access constraints. For these reasons the site is unsuitable for residential development.	n Area of Special Landscape Quality. There are also
Is the site suitable	? No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Park Gate	
ID: 3025 Site N	ame: Little Park Farm, Park Gate		
Current Land Use:	The site is in a mixture of uses, including residential, kennels and amenity grazing.	WARD ST .	
Surrounding Land U	e: Employment, residential and unused land. To the immediate north of the site lies the M27 and to the immediate south is a railway line. The western boundary abuts the Chandlers Way employment area. To the east is unused land which is in Winchester District		
Gross Site Area (ha)	5.73 Housing Yield (estimate): 103	Contraction of the second seco	
Employment Yield (stimate): 0 Gypsy and Traveller Pitches (estimate): 0	KING CONTRACTOR	
SUITABILITY		MARKANE PARKA	
Constraints:	Vinerals Superficial sand/gravel, TPO, Former Land Use Assessment required		
Highways/ Pedestrian Access:	The site plan indicates that a satisfactory access could be provided for the site, subject to measures to control vehicles and pedestrians under the 3.7m wide rail underbridge. Traffic signals would appear to be feasible, linked to a separate pedestrian phase. There would be some concern over the length of the cul de sac and potential vulnerability if the underbridge became obstructed, such as by a large/ high vehicle.		
Conservation Comments:	No known constraints.		
Noise/Air Quality Assessment:	No known issues.		
Archaeology:	Site not within identified area of archaeological potential.		
Ecology Comment:	General area has potential to offer wider connectivity along railway line to Swanwick Lakes and north to Botley	Wood. Potential for reptiles, dormice and bats.	
Accessible Facility Types: 4/10	Within 1600m of a Train Station, within 1600m of a Major Employment Areas, within 800m of a Accessible Gr or Local Centre	een or Play Space, within 1600m of a Town/District	
Reason for Discounting:	The site is unsuitable for residential development.		
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No	

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

SITE DETAILS		Discounted Housin	ng Site	Sti	ubbington
ID: 3028 Site N	lame: Copps Field, Newgate Lane, Pe	el Common			MEADOW WINK
Current Land Use:	Pasture		N MOK		
Surrounding Land U		ARK			
Gross Site Area (ha)	: 4.61 Housing Yield (estima	te): 90] / 🛰	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (esti	imate): 0	STUBINGTON MARD	7
SUITABILITY					4
Constraints:	Agricultural Land Grade 3a, Agricultural	I Land Grade 3b, Countryside, So	olent Brent Geese & Wader Low use		And
Highways/ Pedestrian Access:	Site does not have access to the highway, however there is potential for access to the site through adjacent developable sites.				
Conservation Comments:	No known constraints				ET.
Noise/Air Quality Assessment:	Noise assessment - Newgate Lane indu	ustrial estate(s) to the north.		0 65 130 m © Crown copyrig!	n Å
Archaeology:	Site not within identified area of archae	ological potential			
Ecology Comment:	Waders 'Low Use' site. All such sites hat Therefore proportionate mitigation, off-s	ave the potential to support the ex setting and/or enhancement meas	kisting network and provide alternative sures will be required. Natural England	of the site. The site is a Brent Geese and e options and resilience for the future netw d should be consulted. The hedgerows or y that reptiles, Badgers, Water Voles, am	vork. n site
Accessible Facility Types: 8/10				a GP Surgery, within 400m of a High Free thin 1200m of a Primary School, within 80	
Reason for Discounting:	Development in this location would have there is no evidence of a strategy comp		ategic Gap. Site is designated as a Br	ent Geese and Solent Waders Low Use s	site and
Is the site suitable?	No	Is the site available?	Yes	Is the site considered achievable?	Yes

SITE DETAILS	Discounted Housing Site	Titchfield	
ID: 3029 Site N	ame: Land south of Bridge Street, Titchfield		
Current Land Use:	Pasture		
Surrounding Land Us	e: Residential to the west and north. Open land to the east and south.		
Gross Site Area (ha):	1.76 Housing Yield (estimate): 28	BRIDGE STREET	
Employment Yield (e	estimate): 0 Gypsy and Traveller Pitches (estimate): 0		
SUITABILITY			
	Agricultural Land Grade 2, Minerals Soft Sand, Minerals Superficial sand/gravel, Countryside, Statuto Buildings	ry Listed	
Pedestrian Access:	As the north-western part of the site is built-out, the only viable access would be on the western part of the frontage with Bridge Street. Access and turning for refuse vehicles would be required, along with pedestrian facilities on Bridge Road.		
commentar	This site lies adjacent to the Titchfield Conservation Area. The rural land surrounding the village is of importance in defining the historic settlement, setting it apart from surrounding urban areas. The rural of the Meon Valley also provides important views of Titchfield in the landscape. Development of this la would be harmful to the setting of the conservation area.	I setting	
Noise/Air Quality Assessment:	No known issues		
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	Site contains grassland/pasture with linear hedgerows. Canal located on eastern boundary of the site. Bats, dormice, water vole, otter, reptiles and badger all have potential to utilise the site.		
Accessible Facility Types: 7/10	Within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility		
	Site within landscape identified as of special character for the Borough. The site partly within flood zones 2 and 3 and has high ecological potential (adjacent to a SINC). Development could also be harmful to the setting of the conservation area.		
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No	

SITE DETAILS	Discounted Housing Site	Hill Head
ID: 3037 Site N	ame: Land west of Old Street, Stubbington	
Current Land Use:	C3 Class and B8 Class	
Surrounding Land U	e: Residential to the east, open countryside/ Meon Valley and SPA/SSSI to the west	
Gross Site Area (ha)	3.00 Housing Yield (estimate): 6	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		HILL HEAD WARD WARD
Constraints:	Agricultural Land Grade 3, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Within 500m of SPA, Within 500m of SSSI, Countryside, TPO	
Highways/ Pedestrian Access:	The principle of development is acceptable, subject to possible improvements on Old Street leading to Fury Way. Safe site access and visibility to Old Street would be a priority and pedestrian provisions would also need to be considered.	
Conservation Comments:	No known constraints	OVER CITY
Noise/Air Quality Assessment:	No known issues	0 65 130 m
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	Site contains residential detached housing with associated large gardens containing scattered mature trees badger, Dormice and reptiles.	and shrubs. Potential for bats, water vole, otter,
Accessible Facility Types: 6/10	Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 80 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/L	
Reason for Discounting:	It is unclear at this time as to whether the site is available for development during the plan period.	
Is the site suitable?	Yes Is the site available? No	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Sarisbury
ID: 3038 Site N	lame: Land in Upper Swanwick, Swanwick	
Current Land Use:	Horticultural land/ paddock/ grassland/ woodland	E Comme
Surrounding Land U	se: Residential development to the east (Botley Road), south (Swanwick Lane) and west (New Road) and a nature reserve to the north	
Gross Site Area (ha)	: 31.94 Housing Yield (estimate): 575	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	SARISBURY
SUITABILITY		WARD WARD
Constraints:	Agricultural Land Grade 2, 3a, 3b & 3c, Minerals Safeguarded Site - Within 500m of SPA, SAC, Ramsar & SSSI - Countryside, TPO, Public ROW, Former clay pit	
Highways/ Pedestrian Access:	Suitable access can be obtained onto Swanwick Lane, however the scale of site is considered to be too large to be accommodated in traffic terms given the existing road network constraints. It is also in a fairly unsustainable location so that residents would be expected to drive to most trip attractors. Good bus services on Botley Road and any off-site cyclist improvements would go some way to resolve this. An internal loop road would be sought.	North Contraction of the second se
Conservation Comments:	The site lies directly adjacent to Morgan's Farmhouse and its barn, both are grade II listed buildings. The proximity of any development would need to respect the setting of both these buildings which is presently semi rural in character.	o 180 320 m © OpenStreedMap (and) contércrown Copyright
Noise/Air Quality Assessment:	Noise and air quality assessments due to scale of proposed development.	
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	The site itself contains predominantly arable land with boundary hedgerows. Potential for great crested newt, b may have potential to support roosting bats.	at, reptile, badger and Dormice. Buildings on site
Accessible Facility Types: 5/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Sp Centre, within 800m of a Community/Leisure Facility	ace, within 1600m of a Town/District or Local
Reason for Discounting:	Scale of growth does not accord with the development strategy. The site is ecologically sensitive (adjacent to a suitable highway access for the scale of development proposed.	SINC) and does not seem capable of providing
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Titchfield		
ID: 3045 Site N	me: Carron Row Farm Segensworth East, Titchfield			
Current Land Use:	C3 Class/ Agricultural/ Horticultural	THE REAL PROPERTY AND THE		
Surrounding Land Us	e: Allotments, paddocks, Titchfield Abbey Scheduled Ancient Monument and caravan site.			
Gross Site Area (ha):	7.29 Housing Yield (estimate): 131			
Employment Yield (e	stimate): 0 Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY		Hall BATTOHRED		
	Agricultural Land Grade 2, Agricultural Land Grade 3, SINC, Minerals Superficial sand/gravel, Countryside, Statutory Listed Buildings, Scheduled Monument, Public ROW			
	Due to limited lengths of frontage with Segensworth Road, it is not possible to secure adequate visibility splays at the prospective accesses.			
Comments:	This site contains a grade II listed building, the Barn at Carron Row Farm, and part of the site lies within the boundary of the Titchfield Abbey Conservation Area. To the south the site encroaches on the scheduled monument of Titchfield Abbey and Fishponds. The setting of the barn, the rural character and appearance and setting of the conservation area and the scheduled monument would all be important considerations in the scale and siting of new buildings. English Heritage should be consulted concerning the character and setting of the scheduled monument.			
Noise/Air Quality Assessment:	No known issues			
Archaeology:	Site not within identified area of archaeological potential			
	The site contains grassland / pasture divided into sectioned fields, with a series of buildings on the east of the site. Majority of site is likely to be low ecological value as horse paddock. Potential for bats, Dormice, reptiles and badger.			
Accessible Facility Types: 4/10	Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility			
	The site is within landscape identified as of special character for the Borough. Development at the site would potentially have significant impacts upon a Scheduled Ancient Monument. No safe highway access identified.			
Is the site suitable?	No Is the site available?	Is the site considered achievable? No		

SITE DETAILS		Discounted Housing Site	Sarisbury	
ID: 3047 Site N	lame: Land on south west sid	de of Botley Road, Swanwick		
Current Land Use:	Former garden/orchard			
Surrounding Land U	se: Residential to the east, op	en countryside to north, south, east and west		
Gross Site Area (ha)	: 0.70 Housing Yiel	d (estimate): 5		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0		
SUITABILITY			SARISBURY WARD	
Constraints:	Agricultural Land Grade 3a, A	gricultural Land Grade 3b, Minerals Safeguarded Site, Countryside		
Highways/ Pedestrian Access:	Access to this site is considered to be acceptable from a central point on the frontage with Botley Road, tying in to the adjacent layby. Pedestrian facilities on the frontage and a possible pedestrian refuge would be required on Botley Road.			
Conservation Comments:	No known constraints.			
Noise/Air Quality Assessment:	No known issues.			
Archaeology:	Site not within identified area	of archaeological potential.		
Ecology Comment:	The site comprises a Priority Habitat Lowland Mixed Deciduous Woodland which is considered to be of high value for biodiversity. The site is part of a valuable network of habitats with rich biodiversity. Potential to support EPS species including bats, Dormice and Great Crested Newts.			
Accessible Facility Types: 7/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility			
Reason for Discounting:	This site has extensive mature development.	e tree cover across the majority of the site with high biodiversity value. T	The site is therefore considered unsuitable for residential	
Is the site suitable?	No No	Is the site available? Yes	Is the site considered achievable? No	

SITE DETAILS		Discounted Housing Site	Warsash
ID: 3050 Site N	ame: Land at Brook Avenue, Warsa	ash	
Current Land Use:	Paddock		BROOKAVENUE
Surrounding Land U		ist and north as well as garden nurseries to the north. Further res e to Nature Conservation (SINC) to the south.	idential
Gross Site Area (ha)	: 2.04 Housing Yield (estir	nate): 55	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	EE A WARRAN FILL CONE
SUITABILITY			A A A A A A A A A A A A A A A A A A A
Constraints:	Agricultural Land Grade 3b, Within 50 of SSSI, Countryside	00m of SPA, Within 500m of SAC, Within 500m of Ramsar, Withir	n 500m
Highways/ Pedestrian Access:	Access from the south would be unacceptable as the link to Brook Lane is narrow. Access from the north onto Brook Avenue is considered feasible. Footway provision along Brook Avenue would be required to Brook Lane.		
Conservation Comments:	No known constraints		0 BOOKAVENUE
Noise/Air Quality Assessment:	No issues		
Archaeology:	Site not within identified area of archa	aeological potential	
Ecology Comment:		and field with boundary vegetation, which could be utilised by fora ecreation within the SINC will need to be considered. Protection a	
Accessible Facility Types: 6/10		l, within 800m of a Convenience Store or Supermarket, within 400 hin 1200m of a Primary School, within 1600m of a Town/District or	
Reason for Discounting:	Development of scale promoted wou	d not be in keeping with the settlement pattern.	
Is the site suitable?	No	Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Fareham East
ID: 3052 Site N	ame: Land to the East of Furze Court, Wickham Road, Fareham	
Current Land Use:	Open Space	Ner
Surrounding Land U	se: Former office buildings converted to residential use on Furze Court to the west. Residential to the south. Commercial uses at Furzehall Farm to the south west. Open space to the east. M27 to north.	
Gross Site Area (ha)	: 0.86 Housing Yield (estimate): 13	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	FAREHAM
SUITABILITY		PUT BAST WARD
Constraints:	Agricultural Land Grade 2, Minerals Brick Clay, Existing Open Space, Ground Water Protection Zone, Countryside, Pumping station in corner on site.	
Highways/ Pedestrian Access:	Access provision, subject to satisfactory refuse collection and turning and safe pedestrian facilities leading to Wickham Road is acceptable. Pedestrian and cycle connection to Furzehall Avenue should be investigated.	
Conservation Comments:	No known constraints	CORNFIELD
Noise/Air Quality Assessment:	The impacts of noise and air quality from the M27 motorway are a constraint to development, the site is not ideal for residential use.	
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	The site comprises a mosaic of semi- improved grassland, scrub and scattered trees. Site has potential to supprinvertebrates, reptiles, amphibians and BoCC.	port a range of species such as bats,
Accessible Facility Types: 4/10	Within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Ac Town/District or Local Centre	cessible Green or Play Space, within 1600m of a
Reason for Discounting:	Development would result in the loss of open space.	
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Discounted Housi	ng Site	Stubbington	
ID: 3057 Site I	Name: Land East of Newgate Lane	, Peel Common			
Current Land Use:	Agricultural				
Surrounding Land L	Current Land Use: Agricultural MOD Playing fields (use class D2) to the north-west. Tukes Avenue public open space is to the north east. Speedfields Retail Park (including A1, B1, B2 uses) to the north and residential to the east. Arable land to the south west of Newgate Lane.				
Gross Site Area (ha): 13.55 Housing Yield (est	imate): 286			
Employment Yield	(estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	SITUBBINGTON WARD	
SUITABILITY					
Constraints:	Agricultural Land Grade 3a, Agricul & Wader Low use	tural Land Grade 3b, Minerals Soft S	and, Countryside, Solent Brent Geese		
Highways/ Pedestrian Access:	This proposal includes the creation of an access direct from the proposed Newgate Lane South Relief Road through the construction of a roundabout. HCC Highways have raised concerns over the acceptability of this access but FBC are confident that the Local Plan Transport Assessment and other evidence supports this allocation by demonstrating a deliverable junction scheme for this access.				
Conservation Comments:	No known constraints			© Crown copyright	
Noise/Air Quality Assessment:	Noise and air quality (travel) assess	sments both required			
Archaeology:	Site not within identified area of arc	haeological potential			
Ecology Comment:	'Low Use' site. All such sites have t	he potential to support the existing ne		per. The site is a Brent Geese and Solent Waders and resilience for the future network. Therefore be consulted.	
Accessible Facility Types: 5/10	Within 800m of a Convenience Sto a Accessible Green or Play Space,		High Frequency Bus Stops, within 16	00m of a Major Employment Areas, within 800m of	
Reason for Discounting:	Development in this location would there is no evidence of a strategy c		ategic Gap. Site is designated as a B	rent Geese and Solent Waders Low Use site and	
Is the site suitable	? No	Is the site available?	Yes	Is the site considered achievable? No	

SITE DETAILS	Discounted Housing Site	Titchfield
ID: 3058 Site N	ame: Land East of St Margaret's Lane, Titchfield	
Current Land Use:	Woodland	
Surrounding Land U	Se: Small scale residential to the west (St Margaret's Lane) and to the east and north (Southampton Road), woodland SINC to the south	
Gross Site Area (ha)	0.57 Housing Yield (estimate): 14	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	A Strongeld
SUITABILITY		NUCHHELD WARD
Constraints:	Countryside, Public ROW	
Highways/ Pedestrian Access:	Whilst this site could be satisfactorily accessed from St Margaret's Lane, this road is narrow and has no footways from Titchfield. The provision of a pedestrian/cycle link to Titchfield should be investigated, without which the site is in a unsustainable location.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues	
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	The site is comprised of Priority Habitat Lowland Mixed Deciduous Woodland. Potential for Dormice, foraging	and roosting bat, invertebrates, badger and reptiles.
Accessible Facility Types: 8/10	Within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High F Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, with 800m of a Community/Leisure Facility	
Reason for	Site not available	
Discounting:		
Is the site suitable?	No Is the site available? No	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Titchfield				
ID: 3059 Site N	59 Site Name: Land East of Titchfield Road, Titchfield					
Current Land Use:						
Surrounding Land U	e: Agriculture, Kennels					
Gross Site Area (ha)	36.01 Housing Yield (estimate): 720	4				
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	K K M				
SUITABILITY						
Constraints:	Agricultural Land Grade 2, Flood Zone 2, Flood Zone 3, Minerals Soft Sand, Minerals Superficial sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside, Solent Brent Geese & Wader Low use					
Highways/ Pedestrian Access:	The principle of forming three access points to serve the two sites, appears to be acceptable. No vehicular access to Ranvilles Lane would be acceptable. The illustrative primary access from the proposed Stubbington Bypass junction with the B3334 Titchfield Road would need to be incorporated into the proposed signal-controlled junction. The locations of the accesses to Titchfield Road may need adjusting and there would be wide-scale hedge-loss associated with the southern of these. The site is somewhat isolated and provision would need to be made to create/improve pedestrian/cycle links to Ranvilles Lane for access to the north-east and also to Titchfield. Cyclist provision on the down-graded southern section of Titchfield Road carriageway should also be considered, for access to Stubbington. The critical mass of the development would justify the reintroduction of buses along Titchfield Road and within the development itself.					
Conservation Comments:	No known constraints					
Noise/Air Quality Assessment:	Noise and air quality (travel) assessments recommended owing to scale of proposed development and location in Strategic Gap.					
Archaeology:	Site not within identified area of archaeological potential					
Ecology Comment:	The site is comprised of Priority Habitat Lowland Mixed Deciduous Woodland. Potential for Dormice, foraging a reptiles. Solent Brent Geese and Wader Low Use site.	nd roosting bat, invertebrates, badger and				
Accessible Facility Types: 1/10	Within 800m of a Accessible Green or Play Space					
Reason for Discounting:	Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the	ne development strategy.				
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes				

SITE DETAILS	Discounted Housing Site	Titchfield			
ID: 3060 Site N	lame: Land West of St Margaret's Lane, Titchfield				
Current Land Use:	Mix use-horticultural, paddocks, cattery, storage, vacant and residential.				
Surrounding Land U	se: Horticultural glasshouses to the north, agriculture to the west and school grounds/wooded area to the south				
Gross Site Area (ha)	: 3.51 Housing Yield (estimate): 100				
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0				
SUITABILITY					
Constraints:	Agricultural Land Grade 3, Countryside, Car breakers, nursery, garages to north				
Highways/ Pedestrian Access:	Whilst this site could be satisfactorily accessed from St Margaret's Lane, this road is narrow and has no footways from Titchfield. The provision of a pedestrian/cycle link to Titchfield should be investigated, without which the site is in a unsustainable location.				
Conservation Comments:	No known constraints	IL THERE N			
Noise/Air Quality Assessment:	Noise assessment - adjacent works and a school	© Crown copyright			
Archaeology:	Site not within identified area of archaeological potential				
Ecology Comment:	The site comprises degraded livestock and paddock fields. Mitigation and enhancement areas to be provided at southern boundary. Potential for reptiles, badger, amphibians, dormice.				
Accessible Facility Types: 3/10	Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility				
Reason for Discounting:	Development of scale promoted would not be in keeping with the settlement pattern and does not accord with development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.	the development strategy. Small scale			
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes			

SITE DETAILS		Discounted Housing Site	Sarisbury		
ID: 3061 Site N	lame: Land to rear of 310	Botley Road, Burridge			
Current Land Use:	Woodland				
Surrounding Land U	se: Allocated housing land	to north and east, residential to south and west			
Gross Site Area (ha)	: 1.32 Housing	Yield (estimate): 32			
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY					
Constraints:		b, Agricultural Land Grade 3c, Ancient Woodland, SINC, Within 500m of SPA, in 500m of Ramsar, Within 500m of SSSI, Countryside, TPO			
Highways/ Pedestrian Access:	It is considered this site we Road. Access from the No	SARISU IRV WARD			
Conservation Comments:	No known constraints.		Winnetty -		
Noise/Air Quality Assessment:	Noise assessment required, site is immediately south of Cherry Tree Farm Industrial Estate.				
Archaeology:	Site not within identified a	rea of archaeological potential.			
Ecology Comment:	The site comprises ancient woodland (SINC) and Priority Habitat wet woodland - veteran trees, wet woodland, ponds and important hedgerow. The woodland on site likely to have potential for amphibians, bats, badger, reptiles and dormice.				
Accessible Facility Types: 2/10	Within 800m of a Accessi	ble Green or Play Space, within 800m of a Community/Leisure Facility			
Reason for Discounting:	The site has total coverag residential development.	e by mature trees and does not appear to have suitable highway access. For the	ese reasons the site is considered unsuitable for		
Is the site suitable?	? No	Is the site available? Yes	Is the site considered achievable? No		

SITE DETAILS		Discounted Housing	g Site	Fareham East
ID: 3063 Site N	lame: Trinity Street	Car Park, Fareham		
Current Land Use:	Car Park			
Surrounding Land U	se: Residential, a ch	nurch with grounds, a public house and a restaurant		
Gross Site Area (ha)		using Yield (estimate): 12		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (esti	mate): 0	
SUITABILITY				
Constraints:				WARD C
Highways/ Pedestrian Access:	Access from Trinity \$	Street		FAREHAM NORTH WARD CONTENT CON
Conservation Comments:	No known constraint	S		RUSSELLPDACE
Noise/Air Quality Assessment:	No issues			050 m © Crown.copyright
Archaeology:	Site not within identit	fied area of archaeological potential		
Ecology Comment:	No known issues			
Accessible Facility Types: 10/10	within 400m of a Hig	Secondary School, within 1600m of a Train Station, wigh Frequency Bus Stops, within 1600m of a Major Em hin 1600m of a Town/District or Local Centre, within 8	nployment Areas, within 800m of a Ac	
Reason for	Not available			
Discounting:				
Is the site suitable?	Yes	Is the site available?	No	Is the site considered achievable? Yes

SITE DETAILS		Discounted Housi	ng Site	Titchfield
ID: 3064 Site 1	Name: 320 Southampton Road, Tito	hfield		
Current Land Use:	C3 Class/ garden land/ paddock			
Surrounding Land L	Jse: Residential, open area to South	, A27 to the North		Soutra Mirtow Roab
Gross Site Area (ha): 1.06 Housing Yield (esti	mate): 25		
Employment Yield ((estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				
Constraints:	Countryside			
Highways/ Pedestrian Access:	Site acceptable in highway terms subject to planned A27 duelling works will have been completed. Access should be created at the eastern end of the frontage.			
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	No known issues			0 45 90 m © Crown copyright
Archaeology:	Site not within identified area of arch	naeological potential		
Ecology Comment:			ing hedgerows. Adjacent to SINC an acies such as bats, reptiles and poss	d Priority Habitat woodland. The boundaries are ibly dormice.
Accessible Facility Types: 8/10		a Accessible Green or Play Space, v		Frequency Bus Stops, within 1600m of a Major thin 1600m of a Town/District or Local Centre, within
Reason for Discounting:			nent pattern and does not accord wit a and could therefore be acceptable.	h the development strategy. Small scale
Is the site suitable	? No	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Park Gate					
ID: 3073 Site 1	lame: Land at Addison Road, Park Gate						
Current Land Use:	Current Land Use: Open space						
Surrounding Land U	se: Residential to the south, open space and countryside to north						
Gross Site Area (ha	: 0.67 Housing Yield (estimate): 16	978 /					
Employment Yield	estimate): 0 Gypsy and Traveller Pitches (estimate): 0						
SUITABILITY		PARMATE WARD					
Constraints:	Existing Open Space, Countryside	A Det Tent & American					
Highways/ Pedestrian Access:	Subject to no intervening land, access to the site would be acceptable from Addison Road, midway along the southern boundary. Priority or traffic calming measures would be required at the junction of Addison Road with Edenbridge Way.						
Conservation Comments:	No known constraints.						
Noise/Air Quality Assessment:	No known issues.						
Archaeology:	Site not within identified area of archaeological potential.						
Ecology Comment:	The site appears to comprise grass fields with tree-lined boundaries. A woodland is also located along the weat mature treelines, TPOs and a woodland along the boundaries, these features should be retained where possil appropriate buffers. Likely to support foraging and commuting bats, Dormice, reptiles, and invertebrates. Rec should be assessed and mitigated accordingly.	ble and protected through the inclusion of					
Accessible Facility Types: 9/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within Town/District or Local Centre, within 800m of a Community/Leisure Facility						
Reason for Discounting:	The site provides valuable public open space and the existing woodland which includes TPOs and wildlife hab accommodate.	itat would make development difficult to					
Is the site suitable	No Is the site available? Yes	Is the site considered achievable? Yes					

SITE DETAILS		Discounted Housing S	Site		Hill Head
ID: 3075 Site N	Name: Land at Bells Lane, Stubbin	gton			UBBINGTON VARD
Current Land Use:	Open space			BELLS, LANE-	
Surrounding Land U	Jse: Mixed including residential				
Gross Site Area (ha)): 1.27 Housing Yield (es	imate): 31			
Employment Yield ((estimate): 0	Gypsy and Traveller Pitches (estima	ate): 0	- 굿雌금 프램 홈런 ^트	린 만
SUITABILITY					
Constraints:	Existing Open Space				
Highways/ Pedestrian Access:	It is considered that access could be secured from Mancroft Avenue subject to suitable spacing from the Bell's Lane junction. The public footpath would need to be accommodated through the site. No vehicular access to Bell's Lane would be acceptable.				
Conservation Comments:	No known constraints			We want for the second se	
Noise/Air Quality Assessment:	No known issues			0 55 110 m	vn copyright
Archaeology:	Site not within identified area of arc	haeological potential			
Ecology Comment:	Some Priority Habitat such as wood	Some Priority Habitat such as woodland and grassland on site. Potential for commuting bats, reptiles, badger, dormice and notable invertebrates.			
Accessible Facility Types: 8/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Reason for Discounting:	The site currently provides valuable	e public open space and the existing public	lic footpath would make developm	nent difficult to accommodate.	
Is the site suitable	? No	Is the site available? Y	/es	Is the site considered achievab	le? No

SITE DETAILS		Discounted Housing Site	Portchester West		
ID: 3076 Site N	lame: Danes Road Gra	azing Land, Portchester			
Current Land Use:	Paddock				
Surrounding Land U	se: Agriculture to the so	outh and west, allotments to east, M27 cutting to north			
Gross Site Area (ha)	: 0.79 Housir	ng Yield (estimate): 14	M27		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY			PORTCHESTO WEST U		
Constraints:		e 3a, Minerals Safeguarded Site, Within 500m of SSSI, Countryside, Former landfill ut out separates site and landfill.			
Highways/ Pedestrian Access:	There is no suitable veh suitably improved for ve	nicle access to this site. The only access at all is along a footpath that could not be phicles.			
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	In close proximity to the development	M27 motorway and other noise sources - not recommended for residential	0 45 90 m © Crown copyright		
Archaeology:	Site not within identified	area of archaeological potential			
Ecology Comment:	The site contains grassland with scattered trees and scrub. Site is suitable for foraging bats, dormice, reptiles, BoCC and badger.				
Accessible Facility Types: 2/10	Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School				
Reason for Discounting:	No suitable highways a	ccess has been identified or confirmed at this stage. For this reason the site is not cor	nsidered suitable or achievable at this stage.		
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? No		

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

SITE DETAILS		Discounted Housir	ng Site	Portchester West
ID: 3080 Site I	Name: Land at High View, Dore A	ve, Portchester		
Current Land Use:	Open space			KILMISTON DRIVE
Surrounding Land U	Jse: Residential throughout, schoo	ol to the south-east		DOREAVENUE
Gross Site Area (ha): 3.45 Housing Yield (e	estimate): 81		
Employment Yield	(estimate): 0	Gypsy and Traveller Pitches (esti	mate): 0	
SUITABILITY				
Constraints:	Existing Open Space			
Highways/ Pedestrian Access:	This site can clearly be accessed from a number of suitable locations, including by an extension of High View. A crescent arrangement, with two accesses would appear to be the best layout.			
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	Noise assessment required.			
Archaeology:	Site not within identified area of a	rchaeological potential		
Ecology Comment:	The site contains grassland with	scattered trees and scrub. Bats, badger	and reptiles may be present within the	e grassland on site.
Accessible Facility Types: 6/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre			
Reason for Discounting:	The site is a valuable public open	space and is therefore unsuitable for r	esidential development.	
Is the site suitable	? No	Is the site available?	Yes	Is the site considered achievable? No

SITE DETAILS		Discounted Housi	ng Site	Portchester East
ID: 3081 Site N	Name: Land at Hill R	coad, Portchester		
Current Land Use:	Open space			
Surrounding Land U	Ise: Residential to so	outh, M27 and open space to the north		
Gross Site Area (ha)): 1.05 Hor	using Yield (estimate): 25		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	PORTCHESTER
SUITABILITY				Full ROAD B
Constraints:	SINC, Within 500m	of SSSI, Existing Open Space, Countryside, Public I	ROW, Site within a chalk pit not infilled.	
Highways/ Pedestrian Access:	would be towards th	rontage with Hill Road which is fairly steep at this po e southern end of the frontage although a position n estrian safety, a continuous footway would be requir	ear to the western end could be	PORTCHESTER
Conservation Comments:	No known constraint	S		
Noise/Air Quality Assessment:	Noise assessment r	equired.		
Archaeology:	Site not within identi	fied area of archaeological potential		
Ecology Comment:	The site contains wo	odland and grassland. Bats, badger, reptiles, dormi	ce and Great Crested Newt may be pre	esent on site.
Accessible Facility Types: 8/10		Secondary School, within 1600m of a Train Station, v ajor Employment Areas, within 800m of a Accessibl al Centre		
Reason for Discounting:		ological value and is in a highly sensitive landscape nsuitable for residential development.	(based on the Fareham Landscape As	sessment (character area 11.2b)). For these
Is the site suitable?	? No	Is the site available?	Yes	Is the site considered achievable? No

SITE DETAILS		Discounted Housing Site	Warsash		
ID: 3082 Site N	Name: Hook Recreation Ground, Ho	ok			
Current Land Use:	Open space				
Surrounding Land U	se: Agriculture, open countryside an	d woodland border the site.			
Gross Site Area (ha)): 11.35 Housing Yield (esti	mate): 204			
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	TELEER .		
SUITABILITY			WARSASH WARD		
Constraints:	Agricultural Land Grade 2, SINC, Flo Countryside, Site of gassing landfill	ood Zone 2, Minerals Superficial sand/gravel, Existing Open Space,			
Highways/ Pedestrian Access:	This site has sufficient frontages with Hook Lane and Fleet End Road to enable adequate access to be formed. However both of these roads are unsuitable being narrow and having no pedestrian provisions. Cycling would also be largely unviable. As such, the site lacks any viable travel alternative to the private car.				
Conservation Comments:	Cycling would also be largely unviable. As such, the site lacks any viable travel alternative to the private car. No known constraints				
Noise/Air Quality Assessment:	No issues re noise or air quality				
Archaeology:	Site not within identified area of arch	aeological potential			
Ecology Comment:	The site contains grassland with areas of scrubbier grassland and trees. Bats, badger, reptiles and dormice may be present on site in the grassland and trees on site. Mature trees may provide roosting opportunities for bats.				
Accessible Facility Types: 1/10	Within 800m of a Accessible Green	or Play Space			
Reason for Discounting:		cape (based on the Fareham Landscape Assessment) and within an <i>i</i> ons the site is unsuitable for residential development.	Area of Special Landscape Quality. Site partially		
Is the site suitable?	? No	Is the site available? Yes	Is the site considered achievable? No		

SITE DETAILS		Discounted Housi	ng Site	Fareham South
ID: 3083 Site 1	Name: Land at The Gillies r/o Bel	voir Estate, Fareham		
Current Land Use:	Open space			
Surrounding Land L	Jse: Railway to the north, resident	ial and open space, allotment gardens		CRESCENT ROAD
Gross Site Area (ha): 1.88 Housing Yield (e	estimate): 45		ADT
Employment Yield ((estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				
Constraints:	SINC, Flood Zone 2, Flood Zone Existing Open Space, Public RO	3, Within 500m of SPA, Within 500m c N	of Ramsar, Within 500m of SSSI,	
Highways/ Pedestrian Access:		ed unless suitable access can be gaine e parking/garage court at the western e		EARED THE STATE
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	Site is adjacent to the railway line required.	e meaning there us potential for noise in	mpacts. A noise assessment would be	
Archaeology:	Site not within identified area of a	archaeological potential		
Ecology Comment:	The site contains grassland and	woodland. Potential for bats and reptile	S.	
Accessible Facility Types: 10/10	within 400m of a High Frequency		mployment Areas, within 800m of a Ac	r Supermarket, within 1200m of a GP Surgery, ccessible Green or Play Space, within 1200m of a
Reason for Discounting:	The site designated as a SINC it	is also partly covered by a high risk floo	od zone. In addition the site is a valuab	ole public open space.
Is the site suitable	? No	Is the site available?	Yes	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Warsash	
ID: 3085 Site N	ame: Land at New Road, Warsash (north)		
Current Land Use:	Scrub		
Surrounding Land U	e: Residential to the north, open space to the south of the site.		
Gross Site Area (ha)	0.15 Housing Yield (estimate): 5	DIBLESROAD	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	50 MO3 D	
SUITABILITY		WARSASH WARD	
Constraints:	SINC, Existing Open Space, Countryside		
Highways/ Pedestrian Access:	The site is located at a point where Dibles Road is pinched to a single vehicle width. Development of the site would present an opportunity to improve this width and create space for occasional commercial/refuse vehicles to pass and for delivery vehicles to stand. Suitable access, including adequate visibility splays, can be provided for development here. On-site turning would be required. Traffic calming and/or a footway should be considered for Dibles Road.		
Conservation Comments:	No known constraints	0 25 50 m Scrown copyright	
Noise/Air Quality Assessment:	No issues		
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	The site is heavily wooded. Bats, badger, reptiles and dormice may be present on site. Bats may roost in mature	e trees on site.	
Accessible Facility Types: 4/10	Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility		
Reason for Discounting:	The site is heavily wooded, designated as a SINC and open space. It is therefore unsuitable for residential deve	elopment.	
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes	

SITE DETAILS	Discounted Housing Site	Titchfield, Fareham West
ID: 3097 Site N	ame: Catisfield Lane, Fareham	FAREHAM S
Current Land Use:	Agricultural/ Paddock	WARD The
Surrounding Land U	se: Residential to the east, open countryside to the east, Meon Valley	
Gross Site Area (ha)	Housing Yield (estimate): 254	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	FAREHAM
SUITABILITY		WEST 0
Constraints:	Agricultural Land Grade 2, Agricultural Land Grade 3, Agricultural Land Grade 3b, Minerals Soft Sand, Minerals Superficial sand/gravel, Countryside, TPO	
Highways/ Pedestrian Access:	The site has only a limited frontage with Fishers Hill. Whilst it is considered that a satisfactory access could be provided here, Fishers Hill is relatively narrow, has no footways and carries high levels of commuter traffic. Unless alternative pedestrian and cyclist access could be achieved to the east, the development would not be acceptable in highway terms.	ттоняецо
Conservation Comments:	The land lies in the Titchfield Abbey Conservation Area. The rural character of the conservation area comprising the historic Meon Valley provides a wider setting for Titchfield Abbey (a scheduled monument), the grade I listed Monastic Barn at Fernhill Farm, Anjou bridge (a scheduled monument) and other associated listed buildings in the valley. The proposal would be harmful to the character and appearance of the conservation area.	120 240 m © OpenStreetMap-(and) N cont@rcrdwin?66pQright
Noise/Air Quality Assessment:	Northern end of site lies adjacent railway line but may not require a noise assessment if a buffer strip is incorporated.	
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	Site contains Priority Habitat Lowland Mixed Deciduous Woodland in the northern portion. Potential for bats, dormice, re botanical interest on site.	eptiles, badgers, invertebrates and
Accessible Facility Types: 5/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surg or Play Space, within 1600m of a Town/District or Local Centre	Jery, within 800m of a Accessible Green
Reason for Discounting:	The site is within landscape identified as of special character for the Borough. Development at the site would potentially Scheduled Ancient Monument. No safe highway access identified.	have significant impacts upon a
Is the site suitable?	No Is the site available? Yes Is the s	ite considered achievable? No

SITE DETAILS		Discounted Housin	g Site	Titchfield, Hill Head, Stubbington
ID: 3098 Site M	lame: Land West of Cuckoo L	ane, Stubbington		
Current Land Use:	Agricultural			
Surrounding Land U		al Nature Reserve (NNR), Special Protecti the west with agriculture to north and sou		танные указа
Gross Site Area (ha)	: 22.05 Housing Yield	(estimate): 240		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (esti	mate): 0	
SUITABILITY				
Constraints:		a & 3b, Flood Zone 2 & 3, Minerals Super t Geese & Wader Low use, Public ROW,		HLL HEAD
Highways/ Pedestrian Access:	which the north and south sites would be from Cuckoo Lane, w there would be an opportunity to	e west side of Titchfield Road is public hig could be accessed. For the southern part ith which the site has an adequate frontag o improve or divert the southern section o proved as part of other development furth	t of the site, the preferred access ge. For the northern part of the site, f Ranvilles Lane, particularly if the	0 155 310 m © OpenStreet/Nap (and)
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	No issues			
Archaeology:	Site not within identified area of	archaeological potential		
Ecology Comment:				Priority habitat includes Lowland mixed deciduous ean sites and is adjacent to a low use site for Brent
Accessible Facility Types: 4/10	Within 400m of a High Frequer a Community/Leisure Facility	icy Bus Stops, within 800m of a Accessibl	e Green or Play Space, within 1600m	of a Town/District or Local Centre, within 800m of
Reason for Discounting:		landscape (based on the Fareham Lands ed with the adjacent SPA/SSSI affect the s		of Special Landscape Quality. Significant
Is the site suitable?	P No	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Sarisbury
ID: 3100 Site M	ame: East of Botley Road, Burridge	
Current Land Use:	scrub/ woodland/ C3 class	
Surrounding Land U	e: Residential and garden land	
Gross Site Area (ha)	2.12 Housing Yield (estimate): 384	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	To Burger and the second
SUITABILITY		- A BARKER BARKER
Constraints:	Agricultural Land Grade 3b, Agricultural Land Grade 3c, Flood Zone 2, Flood Zone 3, Countryside, TPO, Public ROW	
Highways/ Pedestrian Access:	On the basis of the land controlled, the site would not be sufficient to provide a satisfactory access to Botley Road. The current access drive is only single-track and is thus clearly unsuitable. Should properties to the north of the access drive be available, suitable access could be obtained.	
Conservation Comments:	No known constraints.	
Noise/Air Quality Assessment:	No known issues.	Crown copyright TREE DP
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	The site is predominantly woodland with small sections of grassland and multiple buildings. Site forms an eco the south and an Ancient Woodland/SINC to the north. Suitable for Birds of Conservation Concern, Schedule invertebrates and badger.	
Accessible Facility Types: 6/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 800m of a Accessible Green or Play \$ 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility	Space, within 1200m of a Primary School, within
Reason for Discounting:	No satisfactory highways access appears to be available, there is extensive tree coverage and the site has h considered suitable or achievable for residential development.	igh ecological value. For these reasons it is not
Is the site suitable	No Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Titchfield
ID: 3102 Site N	ame: Land East of Posbrook Lane, Titchfield	
Current Land Use:	Paddock	BELCHELD
Surrounding Land U	e: Residential to the north, River Meon floodplain to east, agricultural fields to the south, horse paddocks to the west. Residential to the south west (Barn Close).	
Gross Site Area (ha)	12.43 Housing Yield (estimate): 1494	
Employment Yield (stimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		WARD WARD
Constraints:	Agricultural Land Grade 2, SINC, Flood Zone 2, Flood Zone 3, Minerals Soft Sand, Minerals Superficial sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside, Solent Brent Geese & Wader Primary Support Area, Public ROW	
Highways/ Pedestrian Access:	The site has a long frontage with Posbrook Lane from which suitable access could be achieved. A footway would need to be extended into the site from the junction with Bellfield. Footpaths run through the site to the north and would provide an opportunity for an improved pedestrian/cycle route into Titchfield.	
Conservation Comments:	No known constraints	0 100 200 m © Crown copyright
Noise/Air Quality Assessment:	No known issues	
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	Site consists of mainly improved grassland, with occasional trees and treed boundaries. Common reptiles lik Possibly territory for barn owl and other raptors in especially nearer the eastern boundary. Proximity to SINC	
Accessible Facility Types: 3/10	Within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Town/I	District or Local Centre
Reason for Discounting:	The site is within landscape identified as of special character for the Borough. The site is also partly within F support area for Brent Geese and Solent Waders.	ood Zones 2 and 3. In addition the site is a primary
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No

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

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

SITE DETAILS		Discounted Housing Site	Sarisbury
ID: 3110 Site N	lame: Land So	outh of Holly Hill Lane, Sarisbury	
Current Land Use:	Part C3 Cla	ass, Small amounts of B8 Storage, Trees/Open Pasture	
Surrounding Land U	se: Residential	to north east and west, Holly Hill SINC and LNR to the South	HOLLY HILL LANE
Gross Site Area (ha)	: 4.11	Housing Yield (estimate): 37	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			SARISBURY WARD
Constraints:	Minerals Super	ficial sand/gravel, Countryside, TPO	
Highways/ Pedestrian Access:		can be satisfactorily gained from the three available frontages. Howev ad upgrade of nearby junctions and roads is likely to be required.	
Conservation Comments:	No known cons	traints.	
Noise/Air Quality Assessment:	No known issue	≥S.	0 DI 165 130 m
Archaeology:	Site not within i	identified area of archaeological potential.	
Ecology Comment:	site form a roug		ecreation. Trees are scattered across the site, and in the eastern part of the Parts of the site are likely to support common protected species, and
Accessible Facility Types: 5/10		f a Convenience Store or Supermarket, within 400m of a High Freque mary School, within 800m of a Community/Leisure Facility	ency Bus Stops, within 800m of a Accessible Green or Play Space, within
Reason for Discounting:	It is unclear at t	this time as to whether the site is available for development during the	e plan period.
Is the site suitable?	Yes	Is the site available? No	Is the site considered achievable? Yes

SITE DETAILS		Discounted Housi	ng Site	Fareham West
ID: 3112 Site M	Name: 16-20 The Avenue, Fareham	, Fareham		
Current Land Use:	C3 Class			
Surrounding Land U	Jse: Residential. Town Centre, rail sta	ation and restaurant to east.		BROOKMEADOW
Gross Site Area (ha)): 0.46 Housing Yield (esti	mate): 18		
Employment Yield ((estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	WEST
SUITABILITY				
Constraints:				
Highways/ Pedestrian Access:	Site already benefits from existing ac accommodate the level of developm		need to be improved considerably to	THEAVENUE AZZ
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	Site is adjacent to A27 meaning ther dwellings were set back from the roa		quality impacts but can be mitigated if	
Archaeology:	Site not within identified area of arch	aeological potential		
Ecology Comment:	The site supports residential dwelling bat roosting and commuting/foraging			s, scattered shrubs and utility grassland. Potential
Accessible Facility Types: 9/10		Employment Areas, within 800m of	a Accessible Green or Play Space, with	r Supermarket, within 400m of a High Frequency thin 1200m of a Primary School, within 1600m of a
Reason for Discounting:	It is not clear at this stage whether a to whether the redevelopment of the		of the site for residential development	during the plan period. There are also concerns as
Is the site suitable	? Yes	Is the site available?	No	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Portchester East
ID: 3119 Site Na	ame: Wicor Farm, Cranleigh Road, Portchester	
Current Land Use:	Agricultural Buildings/Paddock	
Surrounding Land Us	e: Agricultural land, Portsmouth Harbour SPA, commercial boatyard and Wicor Recreation Ground.	
Gross Site Area (ha):	1.34 Housing Yield (estimate): 10	CRANERC
Employment Yield (e	stimate): 0 Gypsy and Traveller Pitches (estimate): 0	PORTCHESTER STR AD
SUITABILITY		
	Agricultural Land Grade 2, Flood Zone 2, Minerals Brick Clay, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside, Multiple potentially contaminative uses on and adjacent the site, including andfilling.	
Pedestrian Access:	Suitable access can be achieved to the highway although improvement works necessary. Due to adjacent ndustrial estate access, locate a development access at least 30m west. A footpath connection would be required to the west directly into the adjacent recreation area. There is a concern over the two blind bends along Cranleigh Road, east of the site. Traffic calming/warning measures will need to be employed on these bends at the developers expense. Similarly, there is concern over the available width of Cranleigh Road along ts eastern section, given the high on-street parking demand here. Development of site would provide an opportunity to provide the widening of Cranleigh Road along its northern frontage up to Wicor Recreation Ground	5 90 m © Crown copyright
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	ndustrial units to the east - noise assessment required.	
Archaeology:	Site not within identified area of archaeological potential	
	The site supports mainly rough grassland, occasional scrub and hardstanding, with mature trees along the western bound support reptiles within the rough grassland areas. There is some likelihood of Brent Geese and Solent Waders utilising the adjacent to the site for foraging. Immediately adjacent to internationally protected sites, potential for significant direct adverted and disturbance to overwintering birds. Consultation with Natural England required. Bats are recorded within the area, and and trees to forage and possibly roost.	he site at high tide, and the mudflats erse effects through pollution, lighting
Accessible Facility Types: 3/10	Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisu	ire Facility
Reason for Discounting:	Wider landscape along the coastal margin is highly sensitive.	
Is the site suitable?	No Is the site available? Yes Is the sit	e considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Sarisbury
ID: 3123 Site N	ame: 177-181 Botley Road, Burridge	
Current Land Use:	C3 Class/Garden Land	
Surrounding Land U	se: Residential development to the east and south, woodland and glass houses to the west, woodland and hedgerows to north	
Gross Site Area (ha)	: 1.44 Housing Yield (estimate): 6	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:	Agricultural Land Grade 3a, Countryside	
Highways/ Pedestrian Access:	It is considered the site has sufficient frontage to provide a satisfactory private drive access. Bin collection and carry distances would need to be addressed.	
Conservation Comments:	No known constraints.	
Noise/Air Quality Assessment:	No known issues.	0 45 90 m B Crown, oopyright
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	Boundaries must be retained and buffered. West of site should be buffered further and incorporated within	open space.
Accessible Facility Types: 5/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Centre, within 800m of a Community/Leisure Facility	Space, within 1600m of a Town/District or Local
Reason for Discounting:	Scale of growth does not accord with the development strategy.	
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Discounted Housing Site	Stubbington_
ID: 3129 Site N	Name: Land West of Newgate Lane S	South, Stubbington	
Current Land Use:	Agriculture/ Pasture		isly been
Surrounding Land U		fields currently in agricultural use. These have previou sidential development alongside this site. Further north ingwood. To the sou	
Gross Site Area (ha)): 6.19 Housing Yield (estin	nate): 130	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	STUBBINGTON
SUITABILITY			
Constraints:		al Land Grade 3b, Minerals Soft Sand, Minerals Superfi de, Solent Brent Geese & Wader Low use	icial sand/gravel,
Highways/ Pedestrian Access:	Vehicular access from existing Newg tested through a Transport Assessme	uld need to be	
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	Noise assessment required		
Archaeology:	Site not within identified area of archa	eological potential	
Ecology Comment:	Low use site for Brent Geese and Sol	ent Waders. Appropriate avoidance mitigation would be	e required and consultation with Natural England.
Accessible Facility Types: 6/10		, within 400m of a High Frequency Bus Stops, within 160 f a Primary School, within 800m of a Community/Leisure	00m of a Major Employment Areas, within 800m of a Accessible e Facility
Reason for Discounting:	Development in this location would not therefore considered unsuitable for re		hange the settlement character of Peel Common. The site is
Is the site suitable?	? No	Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Portchester West
ID: 3130 Site N	ame: Land East of Downend Road, Portchester (North of Winnham Farm)	
Current Land Use:	Agricultural	
Surrounding Land U	e: Railway line with residential on south side of railway. South-east, Portchester Crematorium. East, residential (C3) North-east, allotments. North, M27. North-west, former composting facility. South-west, hotel (C1) and gym (D2).	
Gross Site Area (ha)	7.39 Housing Yield (estimate): 100	and the second sec
Employment Yield (stimate): 0 Gypsy and Traveller Pitches (estimate): 0	PORTCHESTER WEST DANES ROAD
SUITABILITY		
	Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Safeguarded Site, Within 500m of SSSI, Countryside, Pits along site boundary, one pit in eastern side of site.	
Highways/ Pedestrian Access:	t is considered that suitable access can be achieved onto Downend Road and that off-site pedestrian/cyclist mprovements would be required both on Downend Road and on the Cams Bridge link to The Thicket. However there are capacity issues at junction with A27	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	Noise assessment required.	
Archaeology:	Site not within identified area of archaeological potential	
	Site comprised of arable fields, with scrub/ trees along northern boundary. Waterbodies to either side of site site. Potential for badgers, reptiles, barn owls and other hawks and suitability for migratory bats. Downend C mportant geological site.	
Accessible Facility Types: 6/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 800m of a Acce Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facilit	
Reason for Discounting:	At this time, it is not possible to establish suitability of this site.	
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Stubbington
ID: 3153 Site N	lame: Newlands Farm	Anseria Antonio
Current Land Use:	Agriculture	A TANK I AN AVENUE AND A MONOTONIA PROFESSION
Surrounding Land U	se: Residential to the north, agriculture to east, west and south	SOUTH WARD
Gross Site Area (ha)	: 47.63 Housing Yield (estimate): 1150	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:	Agricultural Land Grade 2, Minerals Soft Sand, Countryside, Solent Brent Geese & Wader Seconda Area, Solent Brent Geese & Wader Low use, Public ROW	ry Support
Highways/ Pedestrian Access:	Access from Longfield Avenue and Peak Lane. No direct access to be made from the Stubbington E	Bypass.
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	Noise and air quality assessments required	tiss 330 m © OpenStreetWap (and) cont⊚rdrøwn?d6pÿright.
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	The site itself contains arable fields with hedgerows around the field margins. Low use and seconda Potential for reptiles, bats and badgers.	ary support areas for Solent Wader & Brent Geese on site.
Accessible Facility Types: 8/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 4 Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Prin within 800m of a Community/Leisure Facility	
Reason for Discounting:	Development across this extent could undermine the integrity of the Strategic Gap. Site contains Breuse designations and there is no evidence of a strategy compliant solution.	ent Geese and Solent Waders Secondary support and Low
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Fareham North West
ID: 3159 Site N	ame: Land South of Hope Lodge	
Current Land Use:	Paddock/caravan storage	
Surrounding Land Us	e: Residential development to the south and east. Site of Importance for Nature Conservation (SINC) to west/southwest.	
Gross Site Area (ha)	1.40 Housing Yield (estimate): 28	
Employment Yield (e	stimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		West WARD
Constraints:	Agricultural Land Grade 3, Minerals Superficial sand/gravel, Countryside	
Highways/ Pedestrian Access:	Satisfactory access would be taken from Fareham Park Road	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	Site adjacent to M27 (60m to the north). Noise assessment would be required, mitigation measures likely.	0 50 100 m © Crown copyright
Archaeology:	Given the scale of the allocation on land over looking the river valley there is some potential that archaeologica	I remains as yet unlocated will exist.
	mproved grassland pasture, with ancient woodland forming the eastern boundary and a significant proportion utilising the site for foraging and commuting and may use mature trees or the dwelling to roost. The margins o woodland is likely to support badgers.	
Accessible Facility Types: 6/10	Within 1600m of a Secondary School, within 1200m of a GP Surgery, within 400m of a High Frequency Bus St Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre	ops, within 800m of a Accessible Green or Play
Reason for Discounting:	Site is within Area of Special Landscape Quality.	
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Stubbington_
ID: 3161 Site N	Name: Land West of Newgate Lane	
Current Land Use:	Agriculture	NGATELANE
Surrounding Land L	Jse: A sewerage works and gypsy site are located across the road.	MEN DAAL
Gross Site Area (ha): 3.79 Housing Yield (estimate): 91	
Employment Yield ((estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		STUBBINGTON WURD
Constraints:	Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Soft Sand, Minerals Safeguarded Site, Countryside, Solent Brent Geese & Wader Low use, Farm on site, 2 pits on site, several pits along boundary of site, site near source protection zone	
Highways/ Pedestrian Access:	Access only possible from the closed off section of Newgate Lane, which is currently a private road.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	Noise assessment required	Crown copyright
Archaeology:	An archaeological evaluation ahead of the adjacent bypass did not find any archaeological remains. The arc archaeological constraint to development is negligible.	haeological potential is low and the potential for an
Ecology Comment:	The site is a Solent Waders and a Brent Geese Strategy 'Low Use' site. Appropriate avoidance/ mitigation w England. The western habitats, along with suitable green buffers in the north, south and east should be retained by the second	
Accessible Facility Types: 3/10	Within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a	Community/Leisure Facility
Reason for Discounting:	Development in this location would not be in keeping with the settlement pattern and would change the settle therefore considered unsuitable for residential development.	ement character of Peel Common. The site is
Is the site suitable	? No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Sarisbury
ID: 3165 Site N	me: Bursledon Brickworks Swanwick Lane Lower Swanwick	
Current Land Use:	Open storage to brickworks	
Surrounding Land Us	e: Brickworks, motorway, residential	
Gross Site Area (ha):	0.76 Housing Yield (estimate): 20	
Employment Yield (e	stimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:	Agricultural Land Grade 2, Countryside, Former pits and brickworks on site]X \
Pedestrian Access:	Access would only be permissible direct from Swanwick Lane. The site is isolated in non-motorised travel erms and so justification of the location will be required. Site layout would need to respect and not prejudice bublic access to the museum.	
Conservation Comments:	No known constraints.	SWANWICK LANE
Assessment:	Noise and air quality assessments required, however this site is 25m from the M27 motorway and therefore nay not be an ideal location for housing development due to the potential health effects arising from ncreased exposure to environmental noise (road traffic noise in this instance).	
Archaeology:	Site not within identified area of archaeological potential.	
	The site appears to be mainly wooded. Woodland is a 'Priority Habitat' and should therefore be retained where nierarchy to be followed in relation to the habitats and species present on site. Likely impacts on the SAC and	
Accessible Facility Types: 1/10	Within 800m of a Accessible Green or Play Space	
Reason for Discounting:	The site is in an unsustainable location and subject to high noise levels due to proximity to the motorway.	
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Disco	unted Housing Site	Titchfield
ID: 3166 Site N	ame: Haykin, St Margaret's Lane		
Current Land Use:	Residential/commercial		
Surrounding Land U	Se: Cattery and grazing to the north, woodland to the east west	and school grounds/wooded area to the south and	
Gross Site Area (ha)	0.77 Housing Yield (estimate): 6		
Employment Yield (estimate): 0 Gypsy and Travelle	Pitches (estimate): 0	
SUITABILITY			WARD WARD
Constraints:	Agricultural Land Grade 3, Countryside, Scrap yard/car bre	akers	
Highways/ Pedestrian Access:	Whilst this site could be satisfactorily accessed from St Ma footways from Titchfield. The provision of a pedestrian/cyc		
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	Noise assessment required as site is adjacent a kennels.		
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	The site comprises buildings, areas of hardstanding, scrub the east of the site. Dormice are known to be present on si enhanced and a green buffer retained in the south, outside	e. The site also has suitability for reptiles, badgers	and bats. Boundary features to be retained and
Accessible Facility Types: 8/10	Within 800m of a Convenience Store or Supermarket, with Employment Areas, within 800m of a Accessible Green or 800m of a Community/Leisure Facility		
Reason for Discounting:	Development of scale promoted would not be in keeping w development of fewer than 5 may be in line with the charac		the development strategy. Small scale
Is the site suitable?	No Is the site	available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Discounted Housi	ng Site	Titchfield
ID: 3167 Site N	lame: Land to rear of 320 Southam	pton Rd		
Current Land Use:	C3 Class/ garden land/ paddock			Souther
Surrounding Land U	se: Residential, open area to South	, A27 to the North		SOUTHA METON ROAD
Gross Site Area (ha)	: 1.32 Housing Yield (esti	mate): 17		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				ттонящо
Constraints:	Countryside] L - RI [[R]
Highways/	Subject to A27 dualling works being	completed, site considered accepta	ble.	∖∕∖∖ //////////////////////////////////
Pedestrian Access:				
Conservation	No known constraints			
Comments:				
Noise/Air Quality Assessment:	No known issues			0 50 100 m © Crown copyright
Archaeology:	Site not within identified area of arch	naeological potential		
Ecology Comment:			ing hedgerows. Adjacent to SINC and ecies such as bats, reptiles and possib	Priority Habitat woodland. The boundaries are ly dormice.
Accessible Facility Types: 8/10		a Accessible Green or Play Space, v		requency Bus Stops, within 1600m of a Major hin 1600m of a Town/District or Local Centre, within
Reason for Discounting:			nent pattern and does not accord with a and could therefore be acceptable.	the development strategy. Small scale
Is the site suitable?	? No	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Portchester West, Portchester East
ID: 3168 Site N	me: Land Off Nelson Lane, Portchester	
Current Land Use:	Downland	
Surrounding Land U	e: Downland	
Gross Site Area (ha)	1.76 Housing Yield (estimate): 8	
Employment Yield (stimate): 0 Gypsy and Traveller Pitches (estimate): 0	PORTOLEST
SUITABILITY		
Constraints:	Agricultural Land Grade 3, Countryside, Former landfill.	
Highways/ Pedestrian Access:	The site access and access road are too narrow whilst no adequate visibility splays are available onto Nelson _ane.	IRTCHESTER EAST WARD
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	Noise assessment required due to site being north of the M27.	
Archaeology:	Portsdown hill is archaeologically rich from all periods and in particular for burial activity and military defences. mmediate vicinity of this site. Any development at this location is likely to encounter archa	Archaeological evidence is recorded in the
Ecology Comment:	The site appears to be an arable/grass field with hedge lined boundaries in the east and south. The proposals s along the boundaries. Fort Nelson Picnic SINC forms the north-western boundary of the site. This SINC is a lar grassland. A number of Red List birds and notable plant species have been recorded within the SINC. In addition Habitat. A large buffer is required in the north/north-west to protect the SINC.	ge block of semi-improved and unimproved chalk
Accessible Facility Types: 3/10	Within 1600m of a Train Station, within 800m of a Accessible Green or Play Space, within 1200m of a Primary	School
Reason for Discounting:	Site is in unsustainable location and highway access is unsuitable for development.	
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS			Discounted Housir	ng Site		Locks Heath
ID: 3172 Site N	e Name: 24 Raley Road					
Current Land Use:	Residential (property and garden)					
Surrounding Land U	se: Residentia				- [###]	
Gross Site Area (ha)	: 1.22	Housing Yield (estim	nate): 42			
Employment Yield (estimate): 0		Gypsy and Traveller Pitches (esti	imate): 0		
SUITABILITY					**************************************	
Constraints:	TPO					
Highways/ Pedestrian Access:	An access from Raley Road would be acceptable with some hedge loss to secure visibility splays. A TRO is likely to be required to deter parking near the access. Access to single dwellings fronting Raley Road would be acceptable. A connection with the footpath to the north should be secured.					
Conservation Comments:	No known constraints.					
Noise/Air Quality Assessment:	No known issu	es.				© Crown copyright
Archaeology:	Site not within	identified area of archa	eological potential.			
Ecology Comment:	compensation		d in relation to the habitats and spe	ees. A block of woodland is located ecies present on site. The woodland		
Accessible Facility Types: 8/10		hin 800m of a Accessib		ore or Supermarket, within 1200m o 00m of a Primary School, within 160		
Reason for Discounting:	No evidence th	at site is available for c	levelopment.			
Is the site suitable?	Yes		Is the site available?	No	Is the site considered ach	ievable? Yes

SITE DETAILS		Discounted Housing	g Site	Titchfield
ID: 3175 Site M	lame: Posbrook Lane			
Current Land Use:	Paddock/grazing			
Surrounding Land U	Ise: Residential and open spattering to east and west	ace to north, residential, grazing and agricult	ure to south, agriculture and grazing	
Gross Site Area (ha)	: 6.77 Housing Yie	eld (estimate): 93		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estin	mate): 0	TTOHPELD
SUITABILITY				WARD
Constraints:		lood Zone 2, Flood Zone 3, Minerals Soft Sa 500m of Ramsar, Within 500m of SSSI, Cou a, Public ROW		
Highways/ Pedestrian Access:		with Posbrook Lane from which suitable accounts the site from the junction with Bellfield.	ess could be achieved. A footway	
Conservation Comments:	No known constraints			0 87.5 175 m Crown copyright
Noise/Air Quality Assessment:	No known issues			
Archaeology:		ogical potential (the likelihood that as yet unr ological sites so the likelihood of archaeolog		be encountered). However a geophysical survey
Ecology Comment:	Site consists of mainly impro for barn owl and other raptor		Common reptiles likely in low number	s, breeding birds in boundaries. Possibly territory
Accessible Facility Types: 3/10	Within 1200m of a GP Surge	ery, within 800m of a Accessible Green or Pla	ay Space, within 1600m of a Town/Dis	strict or Local Centre
Reason for Discounting:	The site is within landscape is support area for Brent Geese		ough. The site is also partly within Floo	od Zones 2 and 3. In addition the site is a primary
Is the site suitable?	? No	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS		Discounted Housing Site	Sarisbury
ID: 3176 Site N Current Land Use:	lame: Land at Grazing/gra	Holly Hill Lane	
Surrounding Land U		gardens, grazing	
Gross Site Area (ha)	: 3.30	Housing Yield (estimate): 100	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			SARISBURY WARD
Constraints:	Minerals Super	ficial sand/gravel, Countryside, TPO	
Highways/ Pedestrian Access:		can be satisfactorily gained from the three available frontages. However a Transport d upgrade of nearby junctions and roads is likely to be required.	
Conservation Comments:	No known cons	traints.	
Noise/Air Quality Assessment:	No known issue	98.	
Archaeology:	Given the scale	e of the site on land over looking the river valley there is some potential that archaeological rem	ains as yet unlocated will exist.
Ecology Comment:		sists of improved pasture/utility grassland, with evidence of routine recreation. Trees are scatt on protected species, and potentially roosting/commuting/foraging bats.	ered across the site. Parts of the site are likely to
Accessible Facility Types: 5/10		a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800 mary School, within 800m of a Community/Leisure Facility	Om of a Accessible Green or Play Space, within
Reason for Discounting:	The site is withi	n landscape identified as of special character for the borough.	
Is the site suitable?	No	Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Discounted Housing Site	Titchfield
ID: 3177 Site N	Name: Land south	of Segensworth Road	
Current Land Use:	Agricultural/Gr	azing	
Surrounding Land U	Jse: Garden nurser	y/ residential/ employment/ agricultural/ grazing	SEGENSWORTH ROAD
Gross Site Area (ha)): 14.24 H	ousing Yield (estimate): 214	
Employment Yield ((estimate): 0	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			
Constraints:	Agricultural Land C pits on site	Grade 3, SINC, Minerals Superficial sand/gravel, Countryside, Several nurseries on site, two	
Highways/ Pedestrian Access:	appear to be feasil likely be required in vehicular access w	th Drive, from points fairly near the northern and southern ends of the frontage would ble, subject to there being no third-party intervening land. Right turning lanes would most in addition to visibility splays commensurate with the speeds of passing vehicles. No yould be permitted from Segensworth Road. Adequate crossing facilities would be required and a review of pedestrian and cyclist facilities off site. Improved bus stop facilities would	
Conservation Comments:	No known constrai	nts	© Crown copyright
Noise/Air Quality Assessment:	Proximity to A27 re	equires noise and air quality assessments to be undertaken	
Archaeology:		onal Interest, National Interest Buffer. The site is on the high ground above Titchfield abbey bact on the setting of those heritage assets by any proposal. If the develop	and the great Tithe barn. Consideration needs to
Ecology Comment:		b be a number of grass fields. The presence of a number of protected species has been compensation hierarchy should be adhered to. The SINC to the south should be protected with	
Accessible Facility Types: 2/10	Within 1600m of a	Major Employment Areas, within 800m of a Accessible Green or Play Space	
Reason for Discounting:		andscape identified as of special character for the Borough. Development likely to impact the eloped land in the north west corner of the site may be acceptable.	e setting of heritage assets. Development limited to
Is the site suitable	? No	Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Sarisbur
ID: 3178 Site N	ame: Land west of Botley Road, Burridge	
Current Land Use:	Horticultural land/ paddock/ grassland/ woodland	
Surrounding Land Us	Se: Residential development to the east (Botley Road), south (Swanwick Lane) and west (New Road) and a nature reserve and paddocks to the north.	
Gross Site Area (ha):	36.66 Housing Yield (estimate): 400	
Employment Yield (e	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		A A A A A A A A A A A A A A A A A A A
	Agricultural Land Grade 2, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Agricultural Land Grade 3c, Within 500m of SPA, Within 500m of SAC, Within 500m of Ramsar, Within 500m of SSSI, Existing Open Space, Countryside, TPO, Public ROW, Former cl	
Pedestrian Access:	Suitable access can be obtained onto Swanwick Lane, however the scale of site is considered to be too large to be accommodated in traffic terms given the existing road network constraints. It is also in a fairly unsustainable location so that residents would be expected to drive to most trip attractors. Good bus services on Botley Road and any off-site cyclist improvements would go some way to resolve this. An internal loop road would be sought.	9 190 380 m © OpenStreetMap (and)
Comments:	The setting of the listed buildings and the narrow access track are important elements of the setting in this location and any changes to the access would require careful consideration to maintain the rural setting of the listed buildings. There are also listed buildings on the southern side of the road, comprising a dwelling with adjacent barn and a small out building which is locally listed. Any significant changes to the access track would require careful consideration as above.	
Noise/Air Quality	Noise and air quality (travel) assessments required.	
Assessment:		
	Given the scale of the site there is some potential that archaeological remains as yet unlocated will exist. Histo historically been woodland or open common, in which case the potential for archaeological earthw	ric landscape character suggests it may have
	The site itself contains predominantly arable land with boundary hedgerows. Potential for great crested newt, b may have potential to support roosting bats.	at, reptile, badger and Dormice. Buildings on site
	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Sp Centre, within 800m of a Community/Leisure Facility	ace, within 1600m of a Town/District or Local
Reason for Discounting:	The scale of development proposed is out of keeping with the character of the area and does not accord with t	he development strategy.
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Titchfield
ID: 3179 Site N	ame: Carron Row Farm	
Current Land Use:	Paddock/grazing	SEGENSWORTH ROAD
Surrounding Land Us	se: Allotments to north east, paddocks/grazing to south east and west	ATHROAD
Gross Site Area (ha)	1.24 Housing Yield (estimate): 25	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		TITCHPEED
Constraints:	Agricultural Land Grade 3, Countryside	
	Due to limited lengths of frontage with Segensworth Road, it is not possible to secure adequate visibility splays at the prospective access.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues	0 55 110 m © Crown copyright
	The site is on the high ground above Titchfield abbey and the great Tithe barn. Consideration needs to b assets by any proposal. If the development forms part of the setting of this historic complex it	e given to the impact on the setting of those heritage
Ecology Comment:	Majority of site is likely to be low ecological value as horse paddock. Potential for bats, Dormice, reptiles	and badger.
Accessible Facility Types: 2/10	Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space	
Reason for Discounting:	The site is within landscape identified as of special character for the Borough. Development likely to impart	act the setting of heritage assets.
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Portchester West
ID: 3181 Site N	ame: Ellerslie House, Downend Road	FAREHAM
Current Land Use:	B&B / caravan storage / parking & gardens	EAST WARD
Surrounding Land U	se: Commercial gym & some residential in single plots	
Gross Site Area (ha)	1.79 Housing Yield (estimate): 60 bed care home & up to 30 extra care units	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		PORTO/ESTER
	Agricultural Land Grade 2, Agricultural Land Grade 3b, Minerals Safeguarded Site, Within 500m of SSSI, Countryside, TPO, Several small pits on site, former landfill adjacent.	West Mare
Highways/ Pedestrian Access:	The present access would be considered suitable, subject to improvement of the internal access arrangements.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	Noise (and possibly and odour) assessment as waste transfer station to the north.	e Crown odpyright
Archaeology:	Records for a raised beach in this vicinity. Palaeolithic potential of the area demonstrated by the nationally potential of the raised beach deposits are unknown but potentially of international importance.	important discoveries at Red Barn. Palaeolithic
	The site comprises a building, caravan parking areas, areas of amenity grassland, a pond and trees/woodle species. Downend Chalk Pit SSSI is located immediately to the north of the site and therefore Natural Engl north is required to protect the SSSI from any development. The wooded areas and mature trees on site sh of appropriate green buffers. Avoidance, mitigation and compensation hierarchy should be adhered to.	and should be consulted. It is likely that a buffer to the
Accessible Facility Types: 3/10	Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 1600m of a Tow	n/District or Local Centre
Reason for Discounting:	Development at the scale promoted would not be in keeping with the settlement pattern and does not acco	rd with the development strategy.
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Titchfield
ID: 3182 Site N	ame: Kingfisher House, Fishers Hill	
Current Land Use:	Residential garden/field/glasshouses	
Surrounding Land U	e: Residential	
Gross Site Area (ha)	0.80 Housing Yield (estimate): 5	
Employment Yield (stimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		
Constraints:	Agricultural Land Grade 3, Minerals Soft Sand, Minerals Superficial sand/gravel, Countryside	
Highways/ Pedestrian Access:	Access should be sited near to the northern end of the site frontage, with pedestrian facility and closure of existing accesses. Access visibility to be commensurate with passing vehicle speeds. Access layout and c site turning to accommodate an 11.2m refuse vehicle.	
Conservation	No known constraints	
Comments:		
Noise/Air Quality Assessment:	Site in proximity to waste transfer station to the north so noise (and possibly and odour) assessment will b required.	
Archaeology:	Given the scale of the allocation on land over looking the river valley there is some potential that archaeol	ogical remains as yet unlocated will exist.
Ecology Comment:	The site consists of a grass field with scattered trees and tree/hedge lines. The treelines in the north and s	south to be retained and enhanced.
Accessible Facility Types: 4/10	Within 1600m of a Secondary School, within 800m of a Accessible Green or Play Space, within 1600m of Community/Leisure Facility	a Town/District or Local Centre, within 800m of a
Reason for Discounting:	Western half considered unsuitable, eastern field would be acceptable but below study threshold.	
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Titchfield		
ID: 3184 Site N	ame: Land East of Cartwright Drive			
Current Land Use:	Garden centre & farmland	SEE ENSWORTH ROAD		
Surrounding Land U	se: Garden nursery/ residential/ employment/ agricultural/ grazing	ETTER THE SHERE		
Gross Site Area (ha)	11.61 Housing Yield (estimate): 209			
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY				
Constraints:	Agricultural Land Grade 3, SINC, Minerals Superficial sand/gravel, Countryside, Nurseries, farm buildings, fly tipping, small pits on site			
Highways/ Pedestrian Access:	Access to Cartwright Drive, from two points with adequate junction spacing would appear to be feasible, subject to there being no third-party intervening land. Right turning lanes would most likely be required in addition to visibility splays commensurate with the speeds of passing vehicles. No vehicular access would be permitted from Segensworth Road. Adequate crossing facilities would be required on Cartwright Drive and a review of pedestrian and cyclist facilities off site. Improved bus stop facilities would also be required.			
	Land with industrial buildings and parking does not appear to have special merit but may have significance as part of the context of the Abbey setting. The location includes part of the Titchfield Abbey conservation area which abuts Cartwright Drive, opposite the junction with Stephenson Road. The overall character of the area comprises large modern commercial buildings along the western side of the main road with an established tree screen to the eastern side of the highway. There do not appear to be any significant heritage constraints in this location.			
Noise/Air Quality Assessment:	Proximity to A27 requires noise and air quality assessments to be undertaken			
Archaeology:	SAMs Buffer, National Interest, National Interest Buffer. Consideration needs to be given to the impact on the Prehistoric and Romanarchaeological remains likely to be encountered, although unlikely this w	setting of Titchfield Abbey and Great Tithe Barn.		
Ecology Comment:	Site consists of grass fields. The presence of a number of protected species has been confirmed on site and t compensation hierarchy should be adhered to. The western boundary hedge should be retained and protected 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 the previously developed land in the north west corner of the site may be acceptable.	e setting of heritage assets. Development limited to		
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes		

SITE DETAILS	Discounted Housing Site	Park Gate, Sarisbury
ID: 3185 Site N	ame: Land East of Glen Road	
Current Land Use:	Paddocks/grazing & woodland	
Surrounding Land U	e: Residential, to south, woodland to east, motorway to north	
Gross Site Area (ha)	8.71 Housing Yield (estimate): 78	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	SARISBURY WARD
SUITABILITY		
Constraints:	Agricultural Land Grade 2, SINC, Minerals Safeguarded Site, Existing Open Space, Countryside, TPO	A REAL PROPERTY AND A REAL
	The roads leading to and from the site are wholly unsuitable for providing access in view of their width, alignment, condition and lack of footways	PARK GATE WARD
Conservation Comments:	No known constraints.	and the second s
Noise/Air Quality Assessment:	The northern boundary of this site is close to the M27. Noise assessment required.	o ns zio m © OpenStreetMap (and)
Archaeology:	Given the scale of the site some archaeological remains may be encountered.	
0,	The site is covered by large areas of woodland, including Lower Swanwick Woodlands SINC. The remain impact to the SINC is contrary to local policy. Therefore, the SINC should be retained and protected with Habitat' and should therefore be retained and protected via suitable green buffers. Due to the high likelihavoidance, mitigation and compensation hierarchy should be applied.	a large buffer (minimum of 15m). Woodland is a 'Priority
Accessible Facility Types: 5/10	Within 800m of a Convenience Store or Supermarket, within 800m of a Accessible Green or Play Space Town/District or Local Centre, within 800m of a Community/Leisure Facility	e, within 1200m of a Primary School, within 1600m of a
Reason for Discounting:	Site consists of valuable woodland priority habitat and access to the site is unsuitable for development.	
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No

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

SITE DETAILS	Discounted Housing Site	Sarisbury
ID: 3188 Site N	ame: 177-181 Botley Road	
Current Land Use:	Garden ground	
Surrounding Land U	se: Residential & gardens to north, south & east, plant nursery to west	
Gross Site Area (ha)	. 0.72 Housing Yield (estimate): 6	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		Sinceury
Constraints:	Agricultural Land Grade 3a, Countryside	
Highways/ Pedestrian Access:	The existing access would be adequate to serve the development, subject to trimming back vegetation on frontage of no.179A Botley Road to achieve 2.4m by 60m visibility splays. The gradient of the access woul need to be reduced to not more than 12.5%. Internal passing places would be required leading to the site proper along with access and turning for a refuse vehicle.	the the
Conservation Comments:	No known constraints.	
Noise/Air Quality Assessment:	No known issues.	© Crown/copyright
Archaeology:	Given the scale of the site there is some potential that archaeological remains as yet unlocated will exist. archaeological earthworks.	Historical landscape indicates the potential for
Ecology Comment:	The site appears to be a private garden. Scrubland/wooded areas are also present in the north-west. A su to protect the offsite woodland.	table green buffer should be created in the north-west
Accessible Facility Types: 5/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 800m of a Accessible Green or Pla Centre, within 800m of a Community/Leisure Facility	y Space, within 1600m of a Town/District or Local
Reason for Discounting:	Development of scale promoted would not be in keeping with the settlement pattern and does not accord we development of fewer than 5 may be in line with the character of the area and could therefore be acceptable	
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Titchfield
ID: 3190 Site N	ame: Land at Titchfield Road and Ranvilles Lane	
Current Land Use:	Open scrub/grassland	
Surrounding Land Us	se: Residential to east, agricultural to north	
Gross Site Area (ha)	1.98 Housing Yield (estimate): 20	
Employment Yield (e	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	TTCHRELD
SUITABILITY		
	Agricultural Land Grade 2, Flood Zone 2, Flood Zone 3, Minerals Superficial sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside, Solent Brent Geese & Wader Low use	
Pedestrian Access:	A priority junction access at a suitable distance from the Ranvilles Lane junction with Titchfield Road would acceptable to serve this development. No pedestrian or vehicular access onto Ranvilles Lane would be acceptable. A cycle/footway should be provided from the site access along Titchfield Road to its junction wit Ranvilles Lane. The present 30mph speed zone on Titchfield Road should be extended to encapsulate the site access.	STOSSINGTON / WARD
Conservation Comments:	No known constraints	0 45 90 m Scrown copyright
Noise/Air Quality Assessment:	No known issues	
Archaeology:	Known Importance, Known Importance Buffer. No archaeological sites currently recorded at this location no with a palaeo channel suggests moderate archaeological potential.	r in its immediate vicinity, but the location of the river
	Solent Brent Geese and Wader Low Use site. The site consists of a grass field with tree/hedge lines to nortl and enhanced.	n and west. The treelines in the north to be retained
Accessible Facility Types: 4/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1600 a Community/Leisure Facility	Om of a Town/District or Local Centre, within 800m of
Reason for Discounting:	Site is a Brent Geese and Solent Waders Low Use designation and there is no evidence of a strategy comp	liant solution.
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Park Gate
ID: 3194 Site N	ame: Bassaire Ltd, Duncan Road	
Current Land Use:	Engineering Works (B2)	
Surrounding Land U	e: Commercial/Industrial Park to north and west, residential to east and south	
Gross Site Area (ha)	0.12 Housing Yield (estimate): 6	Bao COUNGNORTH CLOSE
Employment Yield (stimate): 0 Gypsy and Traveller Pitches (estimate): 0	7 Counter II
SUITABILITY		
Constraints:	, Former Land Use Assessment required	
Highways/ Pedestrian Access:	Frontage access to dwellings would appear to be feasible for the western half of the frontage, subject to adequate visibility with the possible loss of the hedge. Major landfill would appear to be necessary to achieve feasible driveway gradients. Forward visibility for the bend to the east, would need to be secured.	
Conservation Comments:	No known constraints.	
Noise/Air Quality Assessment:	Noise assessment required.	0 25 30 m @ Crown copyright
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	The site is considered to be of low ecological value as dominated by industrial units and car parking areas. T be retained and protected.	he line of trees along the southern boundary should
Accessible Facility Types: 8/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GF Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m o Community/Leisure Facility	
Reason for Discounting:	Application for new industrial unit suggest the site is no longer available for housing development.	
Is the site suitable?	Yes Is the site available? No	Is the site considered achievable? Yes

SITE DETAILS		Discounted Housing Site	Titchfield		
ID: 3195 Site N	Name: Conifer	Rise			
Current Land Use:	Scrubland	and wetland. Streams.	Provent		
Surrounding Land U	Jse: Residentia	I, Public House, Agriculture			
Gross Site Area (ha)): 3.75	Housing Yield (estimate): 67			
Employment Yield ((estimate): 0	Gypsy and Traveller Pitches (estimate): 0	The Rent Rent Rent Rent Rent Rent Rent Ren		
SUITABILITY					
Constraints:	Agricultural La sand/gravel, C	nd Grade 3, SINC, Flood Zone 2, Flood Zone 3, Minerals Soft Sand, Minerals Superficial countryside	SOUTHAMETON ROAD		
Highways/ Pedestrian Access:	the committed	ated adjacent to the Titchfield Gyratory where significant layout changes are proposed as part o Stubbington By-pass. It would be necessary to demonstrate that any access solution would be h the junction proposals so that any capacity, convenience or safety issues would be mitigated.			
Conservation Comments:	across the ope contained but with Titchfield Whilst the Abb of the setting of listed tithe barn landscape, inc setting.Also no 3184.Any sign the character a	the valley to Titchfield Mill (statutory listed) are significant in terms of landscape and views an fields and tree screen to the north. Titchfield conservation area to the south is relatively has significant visual and cultural relationship with Titchfield Abbey Ancient Monument and also Mill. The Abbey is of high significance and is a dominant structure which commands its setting. bey is contained within a walled setting, its scale and appearance is very distinctive and impacts of the site as a whole which includes the nearby farm buildings and in particular the grade 1 n. The setting of the site and buildings requires careful consideration as a group in the building the setting of Titchfield conservation area, Titchfield Mill and the wider landscape one the relationship with the Titchfield Abbey conservation area which relates to site ID ificant development within the proximity of the Abbey and Tithe Barn would be detrimental to and setting of the conservation area and the wider landscape setting, including the open views Conifer Rise towards the Listed Mill.	Crown copyright		
Noise/Air Quality Assessment:	No known issu	Ies			
Archaeology:	Given the scal	e of the allocation on land over looking the river valley there is some potential that archaeologic	al remains as yet unlocated will exist.		
Ecology Comment:	located within	nost part of the site appears to be a private garden with the remainder of the site being grass fie the site and forms the western & north-western boundaries. The woodland to the north, hedge t tion and enhancement for protected species will be required. Site is connected to the Natura 20 d.	o the south and SINC should be protected by large		
Accessible Facility Types: 7/10		of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High F Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, with			
Reason for Discounting:		highly sensitive landscape (based on the Fareham Landscape Assessment) and lies partly in f o a SINC). Development may be harmful to the setting of the conservation area.	lood zones 2 and 3. Site has high ecological		
Is the site suitable?	? No	Is the site available? Yes	Is the site considered achievable? No		

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

SITE DETAILS	Discounted Housing Site	Titchfield
ID: 3198 Site Na	ame: Newlands Plus - Area A	The the state of t
Current Land Use:	Agriculture, gentle slope to southern edge	BOAD THE BOAD
Surrounding Land Us	e: Agriculture and woodland (Oxleys Coppice Site of Importance for Nature Conservation (SINC))	WROUMTRONU
Gross Site Area (ha):	5.20 Housing Yield (estimate): 110	
Employment Yield (e	stimate): 0 Gypsy and Traveller Pitches (estimate): 0	22.75 C
SUITABILITY		TITCHFIELD WARD
Constraints:	Agricultural Land Grade 2, Minerals Soft Sand, Minerals Superficial sand/gravel, Countryside	TITCHFIELD WARD
Highways/ Pedestrian Access:	Highway access proposed via Ranvilles Lane	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No issues	A Crown copyright
Archaeology:	Given the scale of the site on land over looking the river valley there is some potential that archaeological	remains as yet unlocated will exist.
	The site appears to be an arable field. Oxleys Coppice SINC and Ancient Woodland forms the eastern bo buffer will be required in the east. A stream is also located to the east of the site. Therefore, water voles n have potential to support reptiles, amphibians and badgers. The field can also support farmland birds white Waders & Brent Goose Strategy 'Low use' site. The site is likely to be suitable for development, provided mitigation in relation to protected species, is implemented.	nay be present on site. The arable field margins also ch are in decline. Immediately to the west is a Solent
	Within 800m of a Convenience Store or Supermarket, within 800m of a Accessible Green or Play Space, Town/District or Local Centre	within 1200m of a Primary School, within 1600m of a
Reason for Discounting:	This area lies within a strategic gap, physical and visual coalescence of development with neighbouring se	ettlements must be avoided.
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Stubbington
ID: 3199 Site Na	me: Newlands Plus - Area B1	Trewlands Trewlands
Current Land Use:	Agriculture, playing pitches	
Surrounding Land Use	Residential properties border the western edge, with agriculture surrounding the rest of the site.	
Gross Site Area (ha):	23.60 Housing Yield (estimate): 395	Sumo Olse
Employment Yield (es	timate): 0 Gypsy and Traveller Pitches (estimate): 0	\mathbf{A}
SUITABILITY		STUBBINGTON
	gricultural Land Grade 2, Flood Zone 2, Minerals Soft Sand, Countryside, Solent Brent Geese & Wader Low se, Public ROW	
	ffect of the proposed primary highway access on Stubbington bypass would require further assessment. econdary highway access via Stroud Green Lane would be unsuitable for a development of this scale.	
Conservation N Comments:	lo known constraints	
Noise/Air Quality Assessment:	lo issues	0 8 130 260 m © OpenStreetMap (and) A contércirown?c6p0?right.
	lo archaeological sites currently recorded at this location nor in its immediate vicinity. The archaeological pot vidence of Roman farm and field system. Potential that unlocated archaeological remains will	ential is limited however a recent survey found
L N	he entire site is a Solent Waders & Brent Goose "Low Use" site. All 'Low Use' sites have the potential to be un nmitigated loss of these sites would in combination negatively affect the long-term resilience of the network. latural England should be consulted. The field margins have potential to support reptiles, amphibians and ba evelopment, provided that the loss of the SW&BG Strategy Low Use site and the likely presence of protected	Therefore, appropriate mitigation will be required. dgers. The site is likely to be suitable for
	Vithin 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Gre r Local Centre, within 800m of a Community/Leisure Facility	een or Play Space, within 1600m of a Town/District
	his area lies within a strategic gap, physical and visual coalescence of development with neighbouring settle olent Waders Low Use designation and there is no evidence of a strategy compliant solution.	ments must be avoided. Site is a Brent Geese and
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS	Discounted Housing S	Site	Stubbington
ID: 3200 Site N	me: Newlands Plus - Area B2	C Ellista	
Current Land Use:	Agriculture	10	
Surrounding Land Us	e: The site is bordered by open countryside, agriculture and woodland to the		wintees /////
Gross Site Area (ha)	11.96 Housing Yield (estimate): 275		School
Employment Yield (stimate): 0 Gypsy and Traveller Pitches (estima	ate): 0	
SUITABILITY			STUBBINGTON
	Agricultural Land Grade 2, Minerals Soft Sand, Minerals Safeguarded Site, & Wader Low use, Public ROW	Countryside, Solent Brent Geese	
Highways/ Pedestrian Access:	Effect of the proposed primary highway access on Stubbington bypass woul	Id require further assessment.	
Conservation Comments:	No known constraints	- Com	
Noise/Air Quality Assessment:	No issues	٥	130 260 m © OpenStreet/Vap (and) cont@rc/rd/wn?65pyright
Archaeology:	No archaeological sites currently recorded at this location nor in its immedia evidence of Roman farm and field system. Potential that unlocated archaeo		l is limited however a recent survey found
	The entire site is a Solent Waders & Brent Goose 'Low Use' site. Tips Cops ninimum of a 15m buffer will be required in the west. The field margins have suitable for development, provided that the loss of the SW&BG Strategy Low and a 15m buffer in the west is implemented.	e potential to support reptiles, amphibia	ans and badgers. The site is likely to be
Accessible Facility Types: 3/10	Within 1600m of a Major Employment Areas, within 800m of a Accessible G	Green or Play Space, within 1600m of a	Town/District or Local Centre
	This area lies within a strategic gap, physical and visual coalescence of dev Solent Waders Low Use designation and there is no evidence of a strategy		s must be avoided. Site is a Brent Geese and
Is the site suitable?	No Is the site available? Y	ls i	the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Stubbington
ID: 3201 Site N	ame: Newlands Plus - Area C	
Current Land Use:	Agriculture, tree lines along all but western border	And in state of the state of th
Surrounding Land U	Residential properties are found along the western border, the sewerage treatment works at Peel Common is to the north. There is a road to the southwest.	
Gross Site Area (ha)	15.43 Housing Yield (estimate): 150	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	STURBANGTON
SUITABILITY		WARD P
Constraints:	Agricultural Land Grade 2, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Superficial sand/gravel, Minerals Safeguarded Site, Countryside, Public ROW, Brick works adjacent to the north east of site, old filter beds on site	B3334 Compary House
Highways/ Pedestrian Access:	Effect of the proposed primary highway access on Stubbington bypass would require further assessment.	
Conservation	No known constraints	N
Comments:		a 115 230 m © OpenStreetMap (and) contércrown Cépyright
Noise/Air Quality Assessment:	No issues	
Archaeology:	No archaeological sites currently recorded at this location nor in its immediate vicinity. The archaeological po evidence of Roman farm and field system. Potential that unlocated archaeological remains will	tential is limited however a recent survey found
Ecology Comment:	The site appears to be an arable field. To the north is a strip of woodland. The field margins have potential to foraging/commuting bats. The field can also support farmland birds which are in decline. A stream is also loc likely to be suitable for development, provided that a buffer in the north to protect the woodland and appropria implemented	ated along the north-eastern boundary. The site is
Accessible Facility Types: 5/10	Within 1600m of a Secondary School, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Space, within 1600m of a Town/District or Local Centre	Stops, within 800m of a Accessible Green or Play
Reason for Discounting:	This area lies within a strategic gap, physical, visual or perceived coalescence of development with neighbou	ring settlements must be avoided.
Is the site suitable?	No Is the site available? No	Is the site considered achievable? No

SITE DETAILS		Discounted Housing Site	Park Gate
ID: 3204 Site N	lame: 20 Botle	ey Road, Park Gate	
Current Land Use:	C3 Class a	and garden land	
Surrounding Land U	se: Residential		
Gross Site Area (ha)	: 0.09	Housing Yield (estimate): 6	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0	PARRAN S
SUITABILITY			PARKGATE S
Constraints:			PARKRATE S
Highways/ Pedestrian Access:	Suitable acces	s can be achieved	
Conservation Comments:	No known cons	straints.	
Noise/Air Quality Assessment:	No known issu	əS.	
Archaeology:	Site not within	identified area of archaeological potential.	
Ecology Comment:	Low ecological	sensitivity.	
Accessible Facility Types: 9/10	Stops, within 1	of a Train Station, within 800m of a Convenience Store or Supermarket, within 600m of a Major Employment Areas, within 800m of a Accessible Green or Play or Local Centre, within 800m of a Community/Leisure Facility	
Reason for	Site is not avai	lable at this time.	
Discounting:			
Is the site suitable?	Yes	Is the site available? No	Is the site considered achievable? Yes

SITE DETAILS		Discounted Housing Site	e Sarisbury
ID: 3209 Site N Current Land Use:	lame: 116 Bridge Retail/Residen	Road, Sarisbury Green tial	
Surrounding Land U	se: Retail/Residen	tial	
Gross Site Area (ha)	: 0.09 H	ousing Yield (estimate): 5	
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate)	
SUITABILITY			
Constraints:			
Highways/ Pedestrian Access:	Suitable access ca	in be achieved	SE PARITE VIGRO
Conservation Comments:	No known constrai	nts.	
Noise/Air Quality Assessment:	Noise assessment	required.	0 20 80.m DGE:ROAD
Archaeology:	Site not within ider	ntified area of archaeological potential.	
Ecology Comment:	Low ecological ser	isitivity.	
Accessible Facility Types: 8/10		n of a Accessible Green or Play Space, within 1200m of a Pr	rmarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus rimary School, within 1600m of a Town/District or Local Centre, within 800m of a
Reason for	Site is not available	e at this time.	
Discounting:			
Is the site suitable?	Yes	Is the site available? No	Is the site considered achievable? Yes

SITE DETAILS		Discounted Housing Site	Sarisbury	
ID: 3210 Site N	Name: 21 Burridge Road, Burridge			
Current Land Use:	C3 Class and garden land			
Surrounding Land U	se: Residential, residential garden, a	agriculture	X i K K en en i k	
Gross Site Area (ha)	: 0.49 Housing Yield (esti	mate): 6		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (estimate): 0		
SUITABILITY			SARISBURY A	
Constraints:	Agricultural Land Grade 3c, Within 5 of SSSI, Countryside	00m of SPA, Within 500m of SAC, Within 500m of Ramsar, Within	500m	
Highways/ Pedestrian Access:		opears that suitable highways access can be achieved. Site is relatively isolated from essential local lities - a Transport Statement would be required to address this issue.		
Conservation Comments:	No known constraints.			
Noise/Air Quality Assessment:	No known issues.			
Archaeology:	Site not within identified area of arch	aeological potential.		
Ecology Comment:		Maintained amenity grassland with limited value for wildlife. The site is used by commuting badgers. Recommend retention of existing hedge and protection of woodland to south with suitable buffer.		
Accessible Facility Types: 2/10	Within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility			
Reason for Discounting:		Ild not be in keeping with the settlement pattern and does not accor in line with the character of the area and could therefore be accept		
Is the site suitable?	P No	Is the site available? Yes	Is the site considered achievable? Yes	

SITE DETAILS		Discounted Housing Site	Fareham East
ID: 3211 Site N	ame: Land South of 1 & 6 Woodlands, Pinks Hill		
Current Land Use:	Garden, orchard, scrub		The moon the states
Surrounding Land U	e: Residential gardens, woodland, scrub		indogournos
Gross Site Area (ha)	0.78 Housing Yield (estimate): 13		
Employment Yield (estimate): 0 Gypsy and 1	Fraveller Pitches (estimate): 0	
SUITABILITY			PAREHAM EAST
Constraints:	Agricultural Land Grade 2, Minerals Brick Clay, Mir 500m of Ramsar, Within 500m of SSSI, Countrysid	nerals Superficial sand/gravel, Within 500m of SPA, Within le, TPO	VIARD VIARD
Highways/ Pedestrian Access:	The site does not have direct frontage with the high Fareham Borough Council (FBC). Subject to agree the A27 northbound slip road, physical, satisfactory footway or cycleway, these groups would have no c is poorly related to schools and other facilities, make		
Conservation Comments:	No known constraints		0 57.5 75 m B.Crown copyright
Noise/Air Quality Assessment:	Noise and air quality assessment required.		
Archaeology:	There are no archaeological sites currently recorded on the site although a record on the southern edge denotes a 'waster' site (debris dump for pottery that failed in the firing process) for the Wallington Pottery works and as such this is likely to spre		
Ecology Comment:	The site is covered by woodland, which is a 'Priority Habitat'. A pond is located to the north of the site and therefore great crested newts may be present. Dormice, badgers, bats and reptiles are also likely to be present on site.		
Accessible Facility Types: 6/10	Within 1600m of a Secondary School, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility		
Reason for Discounting:	Loss of priority habitat and required upgrade to hig	hways would render site unviable.	
Is the site suitable?	No Is	the site available? Yes	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site	Titchfield
ID: 3212 Site N	ame: Fareham MF Site, Ranvilles Lane	
Current Land Use:	Communications	SOUTHAMP.TON.ROP A2.ZI HE AV.ENJE
Surrounding Land U	e: Paddocks, residential	
Gross Site Area (ha)	0.94 Housing Yield (estimate): 15	- L.J
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	TOT STATE
SUITABILITY		Titchelelo
Constraints:	Agricultural Land Grade 3, Countryside	
Highways/ Pedestrian Access:	The access position is in an unsafe location making it unsuitable for any material increase in use. An increase in turning movements at this existing junction location would be detrimental to highway safety. In addition, the width of the single-track access would be unacceptable as it would result in braking and standing vehicles waiting at a vulnerable location for the access to clear.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues	©Crown dopyright
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	The site consists of arable field, with treelined boundaries. A woodland is located immediately to the north of th have potential for roosting bats. Reptiles, particularly grass snakes are known to be present in the area. The site Meon Valley Meadows & Woodland SINC is located approximately 90m west of the site, which is linked to the ST Titchfield Haven SSSI and National Nature Reserve (NNR). Increase in recreational disturbance on Titchfield H mitigated. The site boundaries should be retained and protected through the inclusion of green buffers. A large presence of the woodland.	e has potential to support dormice and badgers. Solent & Southampton Water SPA and Ramsar, laven SSSI and NNR should be assessed and
Accessible Facility Types: 6/10	Within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Gree School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility	en or Play Space, within 1200m of a Primary
Reason for Discounting:	The site is considered unsuitable in highways terms and impact on Mean Valley Area of Special Landscape Qu	ality and strategic gap.
Is the site suitable?	No Is the site available? No	Is the site considered achievable? No

SITE DETAILS	Discounted Housing Site, Discounted Employment Site	Fareham East
ID: 3213 Site N	ame: Maindell Pumping Station, Fareham	
Current Land Use:	Former pumphouse and office	STA INC
Surrounding Land U	e: Field to north, offices & residential development to south.	STANDA RD WAY
Gross Site Area (ha)		
Employment Yield (stimate): 1,200sqm Gypsy and Traveller Pitches (estimate): 0	NOR THE WALLING O
SUITABILITY		NOSTH CARE AND CARE AND
	Agricultural Land Grade 2, Minerals Brick Clay, Minerals Superficial sand/gravel, Minerals Safeguarded Site, Ground Water Protection Zone, Countryside, Groundwater source protection zone 1.	
redestrian 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	© Rown copyright
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:	Site has been a quarry and extraction will have removed any archaeological potential. The site is adjacent to F sufficiently separated from the fort by modern development that it would not now contribute to	Fort Wallington and within the field of fire but
Ecology Comment:	The southern and western parts of the site appear to be covered by areas of woodland, which is 'Priority Habita required. Connectivity to the M27 green corridor should also be retained and enhanced in the north and east of by areas of hardstanding and some areas to the east could be developed.	
Accessible Facility Types: 6/10	Within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Fa	
Reason for Discounting:	Limited scope for upgrading the highways access and no suitable footway for pedestrian access.	
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS		Discounted Housing Site	Park Gate
ID: 3214 Site Na	ame: Land at Beacon B	lottom II	SARISBURY WARD
Current Land Use:	Grassland, Woodland	d, Scrub	Not service and se
Surrounding Land Us	se: Railway line & motory	way to north, open space to west, HA15 draft allocation to south, residential to east	
Gross Site Area (ha):	: 2.07 Housing	g Yield (estimate): 38	
Employment Yield (e	estimate): 0	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			PARKGATE WARD
Constraints:	Agricultural Land Grade 2	2, Minerals Safeguarded Site, Countryside, TPO	
Pedestrian Access:	width and parking terms I	e taken from Beacon Bottom via site 1360. Beacon Bottom is currently unsuitable in but can be improved. The junction of Beacon Bottom with Botley Road and the road uld need improvement. Submissions indicate that access would be via the adjacent	
Conservation Comments:	No known constraints.		
Assessment:	and air quality impacts. I mitigation measures, e.g.	he M27 motorway and railway line to the north. Therefore there is potential for noise However, the site is to the south of the motorway and its scale may provide for bunds/ screening, to be incorporated into the final housing scheme making the a pollution/ sustainability perspective. Detailed noise and air quality assessments	
Archaeology:	There are no archaeolog	ical sites currently recorded at this location nor in its immediate vicinity. The archaeo	logical potential is low.
	Ecological network opportunity area. The majority of the site appears to be covered by woodland. Woodland is a 'Priority Habitat' and should be retained and protected. Likely impacts on the nearby SINC would need to be addressed.		
Types: 8/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility		
Reason for Discounting:	Site consists of valuable	woodland priority habitat, including TPOs. The site is therefore unsuitable for resider	tial development.
Is the site suitable?	No	Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Warsash
ID: 3215 Site N	lame: The Paddocks	
Current Land Use:	Residential, garden, woodland	
Surrounding Land U	se: Residential properties are located to the north east, with woodland to the west and agriculture to the east.	
Gross Site Area (ha)	: 2.39 Housing Yield (estimate): 6	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		WARSASH WARD
Constraints:	SINC, Minerals Superficial sand/gravel, Countryside, TPO, Public ROW, Assessment required owing to existence of chalk/ gravel pits on site and in near vicinity	A H
Highways/ Pedestrian Access:	This site is heavily affected by the proposal to develop west of The Florins. Should that development proceed, some additional land to the west of the site access would be required to achieve a satisfactory access with visibility splays. Should the adjacent development not proceed, it is considered the site could be satisfactorily accessed for six dwellings, subject to widening of the access. Provision for refuse vehicle access and turning would be required.	HL_HL
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No issues	
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	Locks Heath Area SINC is located within the site. Any development in the southern section of the site (outside of the SINC to the east and potentially the SINC to the north (Locks Heath Areas 3 & 4 SINC). Dormice are known areas, Any development in this area will result in adverse impacts on the species it supports (e.g. dormice).	
Accessible Facility Types: 3/10	Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Comm	unity/Leisure Facility
Reason for Discounting:	Site is within Area of Special Landscape Quality. Potential for impacts on SINC and protected species.	
Is the site suitable	No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Housing Site	Warsash			
ID: 3216 Site M	ame: Land south of Sovereign Crescent				
Current Land Use:	Residential, garden, woodland, grazing				
Surrounding Land U	e: Residential properties are located to the north east, with woodland to the west and agriculture to the east.				
Gross Site Area (ha)	3.37 Housing Yield (estimate): 61				
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0				
SUITABILITY		WARSASH			
Constraints:	SINC, Minerals Superficial sand/gravel, Existing Open Space, Countryside, TPO, Assessment required owing to existence of chalk/ gravel pits on site and in near vicinity	APRIL H			
Highways/ Pedestrian Access:	On the understanding that the development would be accessed (as for site 3215) from the Florins, the single- track access would need to be wholly improved to accommodate a significant increase in vehicles and pedestrians. Overall, it is considered that the Sovereign Crescent road network is inadequate for such a scale of development and would be unnecessarily, negatively impacted by the level of vehicular activity that the development would generate.				
Conservation Comments:	No known constraints	62.5 125 m Crown copyright			
Noise/Air Quality Assessment:	No issues				
Archaeology:	Site not within identified area of archaeological potential				
Ecology Comment:	The northern and western sections of the site is located within Locks Heath Area SINC. This SINC/Woodland is also known to support a population of dormice. Any development in this area will result in the loss and fragmentation of the SINC and adverse impact on the species it supports (e.g. dormice).				
Accessible Facility Types: 3/10	Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Comn	nunity/Leisure Facility			
Reason for Discounting:	Site is within Area of Special Landscape Quality. Potential for impacts on SINC and protected species.				
Is the site suitable	No Is the site available? Yes	Is the site considered achievable? Yes			

SITE DETAILS	Discounted Housing Site	Warsash
ID: 3217 Site M	Iame: Fleet End South East	
Current Land Use:	Grazing/scrub	0 - 0
Surrounding Land U	se: The site is bordered by residential properties, a Site of Importance for Nature Conservation (SINC) and scrub/woodland.	
Gross Site Area (ha)	: 0.39 Housing Yield (estimate): 12	
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		WARSASH
Constraints:	SINC, Flood Zone 2, Flood Zone 3, Minerals Superficial sand/gravel, Countryside	577
Highways/ Pedestrian Access:	The single-track access width is insufficient to provide satisfactory access for the scale of development proposed. The proposed use would lead to an unsafe highway situation with waiting vehicles having to brake and stand in vulnerable positions on Fleet End Road whilst waiting for the access to clear. Additionally, the limited available frontage would severely restrict egress visibility at the access to unsafe levels. The restricted access width would prevent satisfactory refuse collection services from being provided.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No issues	
Archaeology:	No archaeological sites currently recorded within the site. The site has archaeological potential that suggests u encountered during development. Medieval earthwork bank located adjacent to the site.	inrecorded archaeological evidence may be
Ecology Comment:	The site may have potential for protected species. The eastern area of the site appears to be covered by wood Locks Heath Area 2 SINC. The western area of the site is likely to be suitable for development. The wooded ar to ensure no adverse impact on Locks Heath Area 2 SINC.	
Accessible Facility Types: 5/10	Within 800m of a Convenience Store or Supermarket, within 800m of a Accessible Green or Play Space, within Town/District or Local Centre, within 800m of a Community/Leisure Facility	n 1200m of a Primary School, within 1600m of a
Reason for Discounting:	The site is considered unsuitable in highways terms and due to possible impacts on the SINC woodland.	
Is the site suitable	No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Discounted Housir	ng Site	Titchfield		
ID: 3219 Site N	lame: Crofton Equestrian Centr	e				
Current Land Use:	Equestrian arenas, grazing,	stabling				
Surrounding Land U	se: River Meon to west, glass ho	ouses to north, agriculture to south, resid	dential and agriculture to east			
Gross Site Area (ha)	: 21.53 Housing Yield ((estimate): 452				
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (esti	imate): 0	TTOHPELD WARD		
SUITABILITY						
Constraints:		d Zone 2, Flood Zone 3, Minerals Superf f Ramsar, SSSI, Within 500m of SSSI, C				
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			0 130 252m S OpenStreetMap (and)		
Noise/Air Quality Assessment:	No known issues					
Archaeology:		which the foundation may still be visible, plogical survey would be required.	, an archaeological survey suggests th	at likely yet unrecorded sites will be encountered		
Ecology Comment:	and dormice. Solent & Southam Appropriate Assessment would unmitigated, will have an advers Water SPA and Ramsar and Tite	pton Water SPA and Ramsar is located therefore be required. Titchfield Haven S e impact on this nationally designated si chfield Haven SSSI, the site is not consident the internationally and nationally design	immediately west and south of the site SSI is also located immediately outsic te. Due to the location of the site to th dered to be suitable for residential dev	nd adjacent to the site, such as badgers, reptiles e. Therefore, adverse impacts are likely. An de the southern and western boundaries and if e north and east of the Solent & Southampton relopment, unless large fields are used as buffers England will be required. The wooded areas along		
Accessible Facility Types: 3/10	Within 800m of a Accessible Gr	een or Play Space, within 1600m of a To	own/District or Local Centre, within 800	Om of a Community/Leisure Facility		
Reason for Discounting:	The site is in a highly sensitive la adjacent SPA/SSSI.	andscape (based on Fareham Landscap	e Assessment) and has significant eco	ological sensitivity, particularly associated with the		
Is the site suitable?	? No	Is the site available?	Yes	Is the site considered achievable? Yes		

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

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

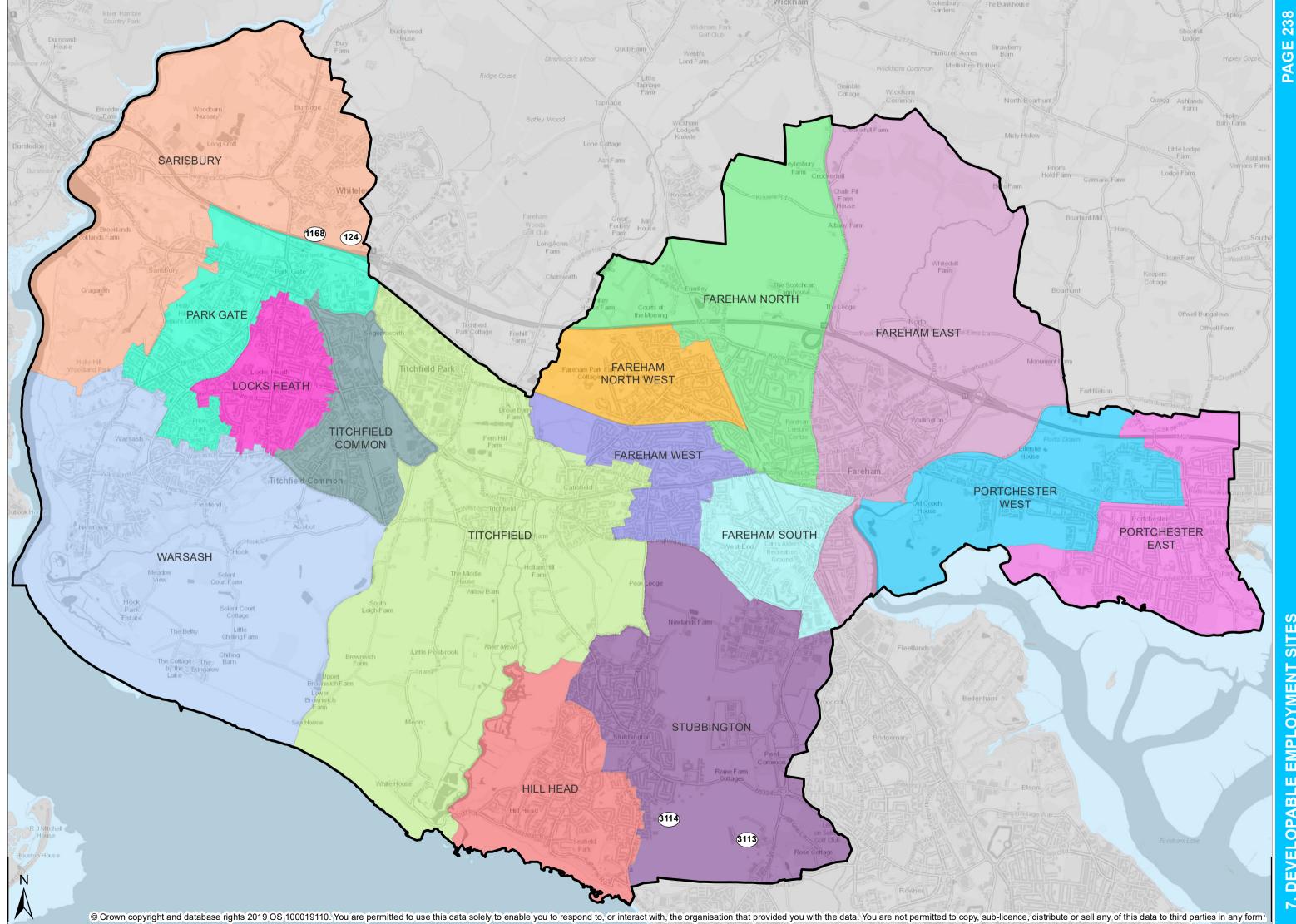
SITE DETAILS		Discounted Housing Site	Fareham East, Portchester West
ID: 3222 Site N	lame: Tarmac Trading Ltd, U	pper Wharf	GOSPORT ROAD
Current Land Use:	Vacant aggregates suppli	EXTENSION AND A CONTRACT OF A	
Surrounding Land U	se: Creek/marina, recreation	Electric and a second sec	
Gross Site Area (ha)	: 0.34 Housing Yiel	d (estimate): 12	auri upper WHARE
Employment Yield (estimate): 1,500sqm	Gypsy and Traveller Pitches (estimate): 0	FAREMAN
SUITABILITY			
Constraints:		Ainerals Safeguarded Site, Within 500m of SPA, Within 500m of Ra d Buildings, Aggregates wharf.	amsar, Within
Highways/ Pedestrian Access:	Site is accessed via Gosport	Road and Upper Wharf	Augo The
Conservation Comments:	Within Conservation Area and	adjacent to Listed Building.	
Noise/Air Quality Assessment:	Site lies partly within an AQM, would be required.	A and adjacent to the A32 therefore air quality and noise impact ass	sessments
Archaeology:		toric quays and will embed within its fabric the history of the evolution. Any development at this site is likely to encounter a	on of the quays of Fareham (a critical part of the town's origins
Ecology Comment:	Ramsar, SSSI and Solent an disturbance on overwintering	ardstanding and therefore is of no ecological value. However, immed d Dorset Coast pSPA. Therefore, an Appropriate Assessment will b pirds. Consultation with Natural England is required. Due to the loca Coast pSPA, the site could only be considered for a very small scale	e required to assess the impacts of pollution, lighting and ation of the site next to the Portsmouth Harbour SPA, Ramsar,
Accessible Facility Types: 10/10	within 400m of a High Freque	School, within 1600m of a Train Station, within 800m of a Convenie ncy Bus Stops, within 1600m of a Major Employment Areas, within of a Town/District or Local Centre, within 800m of a Community/Le	800m of a Accessible Green or Play Space, within 1200m of a
Reason for Discounting:	Safeguarding of Aggregates V	Vharf within Minerals and Waste Plan and site is located within floor	d zones 2 and 3
Is the site suitable?	No	Is the site available? Yes	Is the site considered achievable? No

SITE DETAILS		Discounted Housir	ng Site	Sarisbury
ID: 3223 Site N	lame: Land adjoining Friends Fa	arm		
Current Land Use:	Grassland, Scrub			
Surrounding Land U	se: Residential, Scrub, Public Ho	buse		SWANNICKTANE
Gross Site Area (ha)	: 0.90 Housing Yield (estimate): 5		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (est	mate): 0	
SUITABILITY				
Constraints:	Agricultural Land Grade 3a, Agric Land Use Assessment required	cultural Land Grade 3b, Minerals Safeg	uarded Site, Countryside, Former	
Highways/ Pedestrian Access:	A suitable single, priority junction Provision would need to be made Improved facilities for crossing B would be required.			
Conservation Comments:	The setting of the adjacent listed	buildings would require careful conside	ration to maintain their rural setting.	0 80 m © Crown copyright
Noise/Air Quality Assessment:	Proximity to public house, noise	assessment required.		
Archaeology:	Site not within identified area of a	archaeological potential.		
Ecology Comment:	Woodland in the east and south protected species, if present, will		g with a suitable planted buffer for their	r protection. Appropriate mitigation in relation to
Accessible Facility Types: 6/10		within 1200m of a GP Surgery, within 1 or Local Centre, within 800m of a Comn		within 800m of a Accessible Green or Play Space,
Reason for Discounting:	Development would affect the se does not accord with the develop		the scale of development proposed is	out of keeping with the character of the area and
Is the site suitable?	? No	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS		Discounted Housir	ng Site	Locks Heat
ID: 3236 Site I	Name: Land to the rear of Lo	ckswood Library		
Current Land Use:	Service Yard			
Surrounding Land L	Jse: Library and Shopping Ce	ntre		
Gross Site Area (ha): 0.05 Housing Yie	eld (estimate): 20		March La March
Employment Yield	(estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				udoxe J
Constraints:	, Former Land Use Assessm	ent required		
Highways/	Access from Centre Way via	Shopping Centre		
Pedestrian Access:				CENTREWA
Conservation Comments:	No known constraints			
Noise/Air Quality	Acoustic assessment require	2d		
Assessment:				© 25 50 m © Crown copyright
Archaeology:	Site not within identified area	of archaeological potential.		
Ecology Comment:	No known ecological issues			
Accessible Facility Types: 8/10		Accessible Green or Play Space, within 120		GP Surgery, within 400m of a High Frequency of a Town/District or Local Centre, within 800m of
Reason for	Uncertainty of availability and			
Discounting:				
Is the site suitable	? Yes	Is the site available?	Uncertain	Is the site considered achievable? Uncertain

SITE DETAILS		Discounted Housir	ng Site	Locks Heath
ID: 3237 Site N	lame: 4-10 Locks Heath Centre			
Current Land Use:	Service yard and roof space to	Locks Heath Shopping Centre.		
Surrounding Land U	se: Shopping Centre			
Gross Site Area (ha)	: 0.16 Housing Yield (e	stimate): 37		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				
Constraints:	, Former Land Use Assessment re	equired		
Highways/ Pedestrian Access:	Access from Centre Way via Shop	oping Centre		CENTRE WAY
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	Acoustic assessment required.			1 25 50 m © Crown copyright
Archaeology:	Site not within identified area of an	chaeological potential.		
Ecology Comment:	No known ecological issues			
Accessible Facility Types: 7/10				a GP Surgery, within 400m of a High Frequency e, within 800m of a Community/Leisure Facility
Reason for Discounting:	Uncertainty of availability and achi	evability of site.		
Is the site suitable?	Yes	Is the site available?	Uncertain	Is the site considered achievable? Uncertain

SITE DETAILS		Discounted Housin	g Site	Locks Heath
ID: 3238 Site M	Name: 38-43 Locks Heath Centre	9		
Current Land Use:	Roof space to Locks Heath S	hopping Centre.		
Surrounding Land U	Ise: Shopping Centre			
Gross Site Area (ha)): 0.27 Housing Yield (e	stimate): 53		
Employment Yield (estimate): 0	Gypsy and Traveller Pitches (esti	mate): 0	
SUITABILITY				
Constraints:	, Former Land Use Assessment r	equired		
Highways/ Pedestrian Access:	Access from Centre Way via Shopping Centre			CENTRE WAY
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	Acoustic assessment required.			B Crown copyright
Archaeology:	Site not within identified area of a	rchaeological potential.		
Ecology Comment:	No known ecological issues			
Accessible Facility Types: 7/10				a GP Surgery, within 400m of a High Frequency e, within 800m of a Community/Leisure Facility
Reason for Discounting:	Uncertainty of availability and ach	ievability of site.		
Is the site suitable	? Yes	Is the site available?	Uncertain	Is the site considered achievable? Uncertain



DEVELOPABLE EMPLOYMENT SITES

7. Developable Employment Sites

LIST OF C	CONTENTS			
ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
124	Solent Business Park - Solent 2, Sarisbury	9.84	Sarisbury	240
1168	Land at Rookery Avenue	2.29	Sarisbury	241
3113	Faraday Business Park, Daedalus East	37.91	Stubbington	242
3114	Swordfish Business Park, Daedalus West	20.00	Stubbington	243

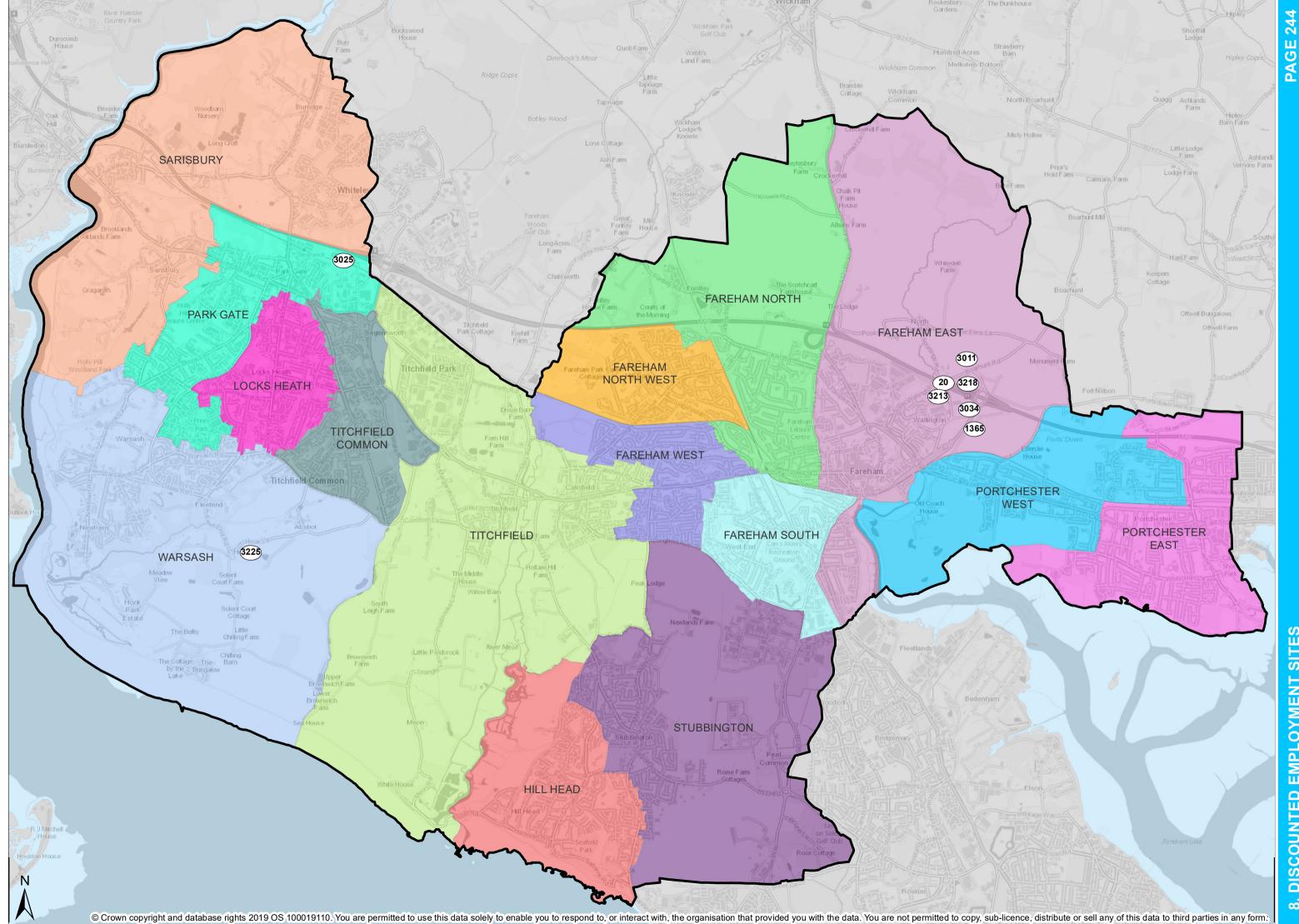
7. Developable Employment Site Assessments

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

SITE DETAILS	Developable Housing Site, Developable Employment Site	Sarisbury		
ID: 1168 Site N	ame: Land at Rookery Avenue			
Current Land Use:	Vacant Nursery/Residential			
Surrounding Land Us	e: M27 to south, Woodland (SINC) to east, Approved planning app to west for residential development			
Gross Site Area (ha):	2.29 Housing Yield (estimate): 32	MOOKERNA VENUE		
Employment Yield (e	stimate): 1,817 sq m Gypsy and Traveller Pitches (estimate): 0	ROOKERICAVENUE		
SUITABILITY		\downarrow 7° \downarrow γ		
Constraints:	Agricultural Land Grade 3c, SINC, Countryside			
Highways/ Pedestrian Access:	Suitable access achievable from Rookery Avenue.			
Conservation Comments:	No known constraints.	N27		
	Air pollution and noise concerns due to its proximity to the M27 motorway. Assessment of the impacts of existing air pollution on the proposed future occupants of the dwellings will be required. Mitigation, to include measures to prevent the worsening of air quality in the area. Commercial development may be preferential.	e too m e Crown copyright		
Archaeology:	Site not within identified area of archaeological potential.			
	Extensive priority habitat woodland. Potential for birds of conservation concern, notable invertebrates, declining reptiles, great crested newts, bats, dormice and badgers. Due to the presence of Ancient Woodland and SINC in the east, large buffers (minimum of 15m) are required. Green buffers in the south and north will be required for connectivity between the important habitats along M27 corridor to the south and locally designated sites in the north (e.g. Gull Coppice SW (Shetland Rise) SINC.			
Accessible Facility Types: 7/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Commu			
Suitability Comment:	Development must have regard to SINC; The site is subject to noise issues, an impact assessment and mitigation measures would be required. Suitable for new small-scale employment development in accordance with emerging development strategy (DS1).			
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes		

SITE DETAILS	Developable Employment Site	Stubbington
ID: 3113 Site M	lame: Faraday Business Park, Daedalus East	
Current Land Use:	Existing employment area, aircraft taxiways and airport infield	
Surrounding Land U	se: Public open space to north; Broom Way and undeveloped countryside to east; Lee-on-the-Solent to the south; Airport infield and main runway to west.	
Gross Site Area (ha)	: 37.91 Housing Yield (estimate): 0	**
Employment Yield (estimate): 40,000sqm Gypsy and Traveller Pitches (estimate): 0	STUBBINGTON WARD
SUITABILITY		
Constraints:	Agricultural Land Grade 2, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Superficial sand/gravel, Countryside, Solent Brent Geese & Wader Low use, Airfield.	
Highways/ Pedestrian Access:	Site has upgraded access from Broom Way and will benefit from Stubbington Bypass and Newgate Lane South road schemes.	
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues.	cont©:CrownTd8pÿright.
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	Site is in active industrial use - low ecological potential.	
Accessible Facility Types: 3/10	Within 800m of a Convenience Store or Supermarket, within 800m of a Accessible Green or Play Space, within	n 1600m of a Town/District or Local Centre
Suitability Comment:	Site represents an extension and intensification to an established and permitted employment area. Site has lin to the strategic road network.	nited constraints and benefits form improvements
Is the site suitable	Yes Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Employment Site	Stubbington			
ID: 3114 Site N	ame: Swordfish Business Park, Daedalus West				
Current Land Use:	Existing employment area and aircraft taxiways.				
Surrounding Land U	se: Gosport Road and Crofton School to north; Public open space to east; Airport infield and main runway to east and south; Stubbington to west.				
Gross Site Area (ha)	: 20.00 Housing Yield (estimate): 0				
Employment Yield (estimate): 8,000sqm Gypsy and Traveller Pitches (estimate): 0	HILHERD			
SUITABILITY		Stormartin			
Constraints:	Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside, Solent Brent Geese & Wader Low use, Airfield.	man France F			
Highways/ Pedestrian Access:	Site has upgraded access from Broom Way and will benefit from Stubbington Bypass and Newgate Lane South road schemes.	67///			
Conservation Comments:	No known constraints	N N			
Noise/Air Quality Assessment:	No known issues.	cont@rCrdWm?26p()7ight			
Archaeology:	Site not within identified area of archaeological potential				
Ecology Comment:	Site is in active industrial use - low ecological potential.				
Accessible Facility Types: 5/10	Within 1600m of a Secondary School, within 1200m of a GP Surgery, within 400m of a High Frequency Bus S Space, within 1600m of a Town/District or Local Centre	tops, within 800m of a Accessible Green or Play			
Suitability Comment:	Site represents an extension and intensification to an established and permitted employment area. Site has lir to the strategic road network.	nited constraints and benefits form improvements			
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes			



DISCOUNTED EMPLOYMENT SITES œ

8. Discounted Employment Sites

LIST OF (CONTENTS			
ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
20	Standard Way, Wallington	0.59	Fareham East	246
1365	Land adjoining Fort Wallington Industrial Estate	1.05	Fareham East	247
3011	Land at Down Barn Farm	32.85	Fareham East	248
3025	Little Park Farm, Park Gate	5.73	Park Gate	249
3034	Land rear of WTS, Wallington	1.23	Fareham East	250
3213	Maindell Pumping Station, Fareham	1.50	Fareham East	251
3218	Monument Farm	4.69	Fareham East	252
3225	Lowater Nursery Employment Site, Hook Lane	6.85	Warsash	253

8. Discounted Employment Site Assessments

SITE DETAILS	Discounted Employment Site	Fareham East		
ID: 20 Site Nam	e: Standard Way, Wallington			
Current Land Use:	Vacant. Small paddock area located to the north of Standard Way and to the north of Fareham Heights office park. Lined with trees with access off of Standard Way and M27 to north.			
Surrounding Land Use:	Adjoining motorway M27 to northeast; Frontage to Standard Way to west; adjoining WTS to south.			
Gross Site Area (ha):	0.59 Housing Yield (estimate): 0	STANDARD MOTO		
Employment Yield (est	imate): 2,000sqm Gypsy and Traveller Pitches (estimate): 0	ANA FAREHAM		
SUITABILITY		EAST NORD		
Gr	ricultural Land Grade 2, Minerals Brick Clay, Minerals Superficial sand/gravel, Minerals Safeguarded Site, ound Water Protection Zone, Countryside, Within 50m of potentially infilled and gassing ground, bundwater source protection zone.			
Pedestrian Access: wo	is site would appear to have the potential for access created from Standard Way. The junction location uld need to be towards the southern end of the frontage for visibility purposes. Measures would also need be put in place to limit additional commercial vehicle activity on Pinks Hill or to make width improvements ong its length.			
Conservation No Comments:	known constraints	@ (45.) ; 90 m @ Crown.copyright		
Noise/Air Quality No Assessment:	known issues.			
	ere are no archaeological sites currently recorded at this location although Fort Wallington sits within the in garded as within the field of fire (setting) of the fort, but the fort and the views from t	nmediate vicinity. It is in an area that might be		
	The site comprises Priority Habitat Coastal and Floodplain Grazing Marsh with woodland boundaries. Buffers to be retained with significant margins. Appears suitable for bats, badger and may support territory of barn owl.			
	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 Th Discounting:	e site is contrary to emerging policy for development in the countryside and there is no requirement to alloc	ated additional land to meet employment need.		
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes		

SITE DETAILS	Discounted Employment Site	Fareham East			
ID: 1365 Site N	ame: Land adjoining Fort Wallington Industrial Estate				
Current Land Use:	Grazing				
Surrounding Land U	d Use: Horse Grazing, Waste Transfer Station, B1-8 uses				
Gross Site Area (ha)	1.05 Housing Yield (estimate): 0				
Employment Yield (stimate): 4,000sqm Gypsy and Traveller Pitches (estimate): 0				
SUITABILITY		FAREHAM EAST WARD			
Constraints:	Agricultural Land Grade 2, Minerals Brick Clay, Minerals Superficial sand/gravel, Minerals Safeguarded Site, Ground Water Protection Zone, Countryside				
Highways/ Pedestrian Access:	The site could be accessed via the entrance to the adjacent Waste Transfer Station subject to necessary and. It could also provide the opportunity for a comprehensive development with site ID 3034 to the east. Weasures would need to be put in place to limit additional commercial vehicle activity on Pinks Hill. Given the pressure for development in this area and the restricted access to the A27 and Fareham, a highways master planning exercise is required for the Fort Wallington area.	AND ARTROAD			
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	No known issues.				
Archaeology:	Site not within identified area of archaeological potential.				
Ecology Comment:	Site is likely to have a reptile population and may support invertebrates. Grassland parcels offer habitat areas, whilst run off from slope should avoid impact to Wallington River. Potential for bats, badgers and dormouse.				
Accessible Facility Types: 5/10	Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Reason for Discounting:	The site is contrary to emerging policy for development in the countryside and there is no requirement to alloc	ated additional land to meet employment need.			
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes			

SITE DETAILS	Discounted Employment Site	Fareham East			
ID: 3011 Site N	ame: Land at Down Barn Farm				
Current Land Use: The majority of the site is agriculture.					
Surrounding Land U	e: Down Barn Farm is located at the south-eastern corner of the site and comprise a farmhouse, a barn and a modern barn. Spurlings Industrial Estate and Riverside Yard are located to the south-west of the site. Spurlings Industrial Estate includes several B2	K			
Gross Site Area (ha)	32.85 Housing Yield (estimate): 0	5			
Employment Yield (stimate): 30,000sqm Gypsy and Traveller Pitches (estimate): 0	FAREHAM EAST WARD			
SUITABILITY					
Constraints:	Agricultural Land Grade 2, Flood Zone 2 & 3, Minerals Brick Clay & Superficial sand/gravel, Ground Water Protection Zone, Countryside, Statutory Listed Buildings, Public ROW, Farm on site, adjacent to clay pit, works and gas valve compound.				
Highways/ Pedestrian Access:	The principle of employment development at this location is accepted with regards to highways access, however the precise location of the site access and its relationship to the existing haul road and the link to M27 J11 needs to be explored in further detail through highways modelling. The prospect of accessing the Spurlings Industrial Estate through the site should be explored. Significant highway improvement works are likely to be required.				
Conservation Comments:	Within the red line of this proposal Down Barn Farmhouse is listed grade II and its barn is listed as a curtilage structure. Close to the site are two other listed buildings Downbarn Cottage and Greenhill Cottage, the setting of these buildings would need to be preserved. Hampshire Archaeology should be consulted concerning archaeology.				
Noise/Air Quality Assessment:	No known issues.				
Archaeology:	Site not within identified area of archaeological potential				
Ecology Comment:	Bats, badger and reptiles and dormouse are likely to use the sites boundary vegetation. There is also potential for dormouse and farmland birds to be present within the hedgerows, despite no records being found. No water bodies are present on the site. There are also potential roosting opportunities in the farm buildings on site.				
Accessible Facility Types: 3/10	Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre				
Reason for Discounting:	The site is located in a highly sensitive landscape setting.				
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? No			

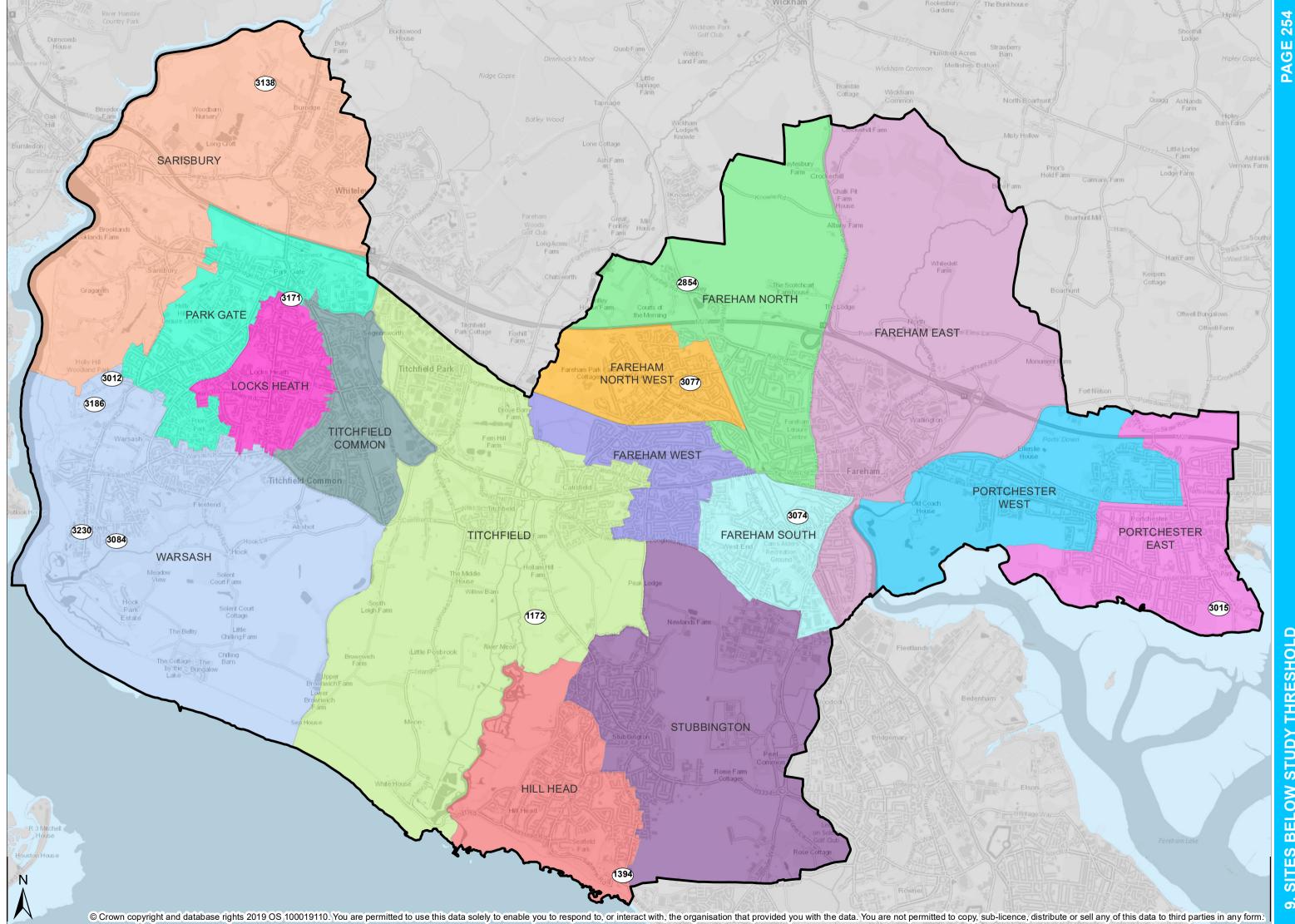
SITE DETAILS	Discounted Employment Site	Park Gate
ID: 3025 Site N	ame: Little Park Farm, Park Gate	SARISBURY
Current Land Use:	The site is in a mixture of uses, including residential, kennels and amenity grazing.	WARD ** •
Surrounding Land U	Employment, residential and unused land. To the immediate north of the site lies the M27 and to the immediate south is a railway line. The western boundary abuts the Chandlers Way employment area. To the east is unused land which is in Winchester District	
Gross Site Area (ha)	5.73 Housing Yield (estimate): 0	The second
Employment Yield (estimate): 11,200sqm Gypsy and Traveller Pitches (estimate): 0	Russe
SUITABILITY		PARKGATE
Constraints:	Minerals Superficial sand/gravel, TPO	
Highways/ Pedestrian Access:	The site would be appropriate for a development with 11,200 m2 of employment development subject to a full Transport Assessment. Given the site's proximity to Swanwick Station, a pedestrian/cyclist link from the west end of the site should be investigated. To mitigate the length of the development cul de sac and its vulnerability, should obstruction occur at the bridge etc., an emergency vehicle link should be investigated leading west from the site to Chandlers Way and Botley Road.	CROMPTON WAY
Conservation Comments:	No known constraints	
Noise/Air Quality Assessment:	No known issues.	
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	General area has potential to offer wider connectivity along railway line to Swanwick Lakes and north to Botley	Wood. Potential for reptiles, dormice and bats.
Accessible Facility Types: 4/10	Within 1600m of a Train Station, within 1600m of a Major Employment Areas, within 800m of a Accessible Gre or Local Centre	en or Play Space, within 1600m of a Town/District
Reason for Discounting:	The site is contrary to emerging policy for development in the countryside and there is no requirement to alloca	ted additional land to meet employment need.
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Discounted Employment Site	Fareham East
ID: 3034 Site N	ame: Land rear of WTS, Wallington	
Current Land Use:	Paddock	
Surrounding Land U	e: M27 to north of site, waste transfer station to west, grazing and A32 to south and east.	
Gross Site Area (ha)	1.23 Housing Yield (estimate): 0	
Employment Yield (estimate): 4,000sqm Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY		FAREHAM EAST WARD
Constraints:	Agricultural Land Grade 2, Minerals Brick Clay, Minerals Superficial sand/gravel, Minerals Safeguarded Site, Ground Water Protection Zone, Countryside	
Highways/ Pedestrian Access:	The width and standard of Military Road would need to be significantly upgraded to allow for vehicular access. Measures would also need to be put in place to limit additional commercial vehicle activity on, or make improvements to the width of, Pinks Hill.	
Conservation Comments:	No known constraints	0 50 100 m
Noise/Air Quality Assessment:	No known issues.	
Archaeology:	Site not within identified area of archaeological potential	
Ecology Comment:	Site is likely to have a reptile population and may support invertebrates. Grassland parcels offer habitat areas, Wallington River. Potential for bats, badgers and Dormouse.	whilst run off from slope should avoid impact to
Accessible Facility Types: 4/10	Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 800m of a Accessib Town/District or Local Centre	le Green or Play Space, within 1600m of a
Reason for Discounting:	The site is contrary to emerging policy for development in the countryside and there is no requirement to alloca	ated additional land to meet employment need.
Is the site suitable?	No Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Discounted Housing Site, Discour	nted Employment Site	Fareham East	
ID: 3213 Site N	ame: Maindell Pumping Station, Fare	eham			
Current Land Use:	Former pumphouse and office		STA MO		
Surrounding Land U	e: Field to north, offices & residential	development to south.		STANDA RD WAY	
Gross Site Area (ha)	1.50 Housing Yield (estim	ate): 18			
Employment Yield (estimate): 1,200sqm	Gypsy and Traveller Pitches (est	imate): 0	NOS TH WALLINGO	
SUITABILITY				10°Th	
Constraints:	Agricultural Land Grade 2, Minerals B Ground Water Protection Zone, Count				
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:	Site has been a quarry and extraction will have removed any archaeological potential. The site is adjacent to Fort Wallington and within the field of fire but sufficiently separated from the fort by modern development that it would not now contribute to				
Ecology Comment:	The southern and western parts of the site appear to be covered by areas of woodland, which is 'Priority Habitat'. Retention and protection of the woodland is required. Connectivity to the M27 green corridor should also be retained and enhanced in the north and east of the site. The centre of the site which is covered by areas of hardstanding and some areas to the east could be developed.				
Accessible Facility Types: 6/10	Within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Reason for Discounting:	Limited scope for upgrading the highways access and no suitable footway for pedestrian access.				
Is the site suitable?	No	Is the site available?	Yes	Is the site considered achievable? No	

SITE DETAILS		Discounted Employment S	Site	Fareham East
ID: 3218 Site Na	ame: Monument Farm			
Current Land Use:	Agriculture			
Surrounding Land Us	se: Agriculture and employment to	north and west, M27 to south.		BOARHUNTROAD
Gross Site Area (ha):				
Employment Yield (e	estimate): 3,750sqm	Gypsy and Traveller Pitches (estimate	e): 0	
SUITABILITY				FAREHAM
	Agricultural Land Grade 2, Mineral Zone, Countryside	s Brick Clay, Minerals Superficial sand/grav	vel, Ground Water Protection	VIARD NATURAL STATE
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.			A2 105 210 m B Crown copyright
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			
	Protected species are likely to be present on site, such as dormice, reptiles, badgers and bats. The site is likely to be suitable for development, subject to appropriate mitigation. The wooded field margins should be retained/enhanced and protected through a suitable buffer.			
Accessible Facility Types: 3/10	Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre			
Reason for Discounting:	Site is within area of special landscape quality.			
Is the site suitable?	No	Is the site available? Yes	S	Is the site considered achievable? No

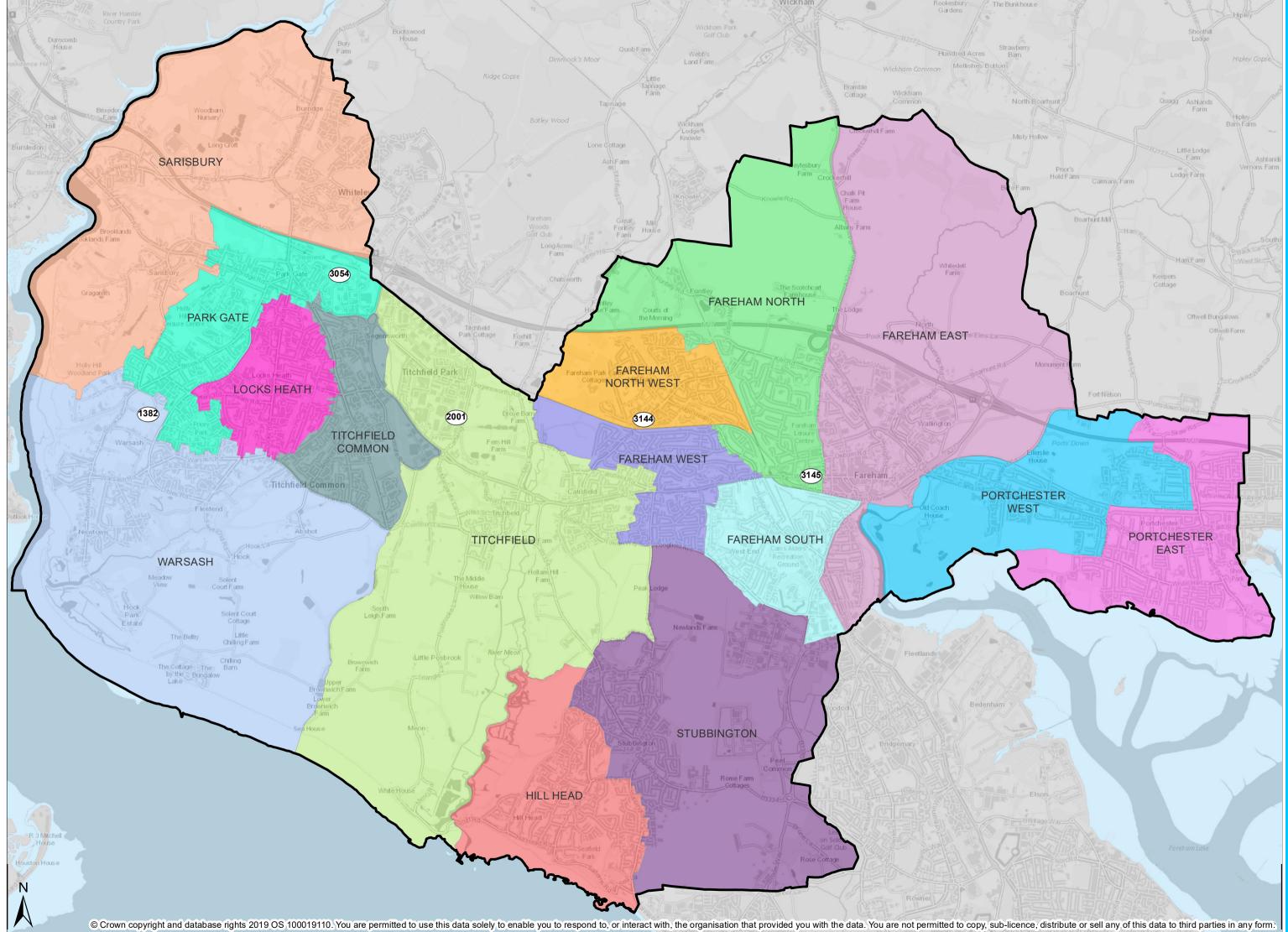
SITE DETAILS		Discounted Employment Site	Warsash
ID: 3225 Site M	Name: Lowater Nursery Employmer	it Site, Hook Lane	
Current Land Use:	Glass houses.		
Surrounding Land U	Jse: Recreation ground, open space	, residential.	
Gross Site Area (ha)): 6.85 Housing Yield (est	mate): 0	
Employment Yield ((estimate): 5000sqm	Gypsy and Traveller Pitches (estimate): 0	
SUITABILITY			WARSASH WARD
Constraints:	Agricultural Land Grade 2, Agricultu nursery, former landfill adjacent to r	ral Land Grade 3, Minerals Superficial sand/gravel, Countryside, Large orthern part of site.	
Highways/ Pedestrian Access:	Satisfactory access can be achieved, with adequate visibility, at a point just east of the present site access. Hook Lane will need to be widened across the site frontage and to the east to achieve a 4.8m wide access road.		
Conservation Comments:	No known constraints		N
Noise/Air Quality Assessment:	No issues re noise or air quality but	gas monitoring data would be required in advance.	0 95 190 m © OpenStreetMap (and) cont@CrownC60pVright
Archaeology:	Site not within identified area of arcl	naeological potential.	
Ecology Comment:	The trees and hedgerows along the site boundaries to be retained and protected via green buffers to maintain connectivity to Fleet End Road SINC.		
Accessible Facility Types: 1/10	Within 800m of a Accessible Green	or Play Space	
Reason for Discounting:	Isolated location.		
Is the site suitable?	? No	Is the site available? Yes	Is the site considered achievable? Yes



SITES BELOW STUDY THRESHOLD 6

9. Sites Below Study Threshold

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



10. SITES REMOVED FROM SHELAA

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10. Sites removed from SHELAA

LIST OF CONTENTS

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

11 Glossary

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

Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
RAMSAR	An internationally important wetland site designated under the 1971 Ramsar Convention.
RoW – Right of Way	Public right of way.
SAC - Special Areas for Conservation	An area of open water or land of international importance designated to conserve natural habitats and wild fauna and flora, which are considered rare or endangered and are recognised as being under a particular threat. They are given special protection under the European Union's Habitats Directive.
SAM - Scheduled Ancient Monument	an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979.
Site of Archaeological Importance:	Sites that hold, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them.
SINC - Site of Importance for Nature Conservation	A local site which is of substantive nature conservation value. The Site of Importance for Nature Conservation (SINC) system in Hampshire is managed by Hampshire County Council (HCC) on behalf of the Hampshire Biodiversity Partnership (HBP).
SPA - Special Protection Area	Areas of land, water or sea of international importance for the conservation of wild birds and of migratory species. They are given special protection under the European Union's Birds Directive.
SSSI - Site of Special Scientific Interest	Sites designated by Natural England under the Wildlife and Countryside Act (1981) that are of national importance in terms of ecology or geology.

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