



# Fareham Local Plan 2037

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

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September 2020

# Contents

Section		Page Number
1	How to use this document	1
2	Introduction	2
3	Policy Context and Housing and Employment Need	3
4	Methodology	5
5	Developable Housing Sites	
	• Overview Map	16
	• List of Sites	17
	• Site Assessments	21
6	Discounted Housing Sites	
	• Overview Map	102
	• List of Sites	103
	• Site Assessments	109
7	Developable Employment Sites	
	• Overview Map	238
	• List of Sites	239
	• Site Assessments	240
8	Discounted Employment Sites	
	• Overview Map	244



	<ul style="list-style-type: none"> <li>List of Sites</li> <li>Site Assessments</li> </ul>	245 246
9	Sites Below Study Threshold <ul style="list-style-type: none"> <li>Overview Map</li> <li>List of Sites</li> </ul>	254 255
10	Sites Removed from the SHELAA <ul style="list-style-type: none"> <li>Overview Map</li> <li>List of Sites</li> </ul>	256 257
11	Glossary	258

## Maps and Plans

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# 1. How to use this document

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





## 2. Introduction

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



# 3. Policy Context and Housing and Employment Need

## *Policy Context*

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

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



3.4 This SHELAA has been produced to inform and accompany the Publication (Regulation 19) Fareham Local Plan 2037 which is the plan the Council intends to submit to the Secretary of State for Examination in accordance with the timetable set out in the Local Development Scheme<sup>2</sup> which is available on the Council's website.

#### *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 system<sup>3</sup>. Identifying and seeking to address the future housing need is a key requirement of the NPPF and one of the principle challenges of the new Fareham Local Plan which will cover the period from 2021 until 2037. The SHELAA is a key evidence base document which looks at the suitability, availability and likely economic viability of potential sites. The SHELAA identifies potential housing sites and assess the sites to determine which sites are taken forward in the emerging Fareham Local Plan 2037.

#### *Employment Need*

3.6 Since the adoption of the Local Plan in 2015, further evidence has been published to inform the employment need for the Borough. The Business Needs, Site Assessments and Employment Land Study provides a 'policy-off' assessment of employment forecasting need in Fareham until 2037, identifying requirements for Fareham Borough of employment use classes including Office (B1a, B1b), Industrial (B1c/B2) and Storage & Distribution (B8) uses to inform the Fareham Local Plan 2037.

3.7 Full details of the assessment methodology are set out in Section 4 of this report. The outcomes of the assessment are provided in Sections 5-10.

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

<sup>3</sup> Available at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/907215/200805\\_Changes\\_to\\_the\\_current\\_planning\\_system\\_FINAL\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907215/200805_Changes_to_the_current_planning_system_FINAL_version.pdf)



## 4. Methodology

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

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

#### *Geographical Area and Wider Involvement*

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

#### *Site Size*

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



### *Identifying Sites*

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

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

#### 4.6 Sites in the Planning Process

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

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

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

### *Call for Sites*

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





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

## **Stage 2: Site Assessment**

### *Calculating Development Potential*

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



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

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

#### *Site Survey*

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



### *Considering whether a site is developable*

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

### *Assessing site suitability*

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

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<sup>4</sup> Available at: [www.fareham.gov.uk/planning/publicationplanevidence.aspx](http://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 will be considered on an individual site basis when appropriate to consider if it can be mitigated whilst still resulting in a site being developable in principle.

### Heritage Conservation

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

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

**Infrastructure**

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

**Landscape**

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

**Mineral Safeguarding**

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

**Nature Conservation**

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

**Tree Preservation Orders (TPOs)**

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



### **Urban Area Boundaries**

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

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

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

4.20 This method of considering the development strategy in assessing a site's suitability replaced the site selection methodology detailed in the Housing Site Selection Background Paper which was published in 2017.

#### *Assessing site availability*

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

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

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

#### *Assessing site achievability*



- 4.23 In accordance with the PPG, ‘a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.’
- 4.24 Viability assessment work has been undertaken for the Local Plan. Full details can be found in the Local Plan Viability Assessment<sup>5</sup> on the Council’s website.
- 4.25 In order to assist with the assessment of potential employment sites for allocation within the Local Plan, the Council has sought local market expertise from employment professionals. This expert advice provides the following:
- an overview of the current level of demand for employment land / premises in Fareham Borough; and
  - an assessment of the likely market attractiveness of proposed employment sites, assessed by the SHELAA, for Office, Industrial and Storage & Distribution uses.
- For each site the specialist advice provides consideration of the location, marketability and attractiveness to the market.

### *Stage 3: Windfall Assessment*

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

### *Stage 4: Assessment Review*

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

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



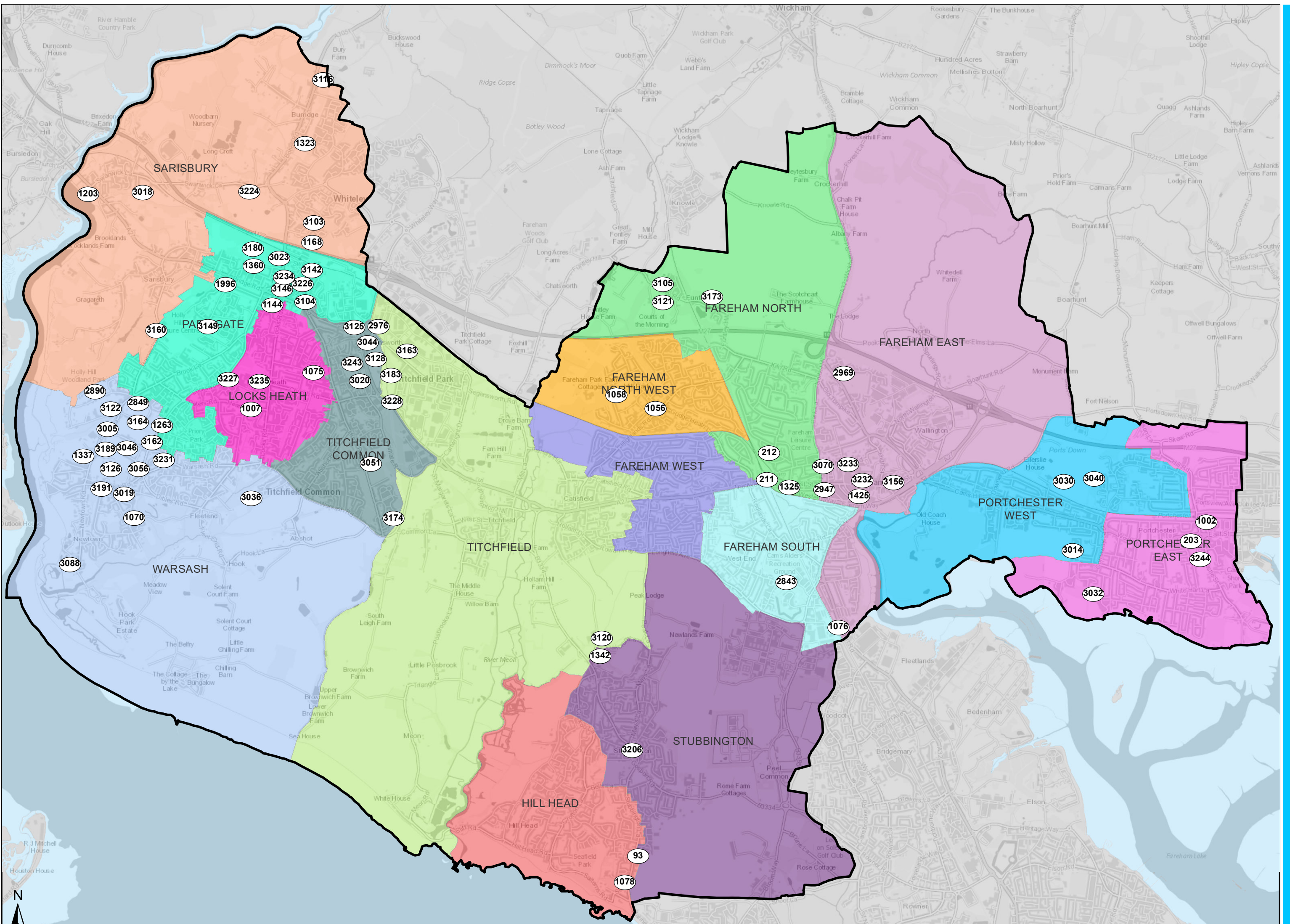
sites which can be brought forward under the Council's development strategy will contribute to the housing and employment supply for the Local Plan 2037 and will form part of the projected housing supply which is reported in the five-year housing land supply position and the Authority Monitoring Report<sup>6</sup>. The overall housing and employment need of the Borough will be established in housing and employment need assessments and incorporated into the Local Plan 2037.

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<sup>6</sup> [http://www.fareham.gov.uk/planning/local\\_plan/amp.aspx](http://www.fareham.gov.uk/planning/local_plan/amp.aspx)









# 5. Developable Housing Sites

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
93	Hammond Industrial Estate	0.60	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



## LIST OF CONTENTS

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

## LIST OF CONTENTS

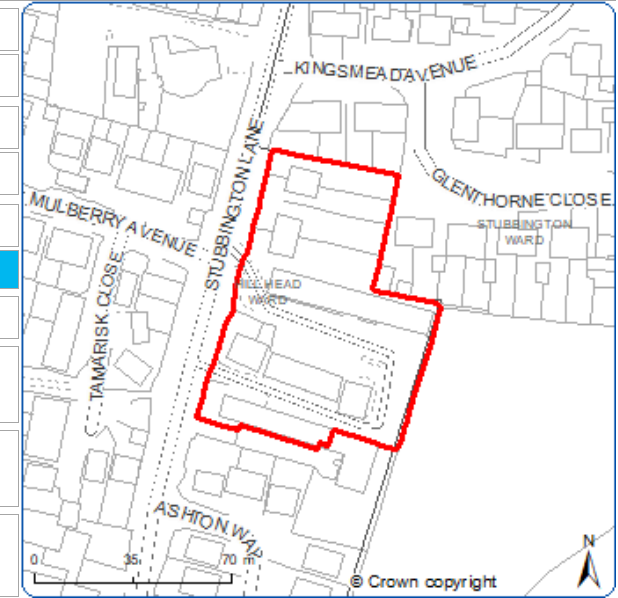
ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
3103	Land at Rookery Avenue, Swanwick	0.58	Sarisbury	66
3104	4-14 Botley Road, Park Gate	0.38	Park Gate	67
3105	Funtley Road North, Funtley	0.96	Fareham North	68
3116	Cherry Tree Industrial Park, Burr ridge	0.92	Sarisbury	69
3120	The Grange, Oakcroft Lane, 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 Lockwood 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 Lockwood Road, Warsash	0.31	Warsash	89

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
3206	22-27A Stubbington Green	0.09	Stubbington	90
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 Name:	Hammond Industrial Estate		
Current Land Use:	Industrial Estate				
Surrounding Land Use:	Residential throughout				
Gross Site Area (ha):	0.60	Housing Yield (estimate):	64 bed care home		
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0		
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				
Archaeology:	Site not within identified area of archaeological potential.				
Ecology Comment:	No known issues.				
Accessible Facility Types:	7/10	Within 1600m of a Secondary School, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility			
Suitability Comment:	Site is not recommended for retention in the Employment Land Review. Suitable site for residential development. Consideration of noise impact required due to proximity of airport runway.				
Is the site suitable?	<b>Yes</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>Yes</b>



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

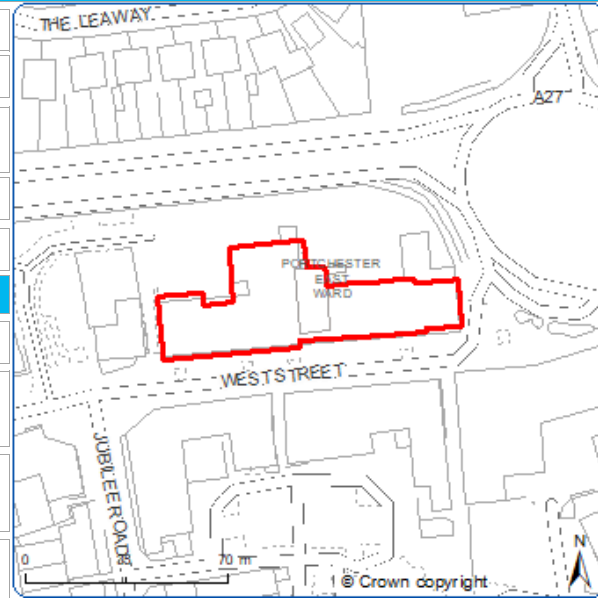
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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



**SITE DETAILS**

**Developable Housing Site**

**Fareham North**

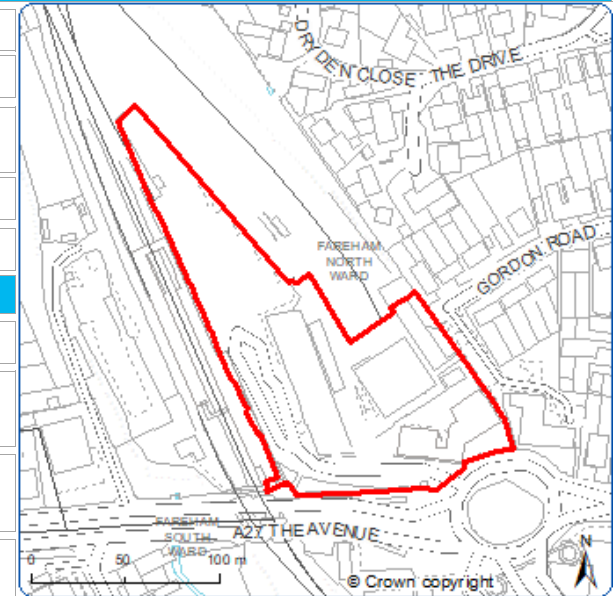
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

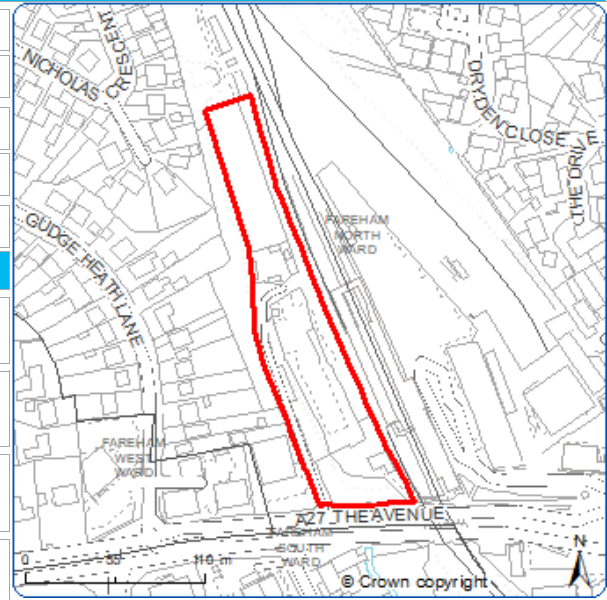
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



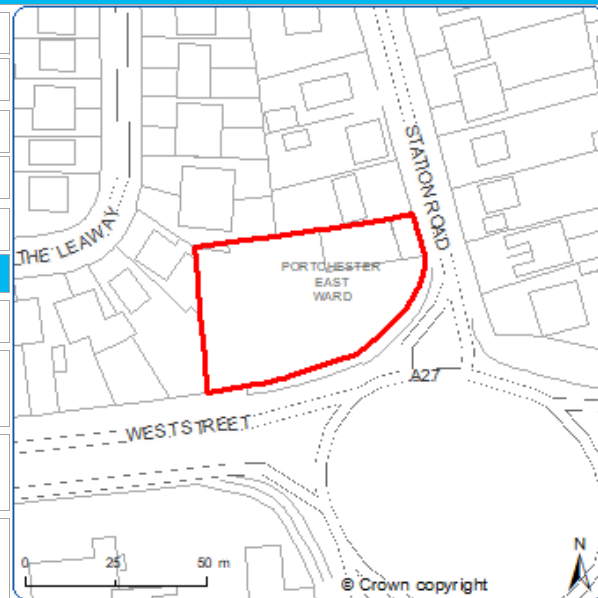
**SUITABILITY**

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

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

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

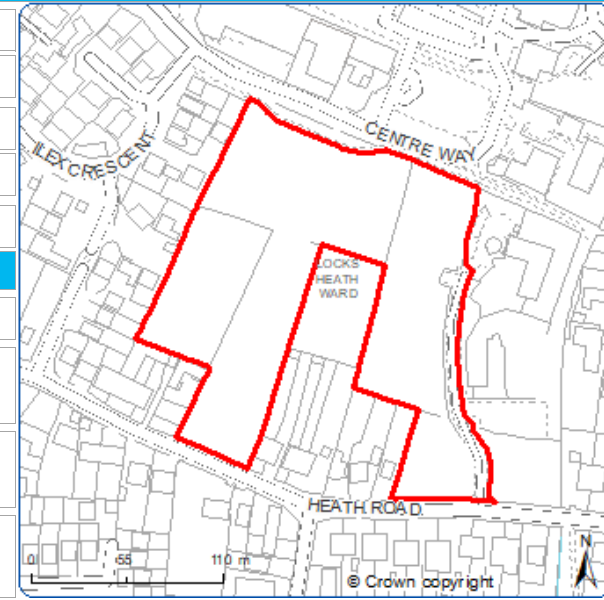
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	TPO
Highways/ Pedestrian Access:	Primary access off Heath Road. Possible secondary access from Centre Way. Only pedestrian/cyclist connectivity across site.
Conservation Comments:	No known constraints.
Noise/Air Quality Assessment:	Noise assessment required as potential for disturbance from deliveries to the Locks Heath Centre.
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	Site comprises secondary broadleaved woodland with scattered mature trees, dense scrub and open grassland. Significant vegetation clearance of the understorey within much of the northern and western parts of the site has previously taken place. Loss of woodland should be compensated through the provision of funds, used for woodland improvement in the locality (e.g. Lock's Wood SINC). A small population of slow worms present on site - on-site receptor area should be provided. Presence of foraging bats on site - sensitive lighting strategy and tree/shrub planting required.
Accessible Facility Types: <input type="text" value="8"/> / <input type="text" value="10"/>	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Suitability Comment:	Planning Committee have resolved to grant permission (P/17/1366/OA). Development would need to have regard to TPOs on site. Potential of noise from Locks Heath Centre should be considered.

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

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

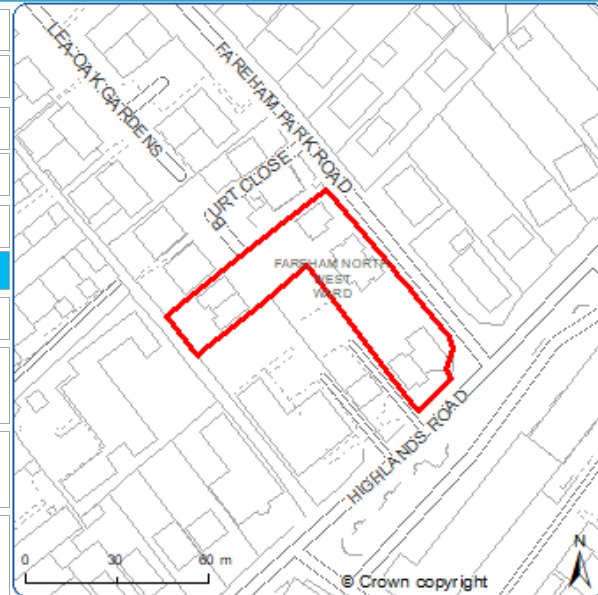
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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



**SITE DETAILS**

**Developable Housing Site**

Warsash

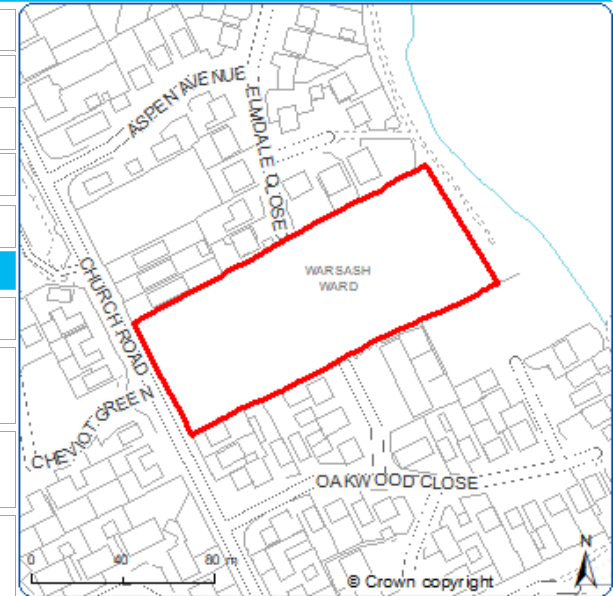
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**



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

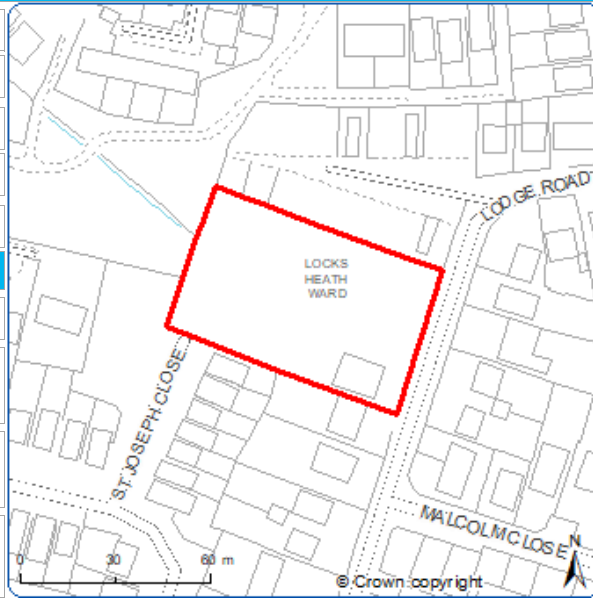
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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



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

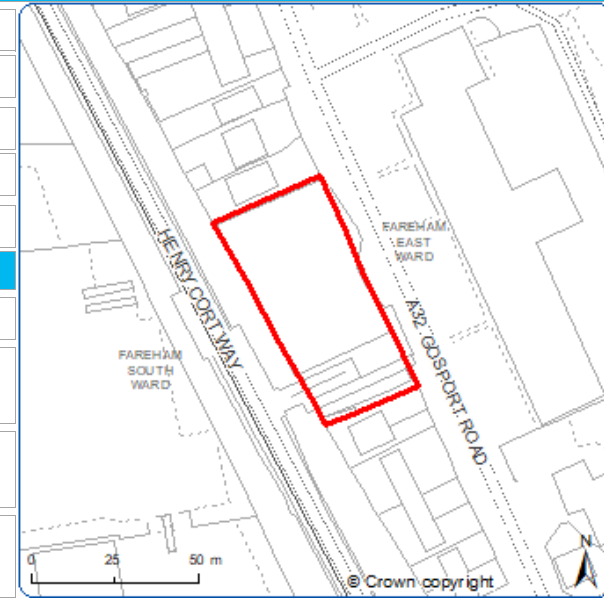
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Hill Head

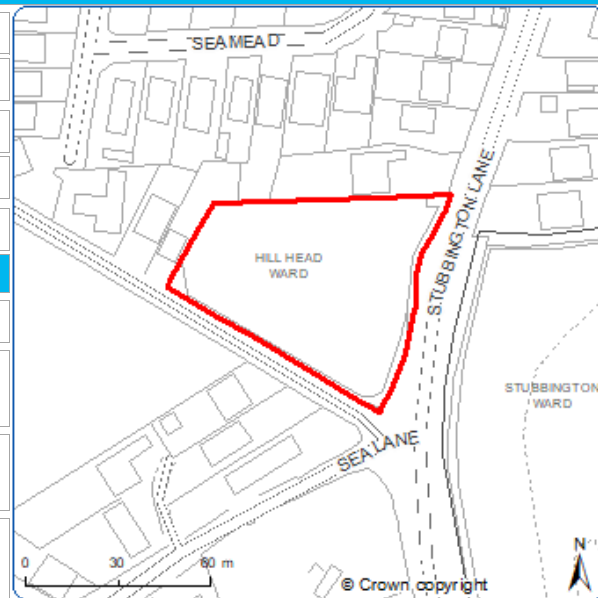
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	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.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	This site is near the end of the main runway at Solent Airport meaning there is potential for noise impacts. A noise assessment should be carried out.
Archaeology:	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 the area. A number of ponds are present within 500m of the site and therefore the presence of Great Crested Newts is likely. The site appears to be an improved grass field with a hedgerow/line of trees along the southern boundary. An appropriate mitigation and enhancement strategy would be required with the southern hedgerow/treeline should be retained and enhanced where possible.
Accessible Facility Types: <input type="text" value="5"/> / <input type="text" value="10"/>	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Suitability Comment:	Suitable site for development provided mitigation of protected species is provided and consideration of noise impact due to proximity of airport runway.

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

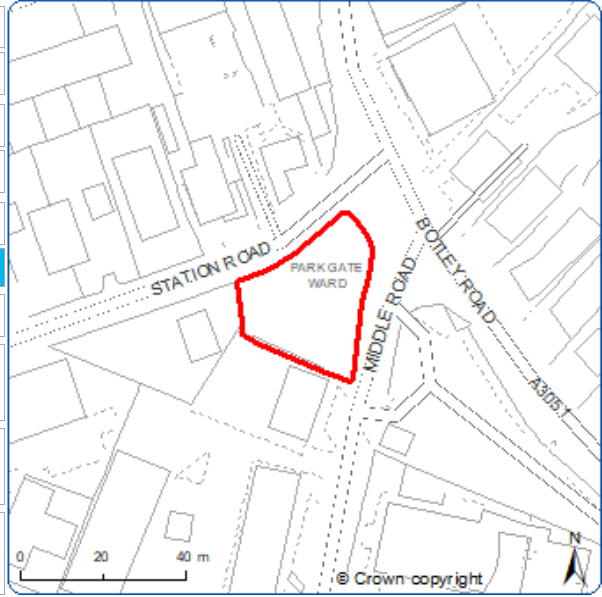
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

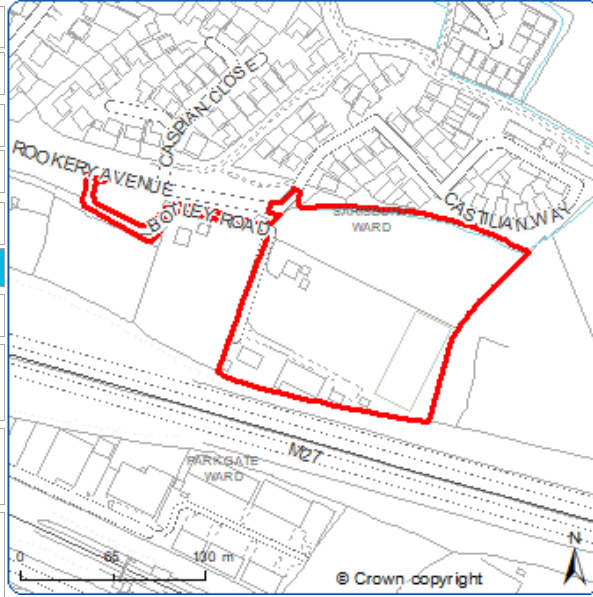
Accessible Facility  
Types:

Suitability  
Comment:

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

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

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



**SUITABILITY**

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

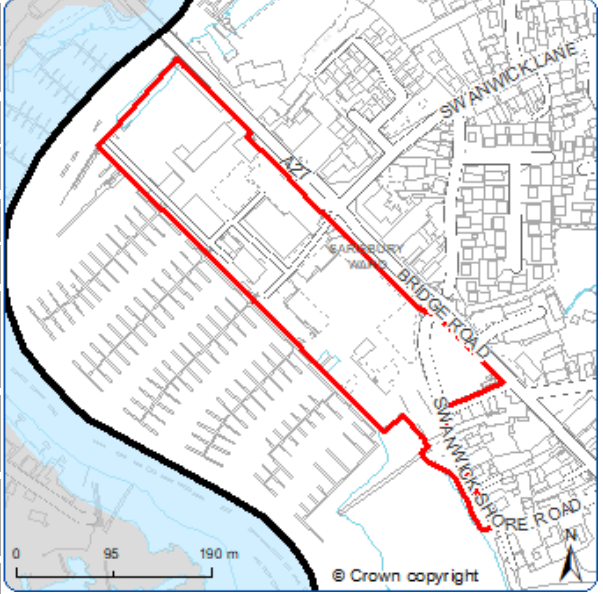
Is the site suitable? **Yes** Is the site available? **Yes** Is the site considered achievable? **Yes**

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

ID:	<input type="text" value="1203"/>	Site Name:	<input type="text" value="Swanwick Marina, Bridge Road"/>	
Current Land Use:	<input type="text" value="Mix of land uses (A, B and C-Class)"/>			
Surrounding Land Use:	<input type="text" value="A variety of employment uses, a garage and car show room, some offices and an area of residential."/>			
Gross Site Area (ha):	<input type="text" value="4.94"/>	Housing Yield (estimate):	<input type="text" value="50"/>	
Employment Yield (estimate):	<input type="text" value="0"/>	Gypsy and Traveller Pitches (estimate):	<input type="text" value="0"/>	

**SUITABILITY**

Constraints:	<input type="text" value="SINC, Flood Zone 2, Flood Zone 3, Within 500m of SPA, SAC, Within 500m of Ramsar, Within 500m of SSSI, Countryside, Solent Brent Geese &amp; Wader Low use, Statutory Listed Buildings, Reclaimed Land"/>
Highways/ Pedestrian Access:	<input type="text" value="Existing site access from Bridge Road"/>
Conservation Comments:	<input type="text" value="No known constraints."/>
Noise/Air Quality Assessment:	<input type="text" value="It is believed this could be a mixed use development and therefore a noise assessment will likely be required. Air quality issues unlikely to be a concern."/>
Archaeology:	<input type="text" value="Site not within identified area of archaeological potential."/>
Ecology Comment:	<input type="text" value="The site is a Solent Wader &amp; Brent Geese Strategy 'Low Use' site (F95). It is located immediately adjacent to Solent &amp; Dorset Coast SPA, Solent Maritime SAC and River Hamble Mudflats &amp; Saltmarsh. Direct and indirect impacts on the European designated sites are likely. Natural England should be consulted in relation to the mitigation measures/ buffers required to protect the designated sites."/>
Accessible Facility Types: <input type="text" value="4/10"/>	<input type="text" value="Within 1600m of a Train Station, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility"/>
Suitability Comment:	<input type="text" value="Suitable urban site for development. Site has planning permission"/>



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

**Developable Housing Site**

Warsash

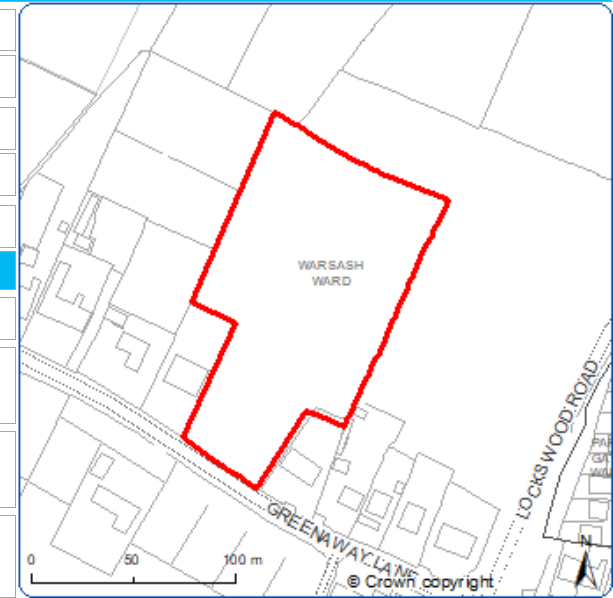
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Developable Housing Site**

Salisbury

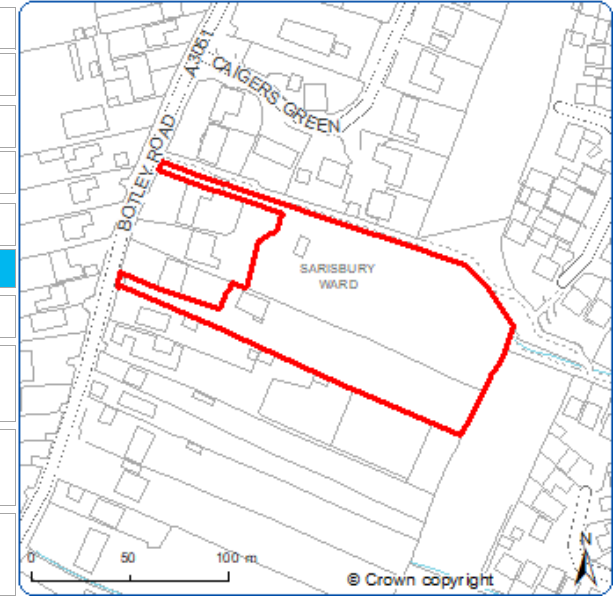
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**



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

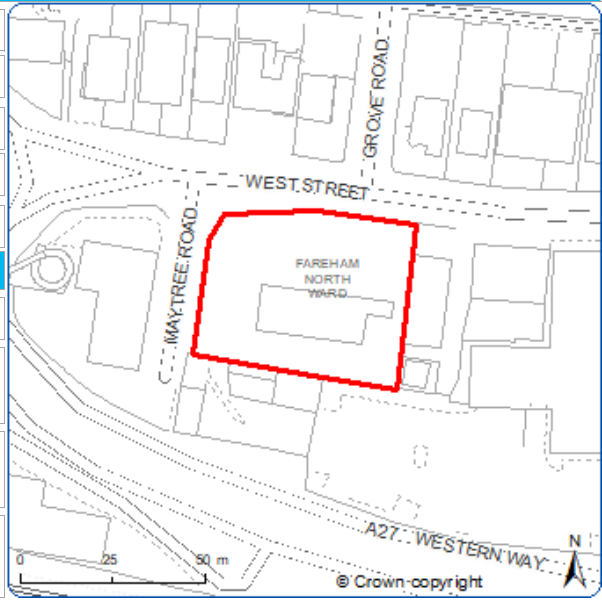
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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



**SITE DETAILS**

**Developable Housing Site**

Warsash

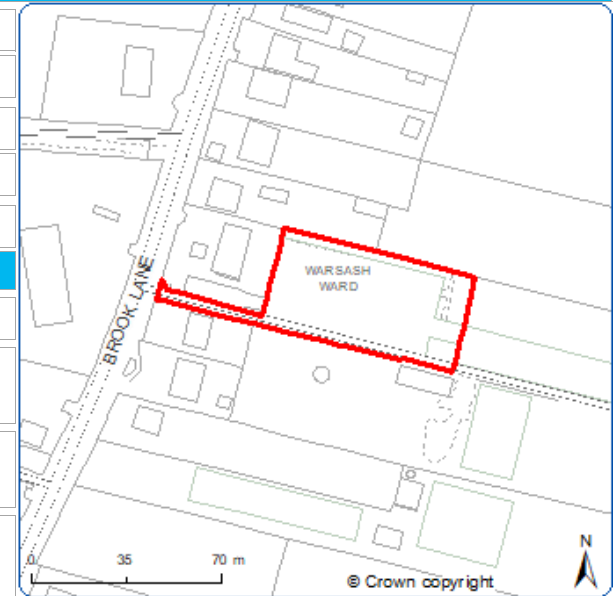
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

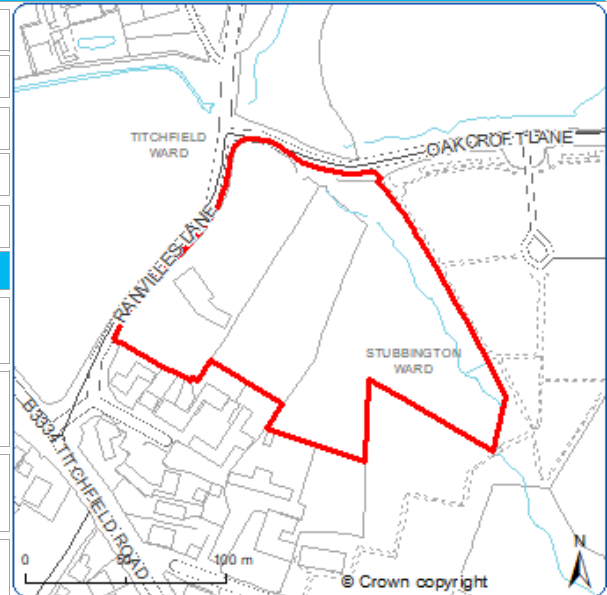
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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



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

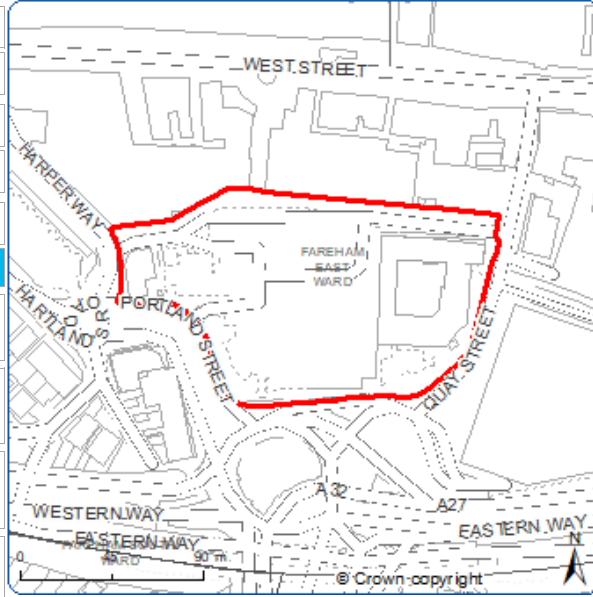
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Park Gate

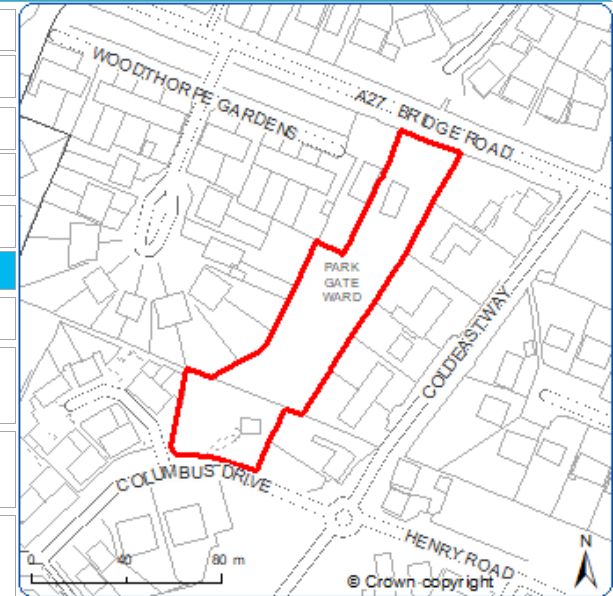
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

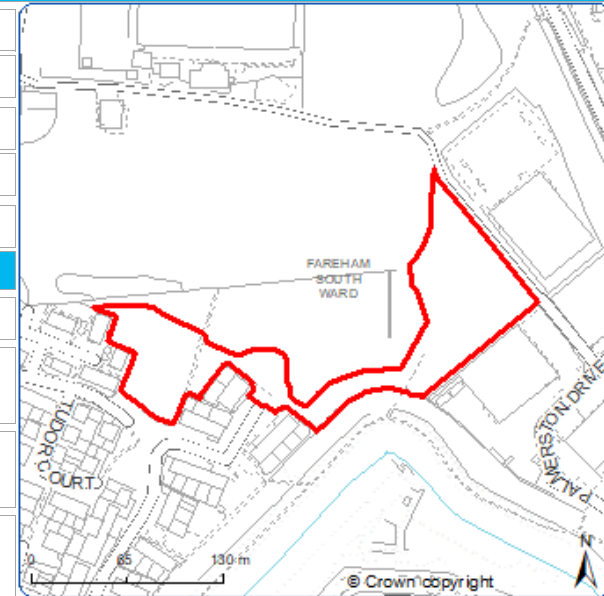
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Warsash

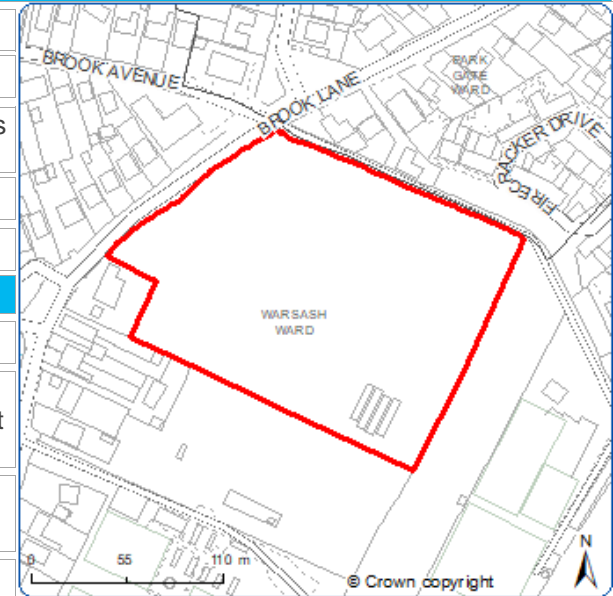
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

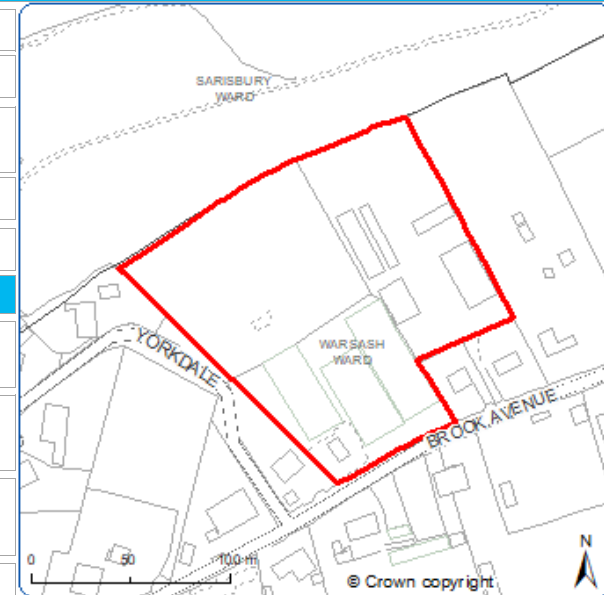
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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



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

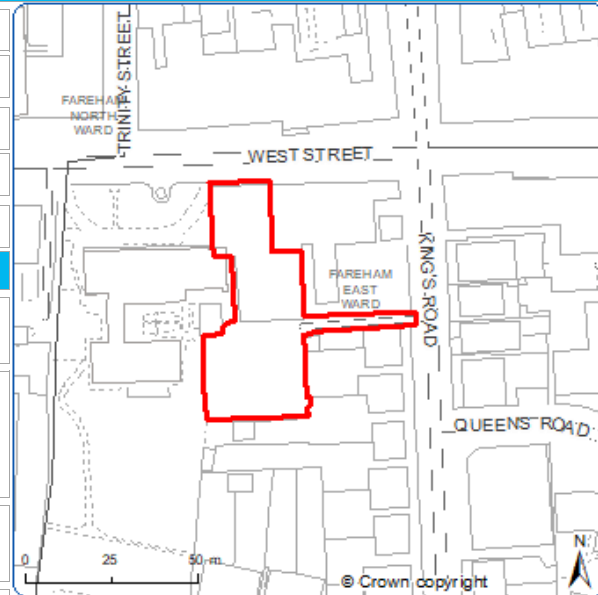
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Fareham East

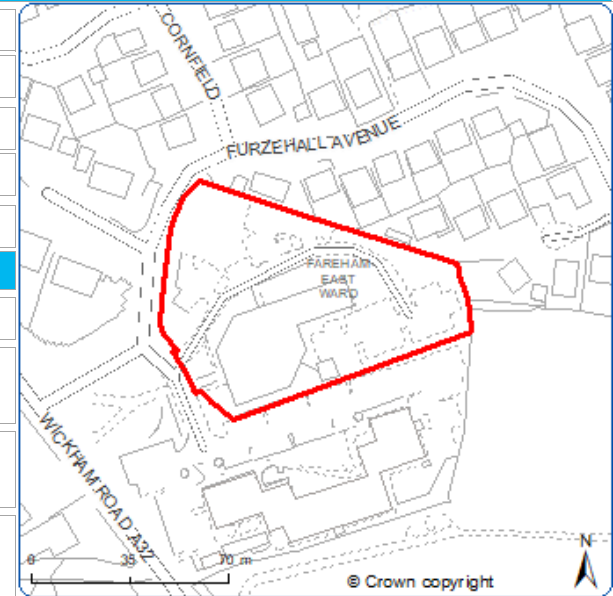
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

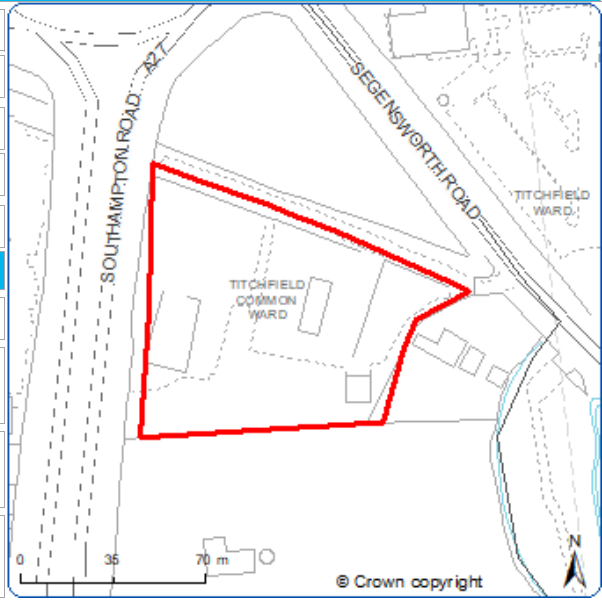
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

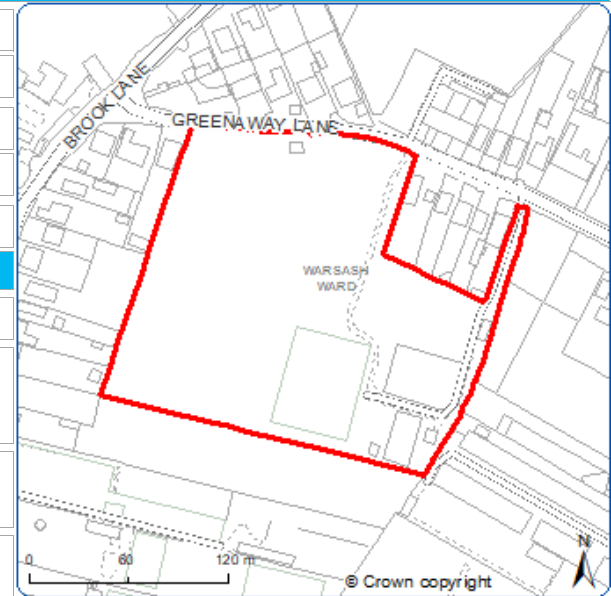
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

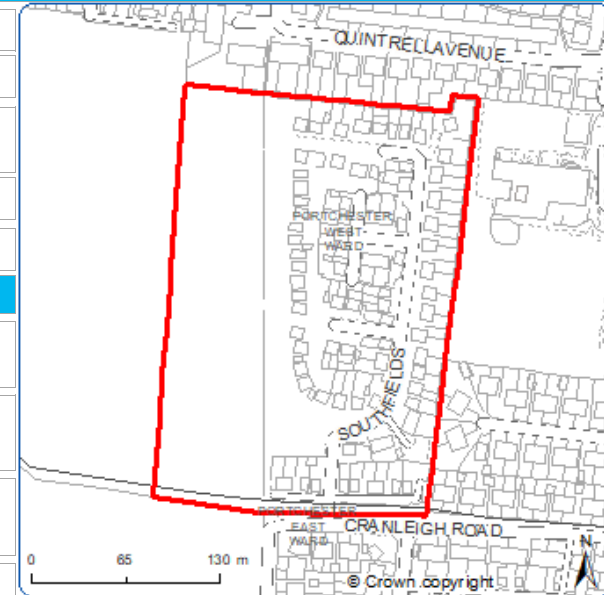
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Salisbury

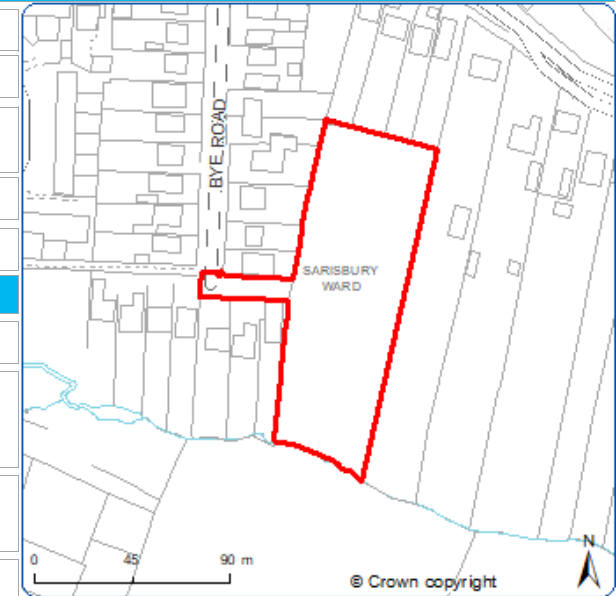
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

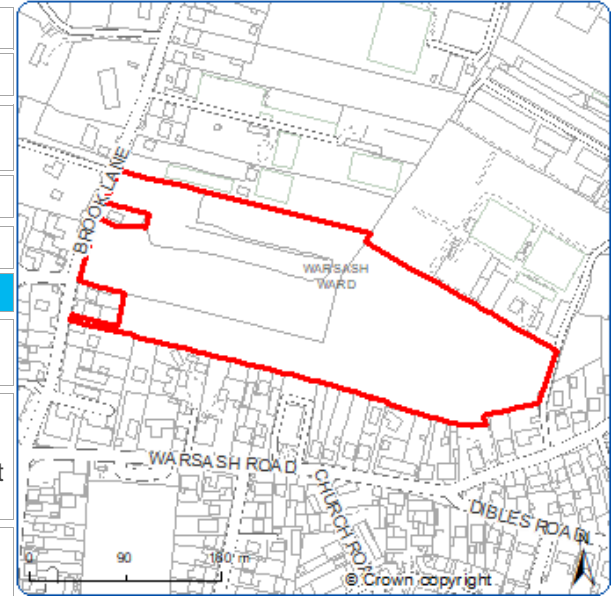
Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**



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

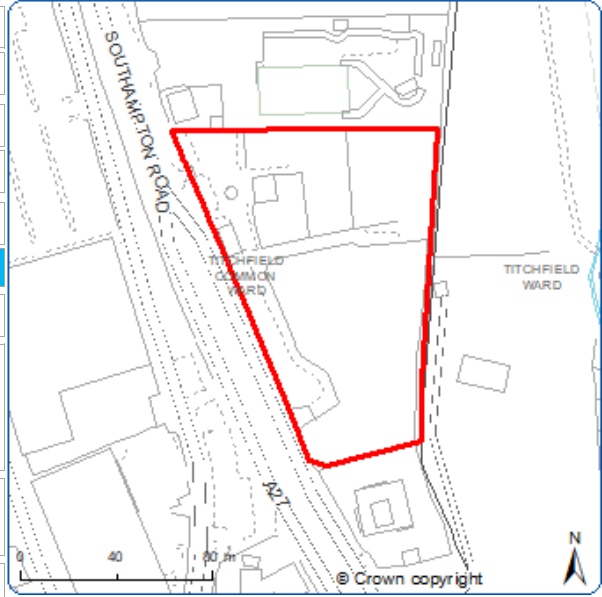
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

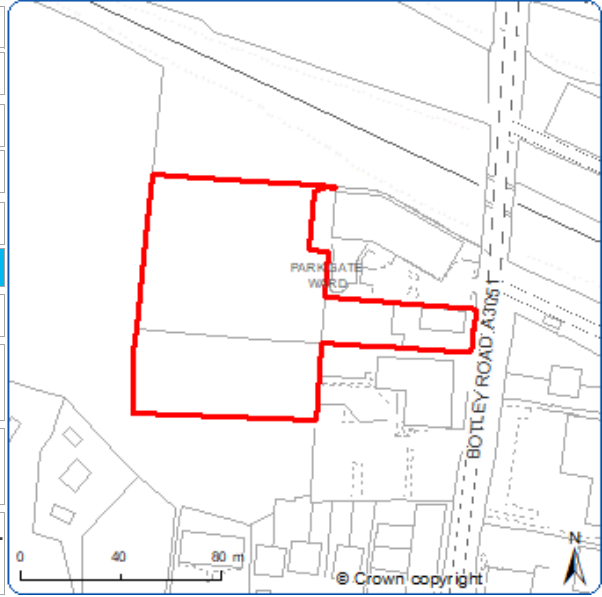
Accessible Facility  
Types:

Suitability  
Comment:

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

<b>SITE DETAILS</b>	<b>Developable Housing Site</b>	<b>Park Gate</b>
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ID:	3023	Site Name:	69 Botley Road, Park Gate
Current Land Use:	Residential garden/paddocks		
Surrounding Land Use:	Residential care home to north, pub and Botley Road to the east, woodland to south and west		
Gross Site Area (ha):	0.79	Housing Yield (estimate):	24
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>
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Constraints:	Countryside
Highways/ Pedestrian Access:	Satisfactory access junction with Botley Road can be achieved. Refuse vehicle access and turning would be required.
Conservation Comments:	No known constraints.
Noise/Air Quality Assessment:	A noise assessment should be undertaken given the proximity of the site to a public house and the railway line.
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	Low use of the site by variety of bat species has been confirmed. The highest levels of bat activity was recorded along the woodland edges. The habitats on site are considered to be suitable for Dormice. A medium population of Slow Worms has been recorded on site and therefore a suitable onsite receptor area is required to protect them. Landscaped buffers along the northern and southern boundaries of the site are required to protect the existing woodland. Furthermore, a north-south green corridor (e.g. along the western boundary) is required to allow the movement of wildlife and connectivity of the habitats in the wider landscape.
Accessible Facility Types:        8 / 10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Suitability Comment:	Site is considered suitable for housing development, subject to suitable access junction. Development must consider ecological potential. A noise assessment should be carried out given the proximity of the railway line and public house.

Is the site suitable? <b>Yes</b>	Is the site available? <b>Yes</b>	Is the site considered achievable? <b>Yes</b>
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<b>SITE DETAILS</b>	<b>Developable Housing Site</b>	<b>Portchester West</b>
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ID:	3030	Site Name:	Land East of Downend Road, Portchester
Current Land Use:	Agricultural		
Surrounding Land Use:	Railway line with residential on south side of railway, south-east – Portchester Crematorium, east - residential, north - M27, north west – former composting facility, west – hotel (C1) and gym (D2).		
Gross Site Area (ha):	20.80	Housing Yield (estimate):	350
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>	
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.
Highways/ Pedestrian Access:	It is considered that suitable access can be achieved onto Downend Road. Off-site pedestrian/cyclist improvements would be required both on Downend Road and on the Cams Bridge link to The Thicket.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	Noise assessment required.
Archaeology:	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 activity was recorded along the southern boundary and the north-westerns corner of the site. A number of rare bat species have been recorded on site, including Nathusius' Pipistrelle, Barbastelle and Greater Horseshoe. The site supports a low population of Common Lizard and a good population of Slow Worm. Chalk Pit SSSI is located immediately to the north-west of the site. Implementation of a sensitive lighting strategy and an Enhancement/Management Plan will be required.
Accessible Facility Types:        3/10	Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 1600m of a Town/District or Local Centre
Suitability Comment:	Buffering of SSSI and Downend waste site required. Provision of dark corridors to provide strategic corridors for nocturnal species in the wider landscape. Extent and location of the archaeology potential needs assessment.

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

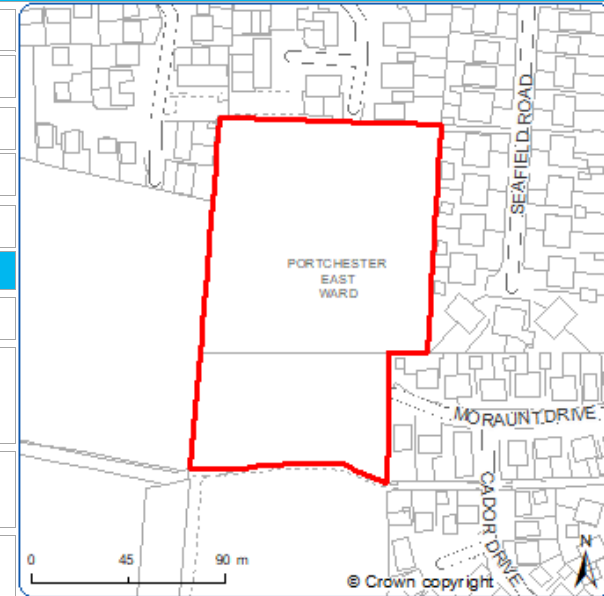
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Warsash

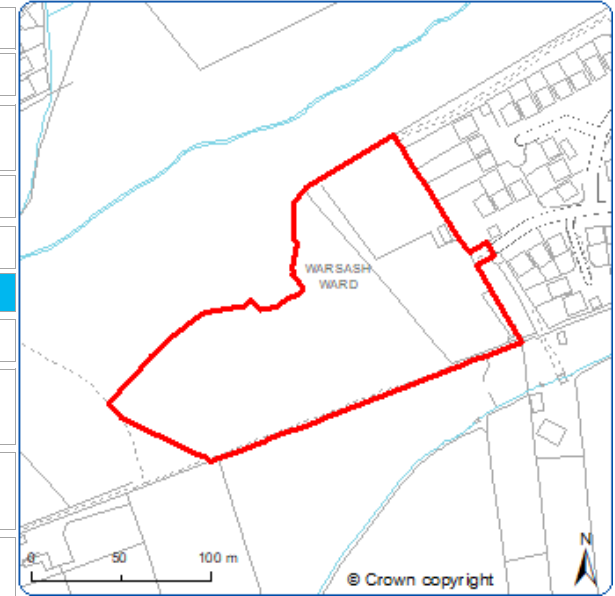
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

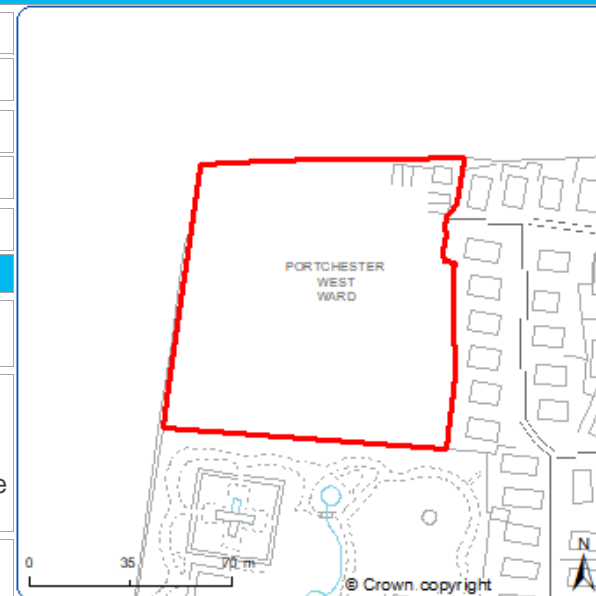
Accessible Facility  
Types:

Suitability  
Comment:

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



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





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

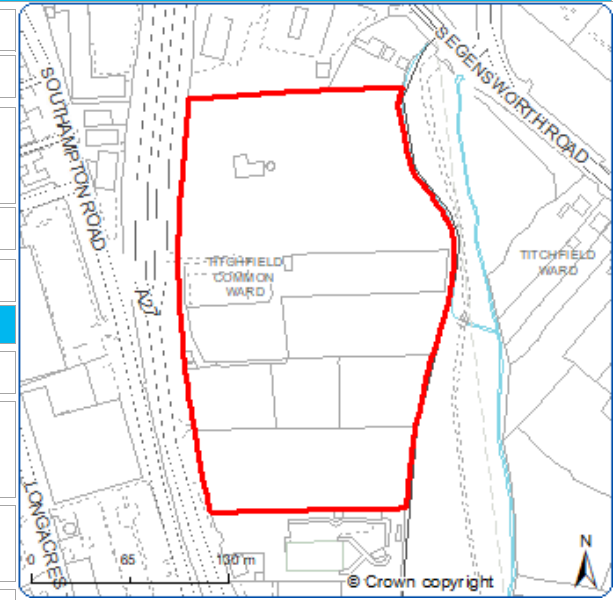
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Warsash

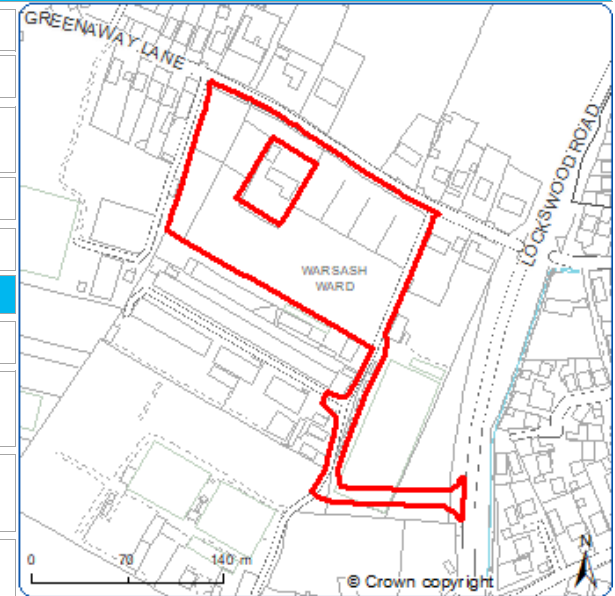
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

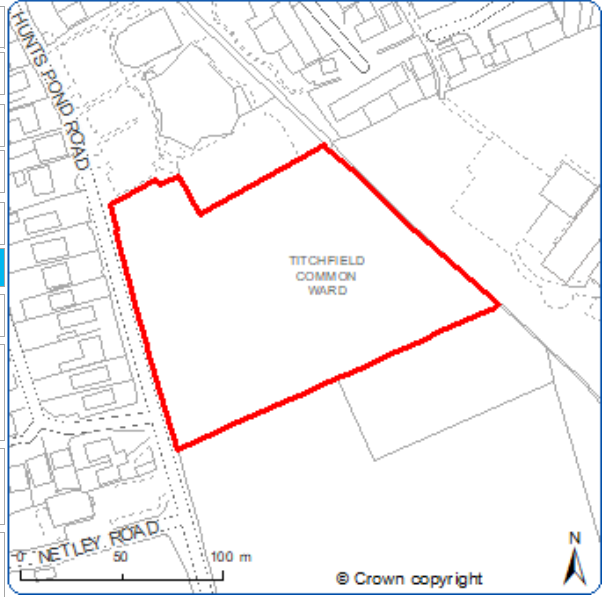
Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

<b>SITE DETAILS</b>	<b>Developable Housing Site</b>	<b>Titchfield Common</b>
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ID:	3051	Site Name:	Hunts Pond Road, Titchfield Common		
Current Land Use:	Grassland				
Surrounding Land Use:	Residential, open space, school				
Gross Site Area (ha):	1.58	Housing Yield (estimate):	38		
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0		



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

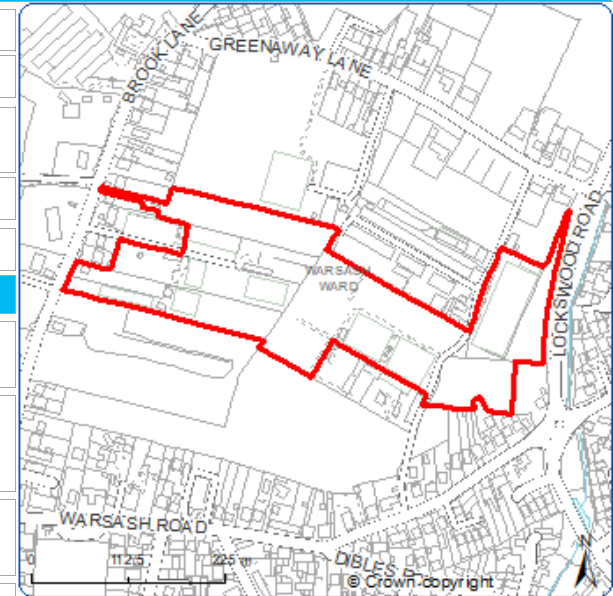
Is the site suitable? <b>Yes</b>	Is the site available? <b>Yes</b>	Is the site considered achievable? <b>Yes</b>
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**SITE DETAILS**

**Developable Housing Site**

Warsash

ID:	3056	Site Name:	Land South of Greenaway Lane, Warsash
Current Land Use:	Predominantly horticultural uses, including derelict glasshouses		
Surrounding Land Use:	Vacant horticultural land and residential dwellings are to the north and south. Residential properties on Brook Lane to the west and on Lockswood Road to the east.		
Gross Site Area (ha):	6.62	Housing Yield (estimate):	157
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



**SUITABILITY**

Constraints:	Agricultural Land Grade 1, Agricultural Land Grade 2, Agricultural Land Grade 3b, Within 500m of SPA, Within 500m of SAC, 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 mixed broadleaved woodland and scrub in the south-east and hedgerows located around the grassland fields and site boundaries. No badger setts have been recorded within the application site, however, evidence of foraging and territorial behaviour is evident. A medium population of slow-worm and a low population of common lizard have been recorded within the site and are proposed to be translocated to Land South of Dibles Road SINC. The application site supports habitats which function as ecological stepping stones between the two designated sites within the local area (Brook Wood SINC in the west and Land South of Dibles Road SINC/Warsash Common in the east). An ecological assessment will be required.
Accessible Facility Types:	6/10 Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Suitability Comment:	Site is considered suitable as part of the proposed Warsash Cluster allocation, and is subject to a resolution to grant planning permission.

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

**SITE DETAILS**

**Developable Housing Site**

Fareham East

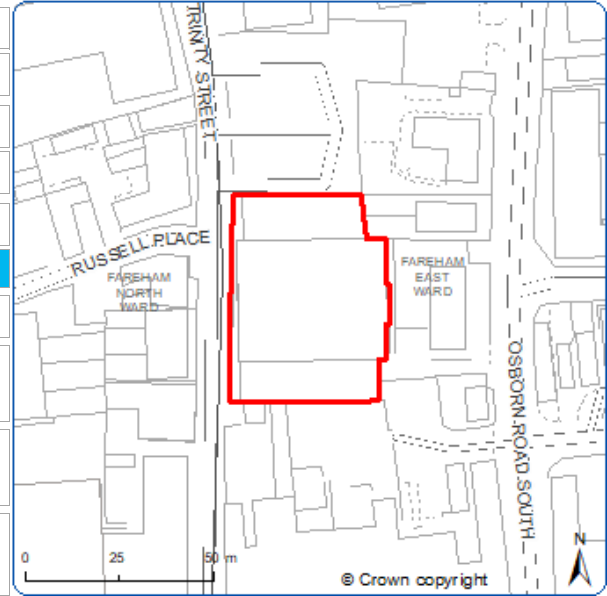
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

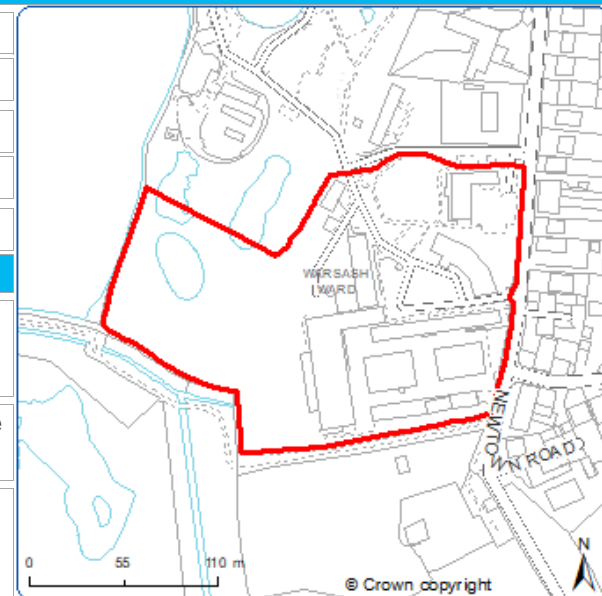
Is the site considered achievable? **Yes**

**SITE DETAILS**

**Developable Housing Site**

Warsash

ID:	3088	Site Name:	Warsash Maritime Academy, Warsash
Current Land Use:	D1 Class		
Surrounding Land Use:	Residential to the north and east, countryside to the south and Solent coastline to the west.		
Gross Site Area (ha):	2.97	Housing Yield (estimate):	100
Employment Yield (estimate):	tbc	Gypsy and Traveller Pitches (estimate):	0



**SUITABILITY**

Constraints:	Flood Zone 2, 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, woodland and ponds. Notable habitats on site should be retained and protected through the inclusion of suitable green buffers (e.g. marshy grassland). Due to the proximity of the site to the Solent SPAs, direct and indirect impacts on the European designated sites are likely. Natural England should be consulted in relation to the mitigation measures/ buffers required to protect the designated sites.
Accessible Facility Types:	4/10 Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Suitability Comment:	Development restricted to eastern (upper) half of site- majority of dwellings to be achieved through conversion of existing buildings. Preserving condition and setting of listed buildings will be important in any development, particularly retaining the open river frontage. Impact on views of buildings from the water should be considered. Significant buffer of western margins to retain priority habitats and ponds. Discussions with Natural England will need to be carried out to determine buffer to International sites.

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**



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

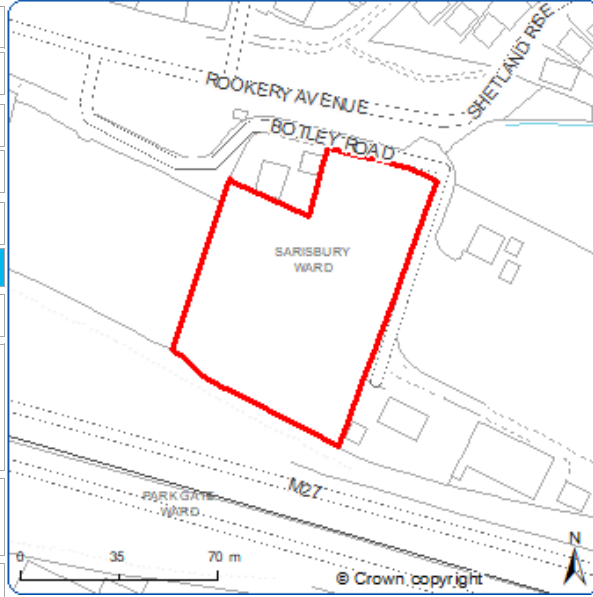
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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



**SITE DETAILS**

**Developable Housing Site**

**Park Gate**

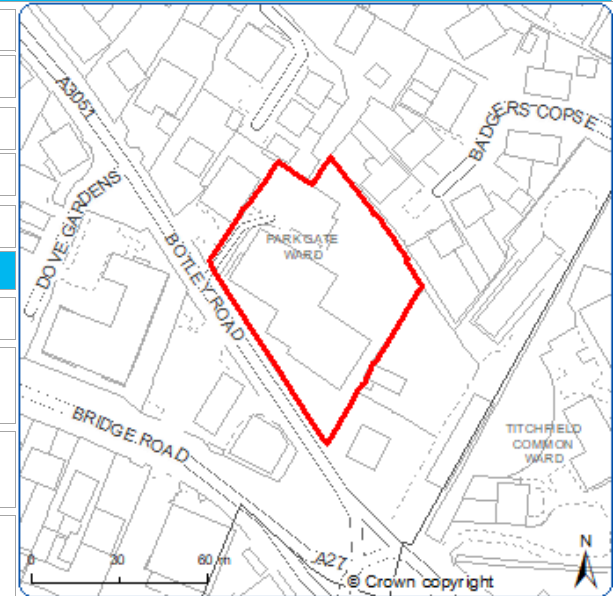
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

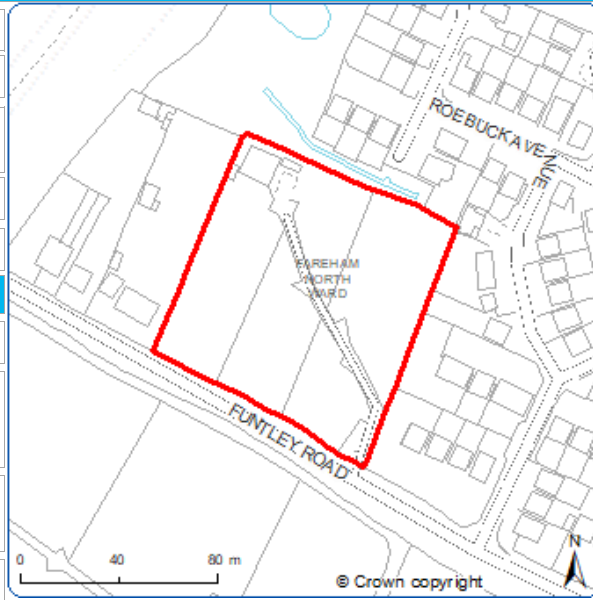
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

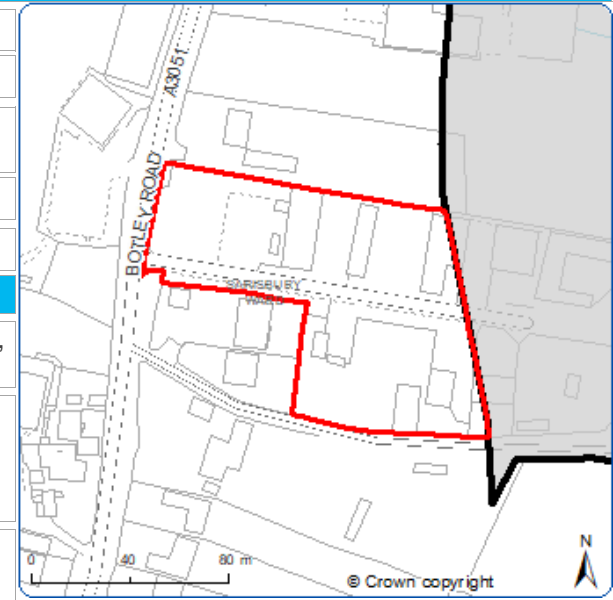
Accessible Facility  
Types:

Suitability  
Comment:

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

<b>SITE DETAILS</b>	<b>Developable Housing Site</b>	<b>Salisbury</b>
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ID:	3116	Site Name:	Cherry Tree Industrial Park, Burrige
Current Land Use:	B1-8 Class		
Surrounding Land Use:	Residential development to south and north, recreation ground to west, woodland to east with SINC to south-east		
Gross Site Area (ha):	0.92	Housing Yield (estimate):	15
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0

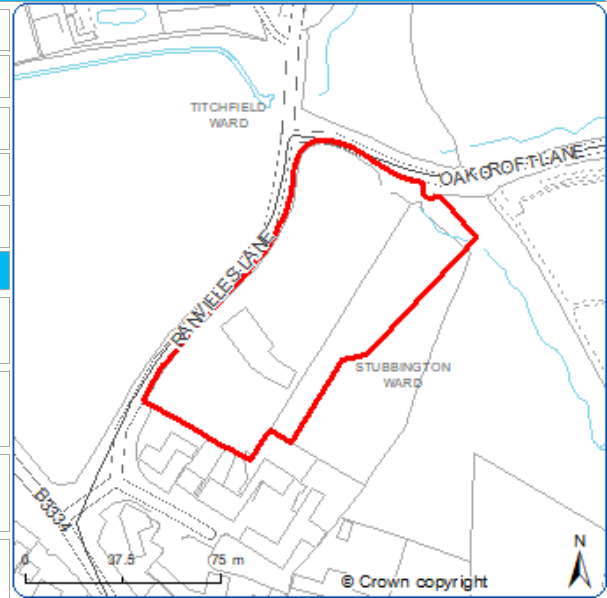


<b>SUITABILITY</b>	
Constraints:	Ancient Woodland, Within 500m of SPA, Within 500m of SAC, Within 500m of Ramsar, Within 500m of SSSI, Countryside, TPO, Former Land Use Assessment required
Highways/ Pedestrian Access:	The site can be satisfactorily accessed from Botley Road with amendments. The site 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.
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 to protect the character and identity of Burrige and prevent its coalescence with Whiteley. As such, development must be of a scale and character appropriate to the locality and the distinctive character of the local settlement. Site therefore assessed at lower yield than promoted. Land contamination issues due to existing uses would need to be subject to a land and groundwater contamination assessment. Development must have regard to TPOs.

Is the site suitable? <b>Yes</b>	Is the site available? <b>Yes</b>	Is the site considered achievable? <b>Yes</b>
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<b>SITE DETAILS</b>	<b>Developable Housing Site</b>	<b>Stubbington</b>
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ID:	3120	Site Name:	The Grange, Oakcroft Lane, Stubbington	
Current Land Use:	Scrub			
Surrounding Land Use:	Residential to the south, Crofton cemetery to east, agricultural land to west and north.			
Gross Site Area (ha):	0.72	Housing Yield (estimate):	9	
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0	



<b>SUITABILITY</b>
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Constraints:	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
Highways/ Pedestrian Access:	Alterations to and widening of Ranvilles Lane would be required. Realignment of the existing access onto Oakcroft Lane should be considered.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No issues

Archaeology:	Site not within identified area of archaeological potential
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Ecology Comment:	The site mainly consists of improved grassland mature trees/scrub, forming gardens and park. Mature trees on boundaries. common species associated with rough grassland and scrub are likely to be present, including reptiles, badgers and breeding birds. The site is unlikely to be suitable for Brent Geese and waders, though some Wader species may be found in the assemblage. The habitats are likely to support foraging and roosting bats, especially given the connectivity to the wider landscape and to the designated sites.
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Accessible Facility Types: 3/10	Within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
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Suitability Comment:	The site is within the proposed Strategic Growth Area which identifies the land between Fareham and Stubbington as a potential area for future growth. Growth in this area should be appropriately master planned taking into account the range of issues including Brent Geese and Waders and noise impact of the new Stubbington Bypass, and seeking opportunities in terms of community benefits.
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Is the site suitable? <b>Yes</b>	Is the site available? <b>Yes</b>	Is the site considered achievable? <b>Yes</b>
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**SITE DETAILS** **Developable Housing Site** **Fareham North**

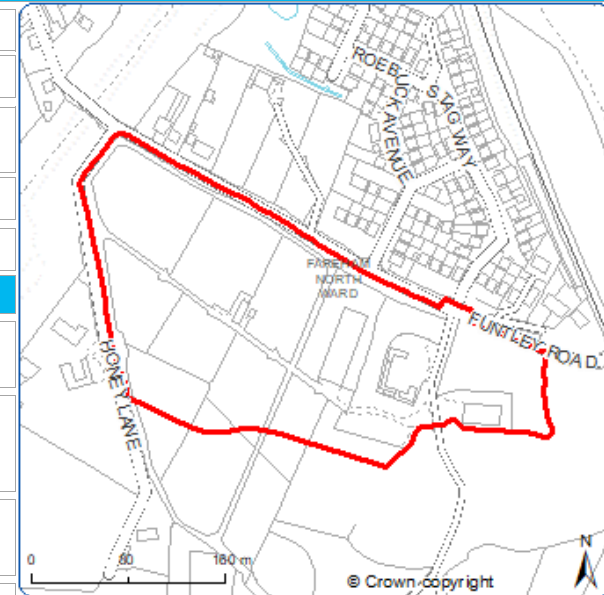
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Warsash

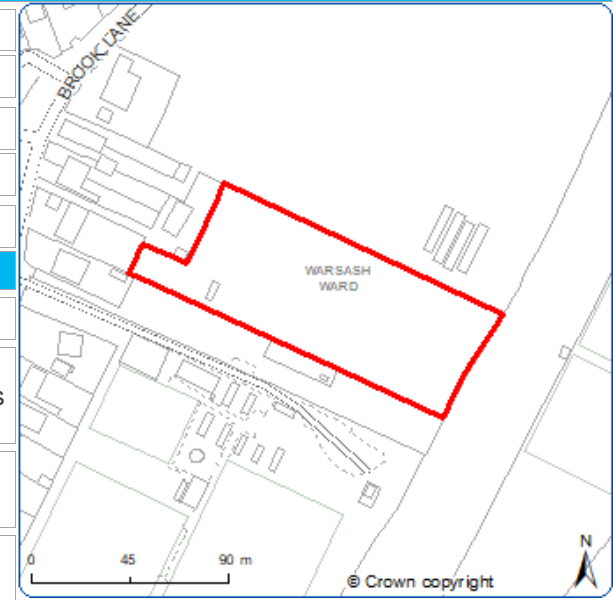
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

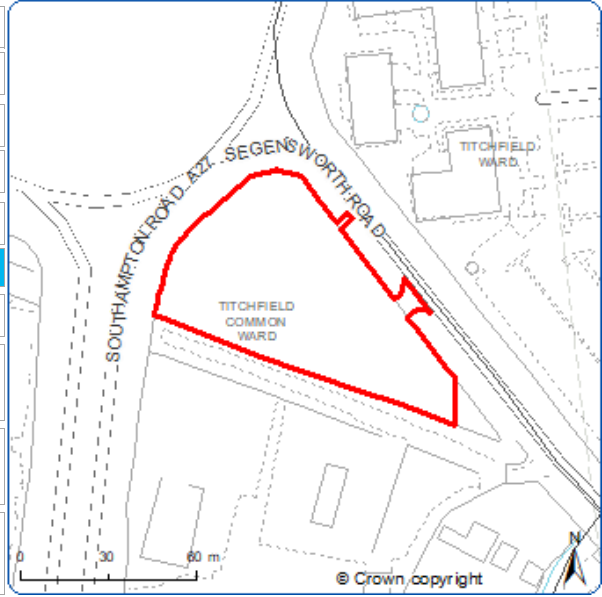
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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



## SITE DETAILS

### Developable Housing Site

Warsash

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



## SUITABILITY

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

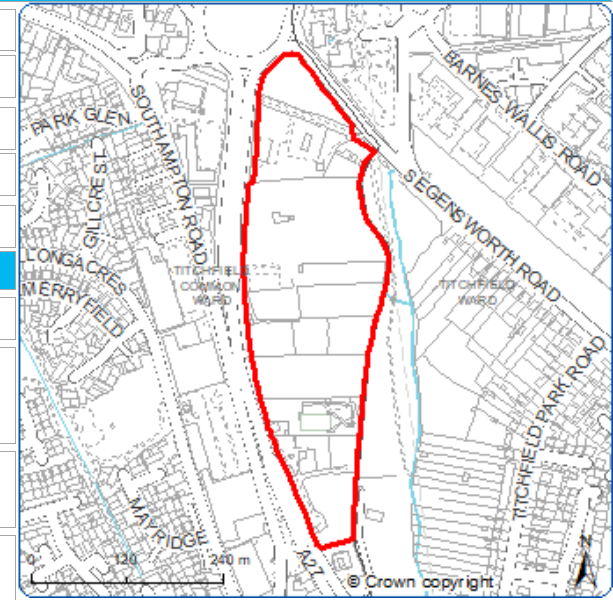
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS**

**Developable Housing Site**

Park Gate

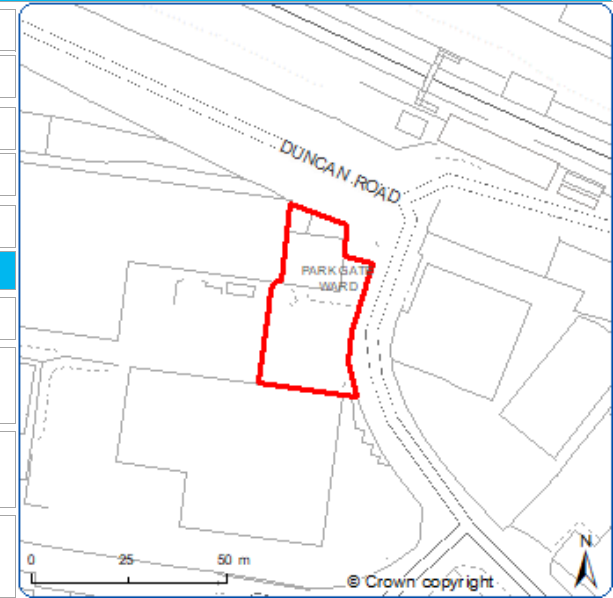
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Developable Housing Site**

Park Gate

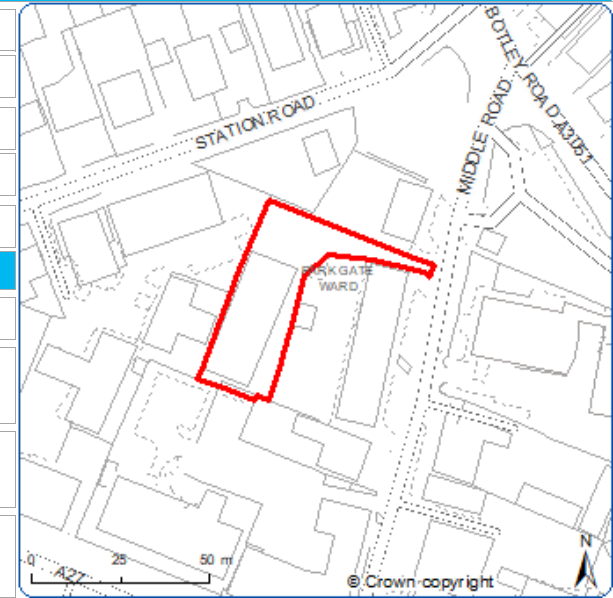
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

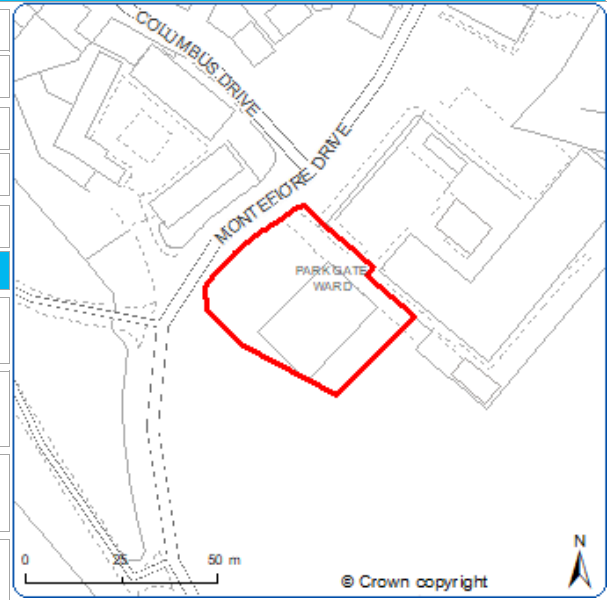
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

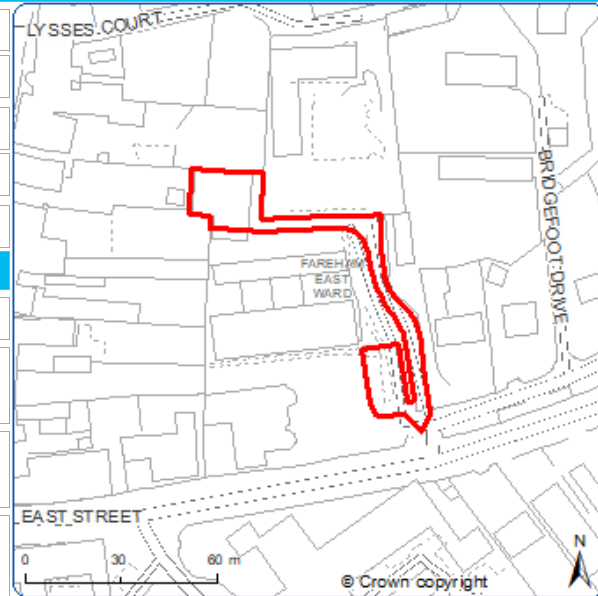
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

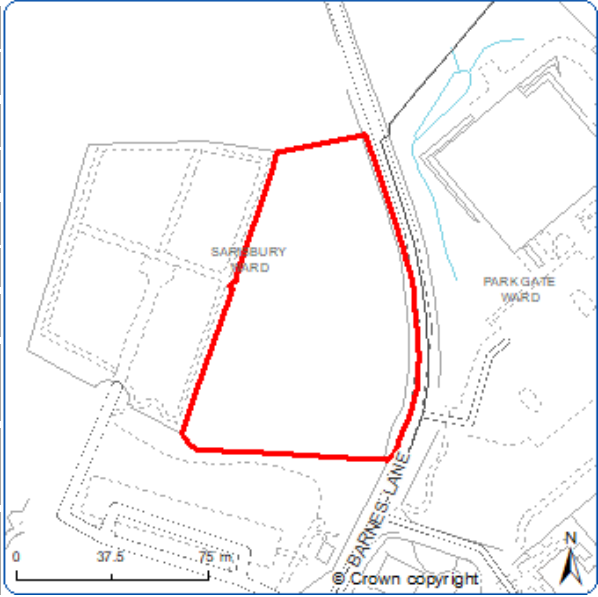
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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



**SITE DETAILS**

**Developable Housing Site**

**Warsash, Park Gate**

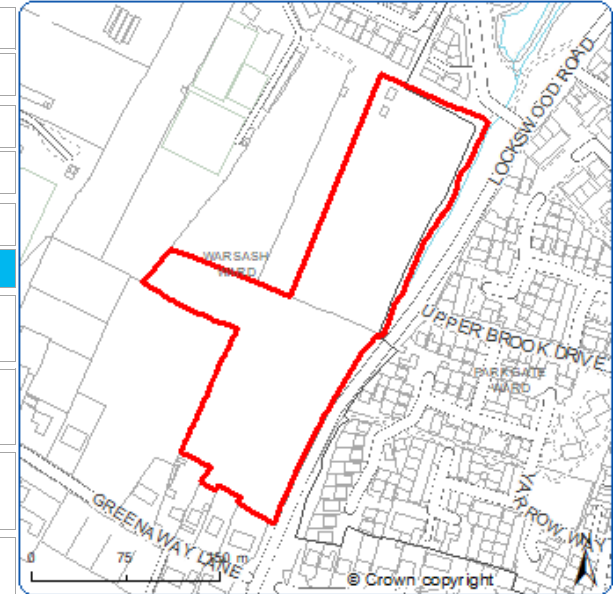
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Developable Housing Site**

Titchfield

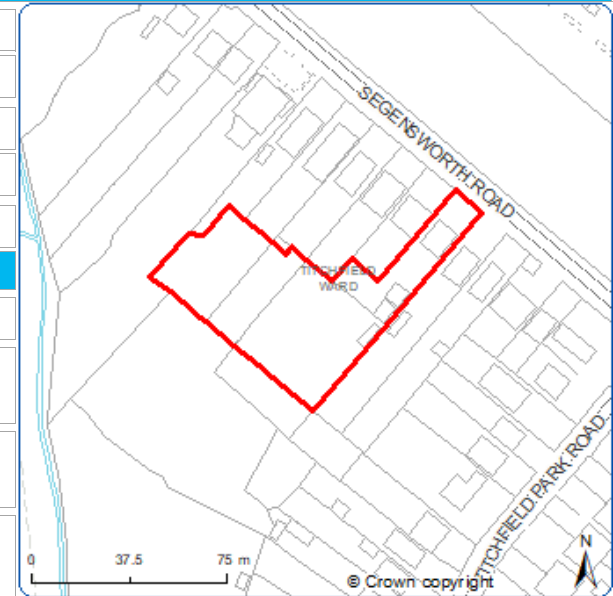
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Developable Housing Site**

Warsash

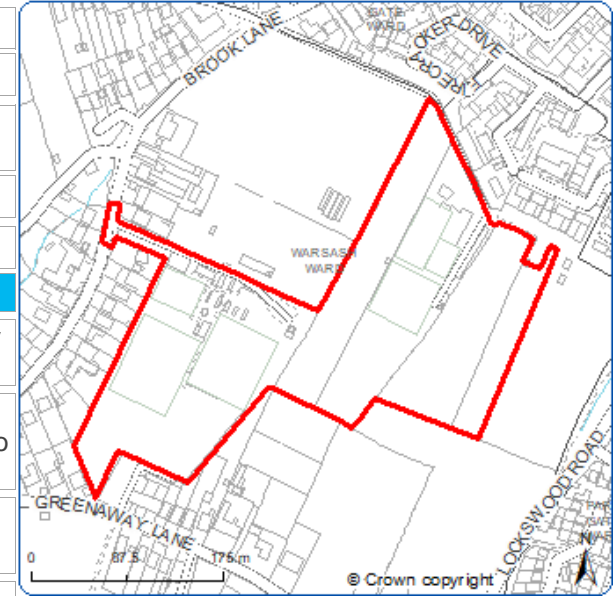
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

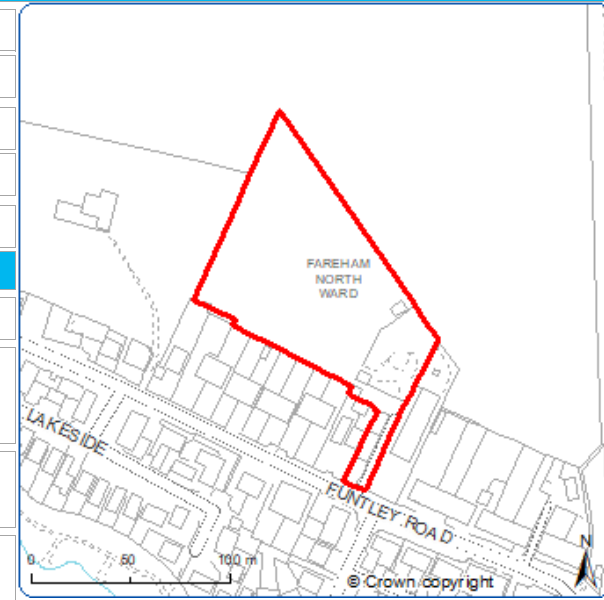
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

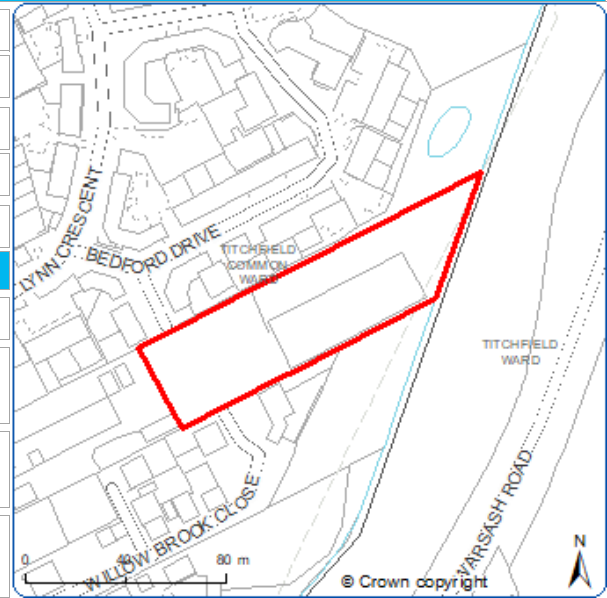
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

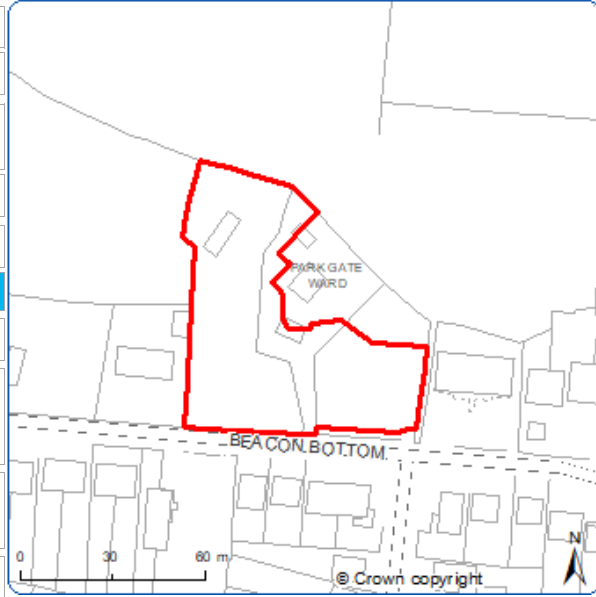
Accessible Facility  
Types:  Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility

Suitability  
Comment:

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

<b>SITE DETAILS</b>	<b>Developable Housing Site</b>	<b>Park Gate</b>
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ID:	3180	Site Name:	Land at 14 Beacon Bottom
Current Land Use:	Residential garden		
Surrounding Land Use:	The site is residential in context. It is framed by existing residential properties to the south, east and west. To the north, woodland.		
Gross Site Area (ha):	0.41	Housing Yield (estimate):	9
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>
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Constraints:	Countryside, TPO
Highways/ Pedestrian Access:	It is considered that development of this scale would be acceptable subject to the cutting back of the tall hedgerow for adequate visibility splays to be achieved at the site access. Several trees may need to be accommodated clear of these splays.
Conservation Comments:	No known constraints.
Noise/Air Quality Assessment:	No known issues.
Archaeology:	.Site not within identified area of archaeological potential.
Ecology Comment:	The site comprises hardstanding, with several buildings, and associated neglected garden habitats on site. Boundary vegetation consists of trees and hedgerows connecting to the surrounding landscape. Site likely to have low biodiversity interest.
Accessible Facility Types:        8 / 10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Suitability Comment:	Proposals for development should retain sufficient respect to setting of timber framed rural cottage. Consider buffering boundaries to prevent impacts to adjacent woodland habitat and associated species. Development should also have regard to TPOs and junction with Botley Road.

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

**Developable Housing Site**

Titchfield

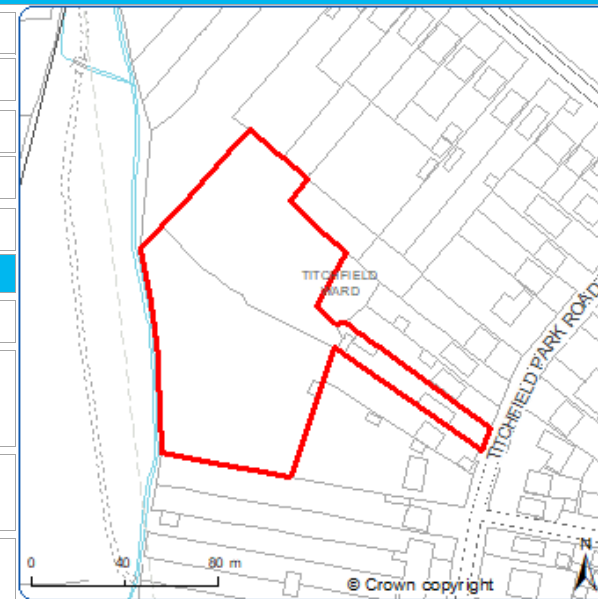
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**



**SITE DETAILS** **Warsash**

**Developable Housing Site**

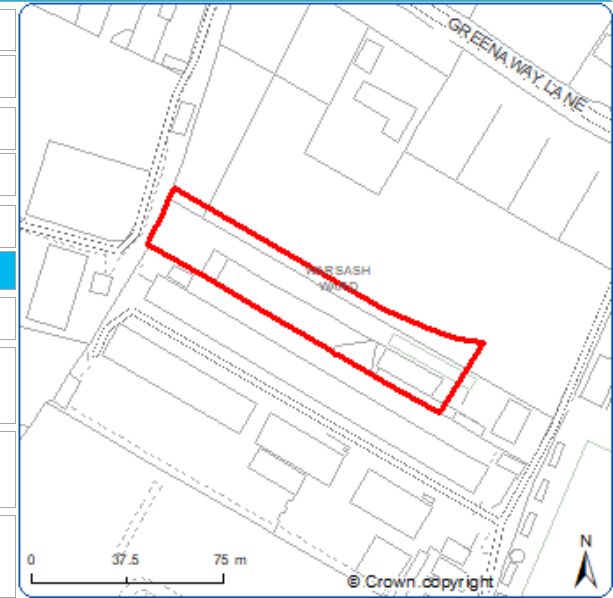
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Developable Housing Site**

Warsash

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

Is the site suitable? **Yes**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

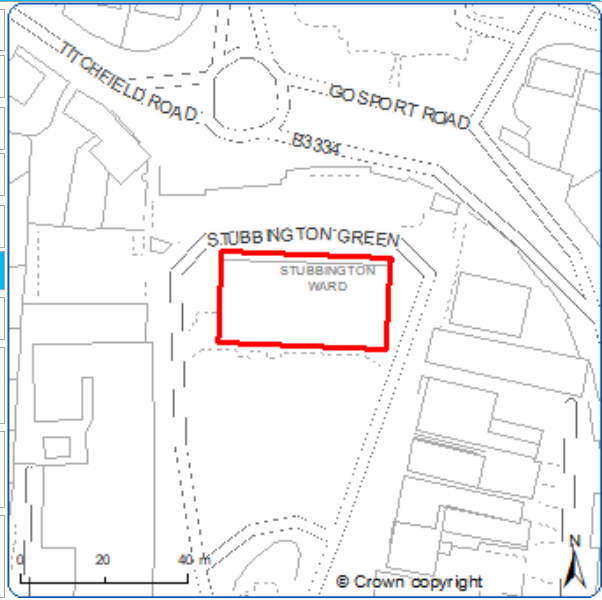
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

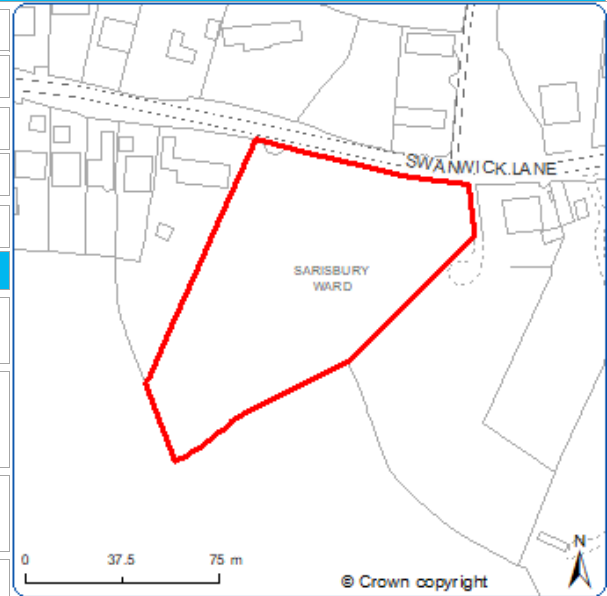
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

**SITE DETAILS** Developable Housing Site Park Gate

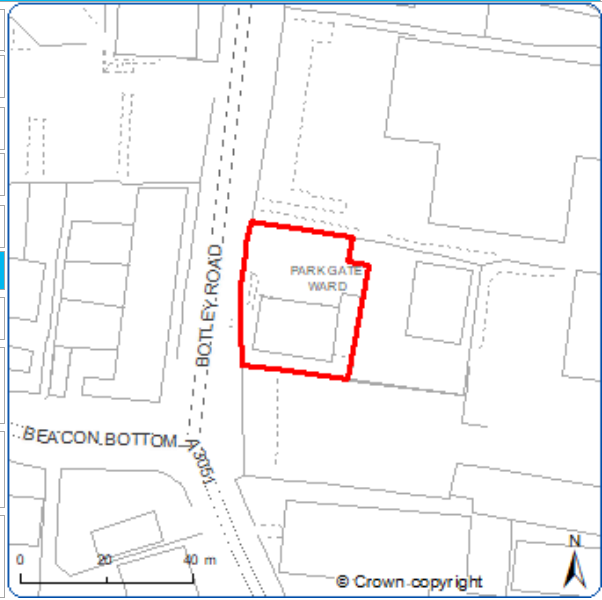
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

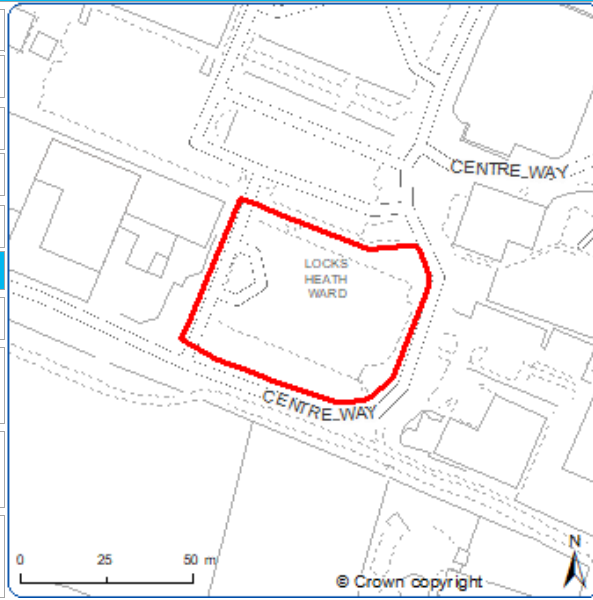
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

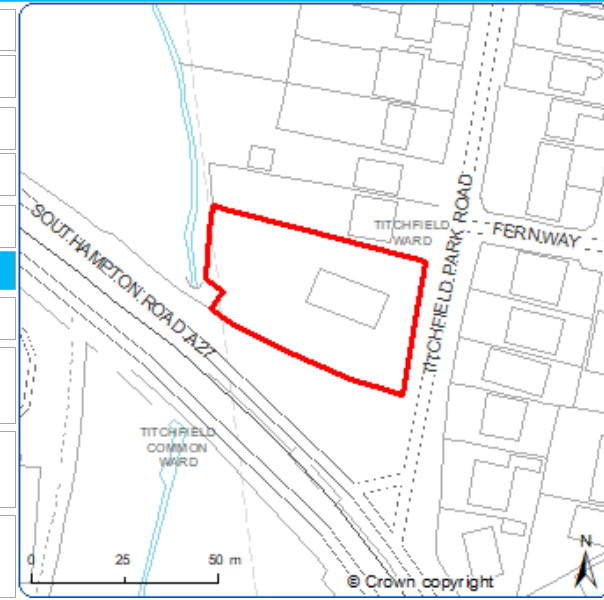
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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



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

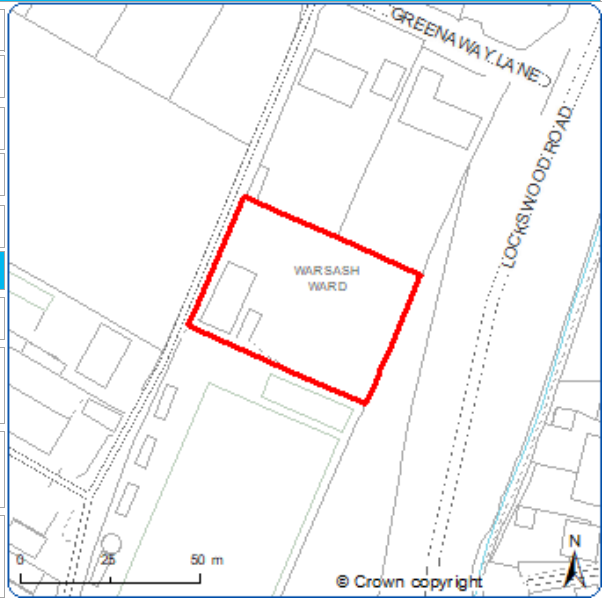
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

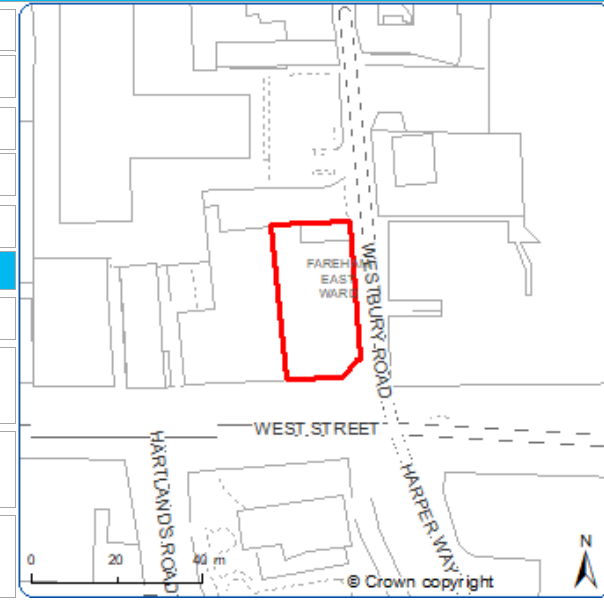
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

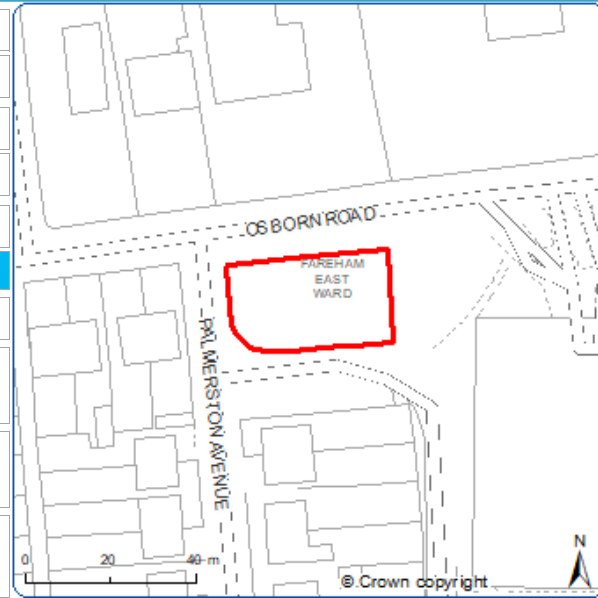
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

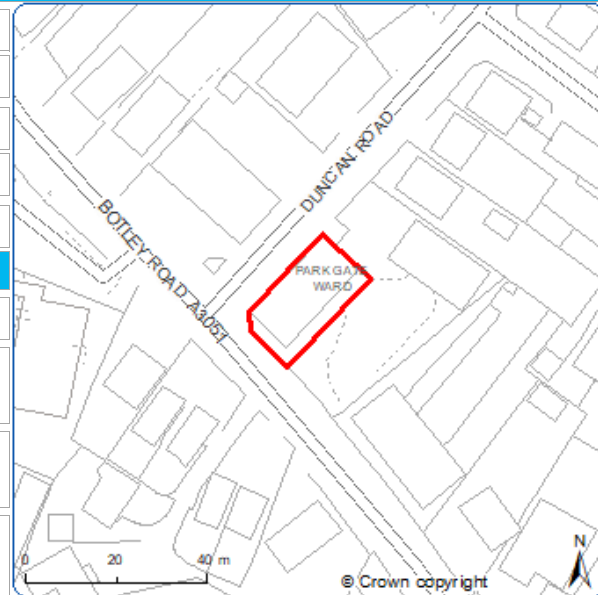
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

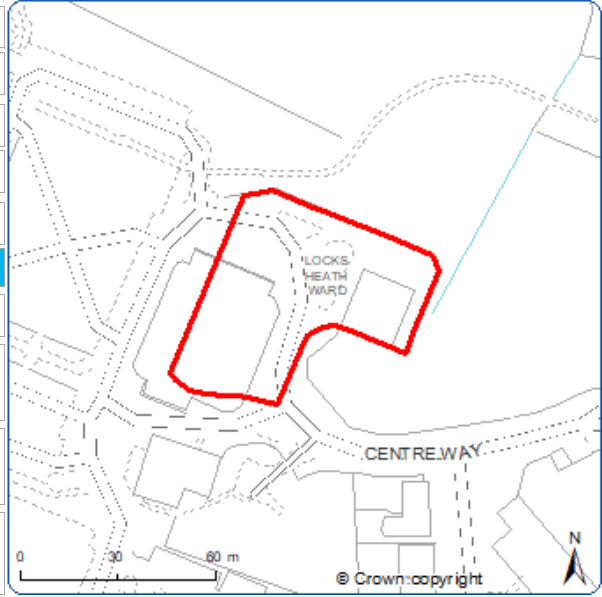
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

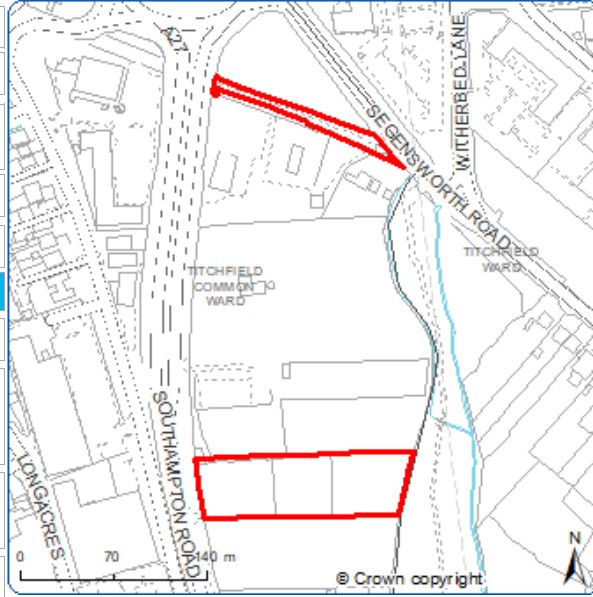
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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

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

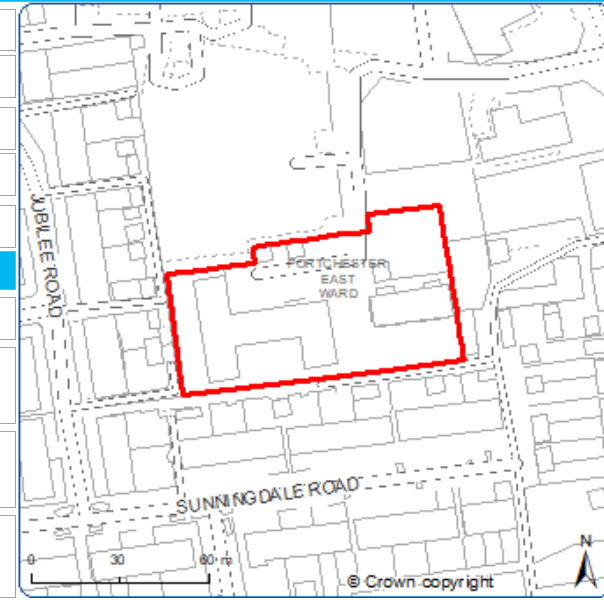
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

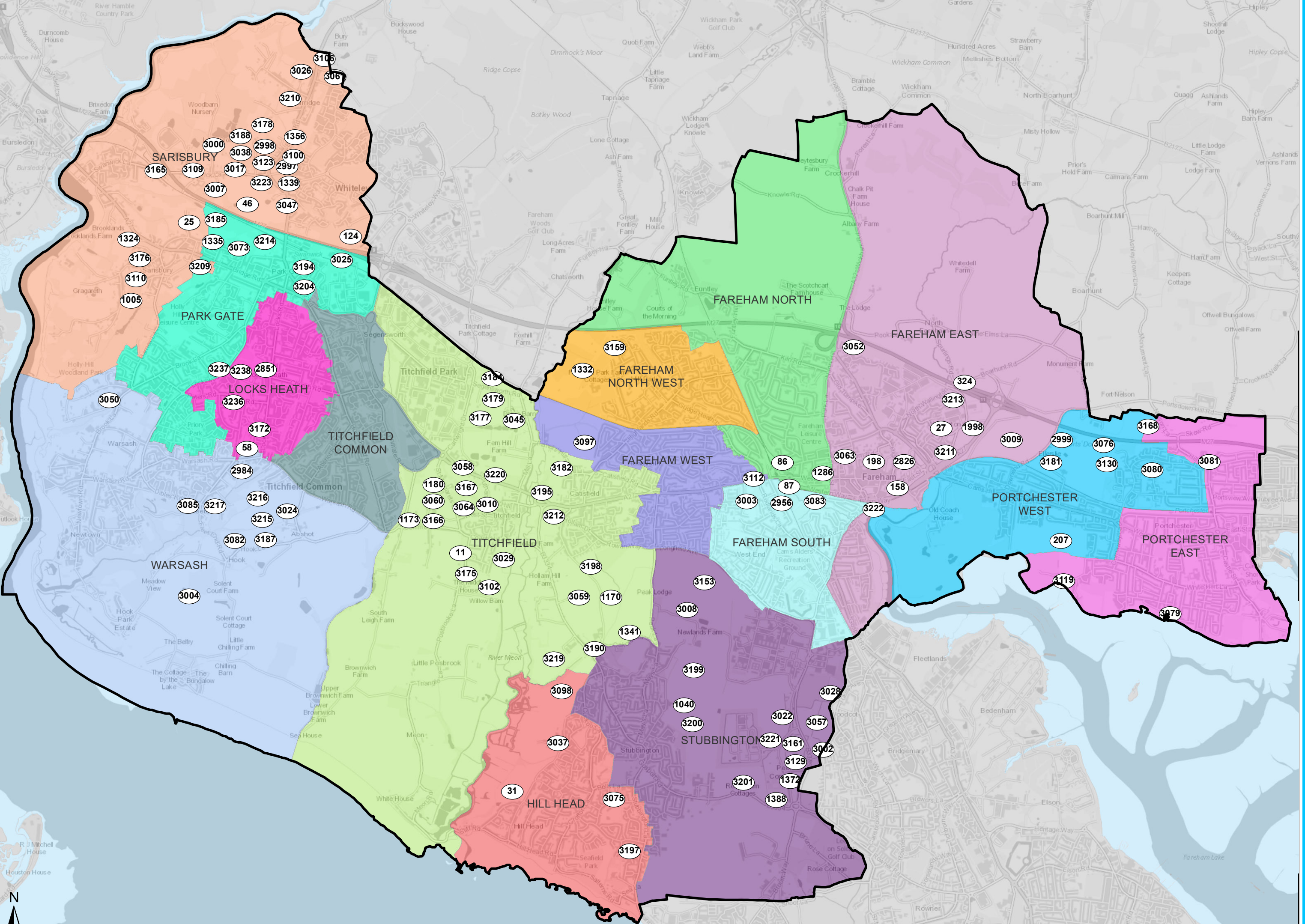
Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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







# 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	Stubbington, 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

## LIST OF CONTENTS

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 Burr ridge Road, Burr ridge	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	Maidell 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

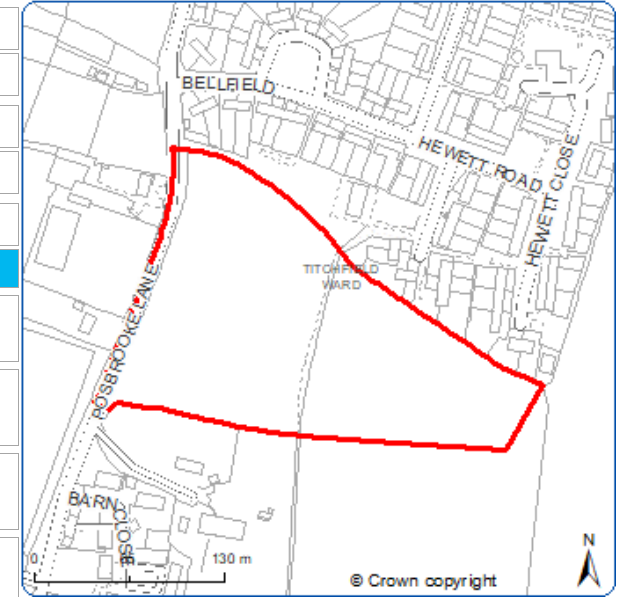
**LIST OF CONTENTS**

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 Name:	Land East of Posbrook and South of Bellfield		
Current Land Use:	Agricultural				
Surrounding Land Use:	Open space and residential to north, agricultural to east and south				
Gross Site Area (ha):	3.39	Housing Yield (estimate):	60		
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0		
SUITABILITY					
Constraints:	Agricultural Land Grade 2, Minerals Soft Sand, Minerals Superficial sand/gravel, Countryside, Solent Brent 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				
Noise/Air Quality Assessment:	No known issues				
Archaeology:	Site not within identified area of archaeological potential				
Ecology Comment:	Semi-improved grassland with potential for reptiles, barn owls, bats, badgers. Brent Geese & Solent Waders primary support site.				
Accessible Facility Types:	3/10 Within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre				
Reason for Discounting:	The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment (character area 06.1b)) and is a primary support area for Brent Geese and Solent Waders.				
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>Yes</b>



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

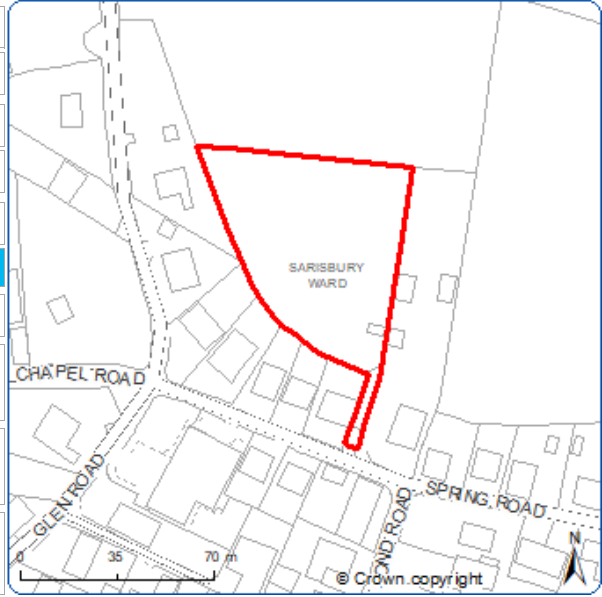
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

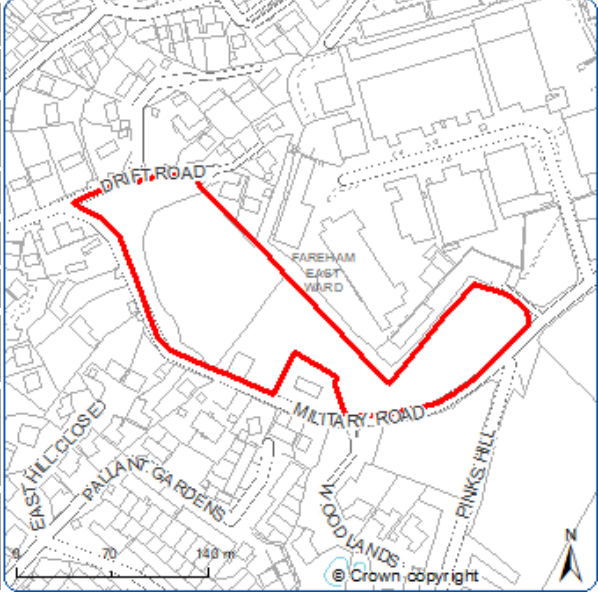
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



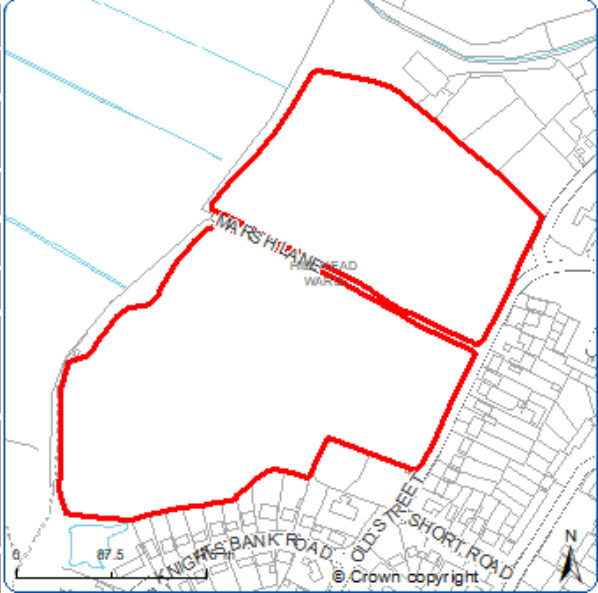
**SUITABILITY**

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

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

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Hill Head</b>
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ID:	31	Site Name:	Land West of Old Street, Hill Head
Current Land Use:	Agricultural/Paddocks		
Surrounding Land Use:	Fields and paddocks to the north, residential to the east and south (predominately detached), Titchfield Haven NNR, SPA and SSSI to west		
Gross Site Area (ha):	10.65	Housing Yield (estimate):	192
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0

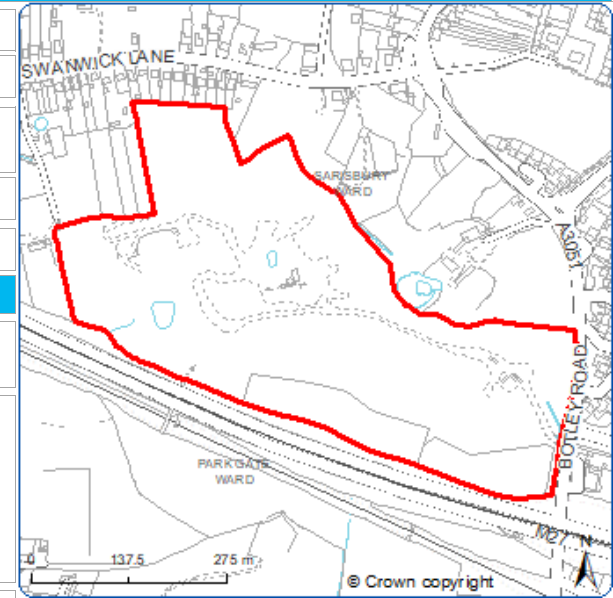


<b>SUITABILITY</b>
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Constraints:	Agricultural Land Grade 2, Agricultural Land Grade 3, Agricultural Land Grade 3a, Flood Zone 2, Flood Zone 3, Minerals Superficial sand/gravel, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Countryside, Adjacent to a former landfill
Highways/ Pedestrian Access:	The site can be adequately accessed from Old Street, but is somewhat isolated from the centre of Stubbington. Any development would need to consider the quality of the existing bus service on Old Street, identify accessibility for cyclists and complete the continuous footpath to Hill Head Road to the south. Some widening of Old Street, across the site frontage, with a western footway, would be required.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No known issues
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	Site is immediately adjacent to European designated sites. Potential habitat for bats, water vole, otter, reptiles, Dormice and badgers.
Accessible Facility Types: 5/10	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Reason for Discounting:	The site is in a highly sensitive landscape (based on Fareham Landscape Assessment (Character area 06.1c)) and within an Area of Special Landscape Quality. It has significant ecological sensitivity, particularly associated with the adjacent SPA/SSSI.

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



**SITE DETAILS**

**Discounted Housing Site**

**Warsash, Locks Heath**

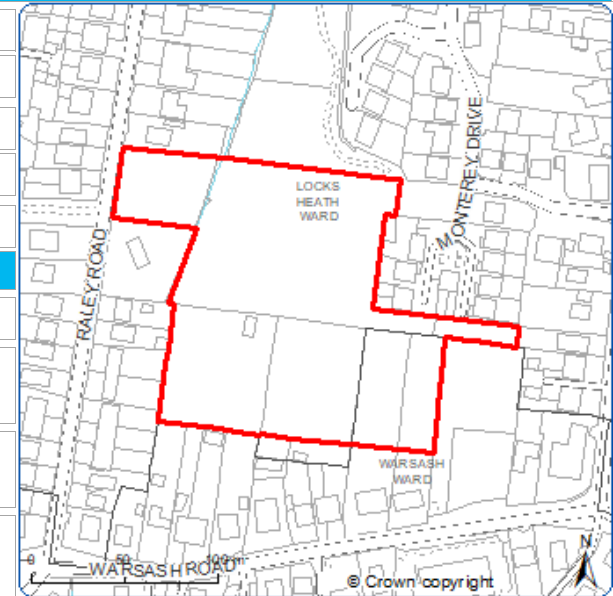
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **Yes**

Is the site available? **No**

Is the site considered achievable? **No**

**SITE DETAILS**

**Discounted Housing Site**

**Fareham North, Fareham West**

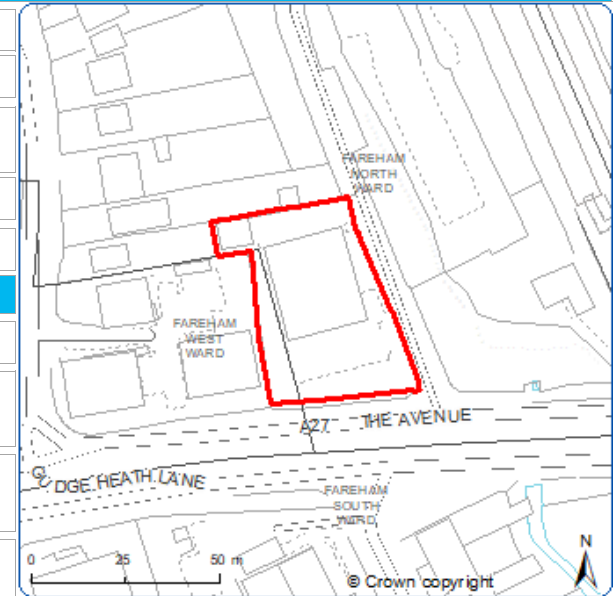
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **Yes**

Is the site available? **No**

Is the site considered achievable? **No**



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

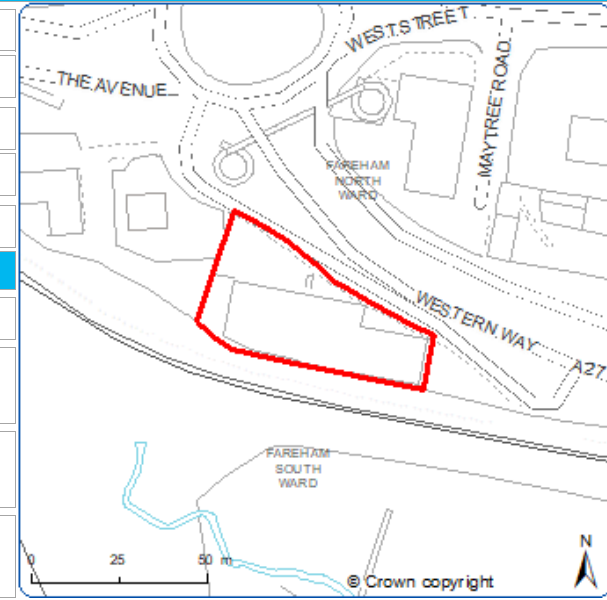
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



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

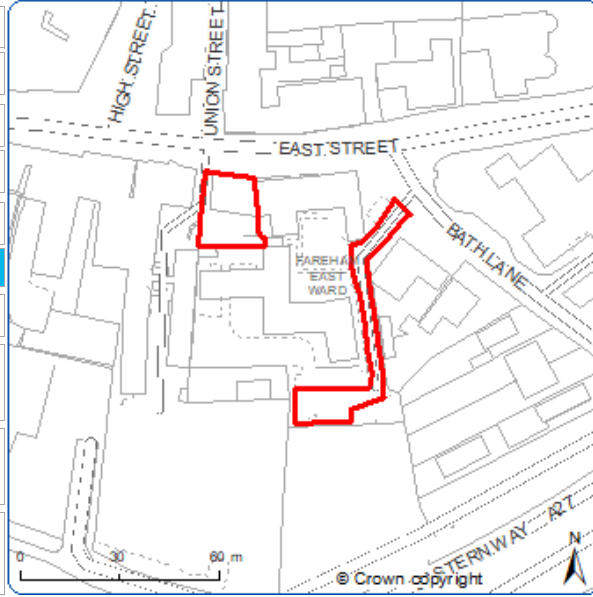
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/ Pedestrian Access:

Conservation Comments:

Noise/Air Quality Assessment:

Archaeology:

Ecology Comment:

Accessible Facility Types:

Reason for Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Fareham East

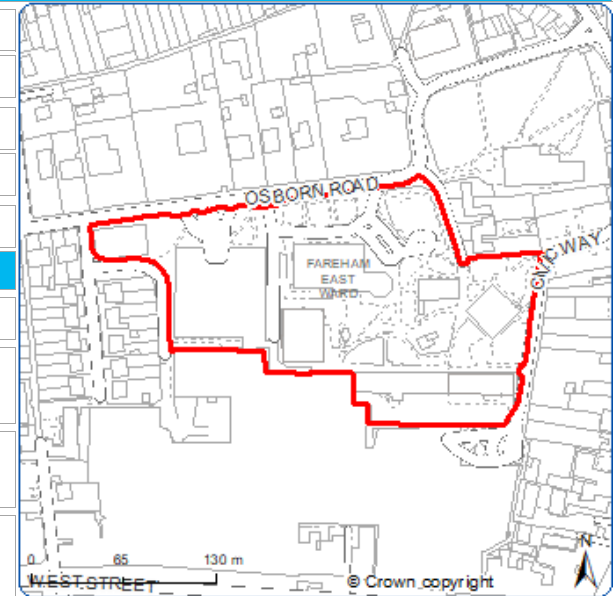
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

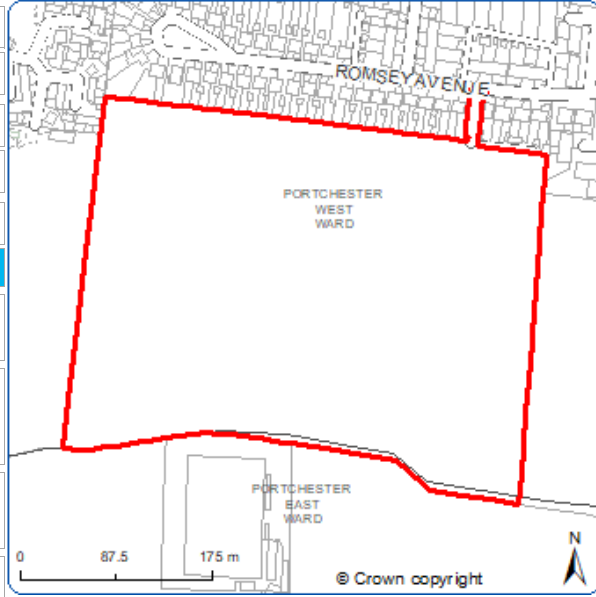
Is the site suitable? **Yes**

Is the site available? **No**

Is the site considered achievable? **No**

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

ID:	207	Site Name:	Romsey Avenue, Portchester	
Current Land Use:	Agricultural			
Surrounding Land Use:	Residential to the north and east, agriculture to west and south			
Gross Site Area (ha):	12.71	Housing Yield (estimate):	225	
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0	



**SUITABILITY**

Constraints:	Agricultural Land Grade 1, 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.
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	Slow worms and a badger sett, along with 6 species of commuting and foraging bats are present on site. The entire site is a Brent Geese and Solent Waders 'Primary Support Area' (F21). Appropriate measures are required to mitigate for loss of a Primary Support Area. Natural England should be consulted.
Accessible Facility Types: 7/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Reason for Discounting:	Site is a designated as Brent Geese and Solent Waders Primary Support site. There is no evidence of a strategy compliant solution.

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

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

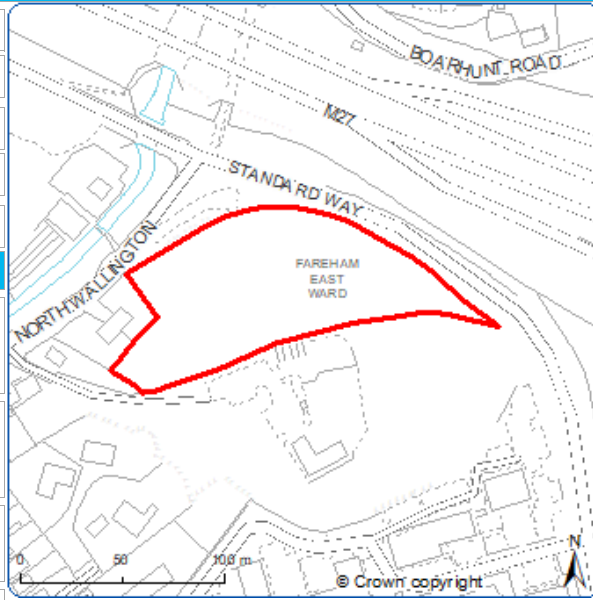
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

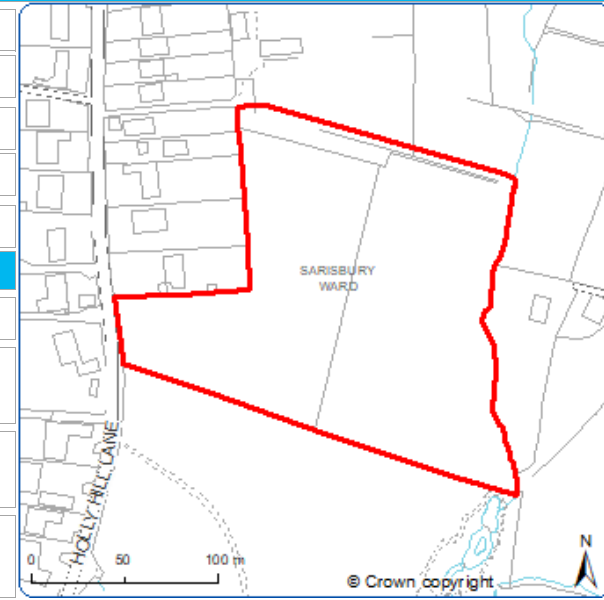
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

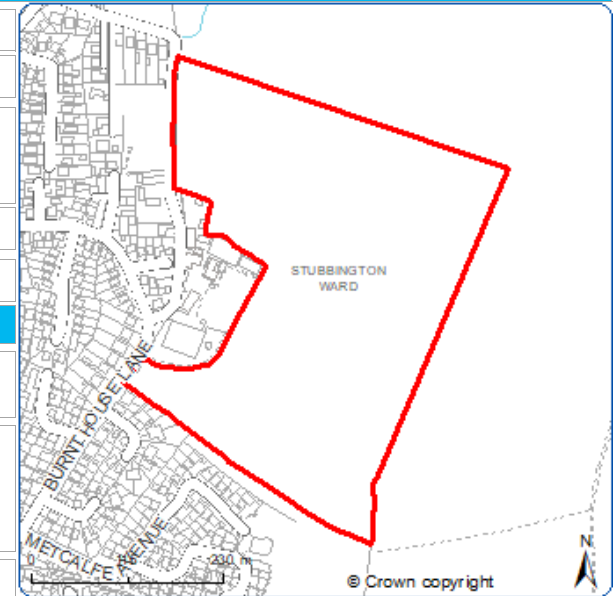
Is the site suitable? **No** Is the site available? **Yes** Is the site considered achievable? **Yes**



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

Stubbington

ID:	<input type="text" value="1040"/>	Site Name:	<input type="text" value="Land East of Burnt House Lane, Stubbington"/>
Current Land Use:	<input type="text" value="Agricultural"/>		
Surrounding Land Use:	<input type="text" value="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):	<input type="text" value="13.70"/>	Housing Yield (estimate):	<input type="text" value="125"/>
Employment Yield (estimate):	<input type="text" value="0"/>	Gypsy and Traveller Pitches (estimate):	<input type="text" value="0"/>

**SUITABILITY**

Constraints:	<input type="text" value="Agricultural Land Grade 2, Flood Zone 2, Minerals Soft Sand, Countryside, Solent Brent Geese &amp; Wader Low use, Public ROW"/>
Highways/ Pedestrian Access:	<input type="text" value="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:	<input type="text" value="No known constraints"/>
Noise/Air Quality Assessment:	<input type="text" value="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:	<input type="text" value="Site not within identified area of archaeological potential."/>
Ecology Comment:	<input type="text" value="Solent Brent Geese and Wader Low Use site. Some potential that bats, reptiles and badgers might use the site."/>
Accessible Facility Types: 7/10	<input type="text" value="Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility"/>
Reason for Discounting:	<input type="text" value="Development in this location could have a significant visual impact and undermine the integrity of the Strategic Gap. Site is designated as a Brent Geese and Solent Waders Low Use site and there is no evidence of a strategy compliant solution."/>

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

**SITE DETAILS**

**Discounted Housing Site**

Titchfield

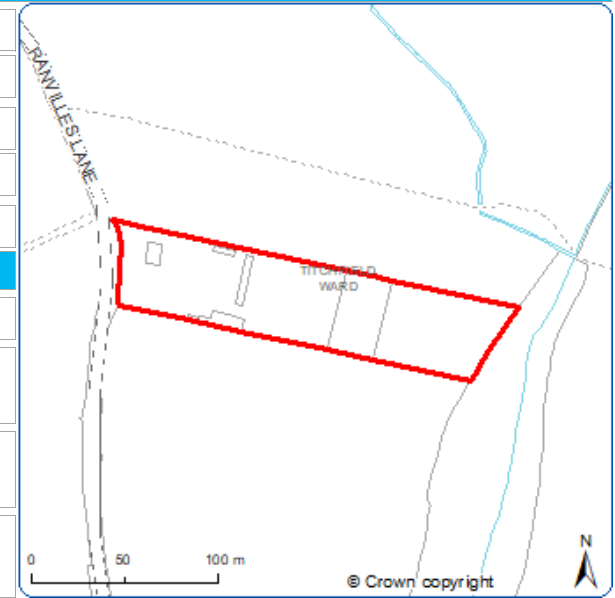
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:  Within 800m of a Accessible Green or Play Space

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**

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

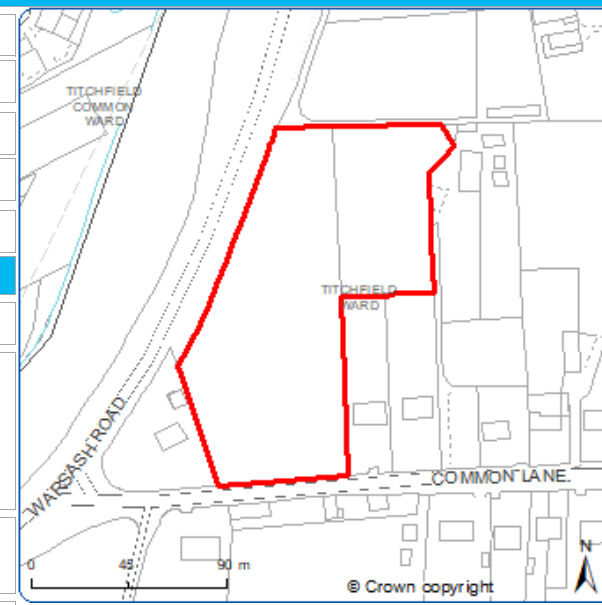
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

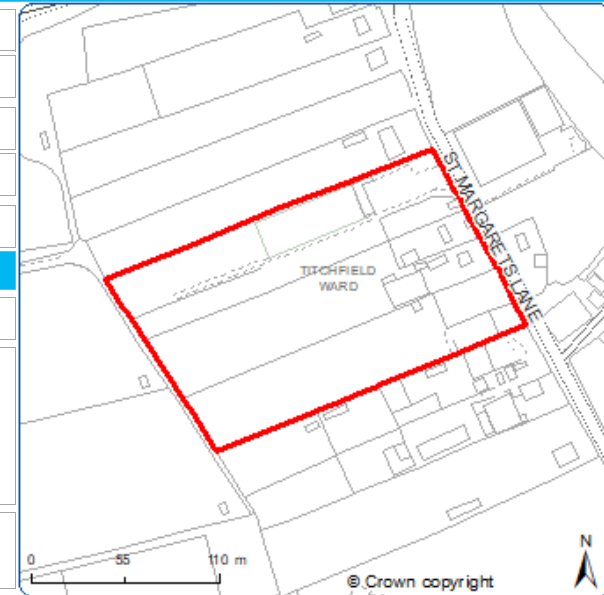
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:  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:

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

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

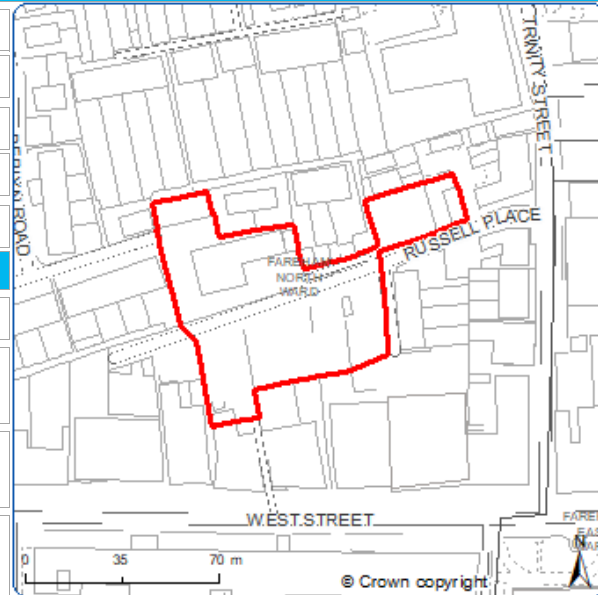
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

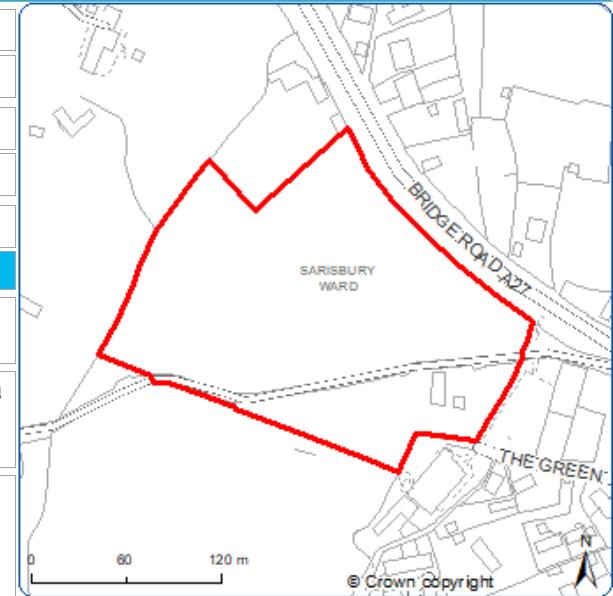
Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

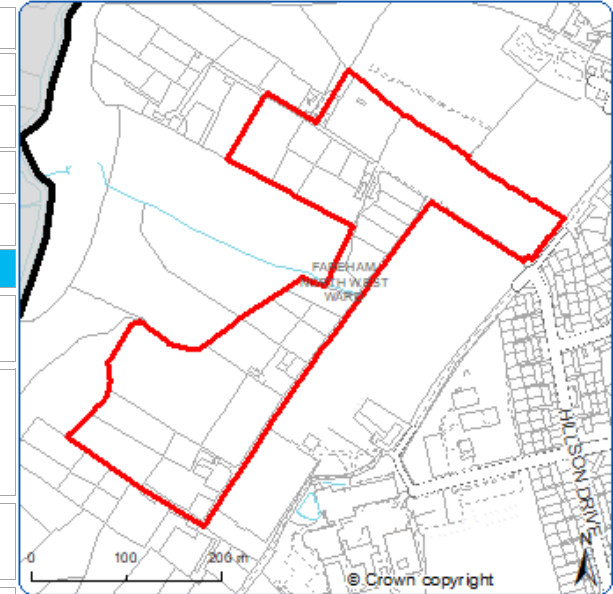
Is the site suitable? **Yes** Is the site available? **No** Is the site considered achievable? **No**

SITE DETAILS		Discounted Housing Site	Salisbury
ID:	1324	Site Name:	Land by Durrants Lodge
Current Land Use:	Historic Park/Garden		
Surrounding Land Use:	Residential to north & west, community facilities to east, greenfield to south		
Gross Site Area (ha):	3.38	Housing Yield (estimate):	60
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Historic Park & Garden, Minerals Superficial sand/gravel, Within 500m of SPA, Within 500m of SAC, Within 500m of Ramsar, Within 500m of SSSI, Countryside		
Highways/ Pedestrian Access:	This site has a long frontage with the A27 Bridge Road which is considered to be sufficient to accommodate a satisfactory junction. A Transport Assessment would be required to justify its form and siting on this steep incline. Footway improvements and bus stop relocation would need to be considered.		
Conservation Comments:	Salisbury Green conservation area, Brooklands historic park, Durrants Lodge is not listed but is within the local listed park. Conservation area to southern part is well screened with fences etc. The house (Durrants Lodge) is not of heritage interest but the parkland trees are part of the historic park and would require significant understanding in relation to the locally listed historic parkland. There is a well-established tree screen alongside Bridge Road which defines the site. A track to Durrants Lodge from Bridge Road is well screened from the highway. The undulating land form and sporadic established parkland trees are indicative of the historic parkland. The conservation area includes the car park, tennis courts and community centre, which are relatively well screened with established fences which define the area around the community centre and also provide open space to the east of Durrants Lodge. Oak Cottage to the south is a listed building and there is an attractive group of established traditional cottages within the conservation area. Development within the conservation area and the locally listed park setting would change the landscape character which would be detrimental to the historic character and landscape setting, although there may be potential for limited, carefully designed development in well screened locations.		
Noise/Air Quality Assessment:	Site borders the A27 at its northeast edge and therefore a noise assessment is recommended.		
Archaeology:	There are no archaeological sites currently recorded at this location nor in its immediate vicinity. The archaeological potential is low.		
Ecology Comment:	The site appears to be an arable field with treelined boundaries in the north, east and west. The habitats along the boundaries should be retained and enhanced. Likely significant effects on Natura 2000 sites and the SINC should be assessed.		
Accessible Facility Types:	5 / 10	Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility	
Reason for Discounting:	Site is located in Countryside, Historic Parks & Gardens Designation and within a sensitive landscape affecting the adjacent conservation area and is therefore unsuitable for development.		
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>
		Is the site considered achievable?	<b>Yes</b>



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

ID:	<input type="text" value="1332"/>	Site Name:	<input type="text" value="Fareham Park Farm Site, Fareham"/>
Current Land Use:	<input type="text" value="Paddock/Equestrian uses"/>		
Surrounding Land Use:	<input type="text" value="Residential further to the east , playing field/school to the south, open valley fields and woods to the west."/>		
Gross Site Area (ha):	<input type="text" value="7.15"/>	Housing Yield (estimate):	<input type="text" value="133"/>
Employment Yield (estimate):	<input type="text" value="0"/>	Gypsy and Traveller Pitches (estimate):	<input type="text" value="0"/>

**SUITABILITY**

Constraints:	<input type="text" value="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:	<input type="text" value="It is considered that adequate access can be achieved from Hillson Drive, although it will be necessary to assess the ability of the road to accommodate generated traffic, given the extent of on-street parking. Signal controls at the junction of Hillson Drive with Highlands Road may be necessary. The site is considered unsustainable in transport terms because of its isolated location."/>
Conservation Comments:	<input type="text" value="No known constraints"/>
Noise/Air Quality Assessment:	<input type="text" value="No known issues."/>
Archaeology:	<input type="text" value="Site not within identified area of archaeological potential."/>
Ecology Comment:	<input type="text" value="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: <input type="text" value="7/10"/>	<input type="text" value="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:	<input type="text" value="The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment (character area 06.2b)). The site will also have a detrimental impact on the Strategic Gap in this location and the Area of Special Landscape Quality."/>

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



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

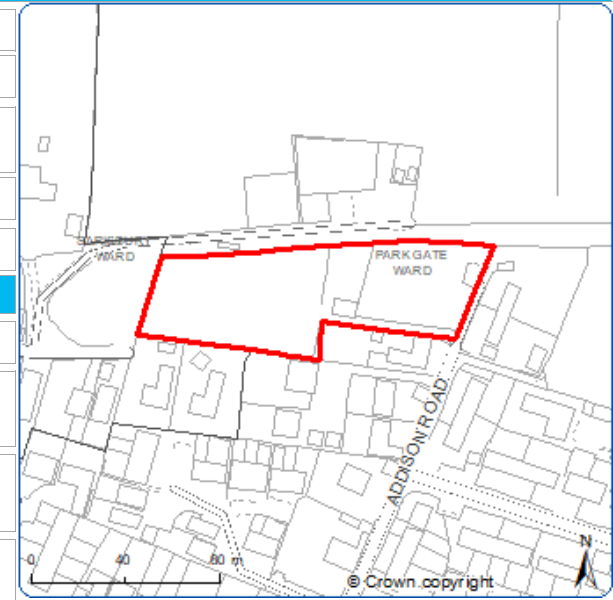
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

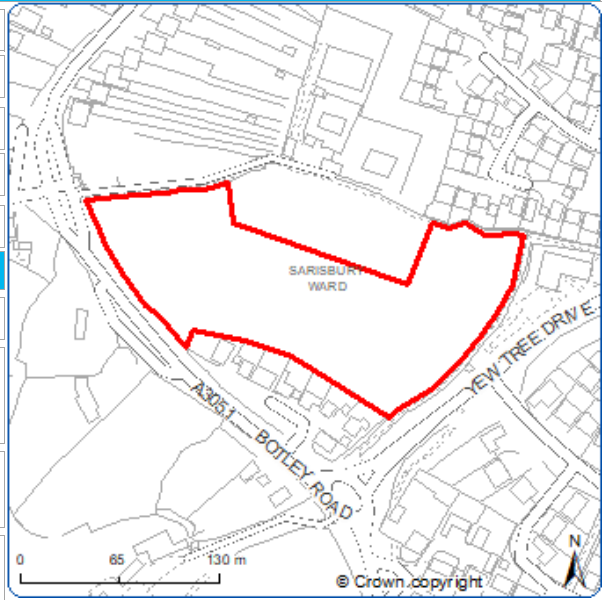
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

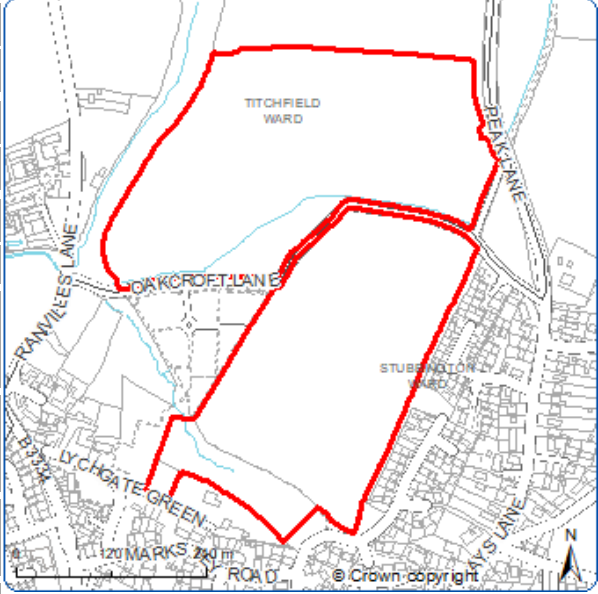
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

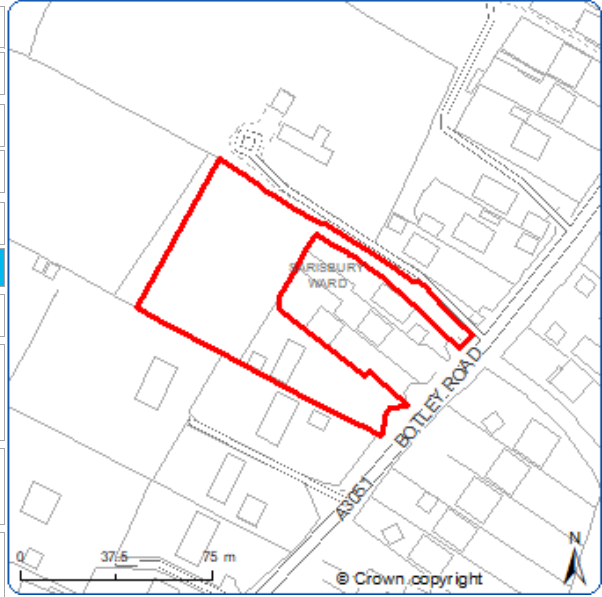
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

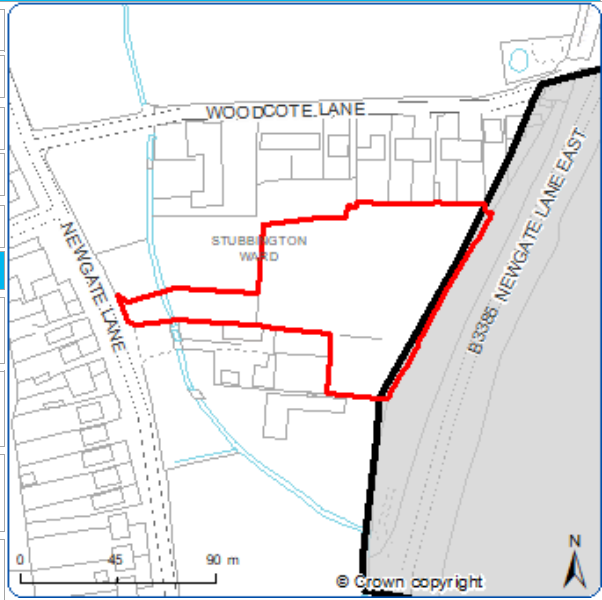
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

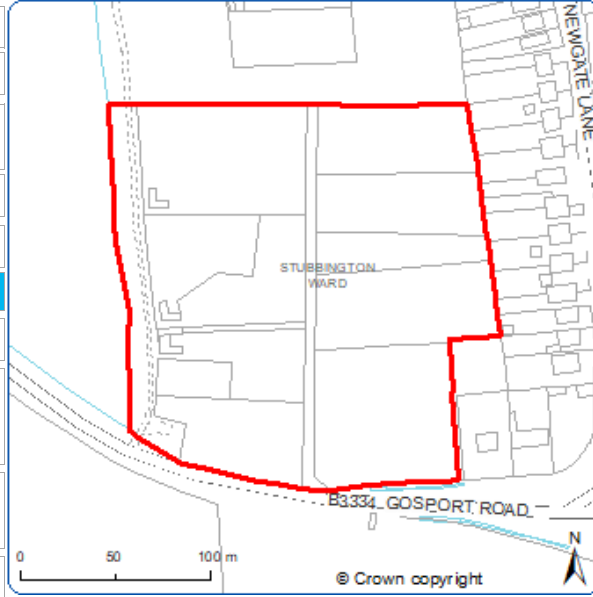
Accessible Facility  
Types:

Reason for  
Discounting:

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

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Stubbington</b>
---------------------	--------------------------------	--------------------

ID:	1388	Site Name:	Land at Junction of Newgate Lane, Stubbington
Current Land Use:	Equestrian uses		
Surrounding Land Use:	Housing and mixed use to the north, to the east is housing & Newgate Lane, to the south is Gosport Road & Daedalus airfield employment sites. To the west is farmland & the proposed Stubbington bypass.		
Gross Site Area (ha):	3.64	Housing Yield (estimate):	66
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>
--------------------

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
Noise/Air Quality Assessment:	No issues
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 settlement character of Peel Common. The site is therefore considered unsuitable for residential development.

Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>Yes</b>
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**SITE DETAILS** **Discounted Housing Site** **Fareham East**

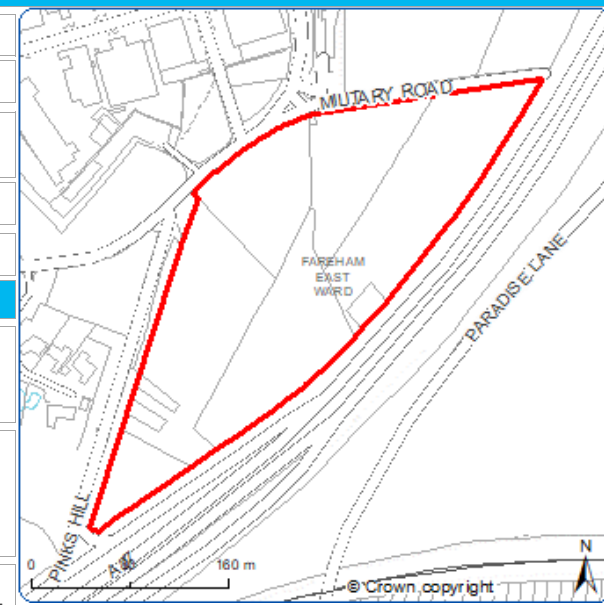
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	Agricultural Land Grade 2 & 3b - Minerals Brick Clay, Superficial sand/gravel & Safeguarded Site - Within 500m of SPA, Ramsar & SSSI - Ground Water Protection Zone, Countryside, Land identified as a former refuse heap.
Highways/ Pedestrian Access:	The ability of Pinks Hill to serve the development needs to be fully assessed, including an adequate site access and the provision of a pedestrian/cycle footway. Land ownership would appear to allow improvements to Pinks Hill and its junction with the A27 slip road to take place. A full Transport Assessment would be required for the site.
Conservation Comments:	The site does not contain any listed buildings but the open hillside contributes to the setting and historic context of the grade II listed Fort Wallington, one of a series of forts built in the 19th century for the defence of Portsmouth Harbour. Preserving the setting of the listed building would be a material consideration.
Noise/Air Quality Assessment:	Air quality and noise impact 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: <input type="text" value="5"/> / <input type="text" value="10"/>	Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Reason for Discounting:	Site has poor pedestrian and cycle links to local services and there is no evidence to suggest that safe routes can be provided. Noise level concerns due to site's proximity to A27.

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



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

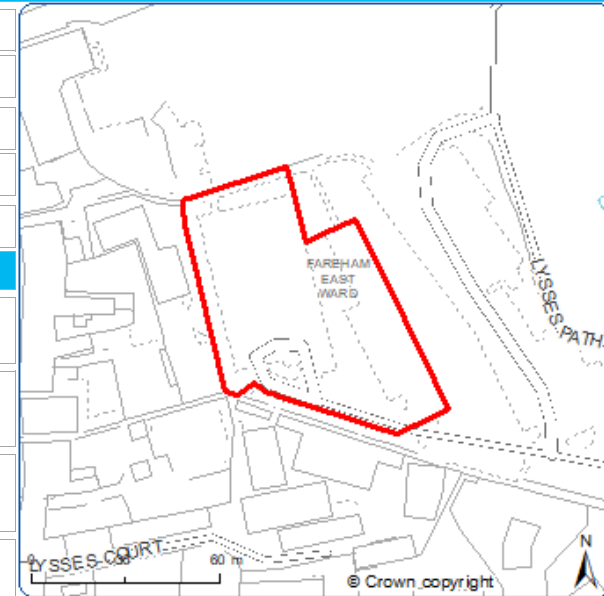
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

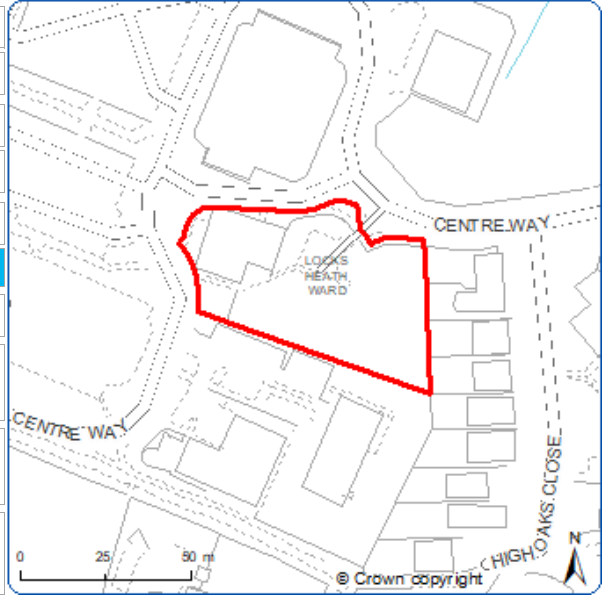
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

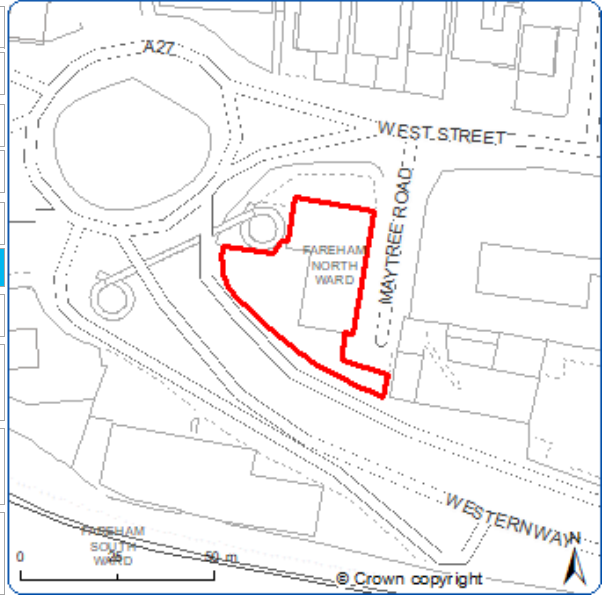
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

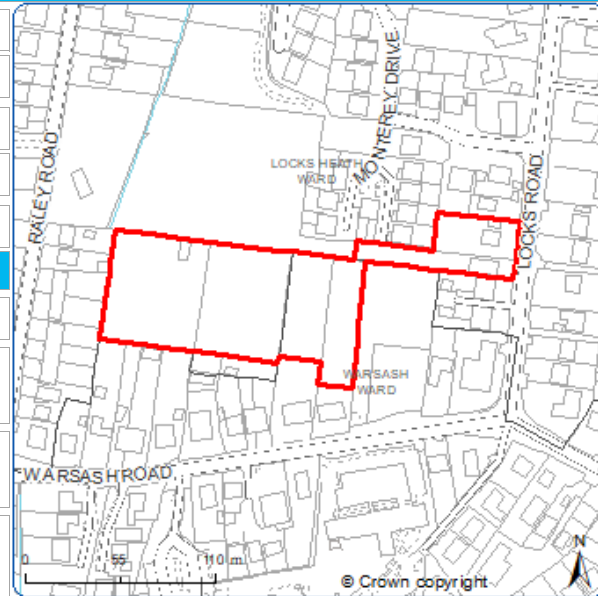
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

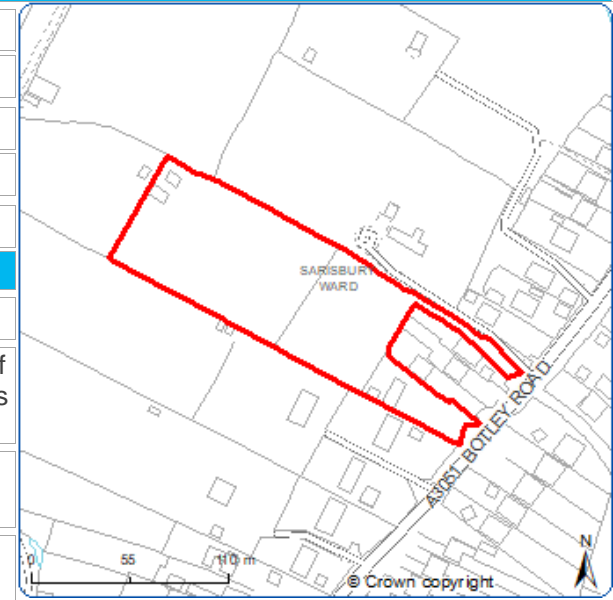
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

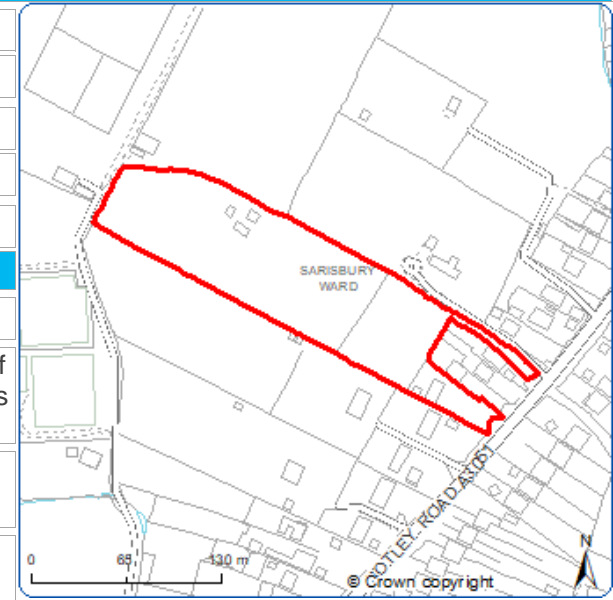
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

**SITE DETAILS**

**Discounted Housing Site**

Portchester West

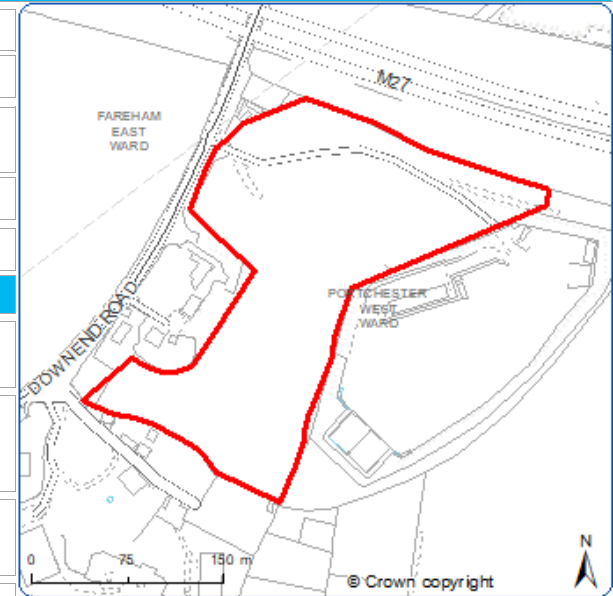
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:  Within 1600m of a Secondary School

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**



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

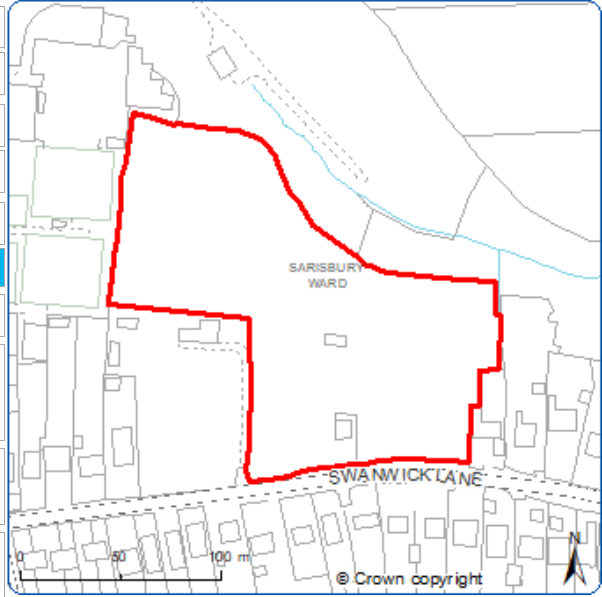
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

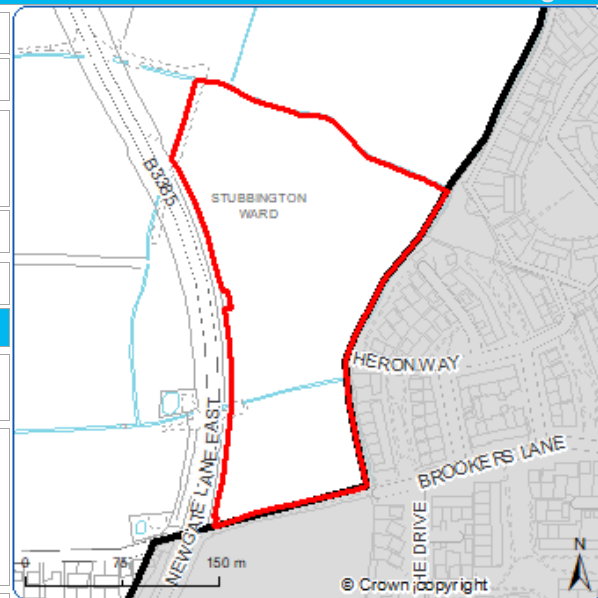
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS** **Discounted Housing Site** **Fareham South**

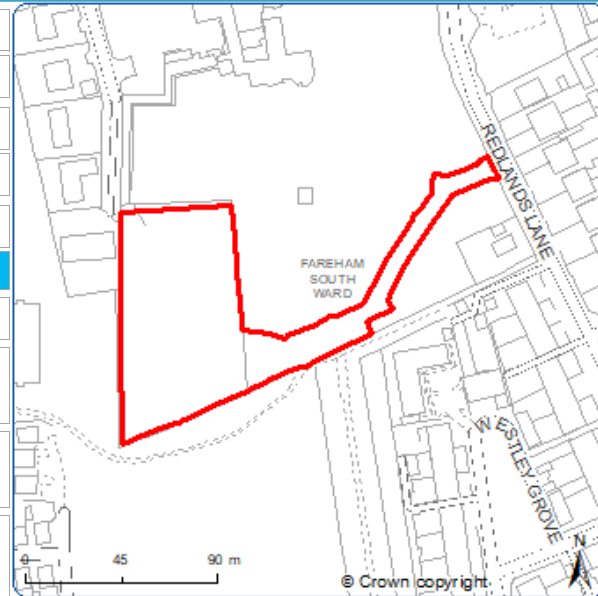
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

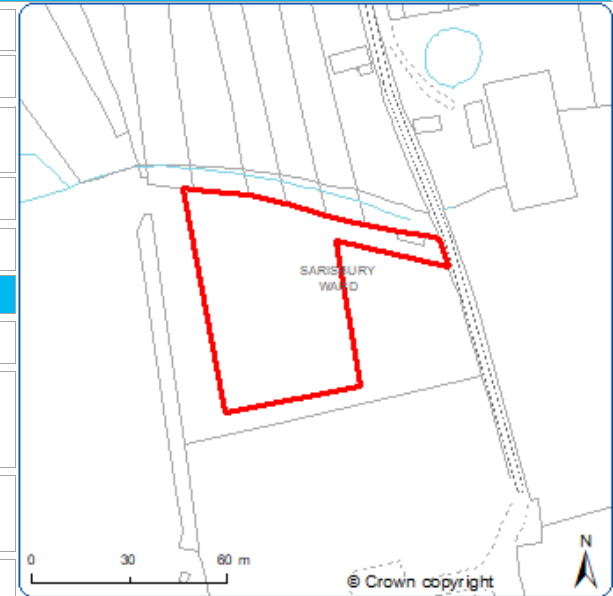
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:  Within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility

Reason for  
Discounting:

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:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



**SITE DETAILS**

**Discounted Housing Site**

Titchfield

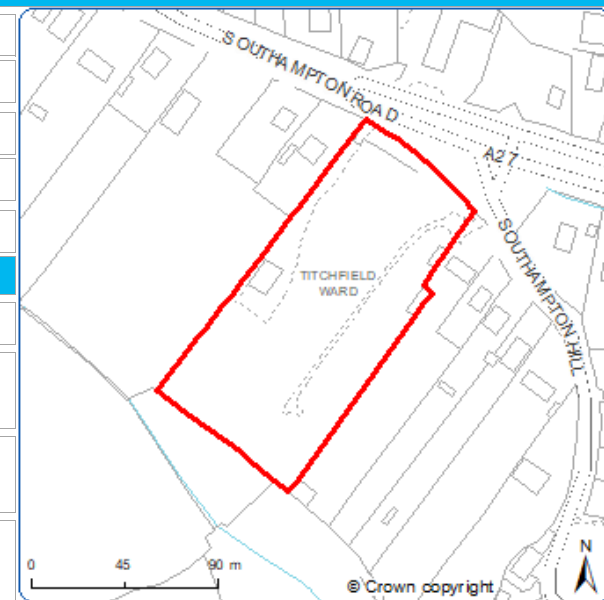
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

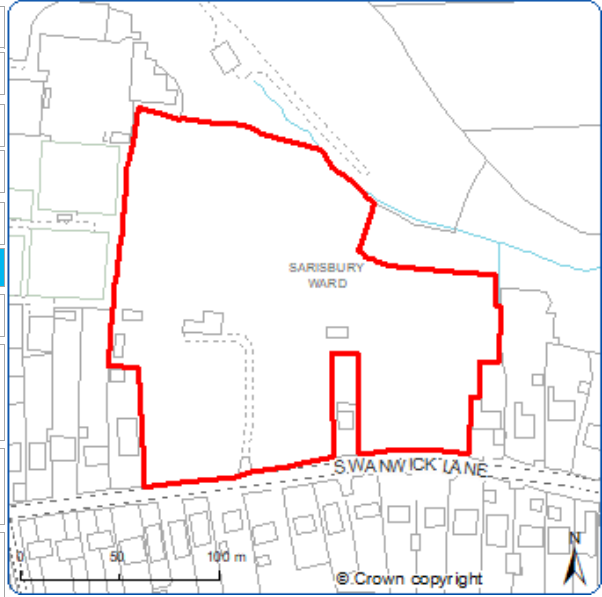
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

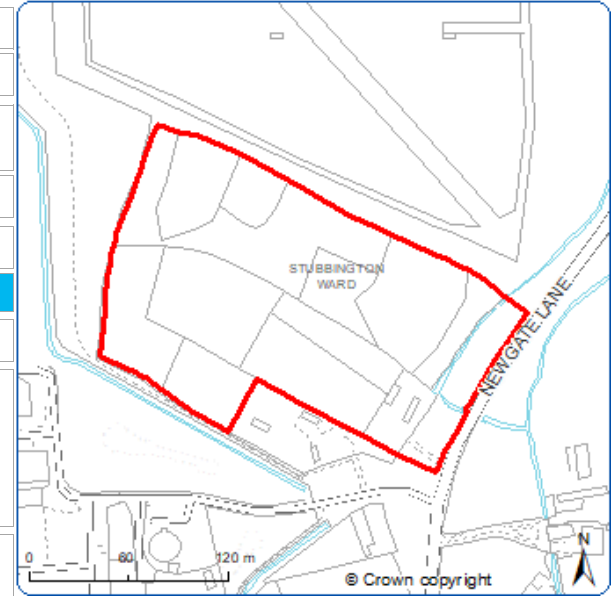
Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

SITE DETAILS		Discounted Housing Site	Stubbington
ID:	3022	Site Name: Land West of Newgate Lane, Stubbington	
Current Land Use:	Paddock		
Surrounding Land Use:	Solar farm off Newgate Lane to north of the site. Open fields currently used for agriculture, but subject to previous representations for residential development to the east.		
Gross Site Area (ha):	3.06	Housing Yield (estimate):	55
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Agricultural Land Grade 2, Minerals Soft Sand, 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		
Noise/Air Quality Assessment:	Odour assessment required		
Archaeology:	Site not within identified area of archaeological potential		
Ecology Comment:	A colony of Chamomile ( <i>Chamaemelum nobile</i> ) may be present on site, which is classed as Vulnerable on the vascular plant Red List for England. There is potential on site for protected species such as reptiles, badgers, dormice, bats, etc. The hedge running from east to west should be retained, enhanced and protected with a buffer. Buffer to the south and east are required to protect the wooded areas immediately outside the site boundaries.		
Accessible Facility Types:	4 / 10	Within 1600m of a Secondary School, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Community/Leisure Facility	
Reason for Discounting:	Development in this location would not be in keeping with the settlement pattern and would change the settlement character of Peel Common. Potential for ecological impacts. The site is therefore considered unsuitable for residential development.		
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>
		Is the site considered achievable?	<b>Yes</b>



**SITE DETAILS** Discounted Housing Site Warsash

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

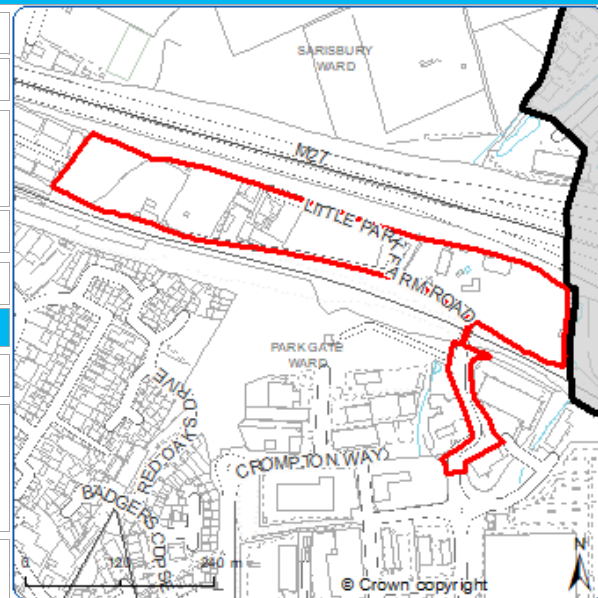
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

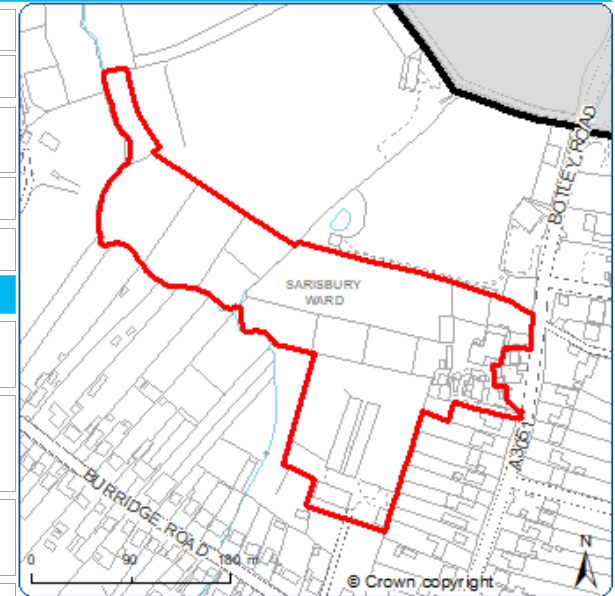
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

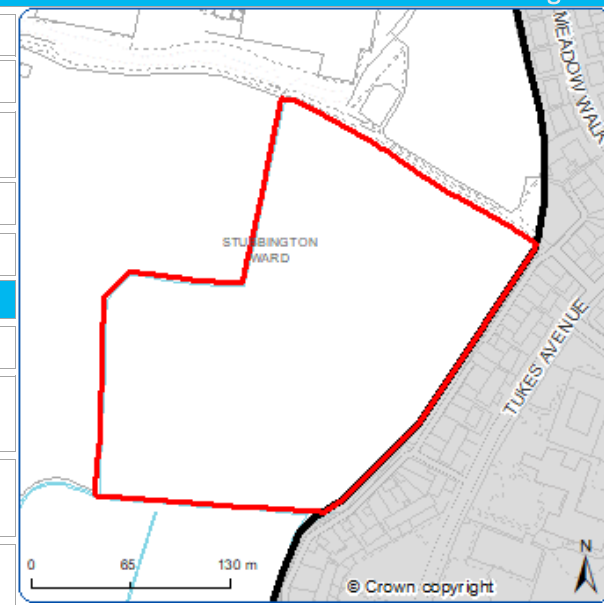
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



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

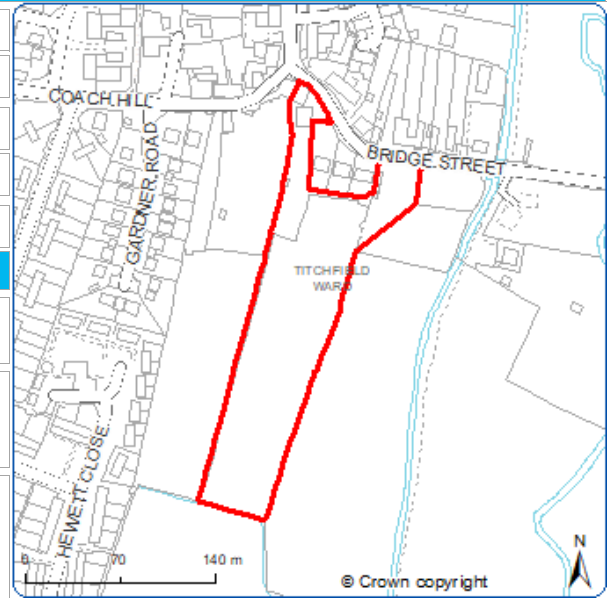
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Hill Head

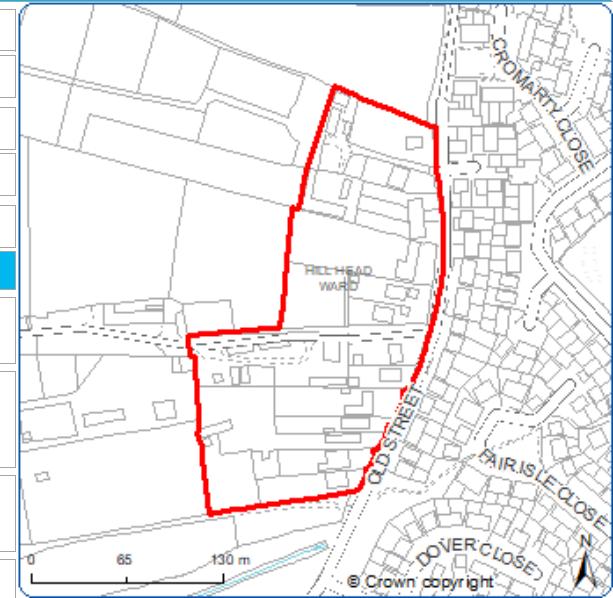
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **Yes**

Is the site available? **No**

Is the site considered achievable? **No**

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

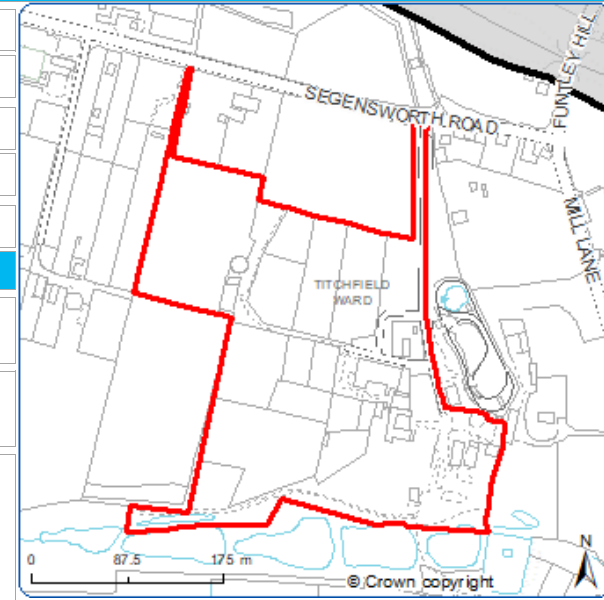
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

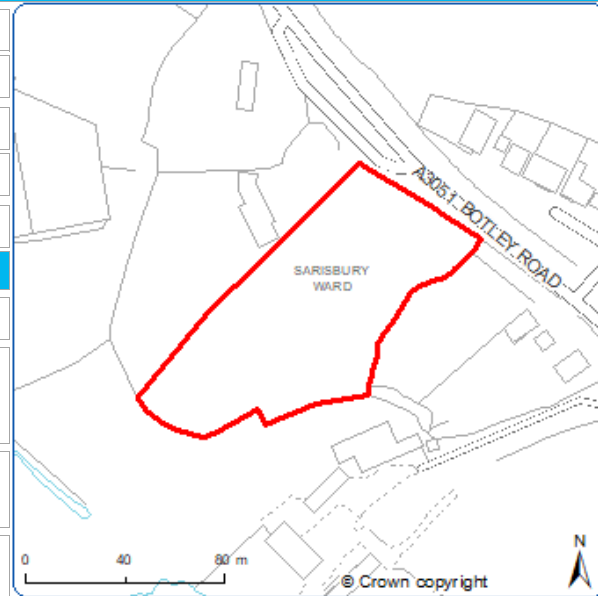
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

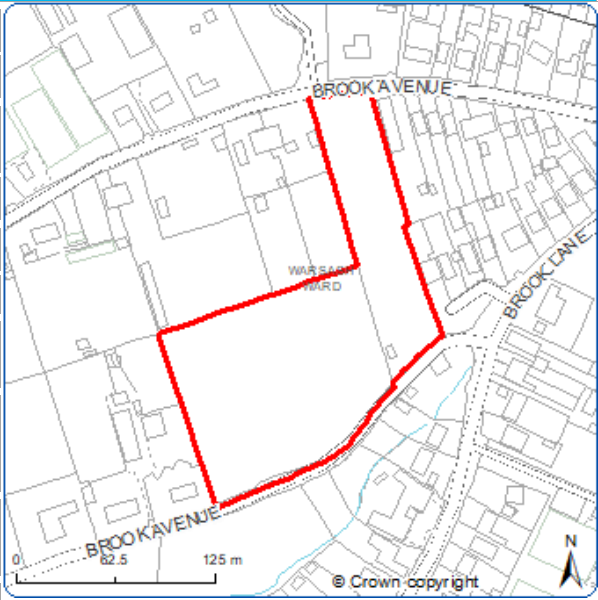
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



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

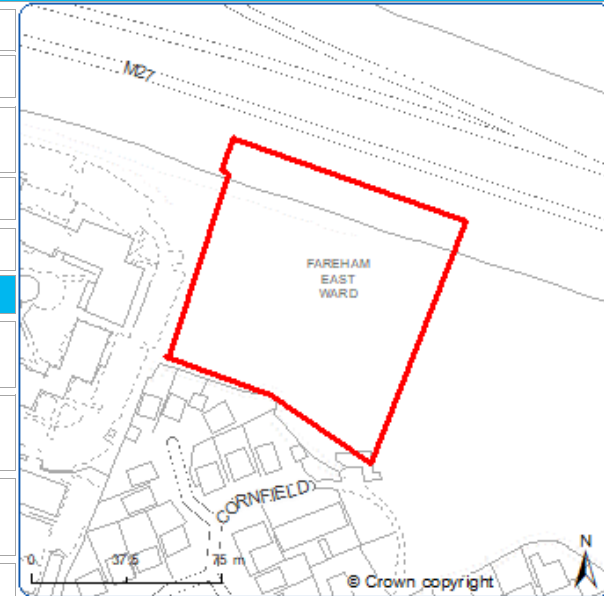
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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





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

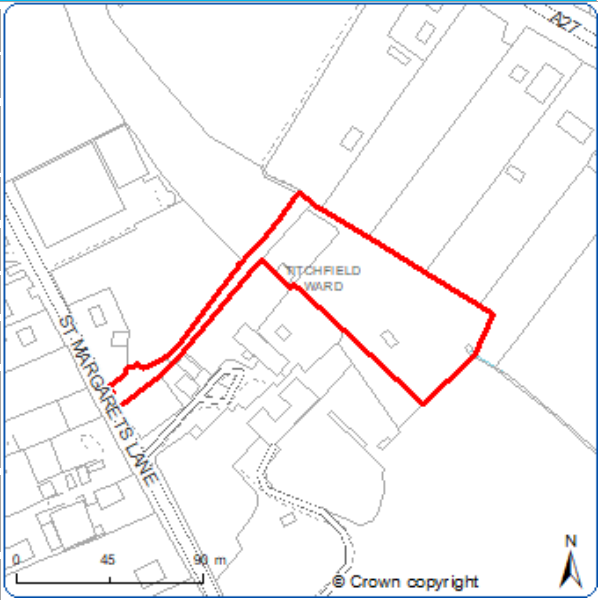
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

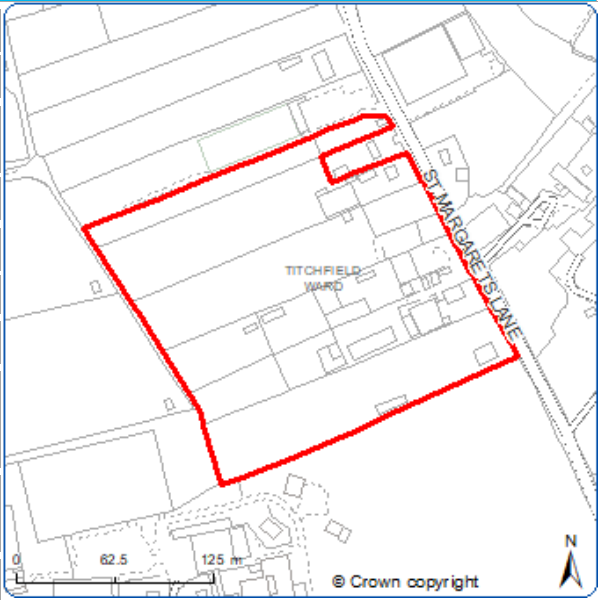
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



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

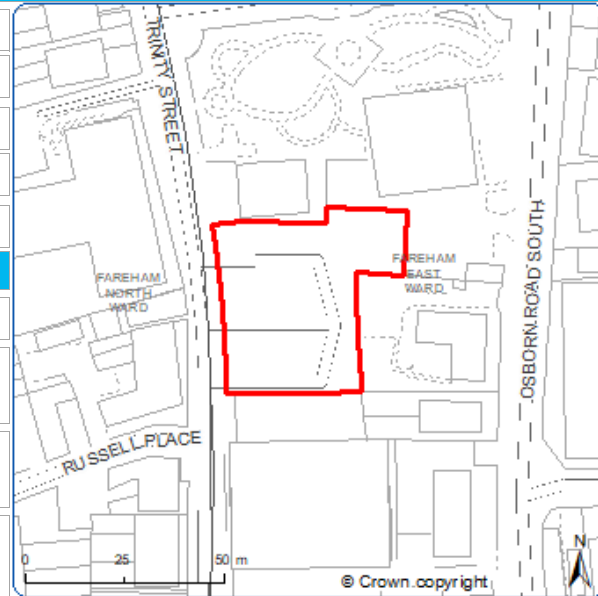
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

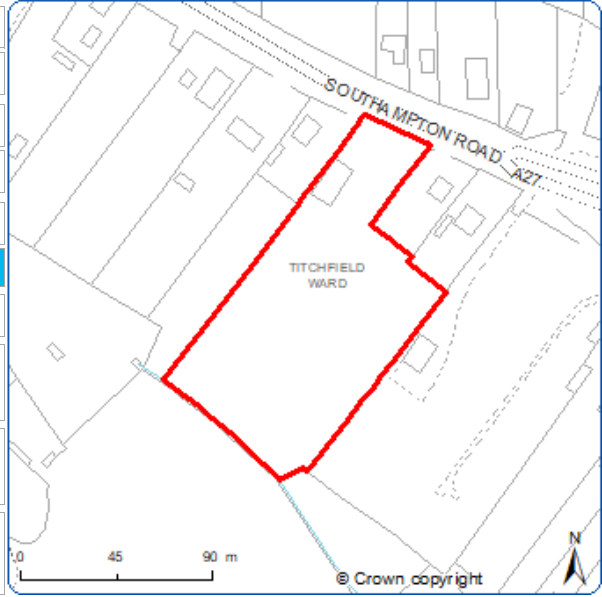
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/ Pedestrian Access:

Conservation Comments:

Noise/Air Quality Assessment:

Archaeology:

Ecology Comment:

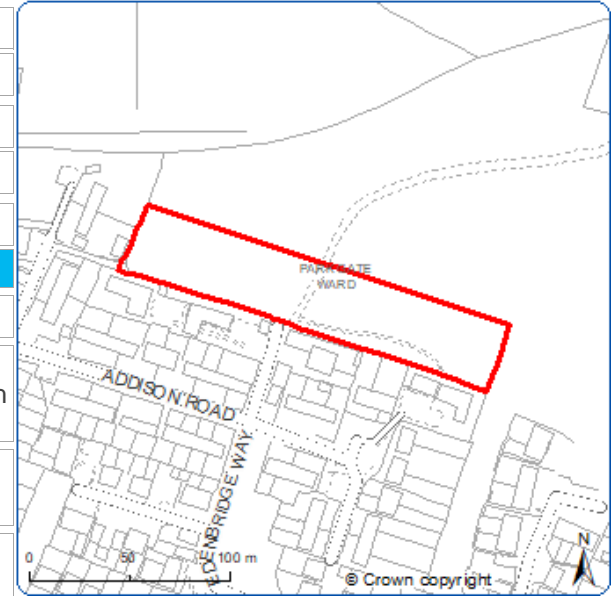
Accessible Facility Types:

Reason for Discounting:

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



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



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

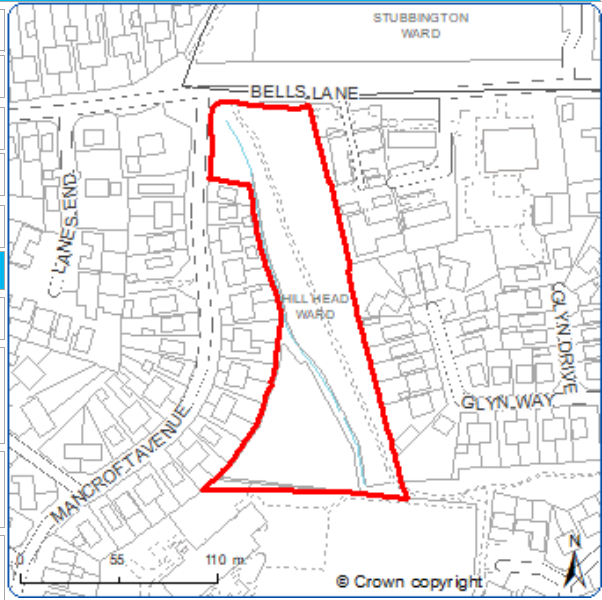
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

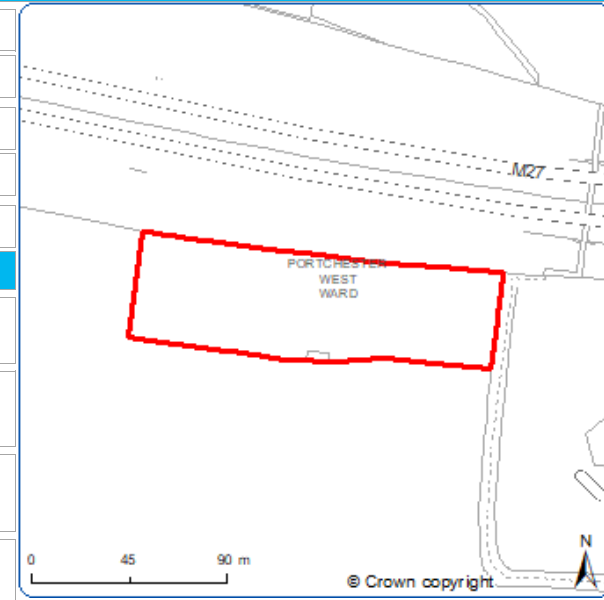
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

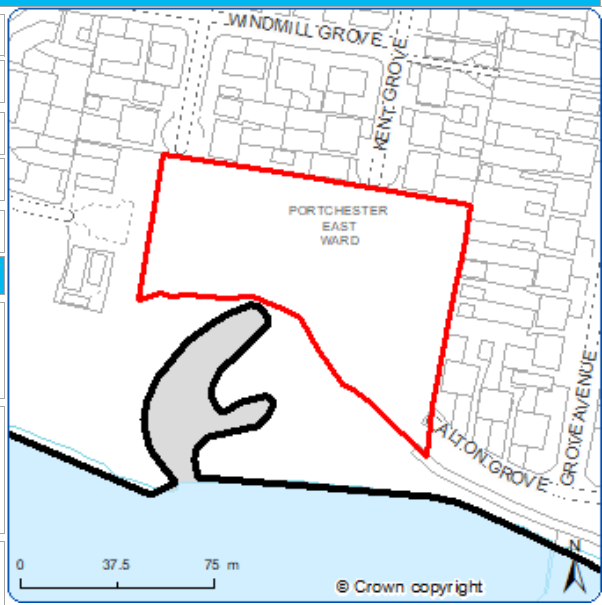
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

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

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

**SITE DETAILS**

**Discounted Housing Site**

**Portchester West**

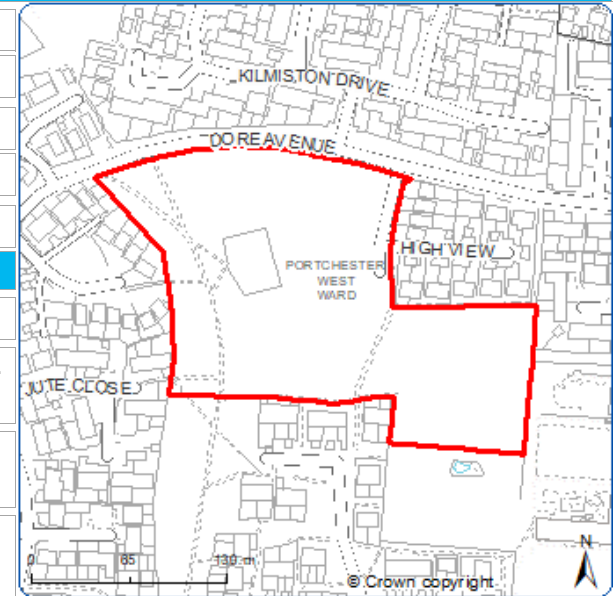
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**

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

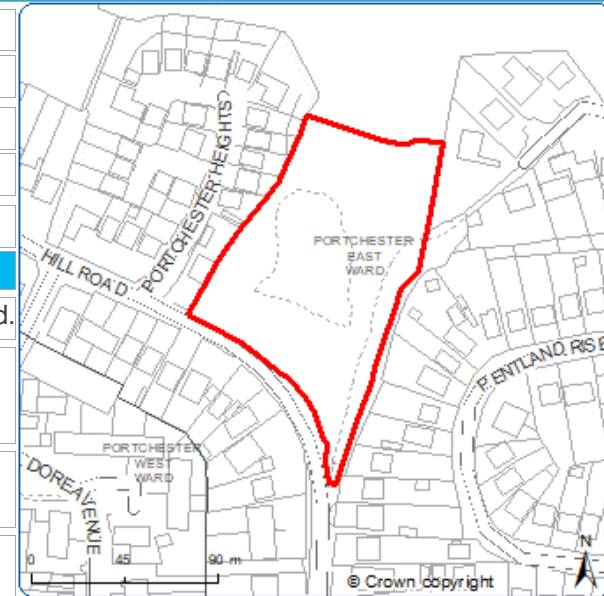
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

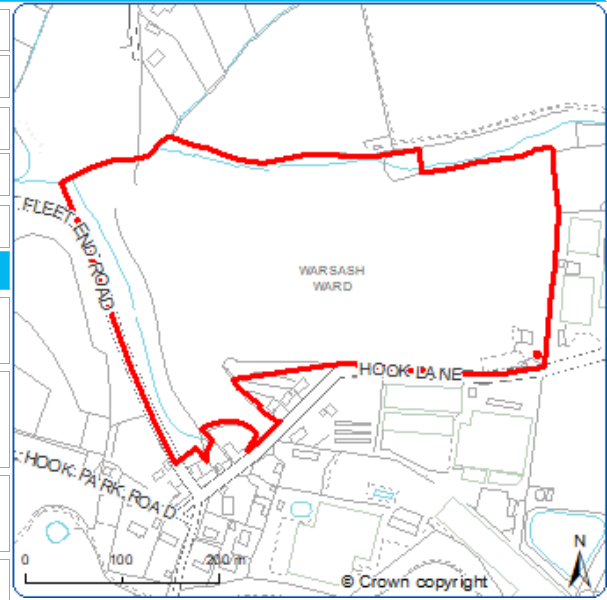
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:  Within 800m of a Accessible Green or Play Space

Reason for  
Discounting:

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



**SITE DETAILS** **Discounted Housing Site** **Fareham South**

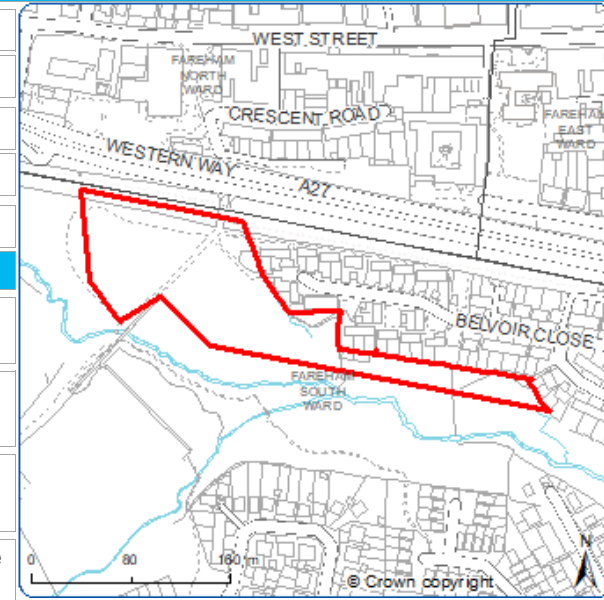
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Warsash</b>
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ID:	3085	Site Name:	Land at New Road, Warsash (north)
Current Land Use:	Scrub		
Surrounding Land Use:	Residential to the north, open space to the south of the site.		
Gross Site Area (ha):	0.15	Housing Yield (estimate):	5
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>
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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
Noise/Air Quality Assessment:	No issues
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	The site is heavily wooded. Bats, badger, reptiles and dormice may be present on site. Bats may roost in mature trees on site.
Accessible Facility Types: 4/10	Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Reason for Discounting:	The site is heavily wooded, designated as a SINC and open space. It is therefore unsuitable for residential development.

Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>Yes</b>
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**SITE DETAILS** **Discounted Housing Site** **Titchfield, Fareham West**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS** **Discounted Housing Site** **Titchfield, Hill Head, Stubbington**

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

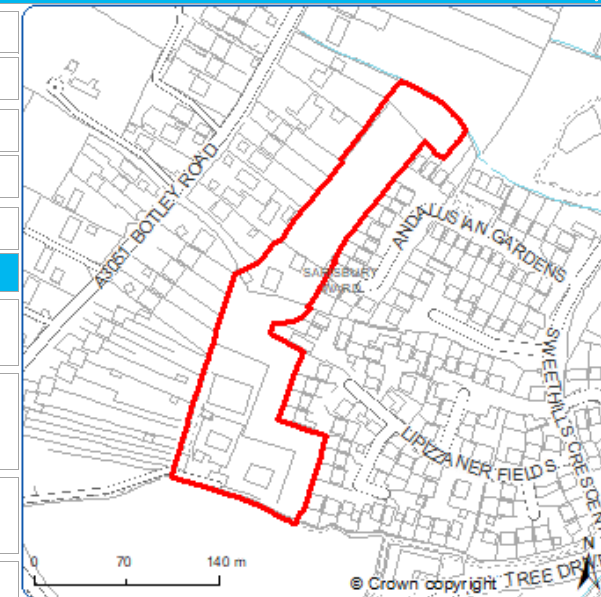
Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

ID:	<input type="text" value="3100"/>	Site Name:	<input type="text" value="East of Botley Road, Burridge"/>
Current Land Use:	<input type="text" value="scrub/ woodland/ C3 class"/>		
Surrounding Land Use:	<input type="text" value="Residential and garden land"/>		
Gross Site Area (ha):	<input type="text" value="2.12"/>	Housing Yield (estimate):	<input type="text" value="384"/>
Employment Yield (estimate):	<input type="text" value="0"/>	Gypsy and Traveller Pitches (estimate):	<input type="text" value="0"/>



**SUITABILITY**

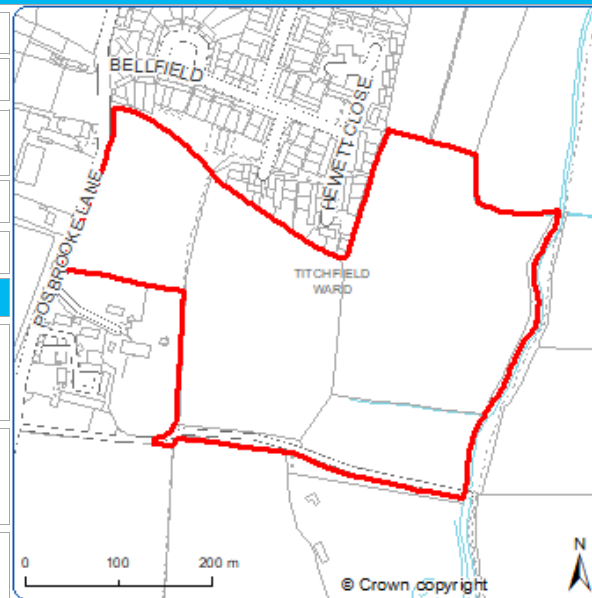
Constraints:	Agricultural Land Grade 3b, Agricultural Land Grade 3c, Flood Zone 2, Flood Zone 3, Countryside, TPO, Public ROW				
Highways/ Pedestrian Access:	On the basis of the land controlled, the site would not be sufficient to provide a satisfactory access to Botley Road. The current access drive 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.				
Archaeology:	Site not within identified area of archaeological potential.				
Ecology Comment:	The site is predominantly woodland with small sections of grassland and multiple buildings. Site forms an ecological link between a Priority Habitat Woodland to the south and an Ancient Woodland/SINC to the north. Suitable for Birds of Conservation Concern, Schedule 1 protected birds, bats, Dormice, reptiles, invertebrates and badger.				
Accessible Facility Types: <input type="text" value="6"/> / <input type="text" value="10"/>	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Reason for Discounting:	No satisfactory highways access appears to be available, there is extensive tree coverage and the site has high ecological value. For these reasons it is not considered suitable or achievable for residential development.				
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>No</b>

**SITE DETAILS**

**Discounted Housing Site**

Titchfield

ID:	<input type="text" value="3102"/>	Site Name:	<input type="text" value="Land East of Posbrook Lane, Titchfield"/>
Current Land Use:	<input type="text" value="Paddock"/>		
Surrounding Land Use:	<input type="text" value="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):	<input type="text" value="12.43"/>	Housing Yield (estimate):	<input type="text" value="1494"/>
Employment Yield (estimate):	<input type="text" value="0"/>	Gypsy and Traveller Pitches (estimate):	<input type="text" value="0"/>



**SUITABILITY**

Constraints:	<input type="text" value="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 &amp; Wader Primary Support Area, Public ROW"/>
Highways/ Pedestrian Access:	<input type="text" value="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:	<input type="text" value="No known constraints"/>
Noise/Air Quality Assessment:	<input type="text" value="No known issues"/>
Archaeology:	<input type="text" value="Site not within identified area of archaeological potential"/>
Ecology Comment:	<input type="text" value="Site consists of mainly improved grassland, with occasional trees and treed boundaries. Common reptiles likely in low numbers, breeding birds in boundaries. Possibly territory for barn owl and other raptors in especially nearer the eastern boundary. Proximity to SINC habitats to the east."/>
Accessible Facility Types: <input type="text" value="3/10"/>	<input type="text" value="Within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre"/>
Reason for Discounting:	<input type="text" value="The site is within landscape identified as of special character for the Borough. The site is also partly within Flood Zones 2 and 3. In addition the site is a primary support area for Brent Geese and Solent Waders."/>

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **No**



**SITE DETAILS**

**Discounted Housing Site**

Salisbury

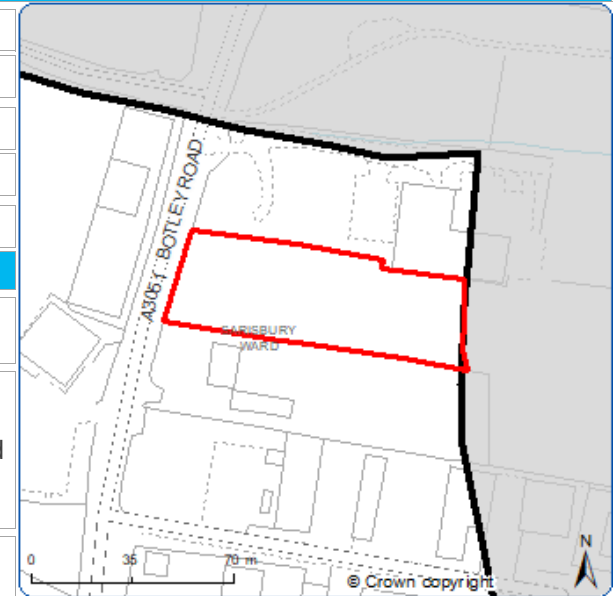
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:  Within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility

Reason for  
Discounting:

Is the site suitable? **Yes**

Is the site available? **No**

Is the site considered achievable? **Yes**



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

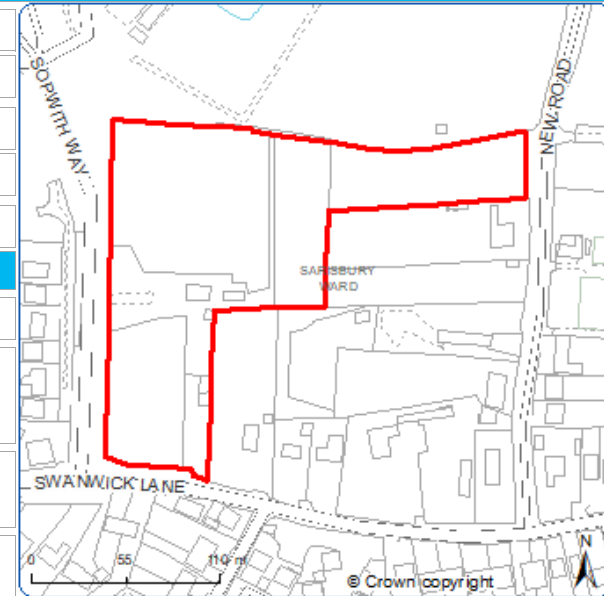
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

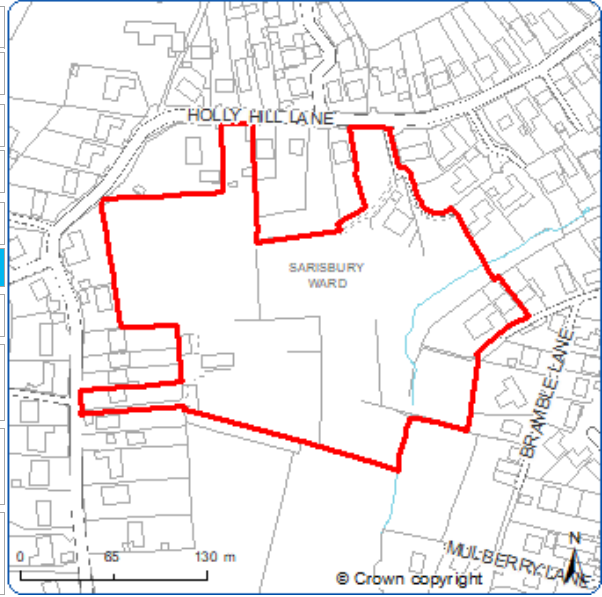
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

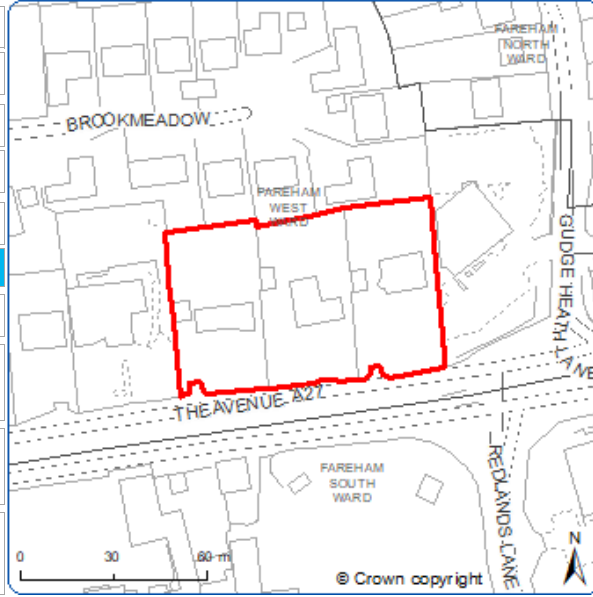
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Portchester East

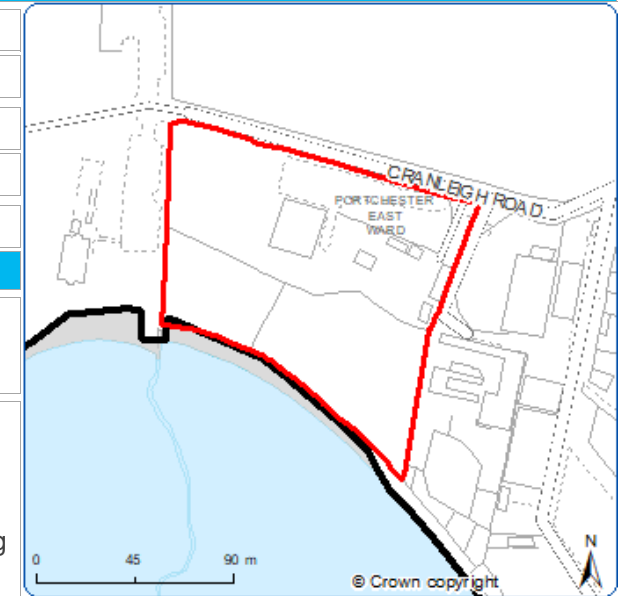
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:  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:

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

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

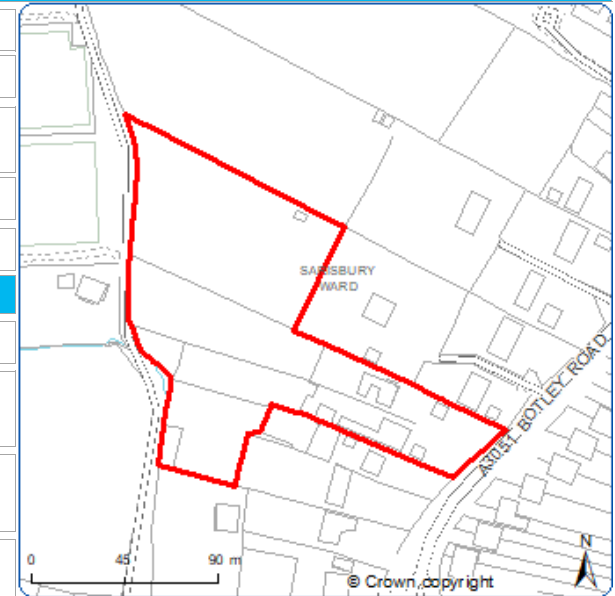
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

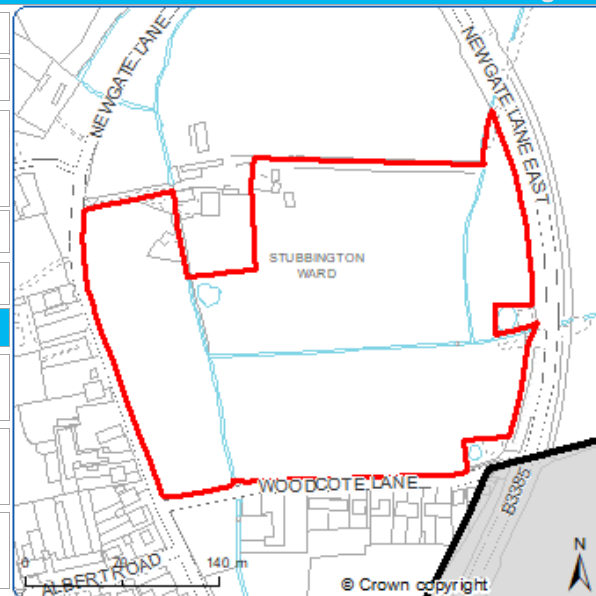
Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Stubbington</b>
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ID:	3129	Site Name:	Land West of Newgate Lane South, Stubbington
Current Land Use:	Agriculture/ Pasture		
Surrounding Land Use:	Immediately to the north are open fields currently in agricultural use. These have previously been submitted for consideration for residential development alongside this site. Further north are playing pitches associated with HMS Collingwood. To the sou		
Gross Site Area (ha):	6.19	Housing Yield (estimate):	130
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0

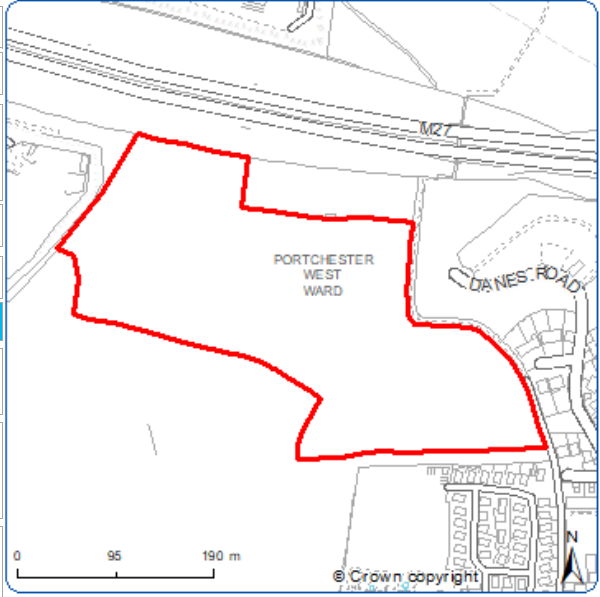


<b>SUITABILITY</b>	
Constraints:	Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Soft Sand, Minerals Superficial sand/gravel, Minerals Safeguarded Site, Countryside, Solent Brent Geese & Wader Low use
Highways/ Pedestrian Access:	Vehicular access from existing Newgate Lane and potentially Woodcote Lane. Proposals would need to be tested through a Transport Assessment.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	Noise assessment required
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	Low use site for Brent Geese and Solent Waders. Appropriate avoidance mitigation would be required and consultation with Natural England.
Accessible Facility Types:        6 / 10	Within 1600m of a Secondary School, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility
Reason for Discounting:	Development in this location would not be in keeping with the settlement pattern and would change the settlement character of Peel Common. The site is therefore considered unsuitable for residential development.

Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>Yes</b>
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<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Portchester West</b>
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ID:	3130	Site Name:	Land East of Downend Road, Portchester (North of Winnham Farm)	
Current Land Use:	Agricultural			
Surrounding Land Use:	Railway line with residential on south side of railway. South-east, Portchester Crematorium. East, residential (C3) North-east, allotments. North, M27. North-west, former composting facility. South-west, hotel (C1) and gym (D2).			
Gross Site Area (ha):	7.39	Housing Yield (estimate):	100	
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0	



<b>SUITABILITY</b>
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Constraints:	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:	It is considered that suitable access can be achieved onto Downend Road and that off-site pedestrian/cyclist improvements would be required both on Downend Road and on the Cams Bridge link to The Thicket. However there are capacity issues at junction with A27
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	Noise assessment required.
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	Site comprised of arable fields, with scrub/ trees along northern boundary. Waterbodies to either side of site present potential for amphibian migration across site. Potential for badgers, reptiles, barn owls and other hawks and suitability for migratory bats. Downend Chalk Pit SSSI is adjacent to site - a nationally important geological site.
Accessible Facility Types: 6/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Reason for Discounting:	At this time, it is not possible to establish suitability of this site.

Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>No</b>
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**SITE DETAILS** **Discounted Housing Site** **Stubbington**

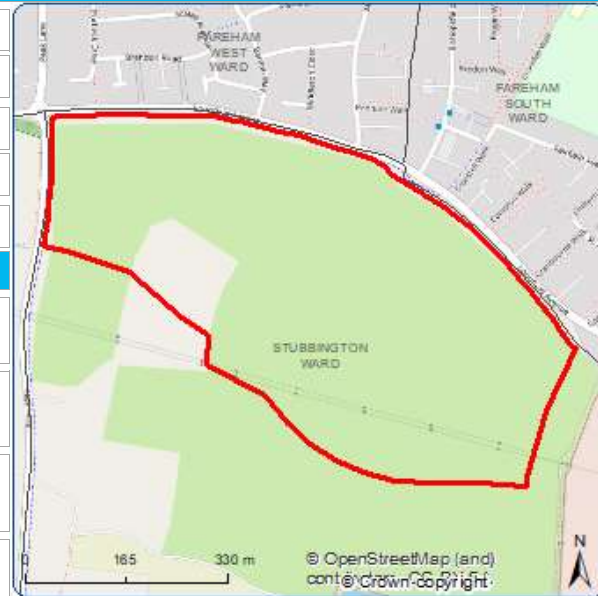
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

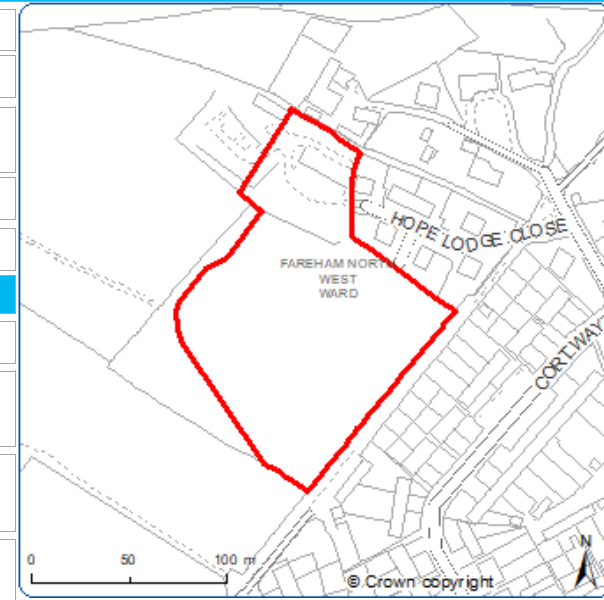
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

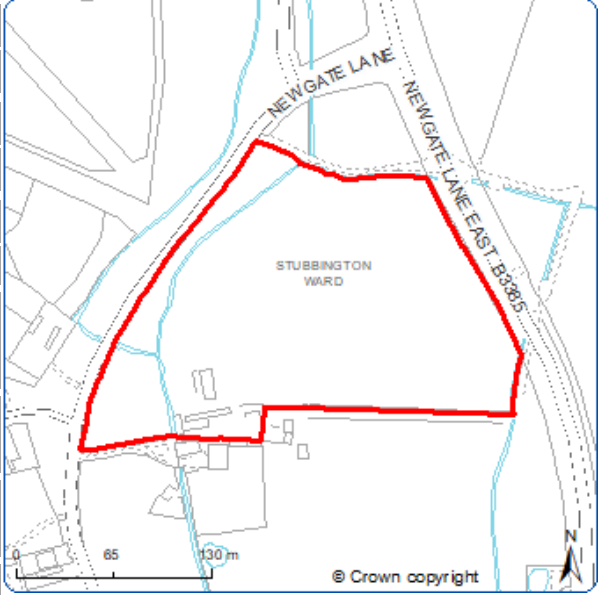
Accessible Facility  
Types:

Reason for  
Discounting:

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

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Stubbington</b>
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ID:	3161	Site Name:	Land West of Newgate Lane
Current Land Use:	Agriculture		
Surrounding Land Use:	A sewerage works and gypsy site are located across the road.		
Gross Site Area (ha):	3.79	Housing Yield (estimate):	91
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>
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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
Archaeology:	An archaeological evaluation ahead of the adjacent bypass did not find any archaeological remains. The archaeological potential is low and the potential for an archaeological constraint to development is negligible.
Ecology Comment:	The site is a Solent Waders and a Brent Geese Strategy 'Low Use' site. Appropriate avoidance/ mitigation would be required and consultation with Natural England. The western habitats, along with suitable green buffers in the north, south and east should be retained and enhanced, to be used as a wildlife area.
Accessible Facility Types:	Within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Community/Leisure Facility 3/10
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? <b>No</b>	Is the site available? <b>Yes</b>	Is the site considered achievable? <b>Yes</b>
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**SITE DETAILS** **Discounted Housing Site** Sarisbury

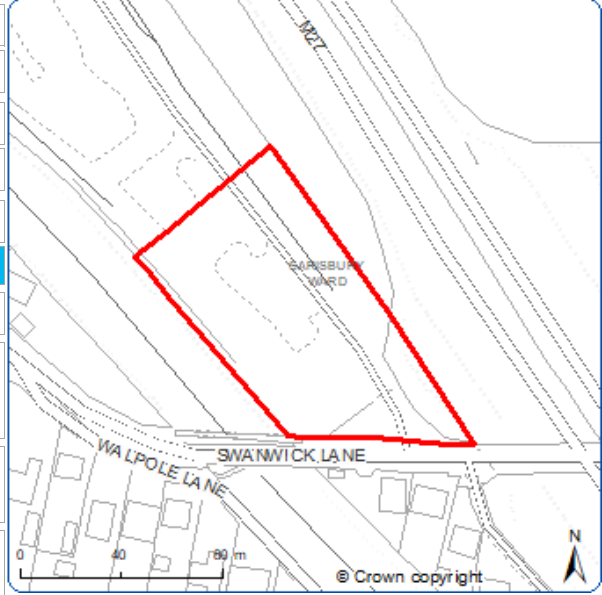
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

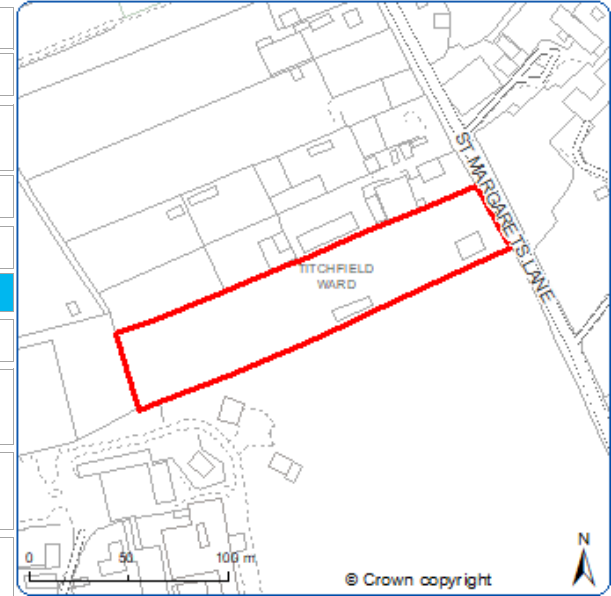
Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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



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

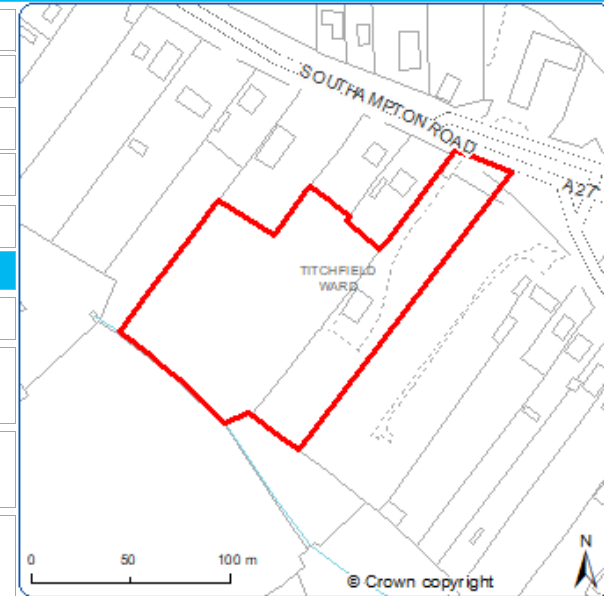
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

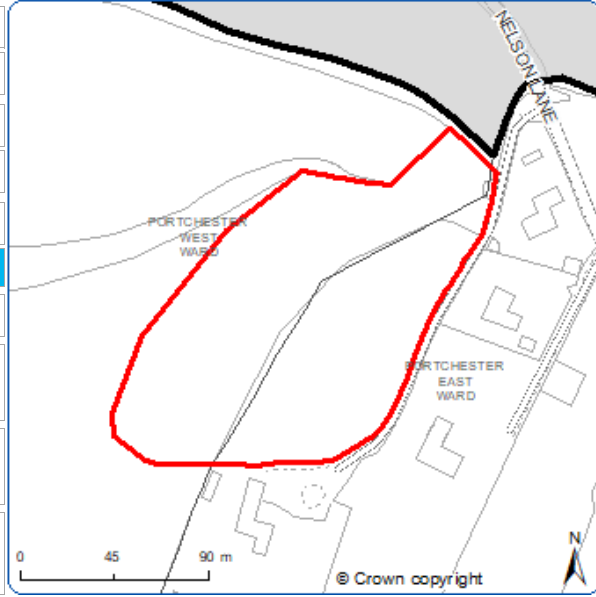
Accessible Facility  
Types:

Reason for  
Discounting:

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

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Portchester West, Portchester East</b>
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ID:	<input type="text" value="3168"/>	Site Name:	<input type="text" value="Land Off Nelson Lane, Portchester"/>		
Current Land Use:	<input type="text" value="Downland"/>				
Surrounding Land Use:	<input type="text" value="Downland"/>				
Gross Site Area (ha):	<input type="text" value="1.76"/>	Housing Yield (estimate):	<input type="text" value="8"/>		
Employment Yield (estimate):	<input type="text" value="0"/>	Gypsy and Traveller Pitches (estimate):	<input type="text" value="0"/>		



<b>SUITABILITY</b>
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Constraints:	<input type="text" value="Agricultural Land Grade 3, Countryside, Former landfill."/>
Highways/ Pedestrian Access:	<input type="text" value="The site access and access road are too narrow whilst no adequate visibility splays are available onto Nelson Lane."/>
Conservation Comments:	<input type="text" value="No known constraints"/>
Noise/Air Quality Assessment:	<input type="text" value="Noise assessment required due to site being north of the M27."/>
Archaeology:	<input type="text" value="Portsmouth hill is archaeologically rich from all periods and in particular for burial activity and military defences. Archaeological evidence is recorded in the immediate vicinity of this site. Any development at this location is likely to encounter archa"/>
Ecology Comment:	<input type="text" value="The site appears to be an arable/grass field with hedge lined boundaries in the east and south. The proposals should aim to retain the hedgerows and treelines along the boundaries. Fort Nelson Picnic SINC forms the north-western boundary of the site. This SINC is a large block of semi-improved and unimproved chalk grassland. A number of Red List birds and notable plant species have been recorded within the SINC. In addition, calcareous grassland is a UK BAP Priority Habitat. A large buffer is required in the north/north-west to protect the SINC."/>
Accessible Facility Types:        3/10	<input type="text" value="Within 1600m of a Train Station, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School"/>
Reason for Discounting:	<input type="text" value="Site is in unsustainable location and highway access is unsuitable for development."/>

Is the site suitable? <b>No</b>	Is the site available? <b>Yes</b>	Is the site considered achievable? <b>No</b>
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**SITE DETAILS** **Discounted Housing Site** **Locks Heath**

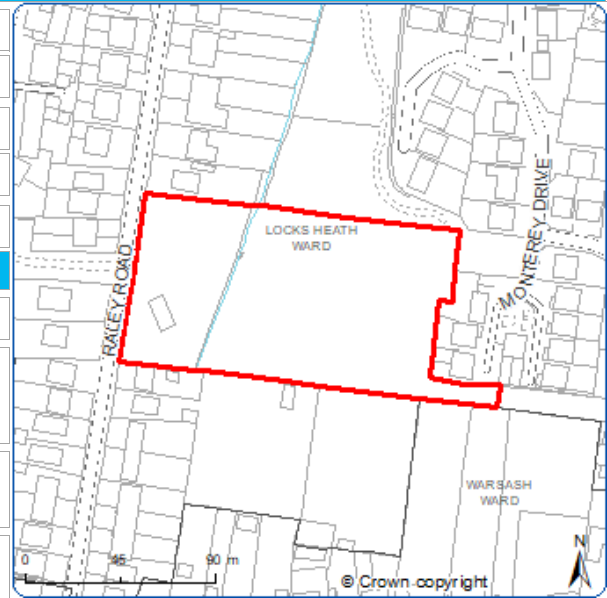
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **Yes**

Is the site available? **No**

Is the site considered achievable? **Yes**

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

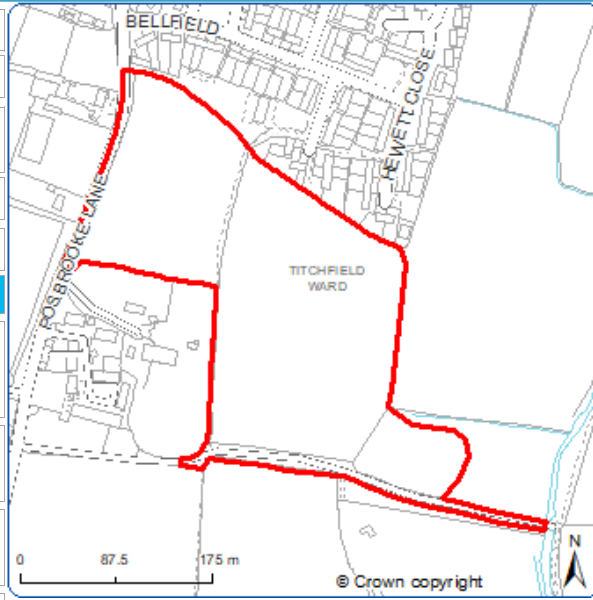
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	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 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.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No known issues
Archaeology:	The site has a high archaeological potential (the likelihood that as yet unrecorded archaeological remains will be encountered). However a geophysical survey found no substantive archaeological sites so the likelihood of archaeological remains are low.
Ecology Comment:	Site consists of mainly improved grassland, with some treed boundaries. Common reptiles likely in low numbers, breeding birds in boundaries. Possibly territory for barn owl and other raptors.
Accessible Facility Types: <input type="text" value="3"/> /10	Within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre
Reason for Discounting:	The site is within landscape identified as of special character for the Borough. The site is also partly within Flood Zones 2 and 3. In addition the site is a primary support area for Brent Geese and Solent Waders.

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

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

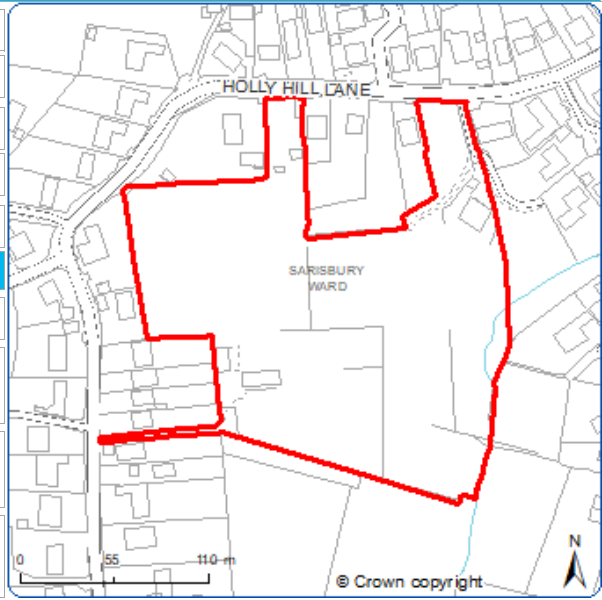
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

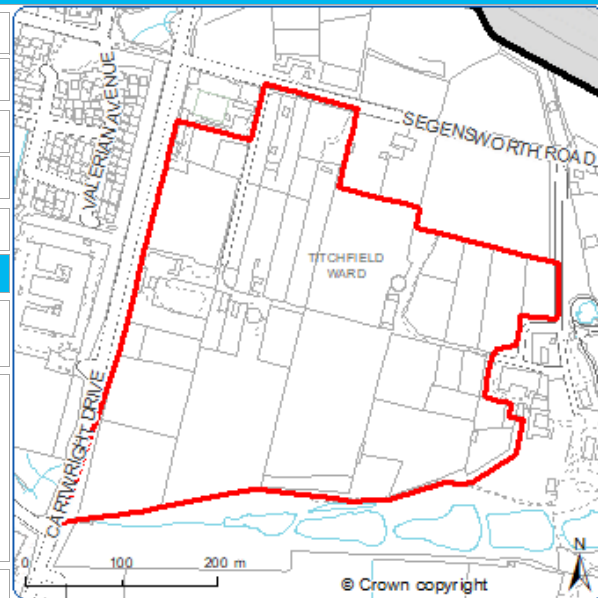
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	Agricultural Land Grade 3, SINC, Minerals Superficial sand/gravel, Countryside, Several nurseries on site, two pits on site
Highways/ Pedestrian Access:	Access to Cartwright Drive, from points fairly near the northern and southern ends of the frontage would appear to be feasible, subject to there being no third-party intervening land. Right turning lanes would most likely be required in addition to visibility splays commensurate with the speeds of passing vehicles. No vehicular access would be permitted from Segensworth Road. Adequate crossing facilities would be required on Cartwright Drive and a review of pedestrian and cyclist facilities off site. Improved bus stop facilities would also be required.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	Proximity to A27 requires noise and air quality assessments to be undertaken
Archaeology:	SAMs Buffer, National Interest, National Interest Buffer. The site is on the high ground above Titchfield abbey and the great Tithe barn. Consideration needs to be given to the impact on the setting of those heritage assets by any proposal. If the develop
Ecology Comment:	The site appears to be a number of grass fields. The presence of a number of protected species has been confirmed on site and therefore the avoidance, mitigation and compensation hierarchy should be adhered to. The SINC to the south should be protected with a minimum of a 15m landscaped buffer.
Accessible Facility Types: <input type="text" value="2/10"/>	Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space
Reason for Discounting:	The site is within landscape identified as of special character for the Borough. Development likely to impact the setting of heritage assets. Development limited to the previously developed land in the north west corner of the site may be acceptable.

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

**SITE DETAILS**

**Discounted Housing Site**

Salisbury

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

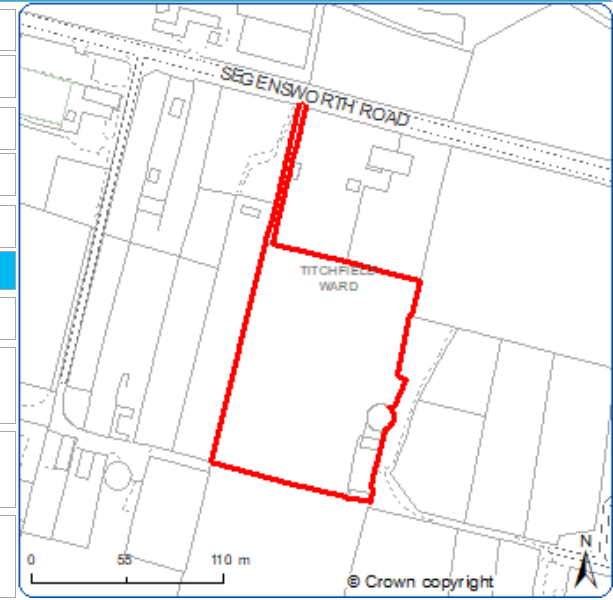
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

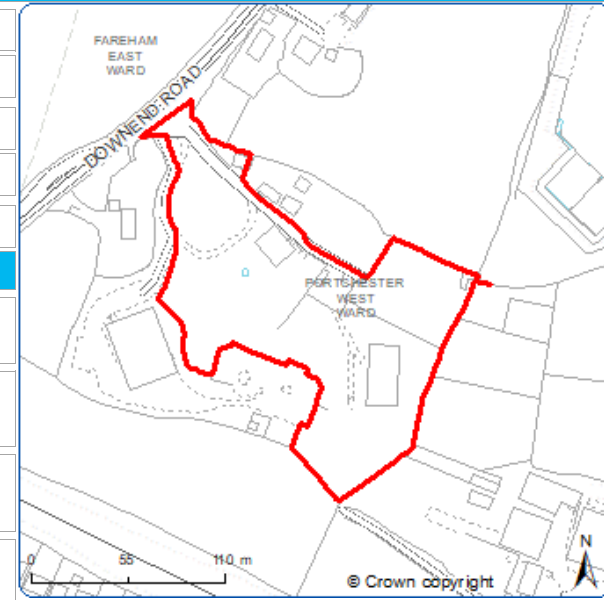
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

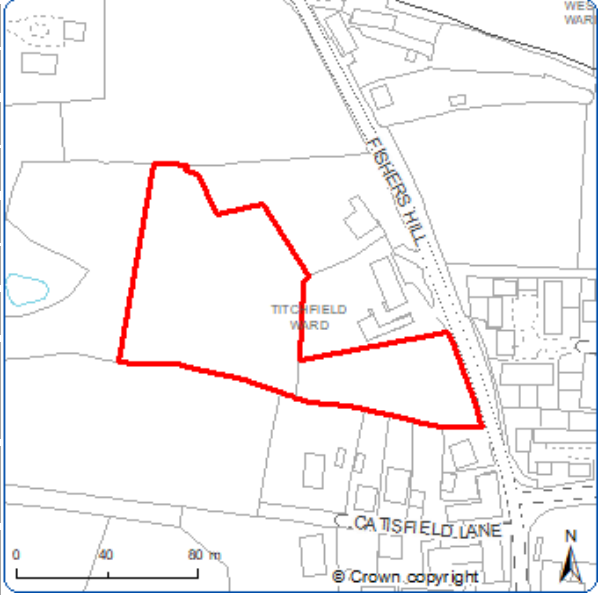
Reason for  
Discounting:

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



<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Titchfield</b>
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ID:	3182	Site Name:	Kingfisher House, Fishers Hill
Current Land Use:	Residential garden/field/glasshouses		
Surrounding Land Use:	Residential		
Gross Site Area (ha):	0.80	Housing Yield (estimate):	5
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



<b>SUITABILITY</b>
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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 the existing accesses. Access visibility to be commensurate with passing vehicle speeds. Access layout and on-site turning to accommodate an 11.2m refuse vehicle.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	Site in proximity to waste transfer station to the north so noise (and possibly and odour) assessment will be required.
Archaeology:	Given the scale of the allocation on land overlooking the river valley there is some potential that archaeological remains as yet unlocated will exist.
Ecology Comment:	The site consists of a grass field with scattered trees and tree/hedge lines. The treelines in the north and south to be retained and enhanced.
Accessible Facility Types: 4/10	Within 1600m of a Secondary School, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Reason for Discounting:	Western half considered unsuitable, eastern field would be acceptable but below study threshold.

Is the site suitable? <b>No</b>	Is the site available? <b>Yes</b>	Is the site considered achievable? <b>Yes</b>
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**SITE DETAILS** **Discounted Housing Site** Titchfield

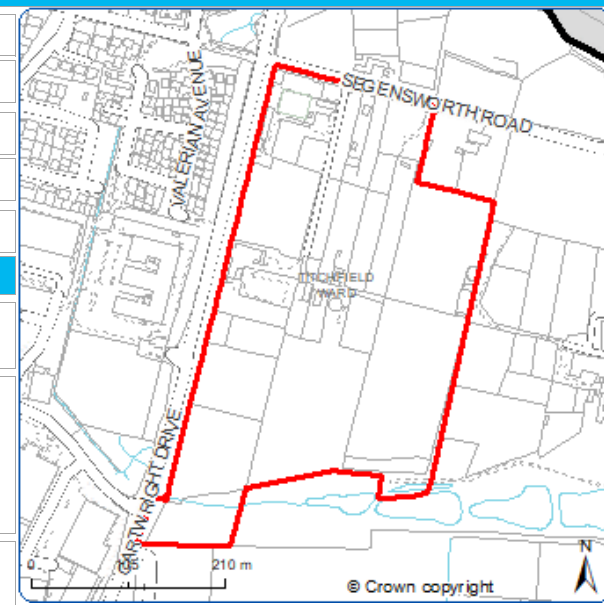
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Warsash

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:  Within 800m of a Accessible Green or Play Space

Reason for  
Discounting:

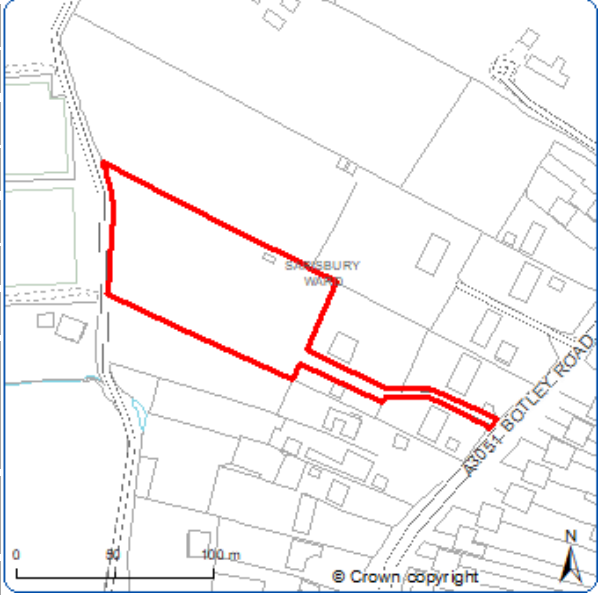
Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

ID:	<input type="text" value="3188"/>	Site Name:	<input type="text" value="177-181 Botley Road"/>
Current Land Use:	<input type="text" value="Garden ground"/>		
Surrounding Land Use:	<input type="text" value="Residential &amp; gardens to north, south &amp; east, plant nursery to west"/>		
Gross Site Area (ha):	<input type="text" value="0.72"/>	Housing Yield (estimate):	<input type="text" value="6"/>
Employment Yield (estimate):	<input type="text" value="0"/>	Gypsy and Traveller Pitches (estimate):	<input type="text" value="0"/>



**SUITABILITY**

Constraints:	<input type="text" value="Agricultural Land Grade 3a, Countryside"/>
Highways/ Pedestrian Access:	The existing access would be adequate to serve the development, subject to trimming back vegetation on the frontage of no.179A Botley Road to achieve 2.4m by 60m visibility splays. The gradient of the access would need to be reduced to not more than 12.5%. Internal passing places would be required leading to the site proper along with access and turning for a refuse vehicle.
Conservation Comments:	No known constraints.
Noise/Air Quality Assessment:	No known issues.
Archaeology:	Given the scale of the site there is some potential that archaeological remains as yet unlocated will exist. Historical landscape indicates the potential for archaeological earthworks.
Ecology Comment:	The site appears to be a private garden. Scrubland/wooded areas are also present in the north-west. A suitable green buffer should be created in the north-west to protect the offsite woodland.
Accessible Facility Types: <input type="text" value="5"/> / <input type="text" value="10"/>	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Reason for Discounting:	Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.

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

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

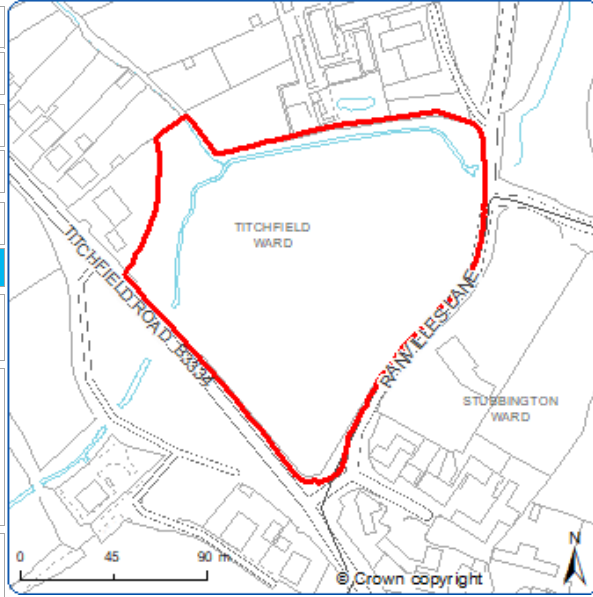
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

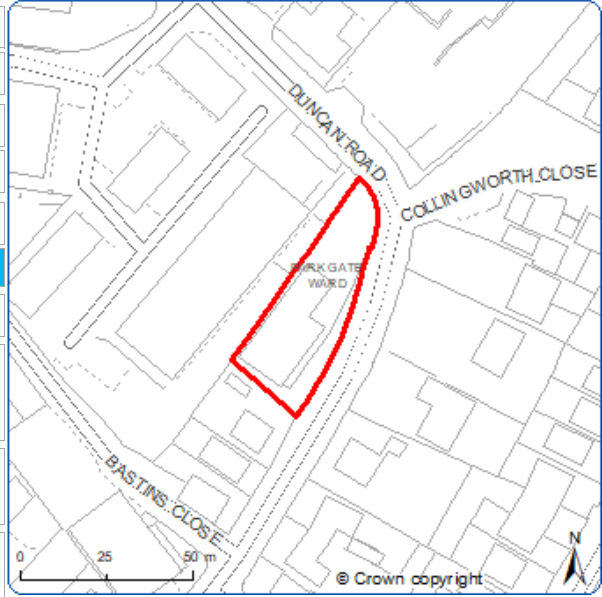
Accessible Facility  
Types:

Reason for  
Discounting:

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

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Park Gate</b>
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ID:	3194	Site Name:	Bassaire Ltd, Duncan Road
Current Land Use:	Engineering Works (B2)		
Surrounding Land Use:	Commercial/Industrial Park to north and west, residential to east and south		
Gross Site Area (ha):	0.12	Housing Yield (estimate):	6
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



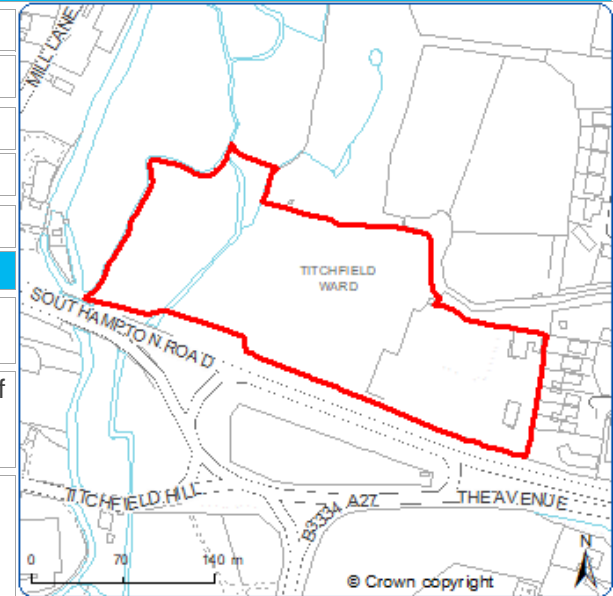
<b>SUITABILITY</b>
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Constraints:	, Former Land Use Assessment required
Highways/ Pedestrian Access:	Frontage access to dwellings would appear to be feasible for the western half of the frontage, subject to adequate visibility with the possible loss 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.
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	The site is considered to be of low ecological value as dominated by industrial units and car parking areas. The line of trees along the southern boundary should be retained and protected.
Accessible Facility Types: 8/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Reason for Discounting:	Application for new industrial unit suggest the site is no longer available for housing development.

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



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

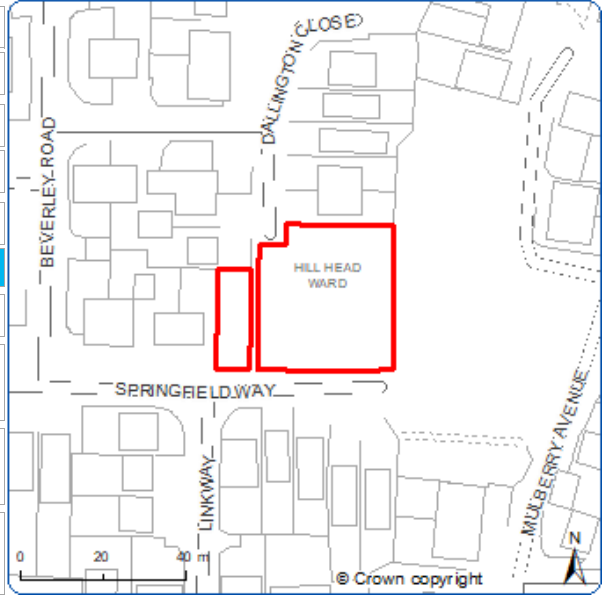
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

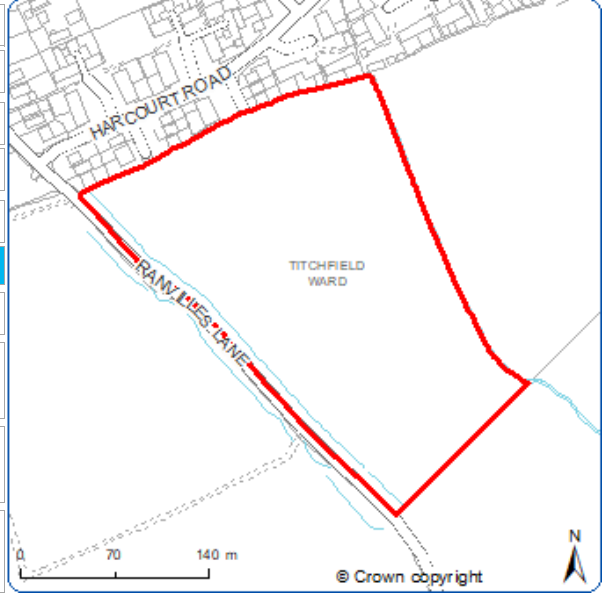
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:	Agricultural Land Grade 2, Flood Zone 2, Minerals Soft Sand, Countryside, Solent Brent Geese & Wader Low use, Public ROW
Highways/ Pedestrian Access:	Effect of the proposed primary highway access on Stubbington bypass would require further assessment. Secondary highway access via Stroud Green Lane would be unsuitable for a development of this scale.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No issues
Archaeology:	No archaeological sites currently recorded at this location nor in its immediate vicinity. The archaeological potential is limited however a recent survey found evidence of Roman farm and field system. Potential that unlocated archaeological remains will
Ecology Comment:	The entire site is a Solent Waders & Brent Goose "Low Use" site. All 'Low Use' sites have the potential to be used by waders and Brent geese and the unmitigated loss of these sites would in combination negatively affect the long-term resilience of the network. Therefore, appropriate mitigation will be required. Natural England should be consulted. The field margins have potential to support reptiles, amphibians and badgers. The site is likely to be suitable for development, provided that the loss of the SW&BG Strategy Low Use site and the likely presence of protected species are appropriately mitigated.
Accessible Facility Types: <input type="text" value="5"/> / <input type="text" value="10"/>	Within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Reason for Discounting:	This area lies within a strategic gap, physical and visual coalescence of development with neighbouring settlements must be avoided. Site is a Brent Geese and Solent Waders Low Use designation and there is no evidence of a strategy compliant solution.
Is the site suitable?	<b>No</b>
Is the site available?	<b>Yes</b>
Is the site considered achievable?	<b>No</b>

**SITE DETAILS** Discounted Housing Site Stubbington

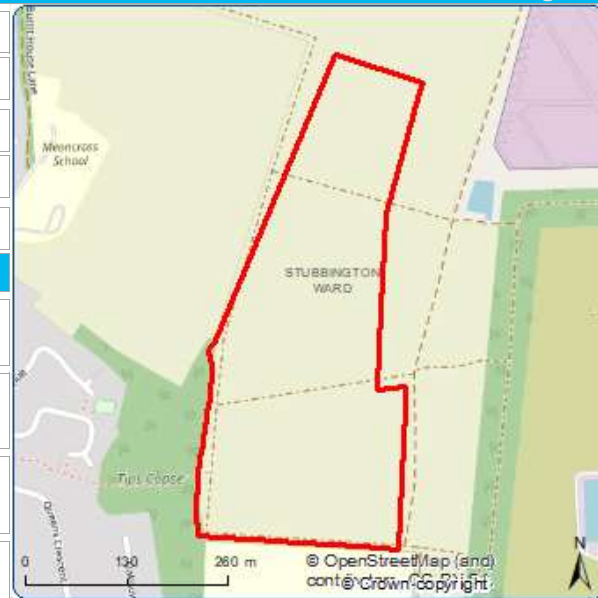
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/ Pedestrian Access:

Conservation Comments:

Noise/Air Quality Assessment:

Archaeology:

Ecology Comment:

Accessible Facility Types:

Reason for Discounting:

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

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

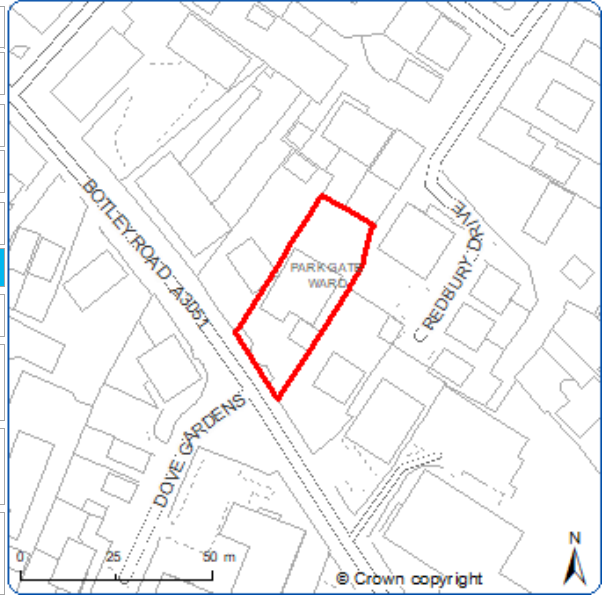
Reason for  
Discounting:

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



<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Park Gate</b>
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ID:	3204	Site Name:	20 Botley Road, Park Gate		
Current Land Use:	C3 Class and garden land				
Surrounding Land Use:	Residential				
Gross Site Area (ha):	0.09	Housing Yield (estimate):	6		
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0		



<b>SUITABILITY</b>
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Constraints:	
Highways/ Pedestrian Access:	Suitable access can be achieved
Conservation Comments:	No known constraints.
Noise/Air Quality Assessment:	No known issues.
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	Low ecological sensitivity.
Accessible Facility Types: 9/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Reason for Discounting:	Site is not available at this time.

Is the site suitable? <b>Yes</b>	Is the site available? <b>No</b>	Is the site considered achievable? <b>Yes</b>
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**SITE DETAILS**

**Discounted Housing Site**

Salisbury

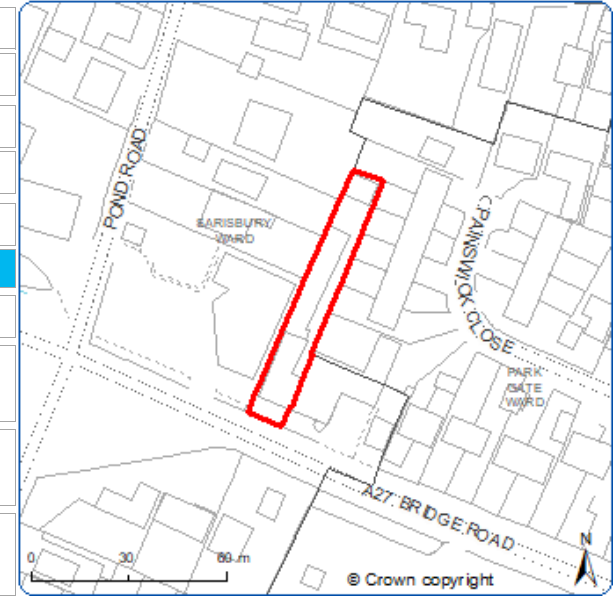
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **Yes**

Is the site available? **No**

Is the site considered achievable? **Yes**

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

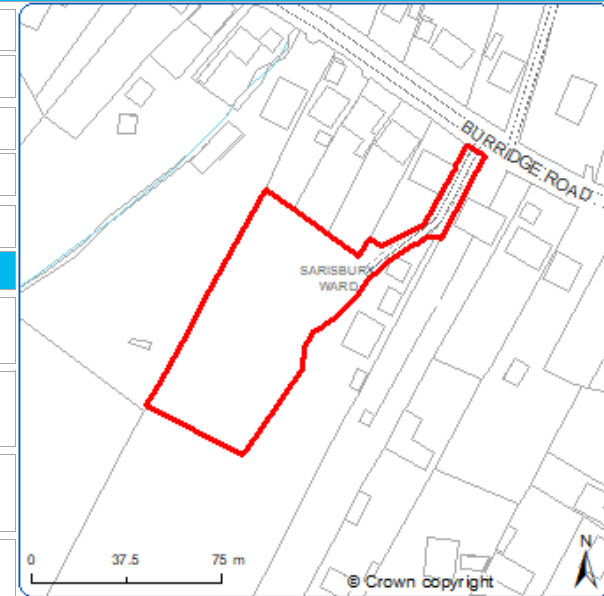
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

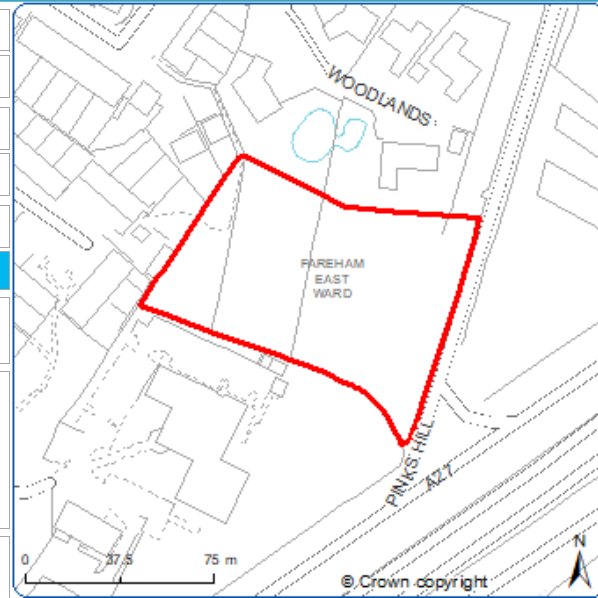
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

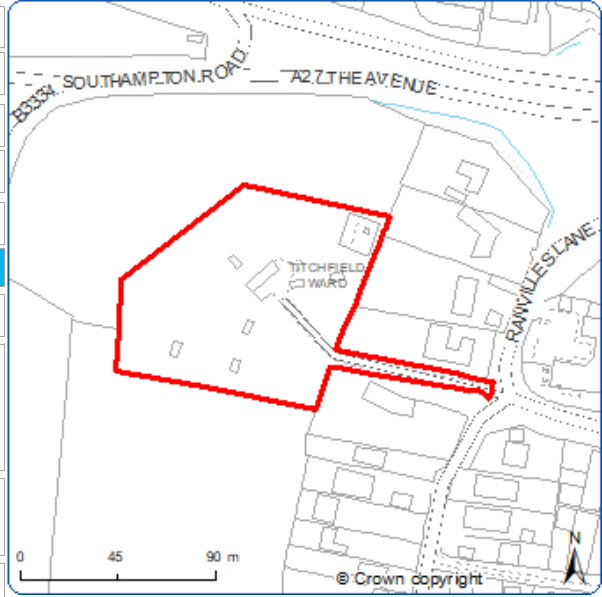
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

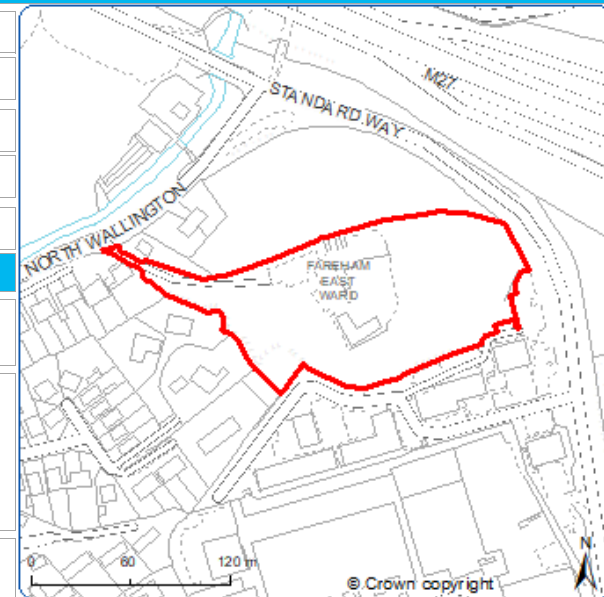
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

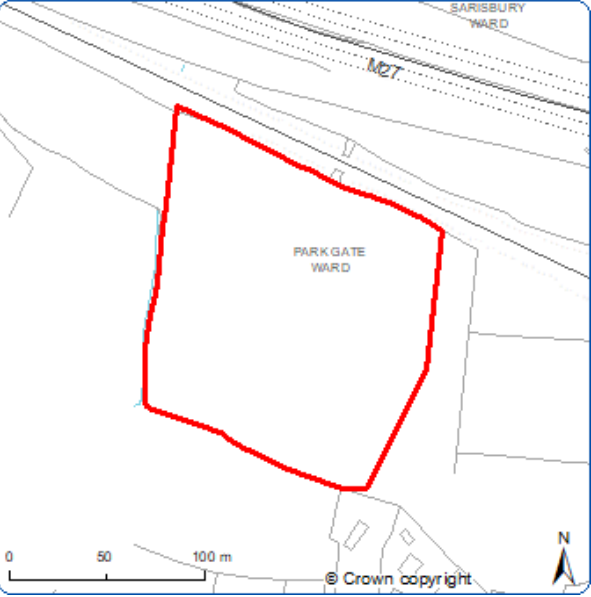
Accessible Facility  
Types:

Reason for  
Discounting:

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

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Park Gate</b>
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ID:	3214	Site Name:	Land at Beacon Bottom II
Current Land Use:	Grassland, Woodland, Scrub		
Surrounding Land Use:	Railway line & motorway to north, open space to west, HA15 draft allocation to south, residential to east		
Gross Site Area (ha):	2.07	Housing Yield (estimate):	38
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0



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

Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>Yes</b>
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**SITE DETAILS** **Discounted Housing Site** Warsash

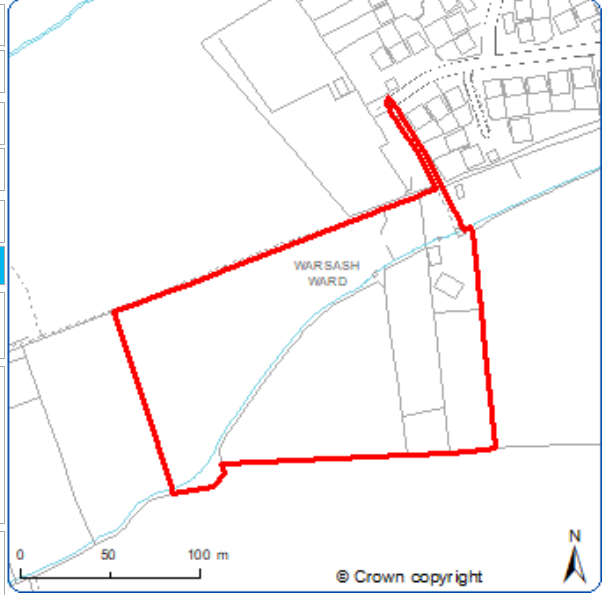
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

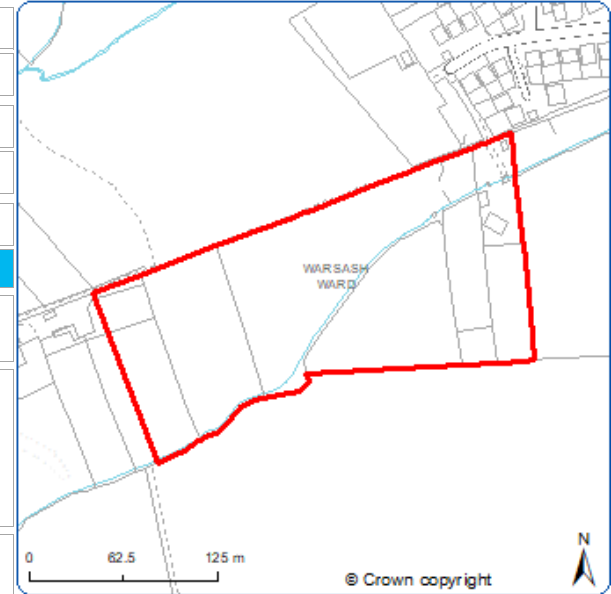
Accessible Facility  
Types:

Reason for  
Discounting:

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



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



**SITE DETAILS**

**Discounted Housing Site**

Warsash

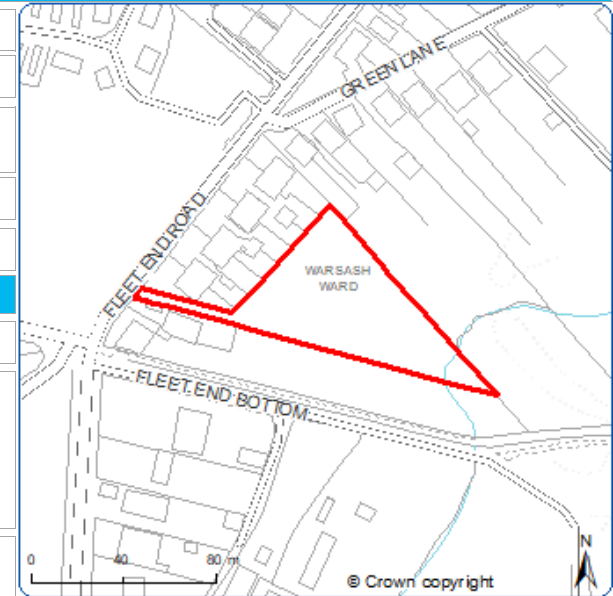
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

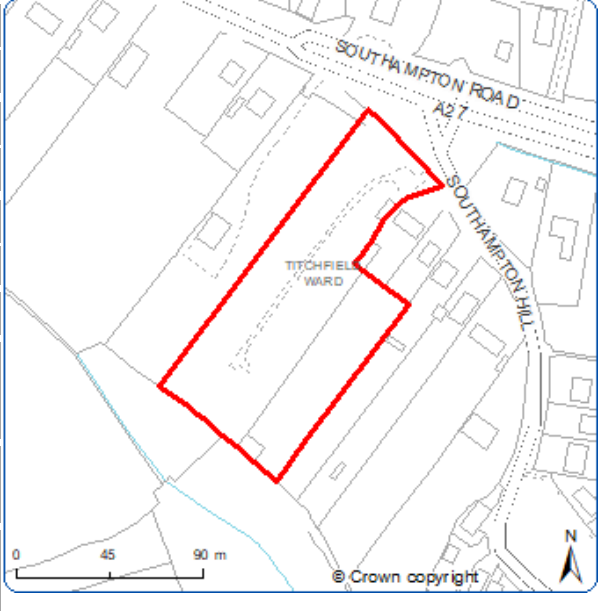
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

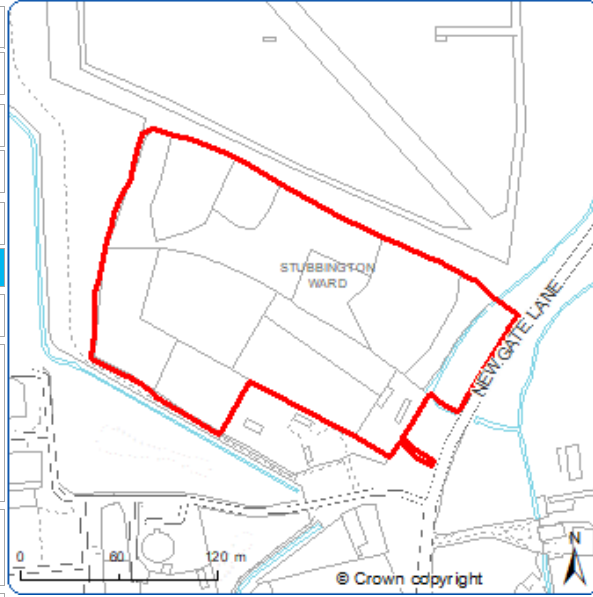
Accessible Facility  
Types:

Reason for  
Discounting:

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

<b>SITE DETAILS</b>	<b>Discounted Housing Site</b>	<b>Stubbington</b>
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ID:	3221	Site Name:	Land south of Solar Farm	
Current Land Use:	Grazing			
Surrounding Land Use:	The site is bordered by a sewage treatment works, a solar farm and agriculture.			
Gross Site Area (ha):	3.01	Housing Yield (estimate):	54	
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0	

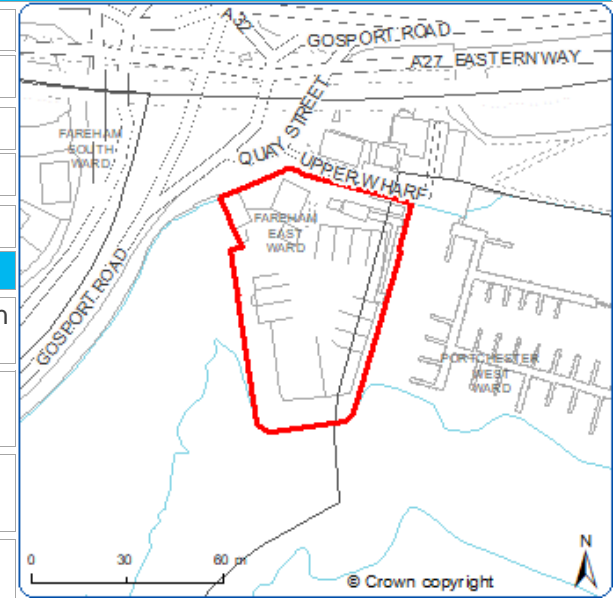


<b>SUITABILITY</b>
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Constraints:	Agricultural Land Grade 2, Minerals Soft Sand, Minerals Safeguarded Site, Countryside
Highways/ Pedestrian Access:	A suitable single, priority junction can be achieved onto Newgate Lane. Buses are available along Newgate 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
Noise/Air Quality Assessment:	Odour assessment required
Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	A colony of Chamomile ( <i>Chamaemelum nobile</i> ) may be present on site, which is classed as Vulnerable on the vascular plant Red List for England. There is potential on site for protected species such as reptiles, badgers, dormice, bats, etc. The hedge running from east to west should be retained, enhanced and protected with a buffer. Buffer to the south and east are required to protect the wooded areas immediately outside the site boundaries.
Accessible Facility Types:	4 / 10 Within 1600m of a Secondary School, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Community/Leisure Facility
Reason for Discounting:	Development in this location would not be in keeping with the settlement pattern and would change the settlement character of Peel Common. Potential for ecological impacts. The site is therefore considered unsuitable for residential development.

Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>Yes</b>
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SITE DETAILS		Discounted Housing Site	Fareham East, Portchester West
ID:	3222	Site Name:	Tarmac Trading Ltd, Upper Wharf
Current Land Use:	Vacant aggregates supplier		
Surrounding Land Use:	Creek/marina, recreation ground, railway line, A32		
Gross Site Area (ha):	0.34	Housing Yield (estimate):	12
Employment Yield (estimate):	1,500sqm	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Flood Zone 2, Flood Zone 3, Minerals Safeguarded Site, Within 500m of SPA, Within 500m of Ramsar, Within 500m of SSSI, Statutory Listed Buildings, Aggregates wharf.		
Highways/ Pedestrian Access:	Site is accessed via Gosport Road and Upper Wharf		
Conservation Comments:	Within Conservation Area and adjacent to Listed Building.		
Noise/Air Quality Assessment:	Site lies partly within an AQMA and adjacent to the A32 therefore air quality and noise impact assessments would be required.		
Archaeology:	Site is in one of the town's historic quays and will embed within its fabric the history of the evolution of the quays of Fareham (a critical part of the town's origins and history) from earliest time. Any development at this site is likely to encounter a		
Ecology Comment:	The site itself is covered by hardstanding and therefore is of no ecological value. However, immediately to the south, east and west is Portsmouth Harbour SPA, Ramsar, SSSI and Solent and Dorset Coast pSPA. Therefore, an Appropriate Assessment will be required to assess the impacts of pollution, lighting and disturbance on overwintering birds. Consultation with Natural England is required. Due to the location of the site next to the Portsmouth Harbour SPA, Ramsar, SSSI and Solent and Dorset Coast pSPA, the site could only be considered for a very small scale residential development.		
Accessible Facility Types:	10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility	
Reason for Discounting:	Safeguarding of Aggregates Wharf within Minerals and Waste Plan and site is located within flood zones 2 and 3		
Is the site suitable?	<b>No</b>	Is the site available?	<b>Yes</b>
		Is the site considered achievable?	<b>No</b>





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

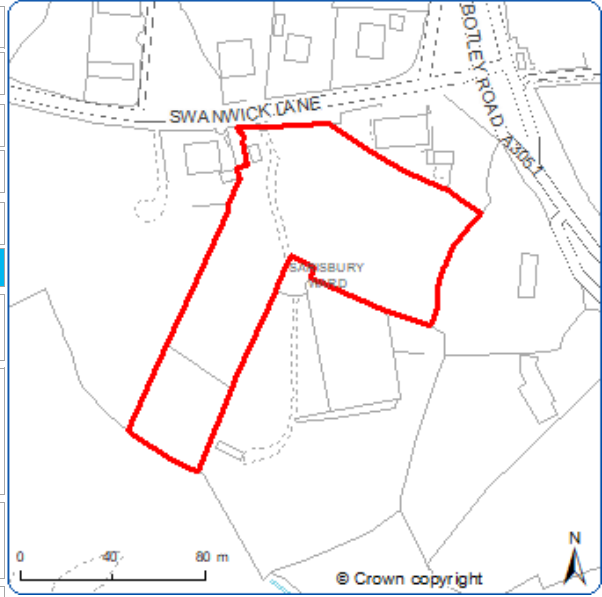
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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



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

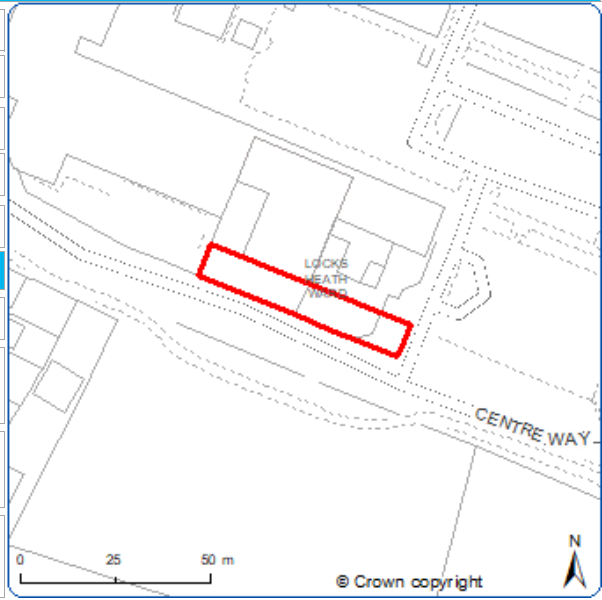
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Housing Site**

Locks Heath

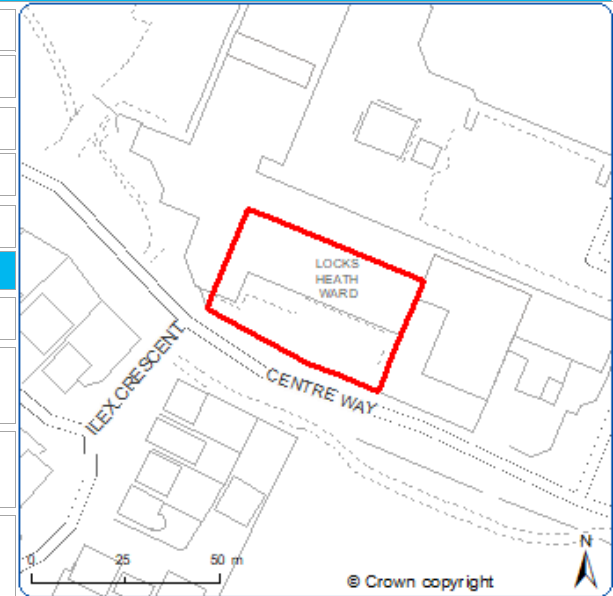
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

Is the site suitable? **Yes**

Is the site available? **Uncertain**

Is the site considered achievable? **Uncertain**

**SITE DETAILS**

**Discounted Housing Site**

Locks Heath

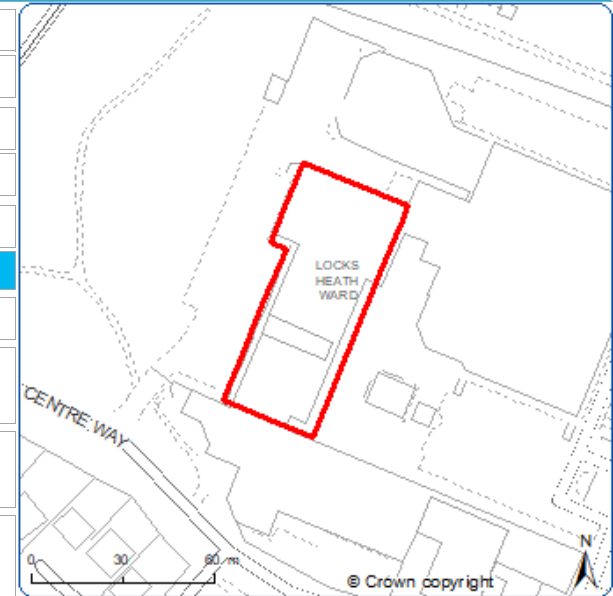
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

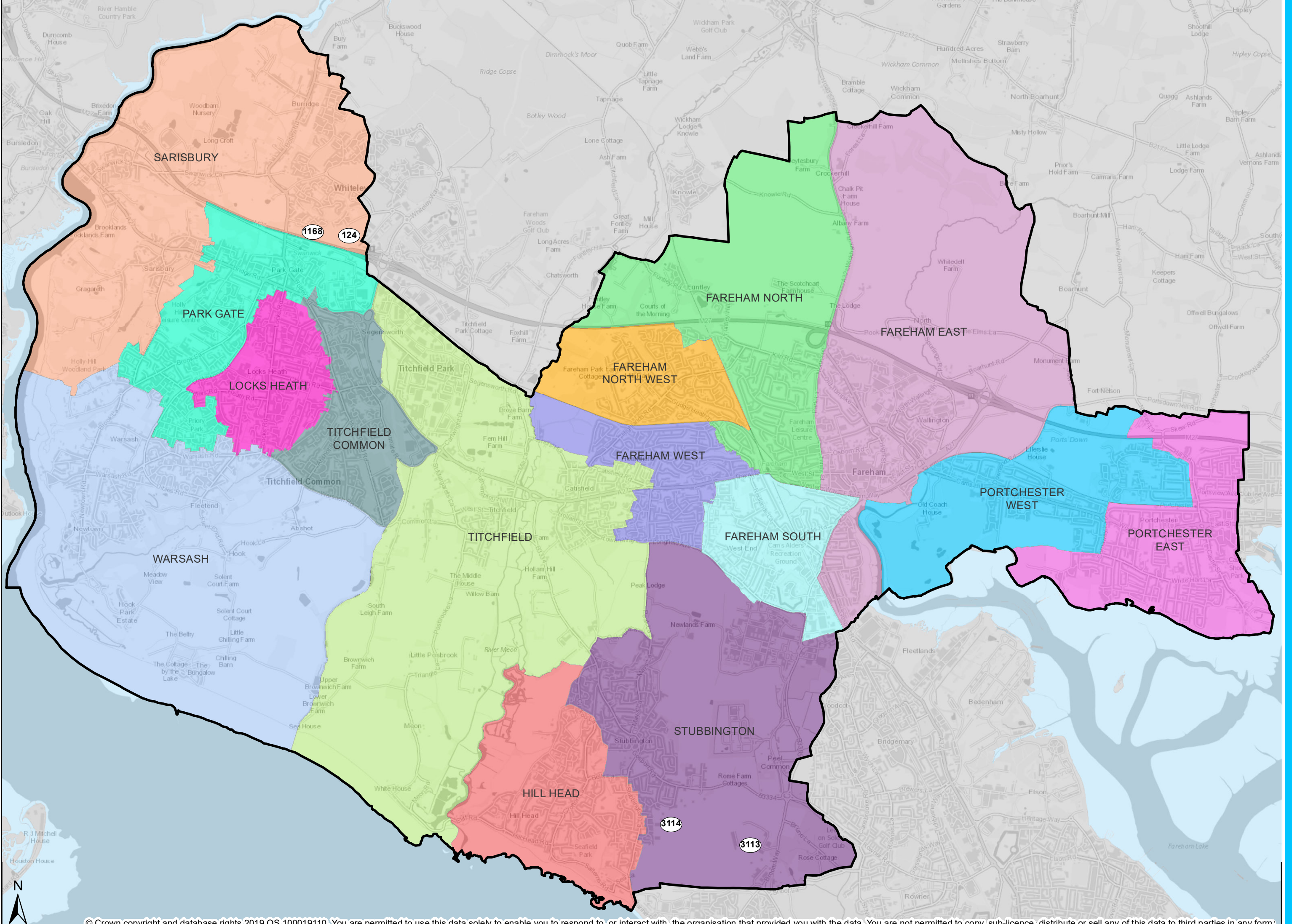
Reason for  
Discounting:

Is the site suitable? **Yes**

Is the site available? **Uncertain**

Is the site considered achievable? **Uncertain**





# 7. Developable Employment Sites

## LIST OF 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

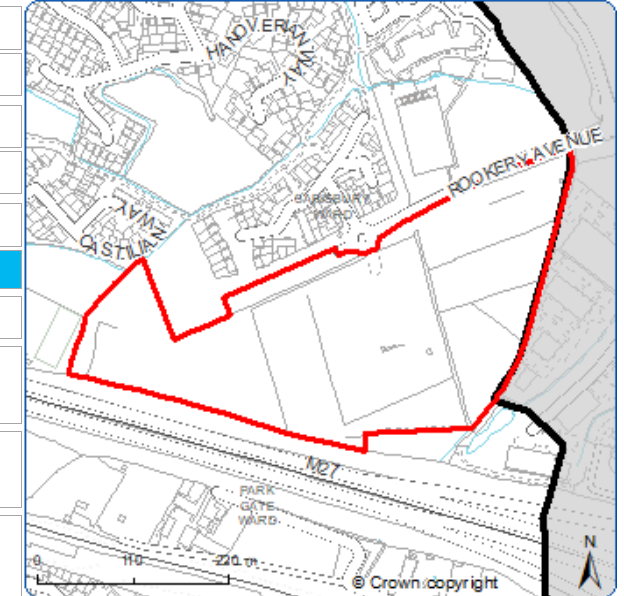
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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

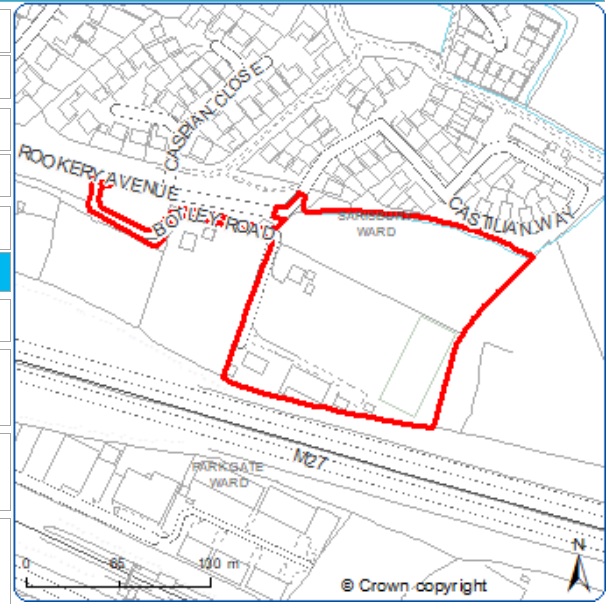


## SUITABILITY

Constraints:	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
Noise/Air Quality Assessment:	No known issues.
Archaeology:	Site not within identified area of archaeological potential.
Ecology Comment:	Site comprises ancient woodland and priority meadow grassland/ woodland habitat. Potential habitat for common toads, great crested newt, bats, dormice, reptiles and badgers.
Accessible Facility Types: 8/10	Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility
Suitability Comment:	Site is an existing employment allocation. Development needs to be restricted to the non-wooded areas of the site.

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

ID:	<input type="text" value="1168"/>	Site Name:	<input type="text" value="Land at Rookery Avenue"/>
Current Land Use:	<input type="text" value="Vacant Nursery/Residential"/>		
Surrounding Land Use:	<input type="text" value="M27 to south, Woodland (SINC) to east, Approved planning app to west for residential development"/>		
Gross Site Area (ha):	<input type="text" value="2.29"/>	Housing Yield (estimate):	<input type="text" value="32"/>
Employment Yield (estimate):	<input type="text" value="1,817 sq m"/>	Gypsy and Traveller Pitches (estimate):	<input type="text" value="0"/>



SUITABILITY	
Constraints:	<input type="text" value="Agricultural Land Grade 3c, SINC, Countryside"/>
Highways/ Pedestrian Access:	<input type="text" value="Suitable access achievable from Rookery Avenue."/>
Conservation Comments:	<input type="text" value="No known constraints."/>
Noise/Air Quality Assessment:	<input type="text" value="Air pollution and noise concerns due to its proximity to the M27 motorway. Assessment of the impacts of existing air pollution on the proposed future occupants of the dwellings will be required. Mitigation, to include measures to prevent the worsening of air quality in the area. Commercial development may be preferential."/>
Archaeology:	<input type="text" value="Site not within identified area of archaeological potential."/>
Ecology Comment:	<input type="text" value="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: <input type="text" value="7/10"/>	<input type="text" value="Within 1600m of a Train Station, within 1200m of a GP Surgery, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility"/>
Suitability Comment:	<input type="text" value="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**



<b>SITE DETAILS</b>	<b>Developable Employment Site</b>	<b>Stubbington</b>
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ID:	<input type="text" value="3113"/>	Site Name:	<input type="text" value="Faraday Business Park, Daedalus East"/>
Current Land Use:	<input type="text" value="Existing employment area, aircraft taxiways and airport infield"/>		
Surrounding Land Use:	<input type="text" value="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):	<input type="text" value="37.91"/>	Housing Yield (estimate):	<input type="text" value="0"/>
Employment Yield (estimate):	<input type="text" value="40,000sqm"/>	Gypsy and Traveller Pitches (estimate):	<input type="text" value="0"/>



<b>SUITABILITY</b>	
Constraints:	<input type="text" value="Agricultural Land Grade 2, Agricultural Land Grade 3a, Agricultural Land Grade 3b, Minerals Superficial sand/gravel, Countryside, Solent Brent Geese &amp; Wader Low use, Airfield."/>
Highways/ Pedestrian Access:	<input type="text" value="Site has upgraded access from Broom Way and will benefit from Stubbington Bypass and Newgate Lane South road schemes."/>
Conservation Comments:	<input type="text" value="No known constraints"/>
Noise/Air Quality Assessment:	<input type="text" value="No known issues."/>
Archaeology:	<input type="text" value="Site not within identified area of archaeological potential"/>
Ecology Comment:	<input type="text" value="Site is in active industrial use - low ecological potential."/>
Accessible Facility Types: <input type="text" value="3/10"/>	<input type="text" value="Within 800m of a Convenience Store or Supermarket, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre"/>
Suitability Comment:	<input type="text" value="Site represents an extension and intensification to an established and permitted employment area. Site has limited constraints and benefits form improvements to the strategic road network."/>

Is the site suitable?	<b>Yes</b>	Is the site available?	<b>Yes</b>	Is the site considered achievable?	<b>Yes</b>
-----------------------	------------	------------------------	------------	------------------------------------	------------

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

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

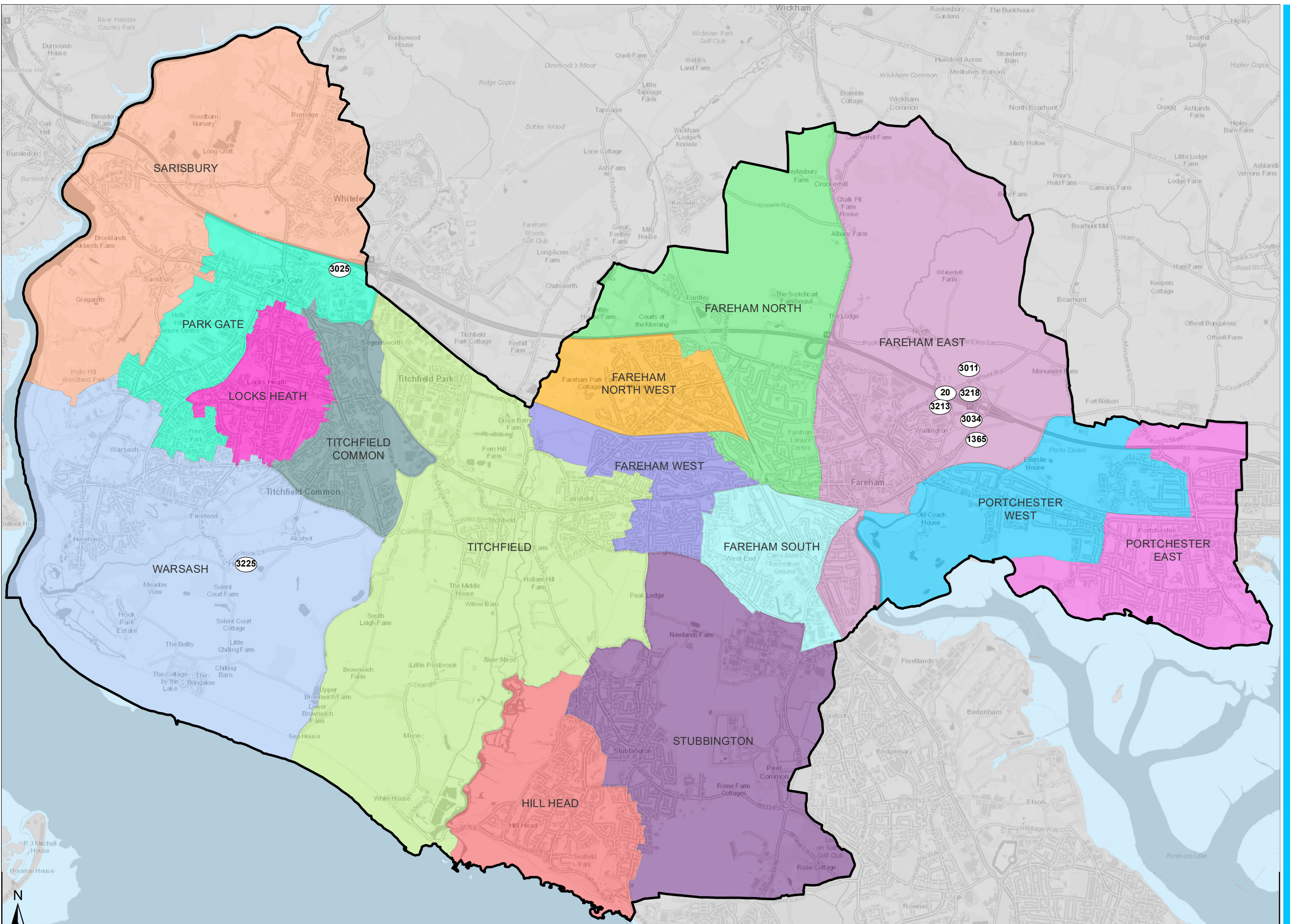
Ecology Comment:

Accessible Facility  
Types:

Suitability  
Comment:

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





# 8. Discounted Employment Sites

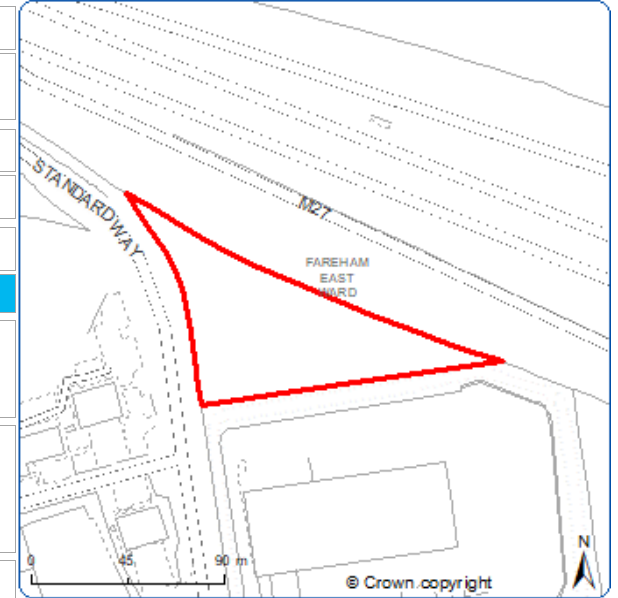
## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
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 Name:	Standard Way, Wallington
Current Land Use:	Vacant. Small paddock area located to the north of Standard Way and to the north of Fareham Heights office park. Lined with trees with access off of Standard Way and M27 to north.		
Surrounding Land Use:	Adjoining motorway M27 to northeast; Frontage to Standard Way to west; adjoining WTS to south.		
Gross Site Area (ha):	0.59	Housing Yield (estimate):	0
Employment Yield (estimate):	2,000sqm	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Agricultural Land Grade 2, Minerals Brick Clay, Minerals Superficial sand/gravel, Minerals Safeguarded Site, Ground Water Protection Zone, Countryside, Within 50m of potentially infilled and gassing ground, groundwater source protection zone.		
Highways/ Pedestrian Access:	This site would appear to have the potential for access created from Standard Way. The junction location would need to be towards the southern end of the frontage for visibility purposes. Measures would also need to be put in place to limit additional commercial vehicle activity on Pinks Hill or to make width improvements along its length.		
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	No known issues.		
Archaeology:	There are no archaeological sites currently recorded at this location although Fort Wallington sits within the immediate vicinity. It is in an area that might be regarded as within the field of fire (setting) of the fort, but the fort and the views from t		
Ecology Comment:	The site comprises Priority Habitat Coastal and Floodplain Grazing Marsh with woodland boundaries. Buffers to be retained with significant margins. Appears suitable for bats, badger and may support territory of barn owl.		
Accessible Facility Types:	4/10	Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility	
Reason for Discounting:	The site is contrary to emerging policy for development in the countryside and there is no requirement to allocated 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**

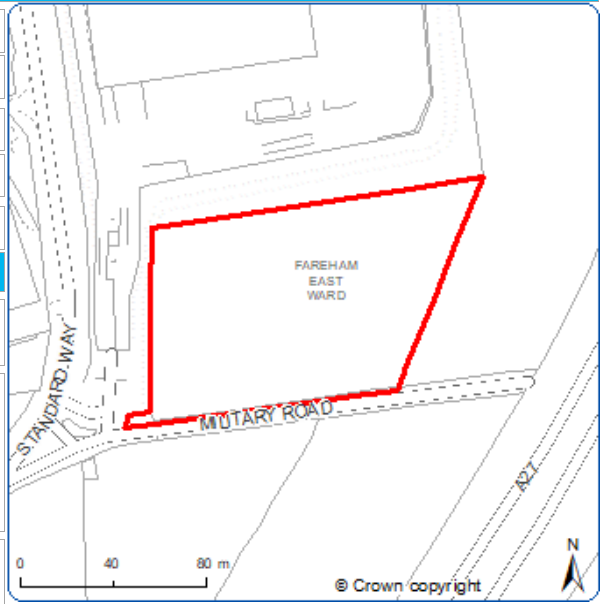
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

SITE DETAILS		Discounted Employment Site	Fareham East
ID:	3011	Site Name:	Land at Down Barn Farm
Current Land Use:	The majority of the site is agriculture.		
Surrounding Land Use:	Down Barn Farm is located at the south-eastern corner of the site and comprise a farmhouse, a barn and a modern barn. Spurlings Industrial Estate and Riverside Yard are located to the south-west of the site. Spurlings Industrial Estate includes several B2		
Gross Site Area (ha):	32.85	Housing Yield (estimate):	0
Employment Yield (estimate):	30,000sqm	Gypsy and Traveller Pitches (estimate):	0
SUITABILITY			
Constraints:	Agricultural Land Grade 2, Flood Zone 2 & 3, Minerals Brick Clay & 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**

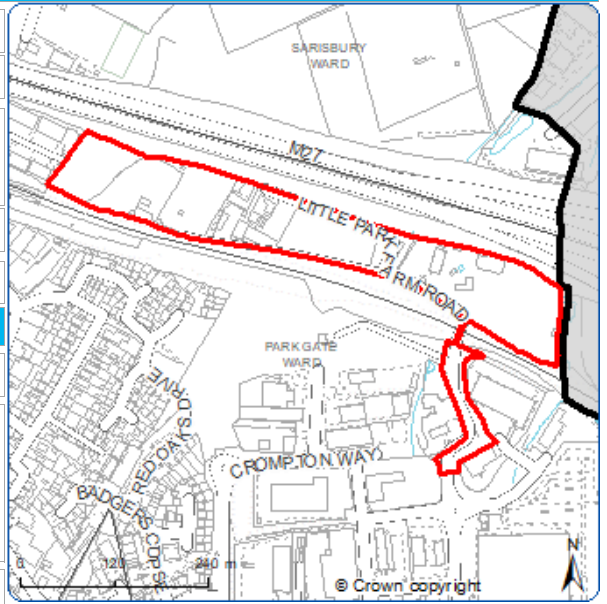
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

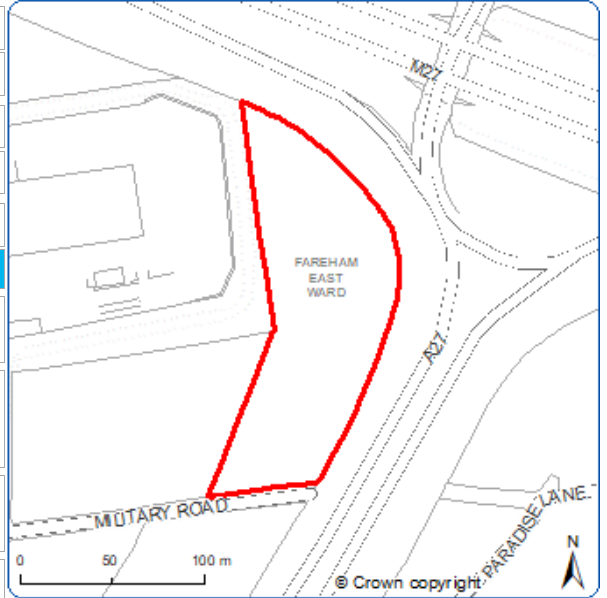
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

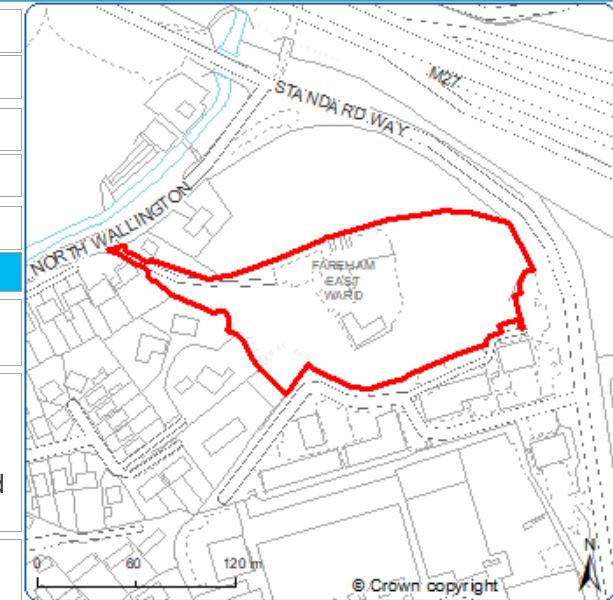
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

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

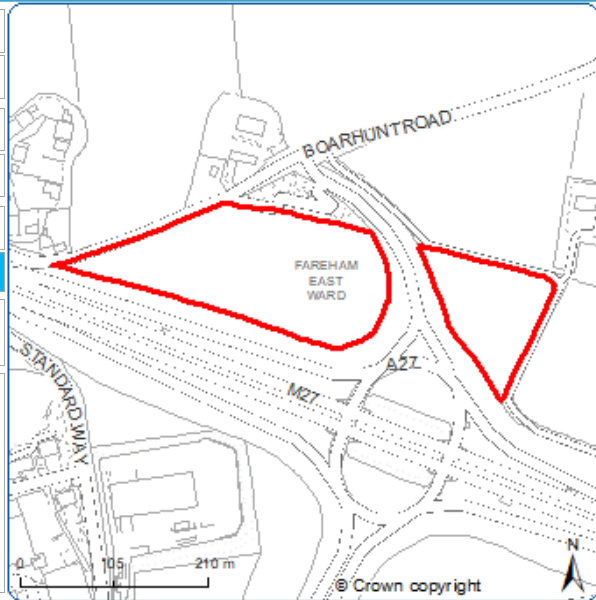
ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:

Reason for  
Discounting:

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

**SITE DETAILS**

**Discounted Employment Site**

Warsash

ID:  Site Name:

Current Land Use:

Surrounding Land Use:

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

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



**SUITABILITY**

Constraints:

Highways/  
Pedestrian Access:

Conservation  
Comments:

Noise/Air Quality  
Assessment:

Archaeology:

Ecology Comment:

Accessible Facility  
Types:  Within 800m of a Accessible Green or Play Space

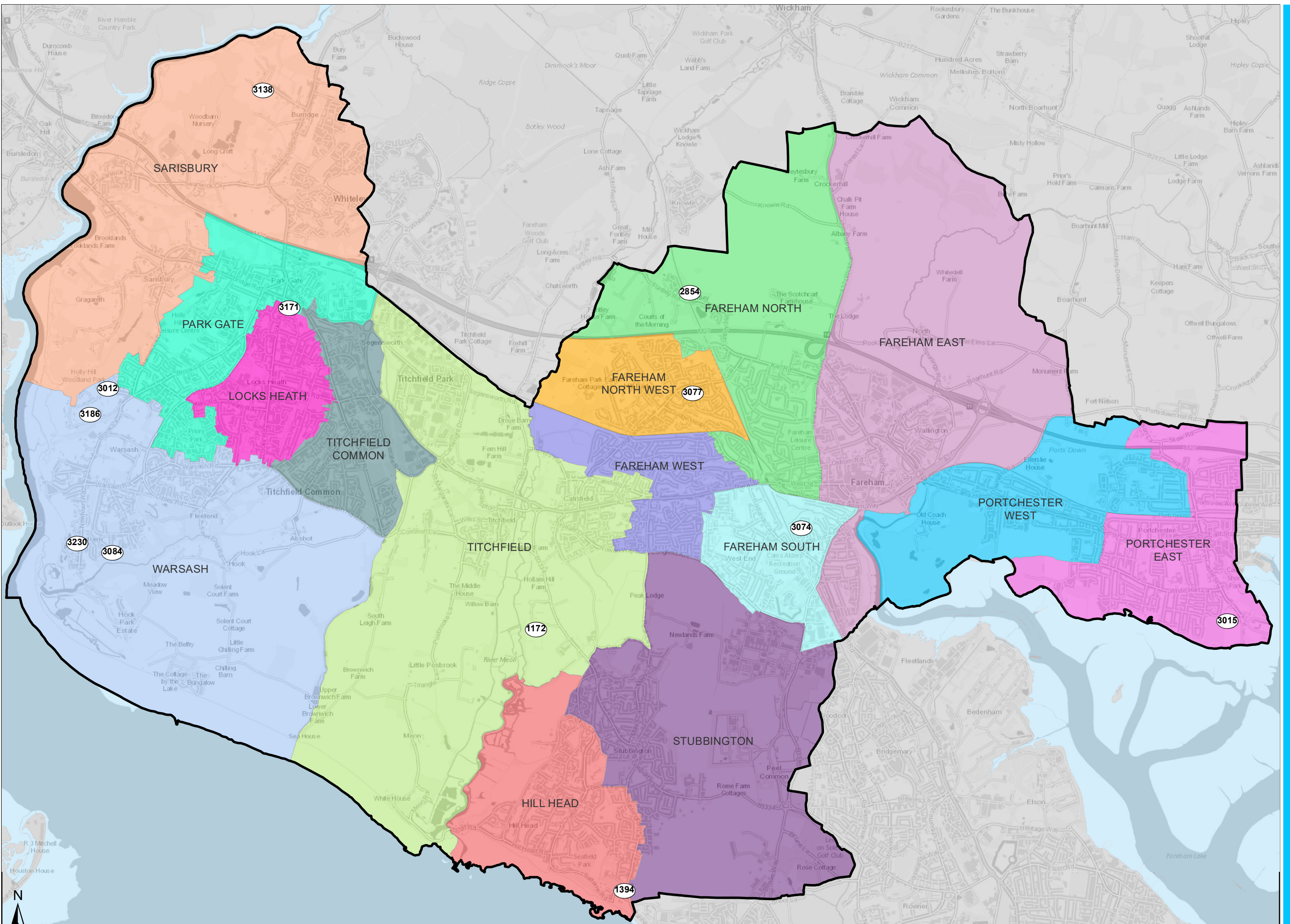
Reason for  
Discounting:

Is the site suitable? **No**

Is the site available? **Yes**

Is the site considered achievable? **Yes**



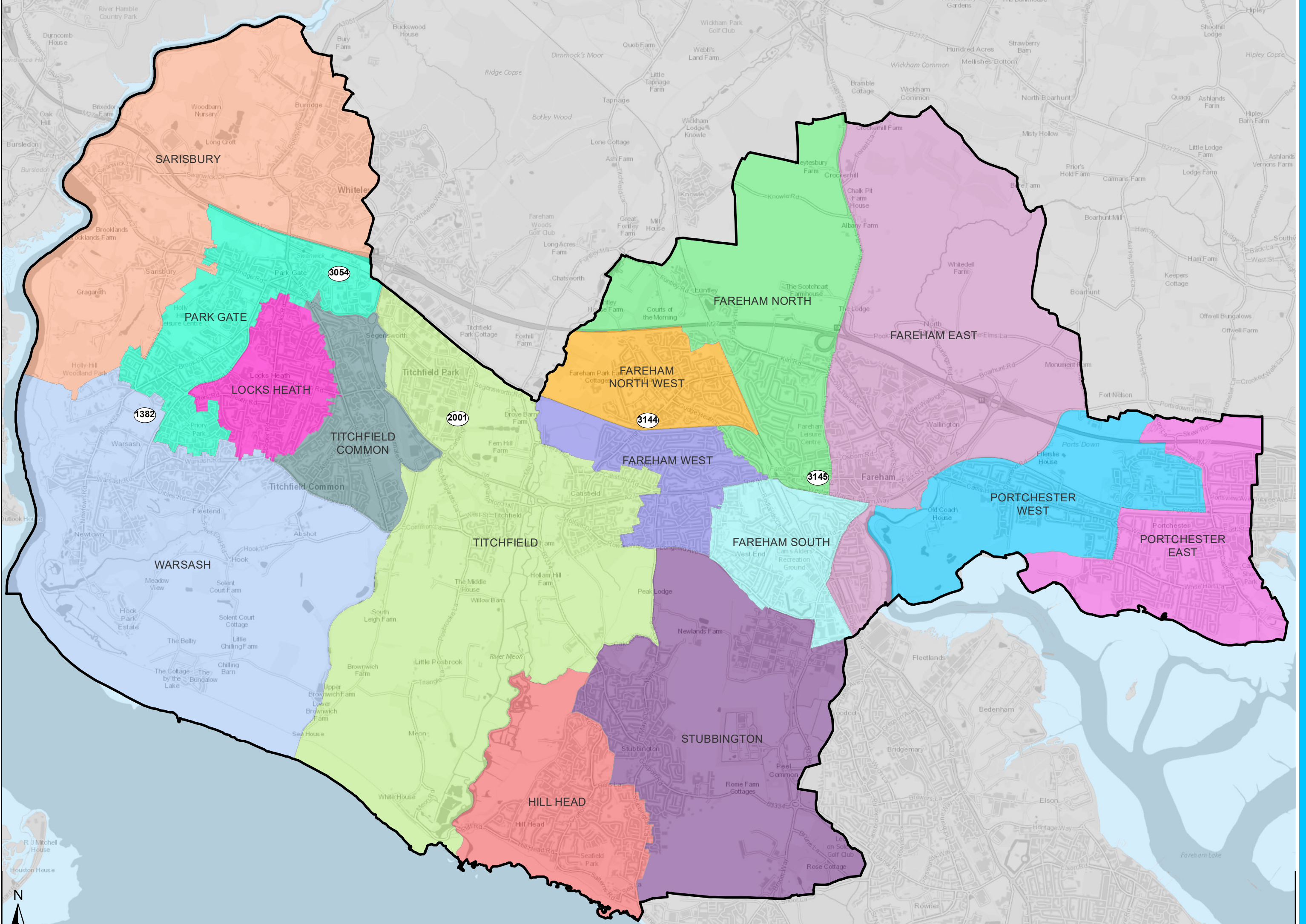


# 9. Sites Below Study Threshold

## LIST OF CONTENTS

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





# 10. Sites removed from SHELAA

## LIST OF CONTENTS

ID:	Site Name:	Gross Site Area (ha):	Ward:
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.