

# Fareham Local Plan 2037

Strategic Housing and Employment Land Availability Assessment (SHELAA)

April 2021



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

#### Additional sites

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

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

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

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

## <u>Erratum – Archaeology reported incorrectly in September 2020 SHELAA.</u>

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



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



## The following corrections have been made

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

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

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

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## **Maps and Plans**

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## 1. How to use this document

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



## 2. Introduction

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



# 3. Policy Context and Housing and Employment Need

#### **Policy Context**

- 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.
- 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 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.
- 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.



<sup>&</sup>lt;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/uksi/2012/767/regulation/18/made <sup>2</sup>Available at: www.fareham.gov.uk/planning/publicationplanevidence.aspx

#### Housing Need

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

#### **Employment Need**

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

 $<sup>\</sup>frac{\text{$^3$ https://www.gov.uk/government/consultations/changes-to-the-current-planning-system/outcome/government-response-to-the-local-housing-need-proposals-in-changes-to-the-current-planning-system}{}$ 



# 4. Methodology

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

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

Geographical Area and Wider Involvement

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

#### Site Size

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

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).

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

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



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

#### Site Survey

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

#### Considering whether a site is developable

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

#### Assessing site suitability

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



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

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

#### **Constraints and Potential Impacts**

#### Access

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

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

#### **Acoustic/Air Quality Impacts**

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

#### Flood Risk

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

#### **Ground Conditions/Contamination**

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



<sup>&</sup>lt;sup>5</sup> Available at: www.fareham.gov.uk/planning/publicationplanevidence.aspx

#### **Heritage Conservation**

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

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

#### Infrastructure

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

#### Landscape

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

#### **Mineral Safeguarding**

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

#### **Nature Conservation**

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



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

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

#### **Urban Area Boundaries**

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

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

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

Assessing site availability

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

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



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

#### Assessing site achievability

- 4.23 In accordance with the PPG, 'a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.'
- 4.24 Viability assessment work has been undertaken for the Local Plan. Full details can be found in the Local Plan Viability Assessment<sup>6</sup> on the Council's website.
- 4.25 In order to assist with the assessment of potential employment sites for allocation within the Local Plan, the Council has sought local market expertise from employment professionals. This expert advice provides the following:
  - an overview of the current level of demand for employment land / premises in Fareham Borough; and
  - an assessment of the likely market attractiveness of proposed employment sites, assessed by the SHELAA, for Office, Industrial and Storage & Distribution uses.

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

#### Stage 3: Windfall Assessment

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

#### Stage 4: Assessment Review

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

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



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

<sup>&</sup>lt;sup>7</sup> http://www.fareham.gov.uk/planning/local\_plan/amp.aspx



# 5. Developable Housing Sites

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

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

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

ID: Site Name:	Gross Site Area (ha):	Ward:	Page
22-27A Stubbington Green	0.09	Stubbington	90
94 Botley Road	0.09	Park Gate	91
Land at Locks Heath District Centre	0.27	Locks Heath	92
68 Titchfield Park Road	0.19	Titchfield	93
Land at 51 Greenaway Lane	0.21	Warsash	94
97-99 West Street, Fareham	0.06	Fareham East	95
Palmerston Car Park	0.08	Fareham East	96
42 Botley Road	0.04	Park Gate	97
Former Filling Station, Locks Heath Centre	0.31	Locks Heath	98
240 Land North of 74 and 78 Greenaway Lane, Warsash	0.64	Warsash	99
Hambrooks Garden Centre, Southampton Road	0.56	Titchfield Common	10
76-80 Botley Road	0.19	Park Gate	10
Land off Southampton Road, Titchfield	0.84	Titchfield Common	10
Assheton Court, Portchester	0.44	Portchester East	10
12 West Street, Portchester	0.06	Portchester East	1
Wates House, Wallington Hill	0.41	Fareham East	1
Portland Chambers, 66 West Street, Fareham	0.04	Fareham East	1
Menin House, Privett Road, Fareham	0.37	Fareham North West	1
Land north of Henry Cort Drive, Fareham	1.24	Fareham North West	1
Redoubt Court, Fort Fareham Road, Fareham	0.43	Fareham South	1
Land west of Dore Avenue, Portchester	0.30	Portchester West	1

# 5. Developable Housing Site Assessments

SITE DETAILS		Developable Housing Site	Hill Head
ID: 93 Site N	lame: Hammond Industrial	Estate	
Current Land Use: Industrial Estate			
Surrounding Land U	se: Residential throughout		Glenthorne
Gross Site Area (ha)	: 0.42 Housing Yi	eld (estimate): 68 bed care home	Table Street Str
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (estimate): 0	WARD IN
SUITABILITY			
Constraints:	None, Existing industrial est	ate	Heat Head of Hammond Industrial Pirk
Highways/ Pedestrian Access:	Site is served by two access	points from Stubbington Lane	The state of the s
Conservation Comments:	No known constraints		Ashton Way
Noise/Air Quality Assessment:	Noise assessment required		30 60 m © Crown copyright
Archaeology:	Site not within identified area	a of archaeological potential.	
Ecology Comment:			
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		
	Site is not recommended for retention in the Employment Land Review. Suitable site for residential development. Consideration of noise impact required due to proximity of airport runway.		
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS	Developable Housing Site	Portchester East	
ID: 203 Site N	Name: 3 - 33 West Street, Portchester	The Leaway	
Current Land Use:	Mix of A-Class		
Surrounding Land L	Purpose-built district shopping centre - shops, supermarket, library, residential units above shops and community facilities		
Gross Site Area (ha	): 0.25 Housing Yield (estimate): 26		
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	PORTUNESTER.	
SUITABILITY		P INTO	
Constraints:	Flood Zone 2 & 3, Multiple potentially contaminative uses on site.		
Highways/ Pedestrian Access:	No access from A27. Retain existing access adjacent to Library.	reet I am New Parade West Street	
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	Noise and air quality assessments required.	0 35 70 m © Crown copyright	
Archaeology:	Known Importance Buffer		
Ecology Comment:	No known issues.		
Accessible Facility Types: 10/10			
Suitability	Development must have regard to noise and air quality, flood zones.		
Comment:			

Yes

Is the site considered achievable?

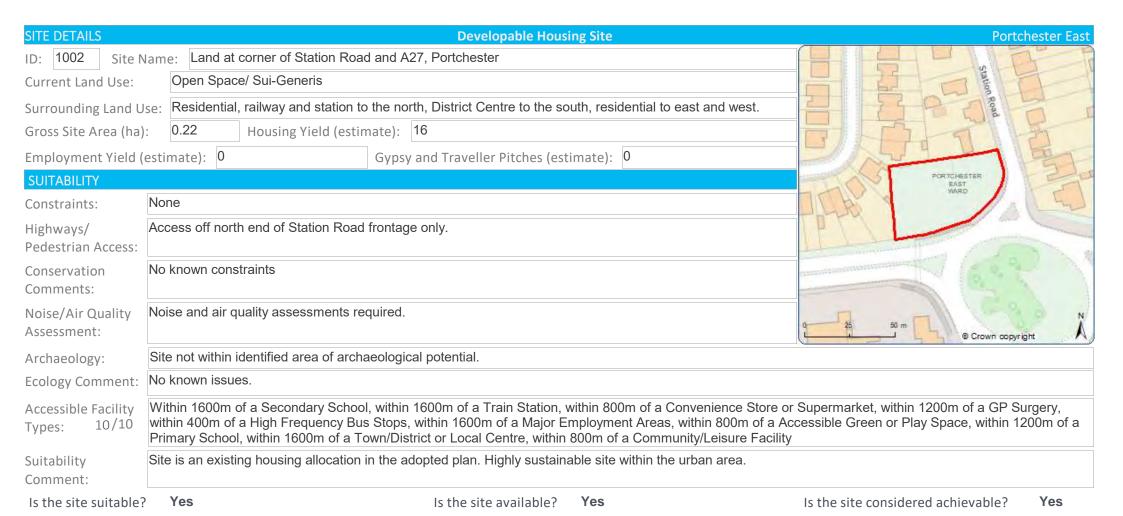
Yes

Is the site available?

Is the site suitable? Yes

SITE DETAILS		Developable Hous	ing Site	Fareham North	
ID: 211 Site N	ame: Fareham Station East			Drive	
Current Land Use:	050				
Surrounding Land U	Public transport hub and interchar residential	ge, low-key industrial and service	industries, fire station, some		
Gross Site Area (ha)	1.58 Housing Yield (estim	ate): 120			
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	AREHAM MARTH	
SUITABILITY					
Constraints:	Minerals Safeguarded Site, Multiple co	ommercial and industrial uses on s	site including railways		
Highways/	Create new north arm to roundabout t	serve station and development.		The state of the s	
Pedestrian Access:					
Conservation	No known constraints			Farehan	
Comments:	N	.d1		SOUTH A2. The Avenue	
Noise/Air Quality Assessment:	Noise and air quality assessments required.				
Archaeology:	Site not within identified area of archa	eological notential			
0,	Land is of low ecological value. Buildir		versity enhancement apportunities	eviet	
Ecology Comment:	_				
Accessible Facility Types: 10/10				ore or Supermarket, within 1200m of a GP Surgery, a Accessible Green or Play Space, within 1200m of a	
Types: 10/10	Primary School, within 1600m of a To				
Suitability	Relocation of existing fire station or incorporation into a redevelopment required. Impact of noise and air quality to be considered				
Comment:					
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes	

SITE DETAILS		Developable Housi	ing Site	Fareham North
ID: 212 Site Nar	me: Fareham Station West			
Current Land Use:	B8 Use Class	Dryde Dryde		
Surrounding Land Use:	: Industrial and service industries,	car garage and residential to the we	est, train station to the east.	To se
Gross Site Area (ha):	1.05 Housing Yield (esti	mate): 94		
Employment Yield (est	timate): 0	Gypsy and Traveller Pitches (est	imate): 0	FAREHAM NORTH
SUITABILITY				Marco Marco
	lood Zone 2, Minerals Safeguarded iilways	Site, TPO, Multiple commercial and	d industrial uses on site including	
Highways/ St Pedestrian Access:	Station access road considered to be unsuitable for scale of development. Upgrade works required.			FAREHAN
Conservation No Comments:	No known constraints			Fale ham
Noise/Air Quality Assessment:	Noise and air quality assessments required.			
Archaeology: Si	ite not within identified area of arch	aeological potential.		
Ecology Comment: La	and is of low ecological value. The	wooded strip outside the boundary to	o be retained and protected througl	h the inclusion of a green buffer.
Types: 9/10 Bi				
	Potential land contamination will have to be investigated further. Development would need to have regard to noise and air quality impacts and TPOs on site. Development will need to ensure safe access can be secured taking account of FZ2 on access point. Existing use may delay development.			
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes



SITE DETAILS **Developable Housing Site** Locks Heat Site Name: Heath Road, Locks Heath ID: 1007 Woodland Current Land Use: Residential throughout with Locks Heath District Centre to the north. Surrounding Land Use: 2.43 Gross Site Area (ha): Housing Yield (estimate): 70 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** TPO Constraints: Primary access off Heath Road. Possible secondary access from Centre Way. Only pedestrian/cyclist Highways/ connectivity across site. Pedestrian Access: No known constraints. Conservation Comments: Noise assessment required as potential for disturbance from deliveries to the Locks Heath Centre. Noise/Air Quality Assessment: Crown copyright Site not within identified area of archaeological potential. Archaeology: Site comprises secondary broadleaved woodland with scattered mature trees, dense scrub and open grassland. Significant vegetation clearance of the **Ecology Comment:** 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. 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 Accessible Facility 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 8/10 Types: a Community/Leisure Facility 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 Suitability Heath Centre should be considered. Comment:

Yes

Is the site available?

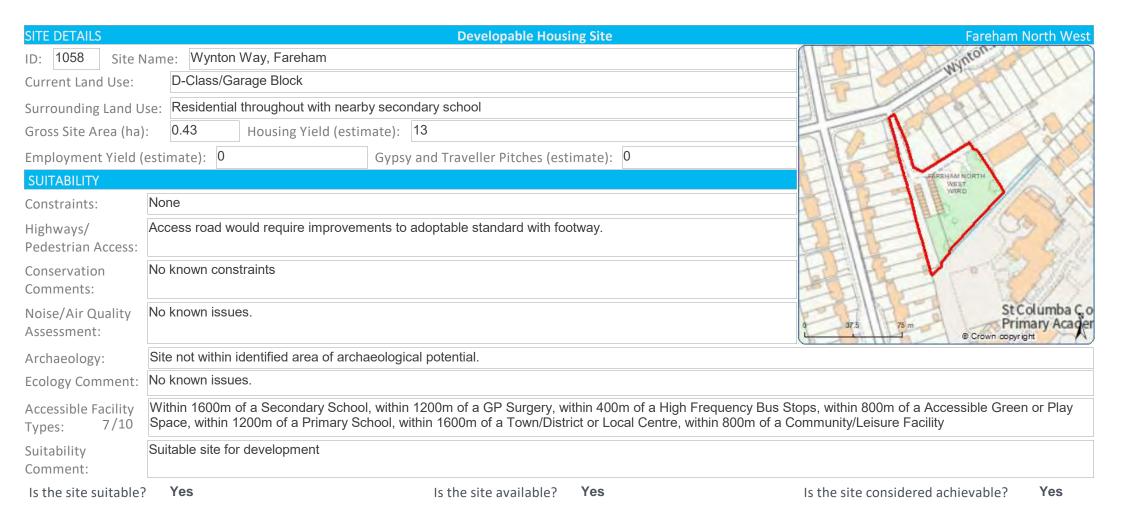
Yes

Is the site considered achievable?

Yes

Is the site suitable?

SITE DETAILS		Developable Housing Site		Fareham North West			
Current Land Use:				**************************************			
Surrounding Land U	Ise: Residential north and north-	vest and mixed shopping area with doctors and	dentists east and south.				
Gross Site Area (ha)	: 0.23 Housing Yield (	estimate): 17					
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (estimate):	0				
SUITABILITY				FAIREWAN NORTH			
Constraints:	None						
Highways/ Pedestrian Access:	Access from Fareham Park Road only, located clear of Highlands road junction, bus stops and on-street parking.			3.2m			
Conservation Comments:	No known constraints			32.4m. : 3			
Noise/Air Quality Assessment:	No known issues.						
Archaeology:	Site not within identified area of	archaeological potential.					
Ecology Comment:	Slow Worm populations present on site. Foraging and commuting Bats recorded on site						
Accessible Facility Types: 9/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility						
Suitability Comment:	Suitable mitigation for Slow Worm populations required. Possible enhancements for bat populations could be explored on this site, such as bat boxes. Site is subject of a Planning application- P/17/0956/FP.						
Is the site suitable?	? Yes	Is the site available? Yes		Is the site considered achievable? Yes			



SITE DETAILS		Developable Housin	ng Site	Warsash
ID: 1070 Site N	Name: East of Church Road	, Warsash		
Current Land Use:	Urban Greenspace			ie e e
Surrounding Land U	Jse: Residential throughout, S	SINC to the east		A Spen Avenue
Gross Site Area (ha)	): 0.85 Housing Yie	eld (estimate): 20		ASPENDED TO THE PARTY OF THE PA
Employment Yield (	(estimate): 0	Gypsy and Traveller Pitches (estin	mate):	
SUITABILITY				WARSASH WARD
Constraints:	Minerals Superficial sand/gra	avel, TPO, Within 500m of SAC Ramsar & SS	SSI	
Highways/ Pedestrian Access:	Access identified from Church Road.			Green The Company of
Conservation Comments:	No known constraints  Chero  Oakwood Clo			Chevod Close
Noise/Air Quality Assessment:	No known issues.			© 20 au m
Archaeology:	Site not within identified area	a of archaeological potential.		
Ecology Comment:	Reserve (LNR) and Land So	uth of Dibles Road Site of Importance for Nat	ture Conservation (SINC). Protected	tely adjacent to Warsash Common Local Nature I species such as badgers, dormice, reptiles and In along the eastern boundary will be required.
Accessible Facility Types: 5/10				
Suitability Comment:	Development must have reg	ard to TPOs and proximity to SINC, LNR and	woodland habitat.	
Is the site suitable?	? Yes	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS **Developable Housing Site** Locks Heath Site Name: 33 Lodge Road, Locks Heath ID: 1075 Urban Greenspace Current Land Use: Surrounding Land Use: Residential throughout Housing Yield (estimate): 9 0.37 Gross Site Area (ha): Gypsy and Traveller Pitches (estimate): 0 Employment Yield (estimate): 0 LOCKS HEATH WARD SUITABILITY None Constraints: Access either central on Lodge Road frontage or from St Joseph Close. Highways/ Pedestrian Access: No known constraints. Conservation Comments: No known issues. Noise/Air Quality Assessment: @ Crown copyright Site not within identified area of archaeological potential. Archaeology: Potential for reptiles on site, reptile survey required. **Ecology Comment:** 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 Accessible Facility 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 7/10 Types: Development must have regard to TPOs and reptile survey. Suitability Comment:

Yes

Is the site considered achievable?

Yes

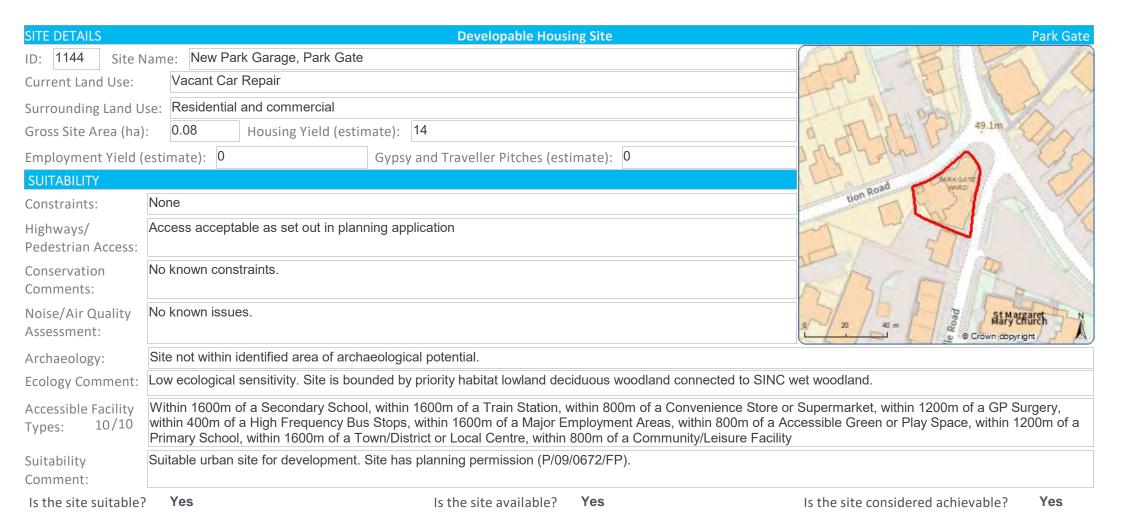
Is the site available?

Is the site suitable?

Yes

SITE DETAILS		Developable Housing Site	Fareham East
ID: 1076 Site N	Name: 335-357 Gosport Road, Fare	ham	9.8m
Current Land Use:	Vacant		
Surrounding Land U	Ise: Retail and industrial park, public	house and residential	
Gross Site Area (ha)	): 0.22 Housing Yield (esti	mate): 8	
Employment Yield (	(estimate): 0	Gypsy and Traveller Pitches (estimate): 0	FAREHAM
SUITABILITY			8.50ED
Constraints:	Within 500m of SPA Ramsar & SSS	I	
Highways/ Pedestrian Access:	Access central on Gosport Road from	FAREHAM SOUTH WASD	
Conservation Comments:	No known constraints	6 lm	
Noise/Air Quality Assessment:	Noise and air quality assessments re	0 25 50 m	
Archaeology:	Site not within identified area of arch	aeological potential.	
Ecology Comment:	The site appears to be covered by bare ground, grassland and scrub. Whilst the site is quite close to the Solent SPAs, due to its location surrounded by residential and industrial units, recreational pressure is likely to be the only impact on the designated sites. Any future application to be supported by Phase I & II ecology surveys, with appropriate mitigation and enhancement strategy.		
Accessible Facility Types: 7/10	Within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility		
Suitability Comment:	Development must have regard to n	oise and air quality impact.	
Is the site suitable?	? Yes	Is the site available? Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Hous	ing Site	Hill Head
ID: 1078 Site N	Name: Stubbington Lane, Hill Head	d		
Current Land Use:	Paddock			
Surrounding Land U	Jse: Residential to north and south,	woodland to west and Daedalus to the	ne east	
Gross Site Area (ha	): 0.39 Housing Yield (es	timate): 11		
Employment Yield (	(estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	15
SUITABILITY				MILL HEAD BY
Constraints:	Within 500m of SPA Ramsar & SS	SSI		
Highways/ Pedestrian Access:	Access to Stubbington Lane at nor	thern point of site, would require reloc	cation of bus stop.	STUBBONGTON
Conservation Comments:	No known constraints			9.1m
Noise/Air Quality Assessment:	This site is near the end of the ma noise assessment should be carried	in runway at Solent Airport meaning thed out.	nere is potential for noise impacts. A	6 30 m ® Crown copyright
Archaeology:	Known Importance Buffer			
Ecology Comment:	of the site and therefore the presen	nce of Great Crested Newts is likely.	The site appears to be an improved g	e area. A number of ponds are present within 500m rass field with a hedgerow/line of trees along the hedgerow/treeline should be retained and
Accessible Facility Types: 5/10		Bus Stops, within 800m of a Accessib in 800m of a Community/Leisure Fac		m of a Primary School, within 1600m of a
Suitability Comment:	Suitable site for development prov	ided 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, Developable Employment Site Sarisbury ID: 1168 Site Name: Land at Rookery Avenue Vacant Nursery/Residential Current Land Use: Surrounding Land Use: M27 to south, Woodland (SINC) to east, Approved planning app to west for residential development 2.29 Housing Yield (estimate): 32 Gross Site Area (ha): Employment Yield (estimate): 1,817 sq m Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 3c, Countryside, SINC Constraints: Suitable access achievable from Rookery Avenue. Highways/ Pedestrian Access: No known constraints. Conservation Comments: Air pollution and noise concerns due to its proximity to the M27 motorway. Assessment of the impacts of Noise/Air Quality existing air pollution on the proposed future occupants of the dwellings will be required. Mitigation, to include 130 m Assessment: @ Crown copyright measures to prevent the worsening of air quality in the area. Commercial development may be preferential. Site not within identified area of archaeological potential. Archaeology: Extensive priority habitat woodland. Potential for birds of conservation concern, notable invertebrates, declining reptiles, great crested newts, bats, dormice and **Ecology Comment:** 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. 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, Accessible Facility within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility Types: 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 Suitability small-scale employment development in accordance with emerging development strategy (DS1). Comment:

Yes

Yes

Is the site considered achievable?

Is the site available?

Yes

SITE DETAILS **Developable Housing Site** Sarisbury Site Name: Swanwick Marina, Bridge Road ID: 1203 Mix of land uses (A, B and C-Class) Current Land Use: Surrounding Land Use: A variety of employment uses, a garage and car show room, some offices and an area of residential. 4.94 Housing Yield (estimate): 50 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Flood Zone 2 & 3, SAC, Countryside, Statutory Listed Buildings, Solent Brent Geese & Wader Low use, SINC, Constraints: SPA. Within 500m of SPA SAC Ramsar & SSSI. Reclaimed Land Existing site access from Bridge Road Highways/ Pedestrian Access: No known constraints. Conservation Comments: It is believed this could be a mixed use development and therefore a noise assessment will likely be required. Noise/Air Quality 190 m @ Crown copyright Air quality issues unlikely to be a concern. Assessment: Site not within identified area of archaeological potential. Archaeology: The site is a Solent Wader & Brent Geese Strategy 'Low Use' site (F95). It is located immediately adjacent to Solent & Dorset Coast SPA, Solent Maritime SAC **Ecology Comment:** and River Hamble Mudflats & Saltmarsh. Direct and indirect impacts on the European designated sites are likely. Natural England should be consulted in relation to the mitigation measures/ buffers required to protect the designated sites. 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 Accessible Facility Community/Leisure Facility 4/10 Types: Suitable urban site for development. Site has planning permission Suitability Comment:

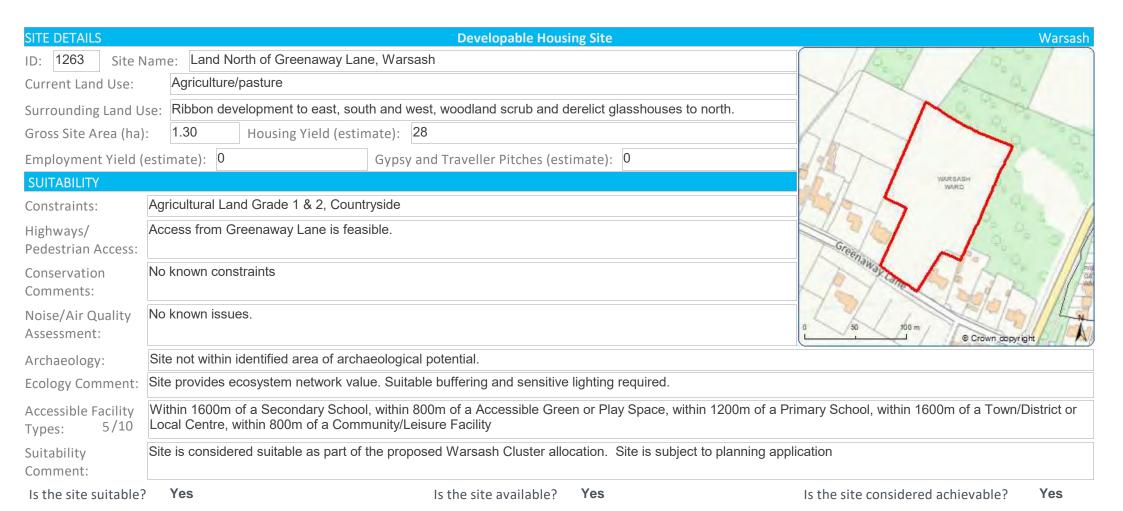
Yes

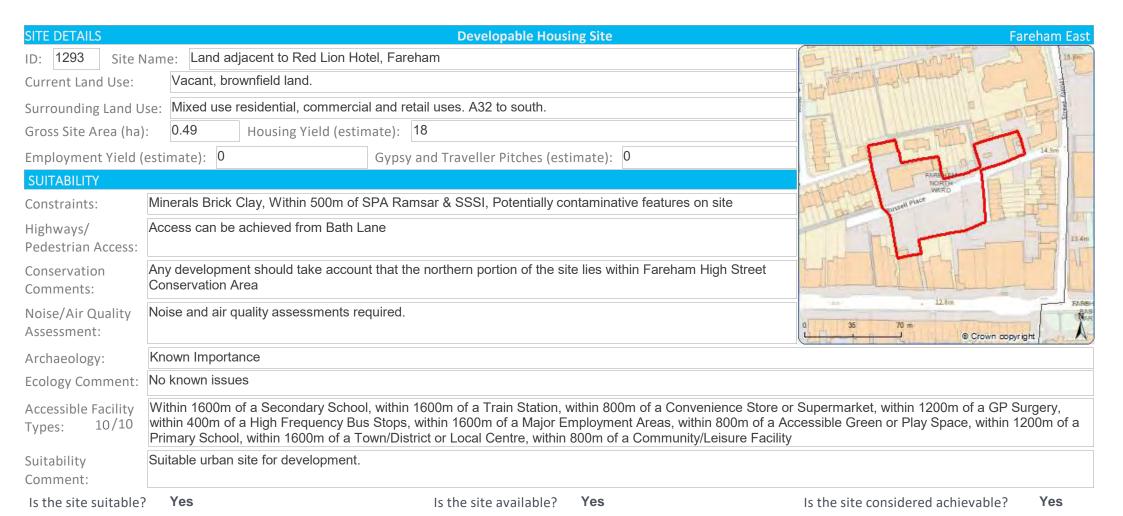
Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?





SITE DETAILS		Developable Housi	ing Site	Sarisbury		
ID: 1323 Site Name: Burridge Lodge						
Current Land Use:	Current Land Use: Grazing/Garden Ground					
Surrounding Land U	Jse: Woodland to east, R	esidential to west and north				
Gross Site Area (ha	): 1.07 Housing	g Yield (estimate): 7				
Employment Yield (	(estimate): 0	Gypsy and Traveller Pitches (est	imate): 0			
SUITABILITY				SARISBURY WARD		
Constraints:	Agricultural Land Grade	3b, Countryside		The state of the s		
Highways/ Pedestrian Access:	Access from Botley Road would be achievable. Additional third-party land is required for egress visibility.					
Conservation Comments:	No known constraints.					
Noise/Air Quality Assessment:	No known issues.			0 50 tild ni @ Crown copyright		
Archaeology:	Site not within identified	area of archaeological potential.				
Ecology Comment:		nimum width of 5m will be required to protect the made available for reptiles. Biodiversity enhance		open space in the north and the green buffer along		
Accessible Facility Types: 4/10	Within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility					
Suitability Comment:	Site is considered suitab	le for housing development, subject to highway	access solution. Buffering of wood	lland on the eastern boundary to be incorporated.		
Is the site suitable?	? Yes	Is the site available?	Yes	Is the site considered achievable? Yes		

SITE DETAILS		Developable Housi	ing Site	Fareham North
ID: 1325 Site N	lame: Crofton Conser	vatories, Fareham		2 hotels 1
Current Land Use:	A-Class			
Surrounding Land U	se: Mix use- residentia	al, automotive and service industries, retail, hot foo	od takeaway	
Gross Site Area (ha)	: 0.24 Hous	ng Yield (estimate): 49		13.7m
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				TARREHAM MORTH E
Constraints:	None, Site of a former petrol filling station amongst other potentially contaminative uses nearby			The second secon
Highways/	Access from Maytree Road.			Total Marie
Pedestrian Access:				
Conservation	No known constraints			
Comments:	Naise and singulation			The state of the s
Noise/Air Quality Assessment:	Noise and air quality a	ssessments required.		© Crown copyright
Archaeology:	Site not within identified area of archaeological potential.			
Ecology Comment:	No known issues.			
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility			
Suitability	Development must have regard for potential of noise and air quality impact. Sustainable location.			
Comment:				
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Housing S	Site	Warsash
ID: 1337 Site N	Name: Medina Nurserie	s		
Current Land Use: Nurseries				100
Surrounding Land U	Jse: Residential through	out with wider Warsash Cluster Planning applications	S.	
Gross Site Area (ha	): 0.28 Housin	ng Yield (estimate): 5		1/20
Employment Yield (	(estimate): 0	Gypsy and Traveller Pitches (estimat	te): 0	and the same of th
SUITABILITY				WARSASH WARD
Constraints:	Countryside, Within 500	m of SPA SAC Ramsar & SSSI		
Highways/	Access to be incorporate	ed within wider Warsash Cluster master planning.		1110
Pedestrian Access:				0 0
Conservation Comments:	No known constraints			
Noise/Air Quality	No known issues.			A STATE OF THE STA
Assessment:	No known loades.			© Crown copyright
Archaeology:	Site not within identified	area of archaeological potential.		
Ecology Comment:		ed by glasshouses, areas of hardstanding and sparse e site should be retained. The provision of continuous		
Accessible Facility Types: 6/10		enience Store or Supermarket, within 400m of a High nool, within 1600m of a Town/District or Local Centre		
Suitability Comment:	Site is considered suital	ole as part of the proposed Warsash Cluster allocatio	on.	
Is the site suitable	? Yes	Is the site available? Ye	es	Is the site considered achievable? Yes

SITE DETAILS **Developable Housing Site** Stubbington ID: 1341 Site Name: Land east of Crofton Cemetery and west of Peak Lane Agricultural Current Land Use: Surrounding Land Use: Agricultural to north (beyond Oakcroft Lane), residential to east and south, Crofton cemetery to west 19.25 Gross Site Area (ha): Housing Yield (estimate): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 2 & 3b, Flood Zone 2 & 3, Minerals Soft Sand & Superficial sand/gravel, Existing Constraints: Open Space, Countryside, Public ROW, Solent Brent Geese & Wader Secondary Support Area & Low use. TPO, Within 500m of SPA Ramsar & SSSI Oakcroft Lane/Ranvilles Lane is unsuitable to carry other than very limited traffic flows. A new highways Highways/ solution would need to be sought - access via Peak Lane and crossing land to the north of Oakcroft Lane Pedestrian Access: offers a suitable solution. No known constraints Conservation Comments: @ Crown copyrigh No known issues. Noise/Air Quality Assessment: Known Importance Buffer Archaeology: Some ecological sensitivity, Solent Wader & Brent Geese low use site and secondary support area. **Ecology Comment:** 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 Accessible Facility a Community/Leisure Facility 4/10 Types: Oakcroft Lane can provide a 'natural border' to the settlement edge and the integrity and function of the Strategic Gap. Identifying suitable highways access and Suitability suitable mitigation for Brent Geese & Waders secondary support designation required. Any development would need to be sensitively designed and Comment: accompanied by significant GI to ensure that it would not have a significant visual impact and undermine the integrity of the Strategic Gap. Yes Yes Yes Is the site suitable? Is the site available? Is the site considered achievable?

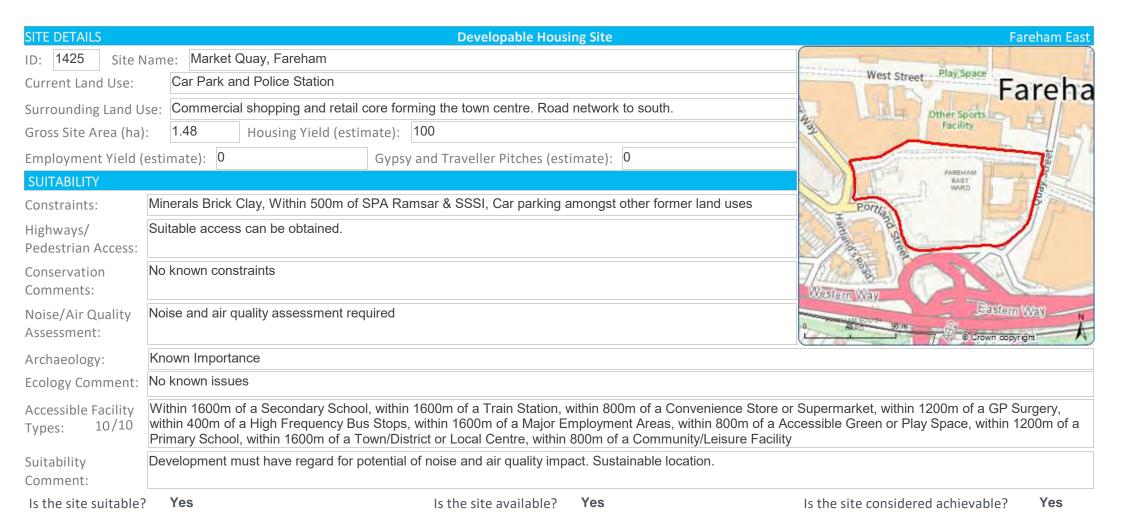
Yes

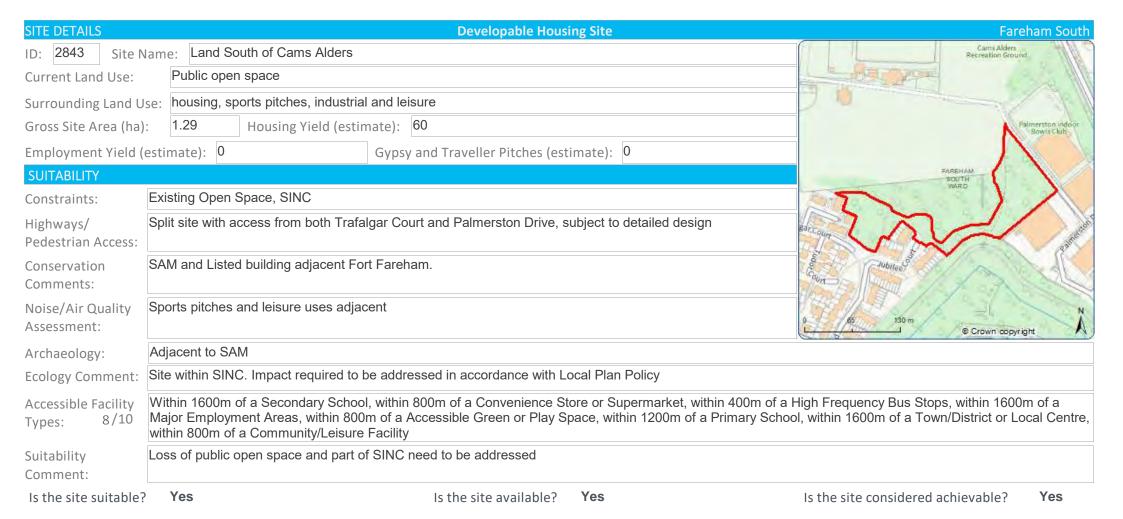
Is the site considered achievable?

Is the site available?

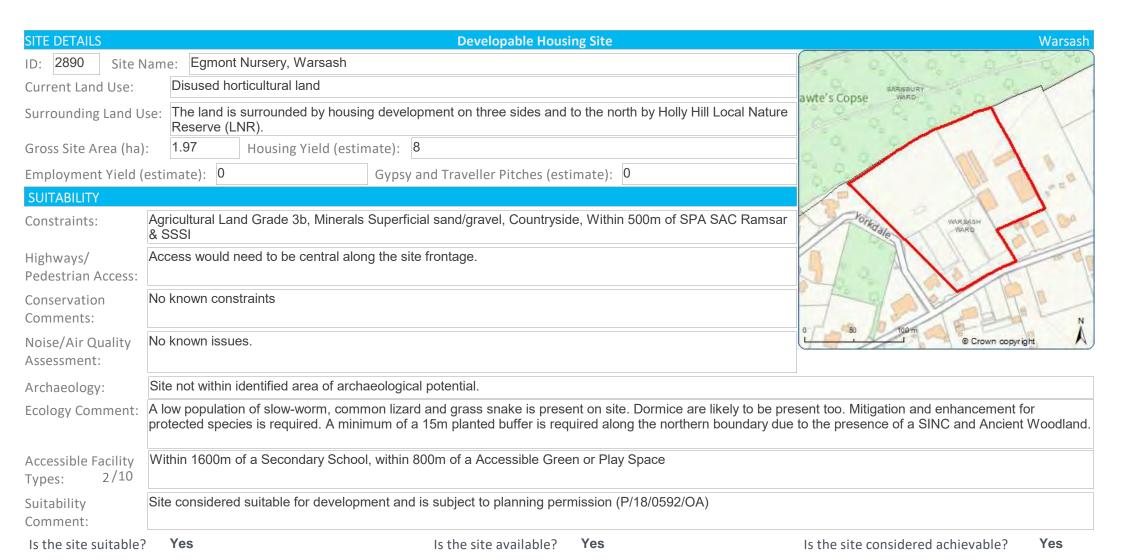
Yes

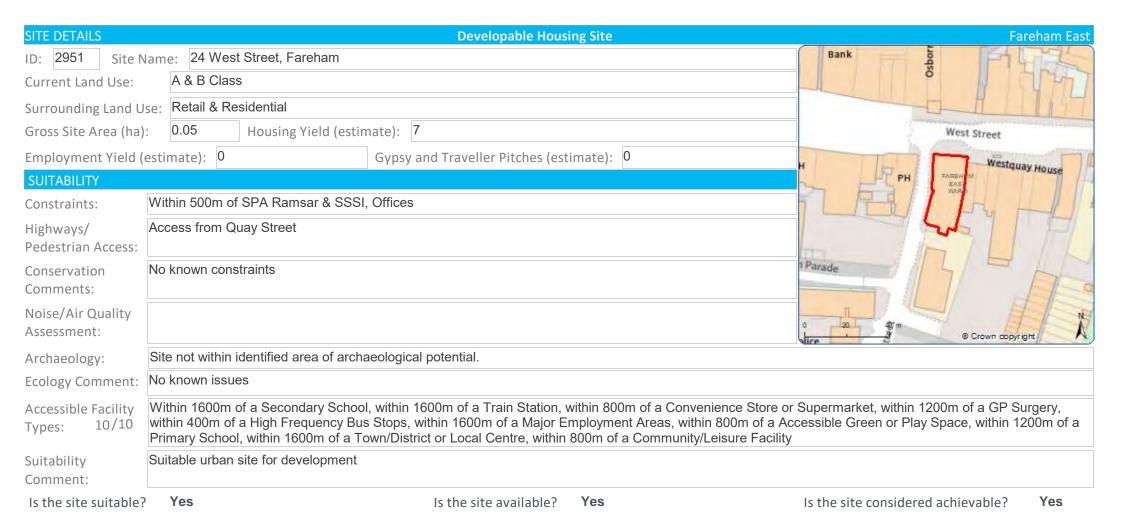
SITE DETAILS **Developable Housing Site** Park Gate Site Name: Beacon Bottom West, Park Gate ID: 1360 Grassland Current Land Use: Residential to the east and south along Beacon Bottom and woodland to the north and west. Surrounding Land Use: 1.24 Housing Yield (estimate): 29 Gross Site Area (ha): Employment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

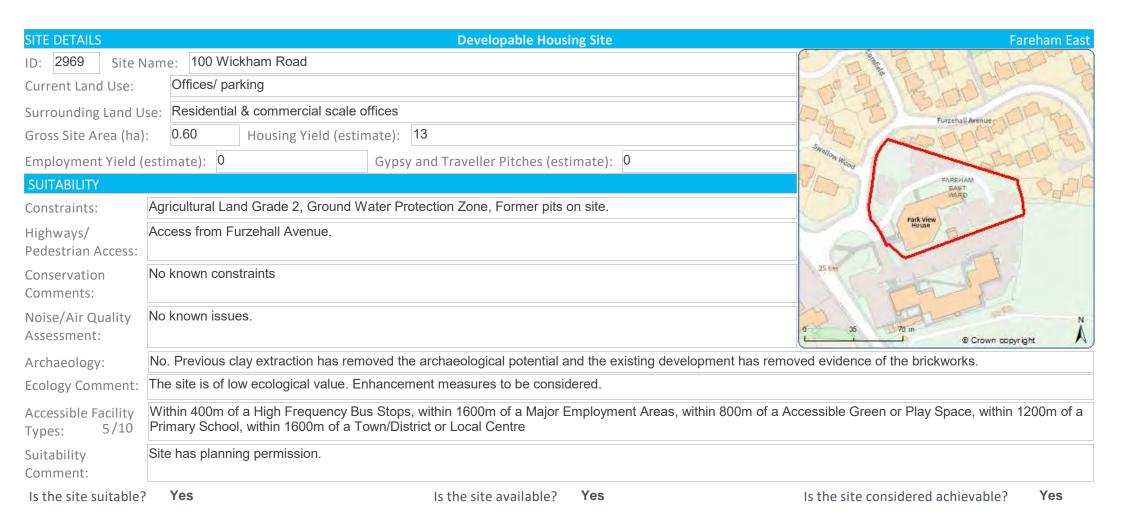




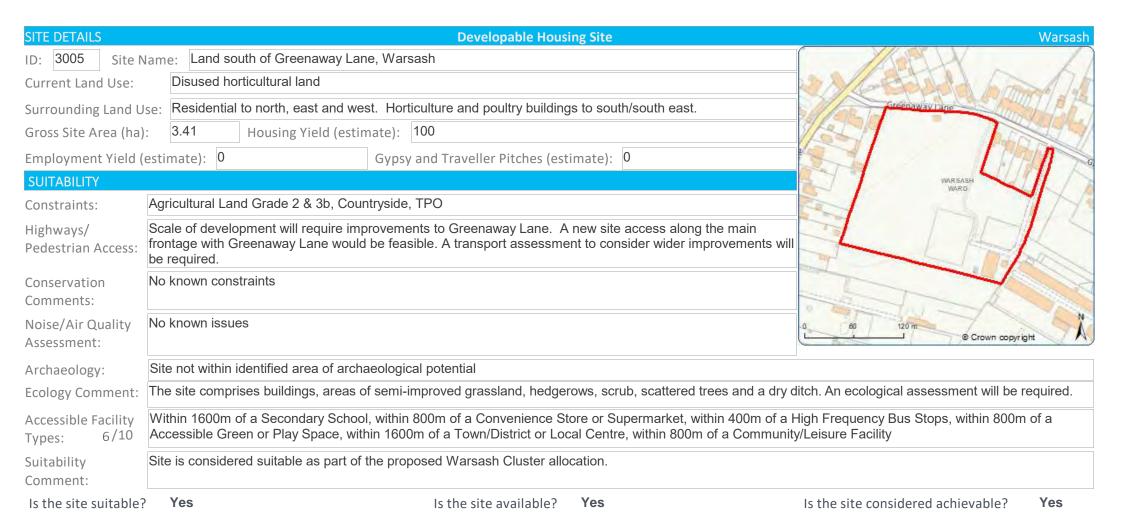
SITE DETAILS	Developable Housing Site	Warsas	
ID: 2849 Site N			
Current Land Use:	Disused horticultural land	Brook Avenue	
Surrounding Land U	The site is located immediately adjacent to residential areas to the north. To the south, there are nurseries and to the west are derelict glasshouses.		
Gross Site Area (ha)	2.68 Housing Yield (estimate): 85		
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches (estimate): 0		
SUITABILITY		WARSASH	
Constraints:	Agricultural Land Grade 1, Countryside	WARD	
Highways/ Pedestrian Access:	Access to Brook Lane is considered feasible subject to alterations to the bus stop/layby provisions.  Improvements in off-site infrastructure would be required to accommodate pedestrians and cyclists. Transport Assessment required as part of planning application.		
Conservation Comments:	No known constraints		
Noise/Air Quality Assessment:	No known issues.	55 tt8 m @ Crown copyright	
Archaeology:	Site not within identified area of archaeological potential.	=	
Ecology Comment:	Eastern portion of site to be retained for ecological networks. Potential for passerines, reptiles, badgers, inver	tebrates and bats (foraging & roosting).	
Accessible Facility Types: 6/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre		
Suitability Comment:	Site is considered suitable as part of the proposed Warsash Cluster allocation. This site is subject to planning	g permission.	
Is the site suitable?	Yes Is the site available? Yes	Is the site considered achievable? Yes	







SITE DETAILS		Developable Housing	g Site	Titchfield Common
ID: 2976 Site N	lame: 237 Segensworth Road, Ti			
Current Land Use:	Equestrian uses			
Surrounding Land U	se: Scrub/ paddock to north, resid	ential to east, paddock to south and A27	7 to west.	
Gross Site Area (ha)	: 0.83 Housing Yield (es	stimate): 20		TITOHPIELD
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (estim	nate): 0	WARD
SUITABILITY				Segenswo
Constraints:	Agricultural Land Grade 2, Countr	yside, TPO		COMMON WARD
Highways/	Existing access onto Segensworth Road would need improving to facilitate level of access required.			
Pedestrian Access:				
Conservation	No known constraints			
Comments:				
Noise/Air Quality Assessment:	Air quality and noise impact assessment would be required			
	City not within identified area of ar	ahaaalagiaal patantial		© Crown copyright
Archaeology:	Site not within identified area of archaeological potential.			
Ecology Comment:	Buffers should be provided to tree lines and hedgerow boundaries to maintain dark areas and habitat linkage for dormice and bats.			
Accessible Facility Types: 3/10	Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre			
Suitability Comment:	To be considered comprehensivel TPOs and nearby SINC.	y alongside site 3044 to south and 3125	to the north. Suitable access upgrad	de required. Development must have regard to
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes



Is the site suitable?

Yes

Suitability

Comment:

Is the site available?

wider landscape. Extent and location of the archaeology potential needs assessment.

Yes

Suitable highways solution would be required. Buffering of SSSI required. Provision of dark corridors to provide strategic corridors for nocturnal species in the

Is the site considered achievable?

SITE DETAILS Portchester West, Portchester Eas **Developable Housing Site** ID: 3014 Cranleigh Road, Portchester Site Name: Quintrell Avenue Quintrell Avenu Grassland with mature hedgerows Current Land Use: Residential properties and the A27 to the north. Residential properties and Wicor Primary School Surrounding Land Use: immediately adjacent to the site in the east. Open fields and coastal plain to the west and south-west 5.56 Housing Yield (estimate): 120 Gross Site Area (ha): Wicor Primary Gypsy and Traveller Pitches (estimate): 0 Employment Yield (estimate): **SUITABILITY** Agricultural Land Grade 1 & 2, Countryside, Within 500m of SPA Ramsar & SSSI Constraints: Access to the site can be achieved from Cranleigh Road. The site will need to provide safe pedestrian routes Highways/ and refuse vehicle turning facilities. See planning application P/15/0260/OA. Pedestrian Access: No known constraints Conservation Comments: No known issues. Noise/Air Quality 130 m Crown copyright Assessment: Site not within identified area of archaeological potential Archaeology: **Ecology Comment:** Site comprises semi-improved grassland with dense hedgerow forming western boundary. 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 Accessible Facility 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 8/10 Types: a Community/Leisure Facility Provision of buffers to boundaries to align with provision of onsite green space. Retention of central hedgerow within masterplan. Site will need to create a Suitability distinctive character and high quality setting that reflects the local landscape context. Comment:

Yes

Is the site considered achievable?

Yes

Is the site available?

Yes

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

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Yes

Is the site available?

Is the site suitable?

Yes

Yes

Is the site considered achievable?

SITE DETAILS **Developable Housing Site** Warsash 4Lane ID: 3019 Site Name: Land East of Brook Lane, Warsash Mainly vacant horticultural land Current Land Use: Surrounding Land Use: To the north, there is a series of garden nurseries. Residential properties are located to the south, east and west. 5.53 Housing Yield (estimate): 140 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 WAREASE **SUITABILITY** Agricultural Land Grade 1 2 & 3b, Countryside, TPO, Within 500m of SPA SAC Ramsar & SSSI Constraints: The principle is acceptable. The access position should be located some 50m north of the Thornton Avenue Highways/ junction opposite. Pedestrian/ cyclist connectivity should be made to the south and east. An internal loop road Pedestrian Access: should be used on-site to reduce the impact of passing traffic and the resultant cul de sac length. A Transport Warsash Road Warsash Assessment is required to determine necessary wider highways improvements. No known constraints Conservation Comments: ® Crown copyrigh Noise assessment required as commercial development adjacent site to the northeast. Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: The habitats on site include buildings, poor semi-improved grassland, amenity grassland, ornamental planting, hedgerows, semi-natural woodland, scattered **Ecology Comment:** 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. 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 Accessible Facility 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility 6/10 Types: Site is considered suitable as part of the proposed Warsash Cluster allocation, and is subject to planning permission (P/17/0752/OA). Suitability Comment:

Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

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

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SITE DETAILS		Developable Housing Site	Park Gate		
ID: 3023 Site Name: 69 Botley Road, Park Gate					
Current Land Use:	Current Land Use: Residential garden/paddocks				
Surrounding Land U	se: Residential care home to north,	pub and Botley Road to the east, woodland to south and west	9000		
Gross Site Area (ha)	: 0.79 Housing Yield (esti	mate): 24	9 9 9		
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (estimate): 0	Hamble Heights		
SUITABILITY			™ Nursing Home		
Constraints:	Countryside		9		
Highways/ Pedestrian Access:	Satisfactory access junction with Borrequired.	tley Road can be achieved. Refuse vehicle access and turning would be			
Conservation Comments:	No known constraints.				
Noise/Air Quality Assessment:	A noise assessment should be unde	ertaken given the proximity of the site to a public house and the railway line	0 40 60 m © Crown copyright		
Archaeology:	Site not within identified area of arch	naeological potential			
Ecology Comment:	are considered to be suitable for Dorrequired to protect them. Landscape	species has been confirmed. The highest levels of bat activity was recorded rmice. A medium population of Slow Worms has been recorded on site an ead buffers along the northern and southern boundaries of the site are required to allow the movement of wildlife an	d therefore a suitable onsite receptor area is red to protect the existing woodland. Furthermore,		
Accessible Facility Types: 8/10		hin 800m of a Convenience Store or Supermarket, within 1200m of a GP 9 Green or Play Space, within 1200m of a Primary School, within 1600m of a			
Suitability Comment:		ng development, subject to suitable access junction. Development must coimity of the railway line and public house.	onsider ecological potential. A noise assessment		

Is the site considered achievable?

Yes

Is the site available?

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

SITE DETAILS **Developable Housing Site** Portchester East Site Name: Moraunt Drive, Portchester ID: 3032 Open Space Current Land Use: Residential north and east, open space south and west. Portsmouth Harbour SPA further south. Surrounding Land Use: 1.62 Housing Yield (estimate): 48 Gross Site Area (ha): Gypsy and Traveller Pitches (estimate): 0 Employment Yield (estimate): PORTCHESTER **SUITABILITY** EAST Existing Open Space, Countryside, Within 500m of SPA Ramsar & SSSI Constraints: It is considered that the access route via Moraunt Drive would be satisfactory, subject to the resolution of Highways/ possible on-street parking issues. A secondary pedestrian/cyclist/emergency access could be created to Pedestrian Access: Moraunt Driv Seafield Road. Adequate refuse vehicle turning on site would be essential. No known constraints Conservation Comments: No known issues. Noise/Air Quality © Crown copyright Q Assessment: Site not within identified area of archaeological potential Archaeology: Mature scrub and woodland on-site may support a good population of protected species, including dormice. Potential for reptiles, especially slow worms and **Ecology Comment:** possibly grass snake and bats. The site is very close to a European site and therefore measures to protect the site from air quality impacts should be addressed. 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 Accessible Facility 7/10 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 Types: Mature scrub and woodland areas on site boundaries should be retained and buffered. Development must be sensitively located and integrated within existing Suitability small scale plots that are closely associated with existing development and are of low visual sensitivity. Development must have regard for any impacts on SPA. Comment: Site has resolution to grant planning permission.

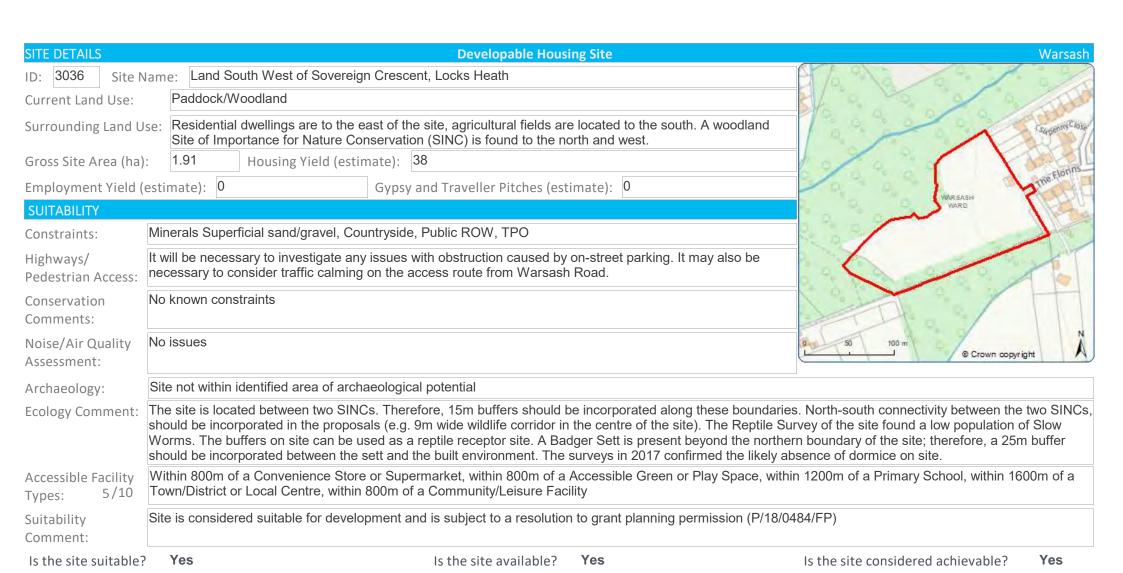
Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?



Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

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

Is the site available?

Yes

Is the site suitable?

Yes

Yes

Is the site considered achievable?

SITE DETAILS **Developable Housing Site** Warsash Site Name: Land adjacent to 79 Greenaway Lane, Warsash ID: 3046 Paddock Current Land Use: Surrounding Land Use: Small scale housing development is located to the north, east and west. Industrial development is to the south. 2.11 Housing Yield (estimate): 30 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Agricultural Land Grade 1 2 & 3b, Countryside, TPO Constraints: Access to Greenaway Lane is feasible. A transport assessment to consider wider highways improvements Highways/ will be required. Pedestrian Access: No known constraints Conservation Comments: No known issues Noise/Air Quality @ Crown copyrigh Assessment: Site not within identified area of archaeological potential Archaeology: The majority of the site consists of poor semi-improved grassland with small areas of scrub and scattered trees. Along the northern and western boundaries is a **Ecology Comment:** hedgerow consisting of mature trees with good shrub and ground flora layers. An ecological assessment will be required. 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 Accessible Facility Town/District or Local Centre, within 800m of a Community/Leisure Facility 5/10 Types: Site is considered suitable as part of the proposed Warsash Cluster allocation, and is subject to planning permission (P/18/0107/OA). Suitability Comment: Is the site suitable? Yes Is the site available? Yes Is the site considered achievable? Yes

SITE DETAILS **Developable Housing Site** Titchfield Commo dunts pond Road Site Name: Hunts Pond Road, Titchfield Common ID: 3051 Grassland Current Land Use: Waypoint Church Surrounding Land Use: Residential, open space, school 1.58 Gross Site Area (ha): Housing Yield (estimate): St Anthon Catholic Prin Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Countryside Constraints: Subject to the surrounding road network being shown to have the capacity to accommodate generated traffic, Highways/ the site has sufficient frontage to provide satisfactory access. The opportunity would be presented to review Pedestrian Access: the operation and route of Hunts Pond Road along this section. No known constraints Conservation Comments: No known issues Noise/Air Quality ® Crown copyright Assessment: Site not within identified area of archaeological potential Archaeology: 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 **Ecology Comment:** 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. 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 Accessible Facility 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility 6/10 Types: Development must not impact recreation ground. Development will need to significantly buffer the priority habitat woodland at the NE of site and the grassland Suitability (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 Comment: impacts. The boundaries of the site should be improved, and an east west provision of green space should be considered. Is the site suitable? Yes Is the site available? Yes Is the site considered achievable? Yes

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

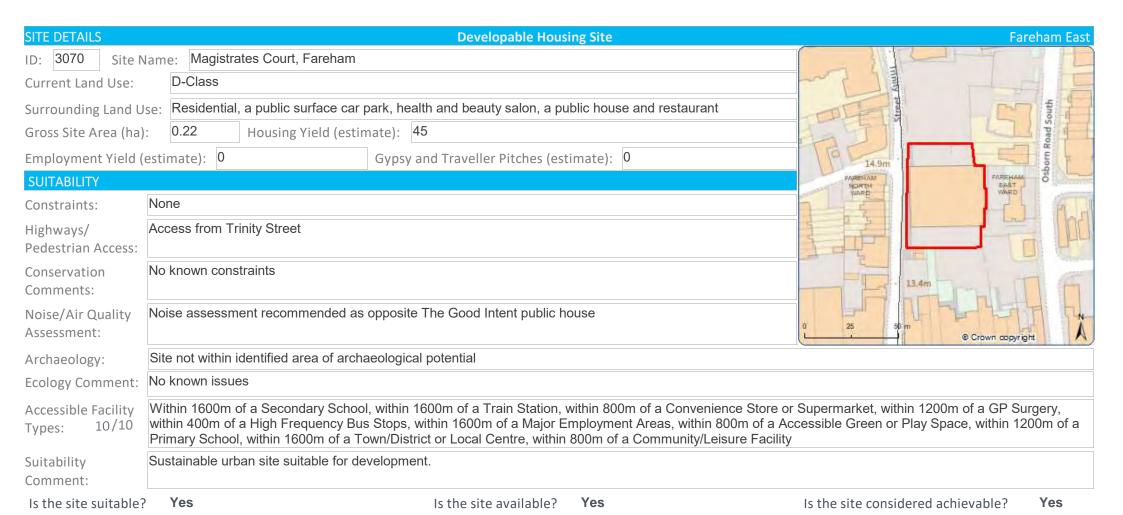
Is the site available?

Yes

Yes

Is the site considered achievable?

Yes



SITE DETAILS **Developable Housing Site** Warsash ID: 3088 Warsash Maritime Academy, Warsash Site Name: D1 Class Current Land Use: Surrounding Land Use: Residential to the north and east, countryside to the south and Solent coastline to the west. 2.97 Housing Yield (estimate): 100 Gross Site Area (ha): Employment Yield (estimate): tbc Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Flood Zone 2 & 3, Minerals Superficial sand/gravel, Countryside, Statutory Listed Buildings, Public ROW, Constraints: TPO, Within 500m of SPA SAC Ramsar & SSSI, Old chemical works, saltings, and infilled pit A new access that is located centrally along the frontage is feasible with reduction in the height of the frontage Highways/ hedge to achieve adequate visibility splays. Pedestrian Access: This site contains two listed buildings. The sea cadets residence and refectory block (Shackleton and Moyana Conservation buildings) with a linked walkway. Preserving the integrity of the buildings and their setting will be required in Comments: any development, particularly retaining the open river frontage. Impact on views of the buildings from the water should also be considered. 110 m @ Crown copyright No issues Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: The site is dominated by buildings, areas of hardstanding, trees and ornamental planting, marshy grassland, woodland and ponds. Notable habitats on site **Ecology Comment:** 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. 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 Accessible Facility Community/Leisure Facility 4/10 Types: Development restricted to eastern (upper) half of site- majority of dwellings to be achieved through conversion of existing buildings. Preserving condition and Suitability 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 Comment: 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.

Yes

Is the site considered achievable?

Yes

Is the site available?

Yes

SITE DETAILS **Developable Housing Site** Sarisbury ID: 3103 Site Name: Land at Rookery Avenue, Swanwick C3 Class/ Agriculture/Woodland Current Land Use: Surrounding Land Use: Residential to north, M27 to the south, woodland east and west 0.73 Housing Yield (estimate): 6 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 3c, Existing Open Space, Countryside Constraints: The retained section of road leading to the site from Rookerv Avenue is very narrow but could be widened Highways/ sufficiently to provide satisfactory access including a footway. Pedestrian facilities would be required at the Pedestrian Access: junction with Rookery Avenue along with heavy cutting back of vegetation for visibility splays. Access and turning for a refuse vehicle would be required on site. No known constraints. Conservation Comments: Noise Assessment required. This is not an ideal location for housing in such close proximity to, and north of, @ Crown copyright Noise/Air Quality the M27; with the small scale of the site leaving little room for incorporating noise attenuation measures such Assessment: as bunds and barriers that would be effective. Site not within identified area of archaeological potential. Archaeology: The application site supports areas of grassland, scrub and trees, with a woodland forming the western boundary of the site. Gull Coppice SW (Shetland Rise) **Ecology Comment:** SINC is located approximately 20m to the north-east. A good population of Slow Worms, along with a low population of Grass Snakes, Adders and Common Lizards have been found on site. As the existing reptile population could not be retained on site, an offsite receptor site such as Hook with Warsash Local Nature Reserve will be required for the translocation of the reptiles. Myotis bat species, Noctule, Brown Long-eared bat and Common and Soprano Pipistrelles have been recorded utilising the site. Dormice are present on site. Green buffers and enhancements along the western, southern and northern boundaries of the site will be required. 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, Accessible Facility within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility 7/10 Types: Development should have regard to ecological sensitivities and adjacent TPOs. Suitability Comment:

Yes

Is the site available?

Is the site suitable?

Yes

Yes

Is the site considered achievable?

SITE DETAILS **Developable Housing Site** Fareham North ID: 3105 Funtley Road North, Funtley Site Name: Paddock Current Land Use: Surrounding Land Use: Residential development to north, east and west. Funtley Road to south and paddock. Deviation Line open space further to the east and SINC further north. 0.96 Housing Yield (estimate): 27 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Agricultural Land Grade 3, Minerals Brick Clay, Countryside Constraints: It is considered that suitable accesses can be achieved. The standard of routes to the west, to safely Highways/ accommodate the likely impact of development traffic would need assessing further. Opportunity to provide Pedestrian Access: pedestrian and cyclist routes No known constraints Conservation Comments: 80 n No known issues Noise/Air Quality @ Crown copyrigh Assessment: Site not within identified area of archaeological potential Archaeology: Dormice and low numbers of slow-worm are confirmed to be present on site. All site boundaries to be retained and enhanced and protected through **Ecology Comment:** incorporating a sensitive lighting scheme. Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility Accessible Facility 3/10 Types: Scale of development can be accommodated, as long as it is of a similar character and scale to other dwellings within the locality and is sensitively integrated Suitability within the landscape to avoid adverse impacts. Measures to protect the SINC will be required. Site is subject of a Planning application P/17/1135/OA Comment:

Yes

Is the site considered achievable?

Yes

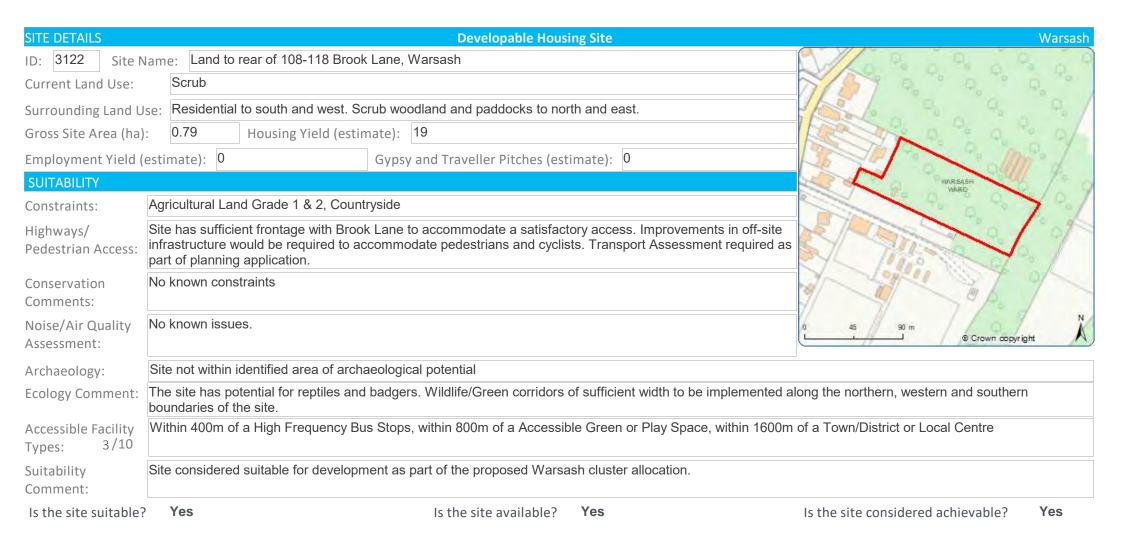
Is the site available?

Yes

Is the site considered achievable?

Is the site available?

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



SITE DETAILS	Developable Housing Site	Titchfield Common		
ID: 3125 Site N	Name: Land at Segensworth Roundabout			
Current Land Use:	Paddock			
Surrounding Land U	Ise: A27 to the North and West, Business Park uses to the east, undeveloped land to the so	outh.		
Gross Site Area (ha): 0.46 Housing Yield (estimate): 75 C2 Care Beds				
Employment Yield (	(estimate): 0 Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY				
Constraints:	Agricultural Land Grade 2, Countryside, TPO	TITCHFIELD COMMON WARD		
Highways/	Existing access onto Segensworth Road would need improving to facilitate level of access	required.		
Pedestrian Access:				
Conservation	No known constraints	a la		
Comments:				
Noise/Air Quality Assessment:	No known issues	0 30 80 m		
	© Crown copyright			
Archaeology:	Site not within identified area of archaeological potential			
Ecology Comment:	Buffers should be provided to tree lines and hedgerow boundaries to maintain dark areas and habitat linkage for Dormice and bats.			
Accessible Facility	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			
Types: 3/10				
Suitability	To be considered comprehensively alongside sites to south. Site has planning permission.			
Comment:				
Is the site suitable?	? Yes Is the site available? Yes	Is the site considered achievable? Yes		

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

Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

Yes

SITE DETAILS **Titchfield Common Developable Housing Site** Site Name: Southampton Road, Titchfield Common ID: 3128 C3 Class/ paddocks/ agriculture/nursery Current Land Use: Surrounding Land Use: A27 to the North and West, Business Park uses, SINC and residential properties to the east Segensworth 7.55 Gross Site Area (ha): Housing Yield (estimate): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** TITCHPIELD Agricultural Land Grade 2, Flood Zone 2 & 3, Countryside, TPO Constraints: The principal of accessing onto the A27 Southampton Road is acceptable in the context of the dualling works Highways/ on the A27. A Transport Assessment is required as part of the application to assess capacity on the A27 and Pedestrian Access: Playing Field M27 Junction 9. Pedestrian and cycling connectivity to the site must be provided. No known constraints Conservation Comments: Site is adjacent to A27 meaning there is potential for both noise and air quality impacts. Noise and air quality Noise/Air Quality assessments would be required. Assessment: Site not within identified area of archaeological potential Archaeology: Sylvan Glade SINC and Ancient Woodland form the eastern boundary of the sites. Therefore, up to 15m buffers are required in the east. The sites have potential **Ecology Comment:** for reptiles, foraging and commuting bats and dormice. 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 Accessible Facility 3/10 Types: Site formed of individual sites 2976, 3020, 3044 and 3125. Considered suitable for development if considered comprehensively. Noise and air pollution Suitability assessments will be required. Comment:

Yes

Is the site considered achievable?

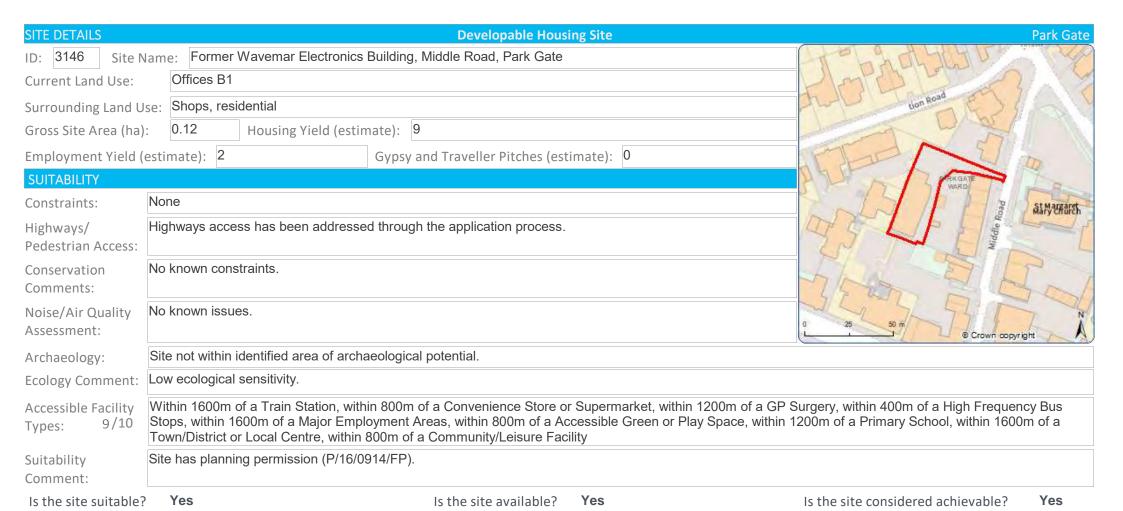
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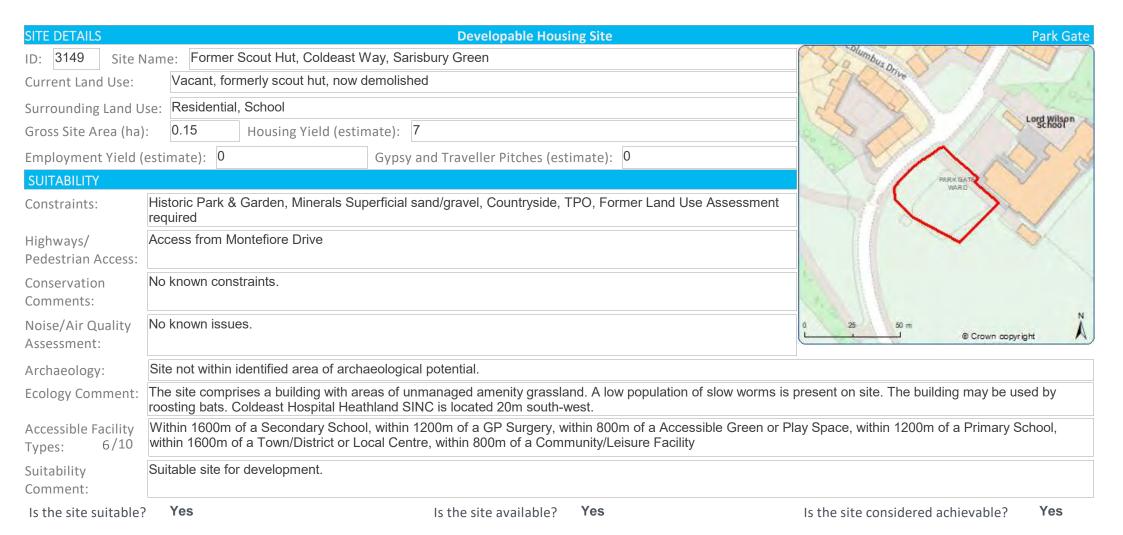
Is the site available?

Is the site suitable?

Yes







SITE DETAILS	Developable Housing Site	Stubbington			
	Name: Land South of Longfield Avenue, Fareham	Academ			
Current Land Use:	and Use: Agriculture				
Surrounding Land U	Jse: Residential to the north, agriculture to east, west and south	Wed day			
Gross Site Area (ha)	Gross Site Area (ha): 47.63 Housing Yield (estimate): 1250				
Employment Yield (	(estimate): 0 Gypsy and Traveller Pitches (estimate): 0	West End			
SUITABILITY					
Constraints:	Agricultural Land Grade 2, Minerals Soft Sand, Countryside, Public ROW, Solent Brent Geese & Wader Low use	eak Lodge STUBSINSTON WARD			
Highways/	Access from Longfield Avenue and Peak Lane. No direct access to be made from the Stubbington Bypass.				
Pedestrian Access:					
Conservation	No known constraints				
Comments:		Newlands Farm			
Noise/Air Quality Assessment:	Noise and air quality assessments required				
Archaeology:	Known Importance Buffer				
0,					
Ecology Comment:	The site itself contains arable fields with hedgerows around the field margins. Low use areas for Solent Wade and badgers.	* & Brent Geese on site. Potential for reptiles, bats			
Accessible Facility					
Types: 8/10	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	or, within 1600m of a 16wn/District of Local Centre,			
Suitability	Site contains Brent Geese and Solent Waders designations. Subject to an agreed masterplan and design code compliant solution for Brent Geese and Wader designations. Any development would need to be sensitively de				
Comment:	ensure that it would not undermine the integrity of the Strategic Gap.	Signed and accompanied by Significant Grito			

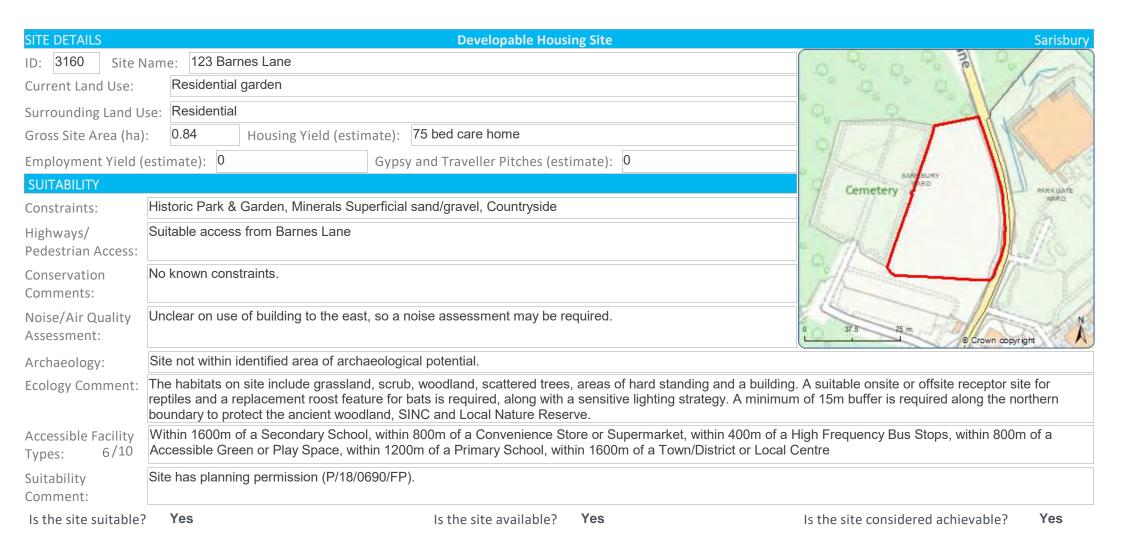
Yes

Is the site considered achievable?

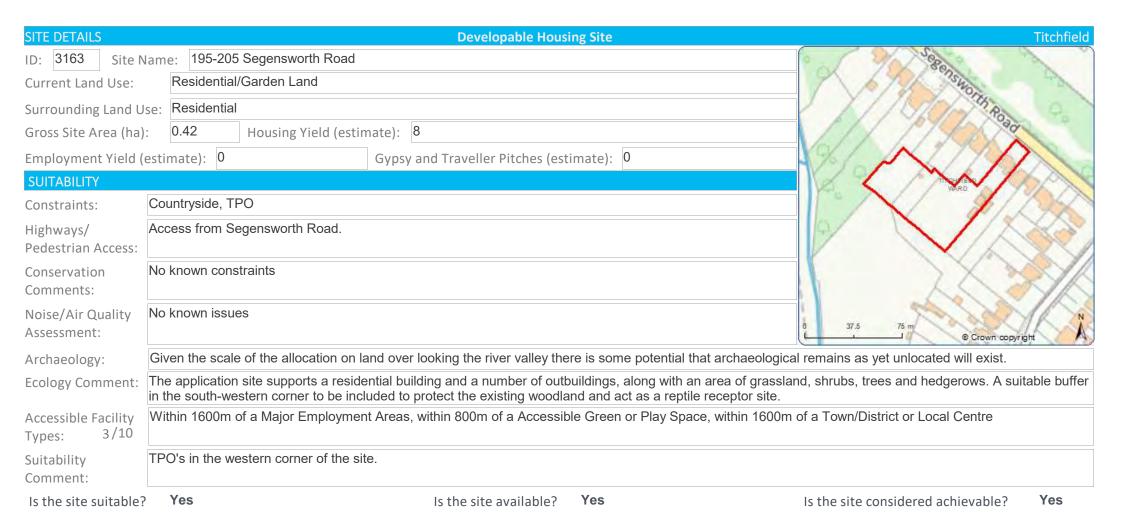
Yes

Is the site available?

SITE DETAILS		Developable Housi	ing Site	Fareham East
ID: 3156 Site N	Name: 18-23 Wykeham Place	e (Former Sports Hall)		Lysses Coult
Current Land Use:	Former school sports hall			High walls
Surrounding Land Use: residential/commercial				
Gross Site Area (ha)	): 0.11 Housing Yiel			
Employment Yield (	Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY				THE FARE TAME
Constraints:	Within 500m of SPA Ramsar & SSSI			
Highways/	Access from East Street			Drive
Pedestrian Access:	Budge foor			Bridge four
Conservation	No known constraints			11. East Street
Comments:	11.58			.11.65
Noise/Air Quality Assessment:	No known issues.			0 30 60 m
Archaeology:	Known Importance, Known Importance Buffer. Part of site lies within historic core of medieval Fareham. Site has high archaeological potential but offset by existing development onsite compromising survival. Potential to encounter some archaeological compr			
Ecology Comment:	No known issues.			
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility			
Suitability	Site has planning permission.			
Comment:				
Is the site suitable?	? Yes	Is the site available?	Yes	Is the site considered achievable? Yes



SITE DETAILS		Developable Hous	ing Site	Warsash, Park Gate		
ID: 3162 Site N	e Name: Land West of Lockswood Road					
Current Land Use:	and Use: Scrub, woodland					
Surrounding Land U	urrounding Land Use: Residential, glasshouses, agriculture border the site.					
Gross Site Area (ha)	Gross Site Area (ha): 3.44 Housing Yield (estimate): 62					
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (est	imate): 0			
SUITABILITY				MARSASH Penny		
Constraints:	Agricultural Land Grade 1 2 & 3b	Countryside, Public ROW, TPO		MRK.GATE WIRD		
Highways/ Pedestrian Access:	A highways solution is feasible through a master planning approach					
Conservation Comments:	No known constraints			naway Line 2		
Noise/Air Quality Assessment:	No known issues			0 75 150 m @ Crown copyright		
Archaeology:	Iron Age material was found within this allocation during gravel extraction, and a Bronze Age cremation cemetery was found to the north. The site has a high archaeological potential, although this unlikely to constrain development.					
Ecology Comment:	Badgers are known to be present in the area, with extensive setts and well-used foraging/commuting routes. An exceptional population of slow worms and common lizards and a low population of grass snakes has been confirmed on site. Common and Soprano Pipistrelle, Noctule, Serotine and Myotis bats have been recorded along the site boundaries and the woodland edge. Protection of the stream on site and provision of wide buffers along the boundaries is required. A sensitive lighting strategy for the buffers along the boundaries will be required.					
Accessible Facility Types: 5/10	Within 1600m of a Secondary School, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility					
Suitability Comment:	Site is considered suitable as part	of the proposed Warsash cluster alloc	cation.			
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes		



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

Yes

Is the site available?

Is the site suitable?

Yes

Yes

Is the site considered achievable?

SITE DETAILS		Developable Hous	ing Site	Titchfield Common		
ID: 3174 Site N	ID: 3174 Site Name: 399-403 Hunts Pond Road					
Current Land Use:	Paddock	2 9 9				
Surrounding Land U	Jse: Residential			8		
Gross Site Area (ha	): 0.49 Housing Yield (est	imate): 16				
Employment Yield (	Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0			Turchrieum		
SUITABILITY				ODAMACH! WARD		
Constraints:	Flood Zone 2 & 3					
Highways/ Pedestrian Access:	Satisfactory access from Noble Road					
Conservation Comments:	No known constraints  Wilderness					
Noise/Air Quality Assessment:	No known issues					
Archaeology:	Site not within identified area of archaeological potential					
Ecology Comment:	The site is covered by areas of improved grassland with a hedge along the northern and southern boundaries of the site. Kites Croft Local Nature Reserve and The Wilderness Site of Importance for Nature Conservation is located immediately to the east of the site. Therefore, a large green buffer is required in the east. The site has potential for reptiles and dormice. Enhancement and management of the buffer in the east will be required.					
Accessible Facility Types: 3/10	Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility					
Suitability Comment:	Suitable site in existing residential a	area subject to flood risk assessment	t.			
Is the site suitable	? Yes	Is the site available?	Yes	Is the site considered achievable? Yes		

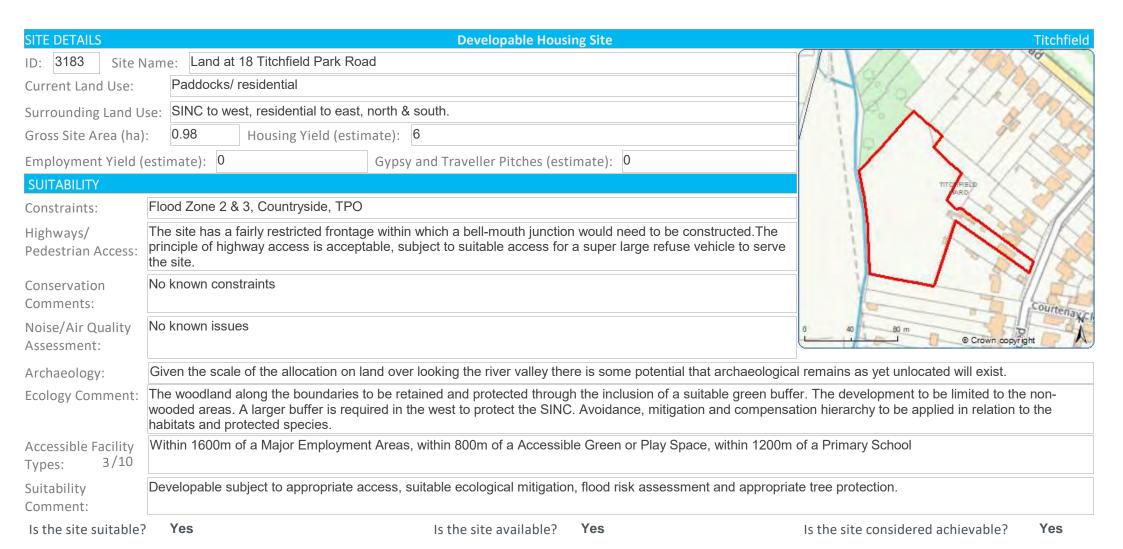
Yes

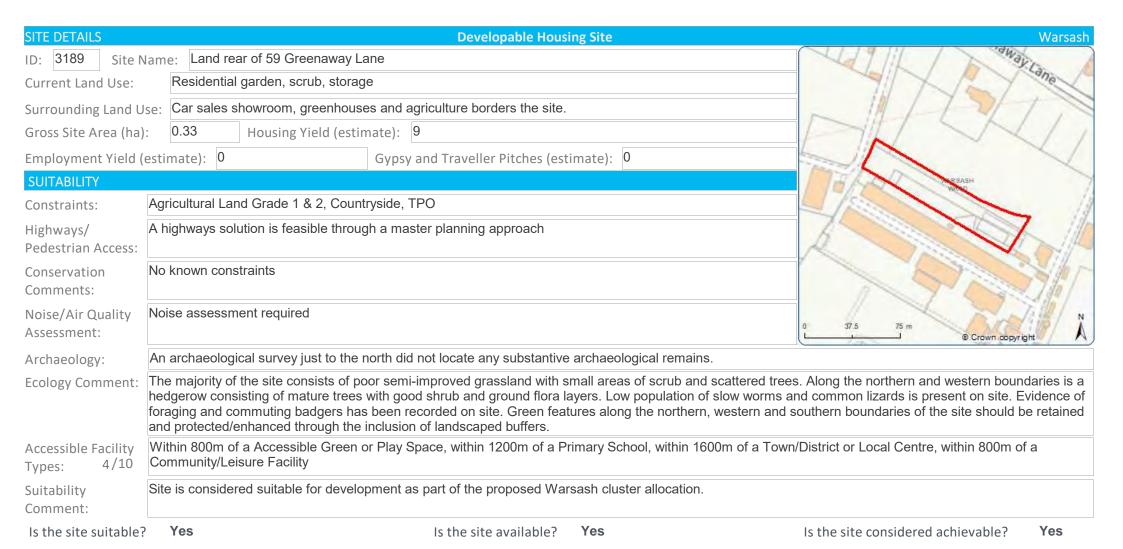
Is the site considered achievable?

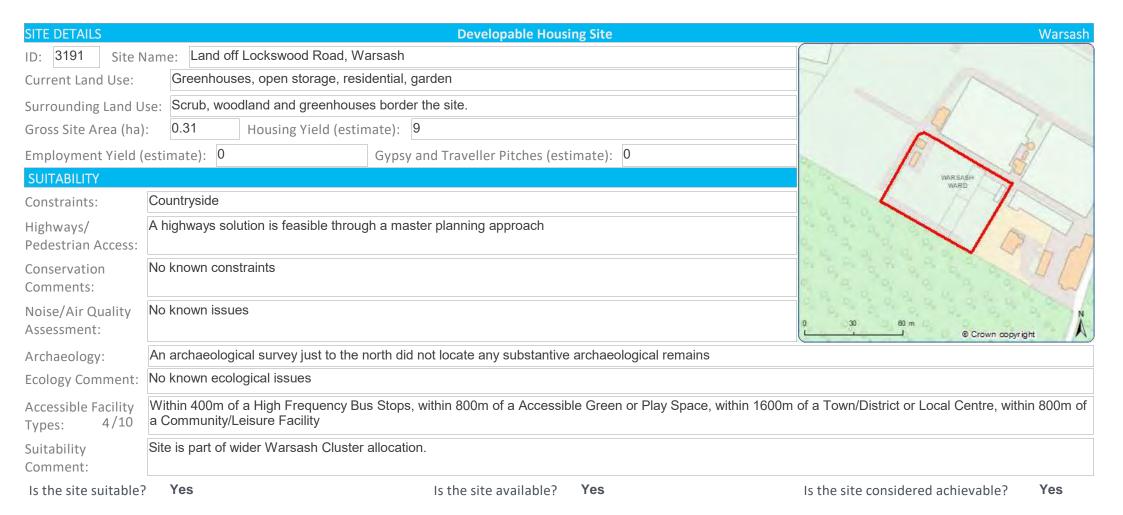
Yes

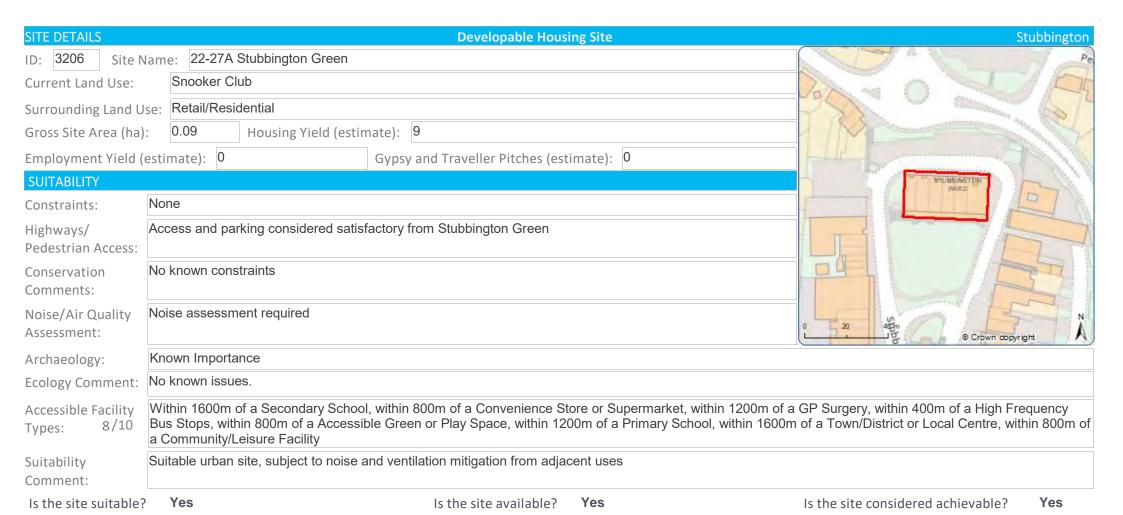
Is the site available?

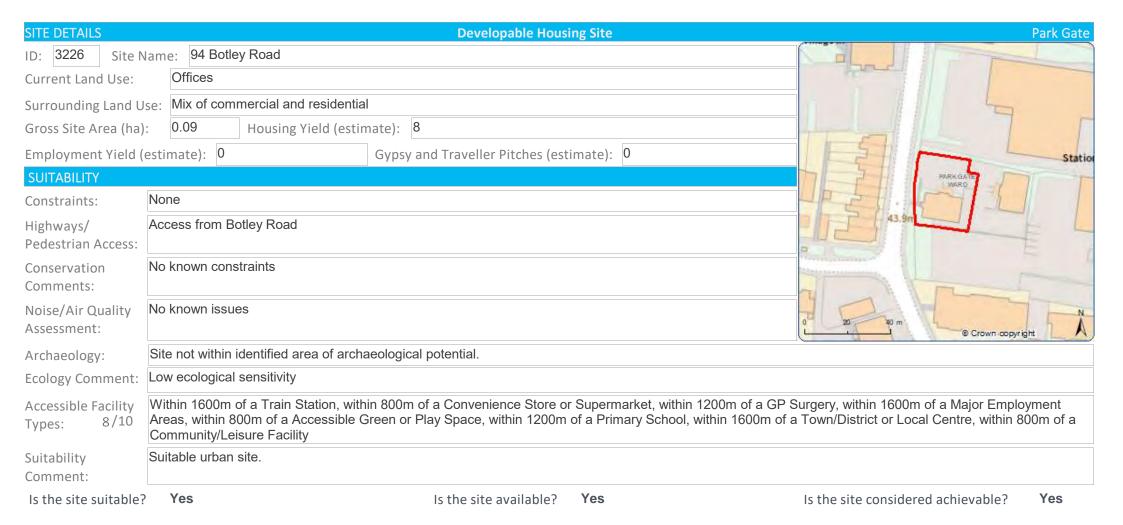
Yes

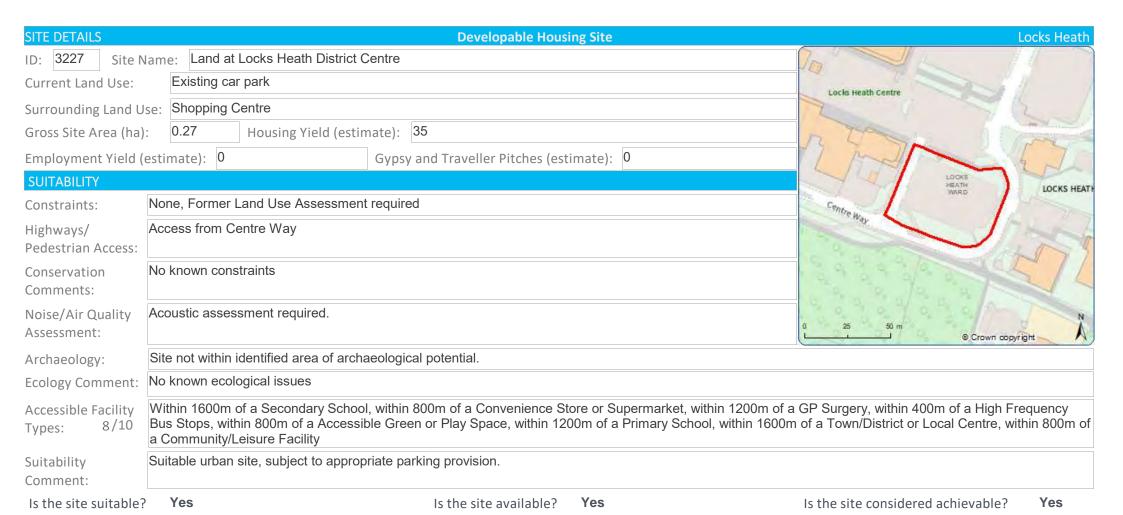




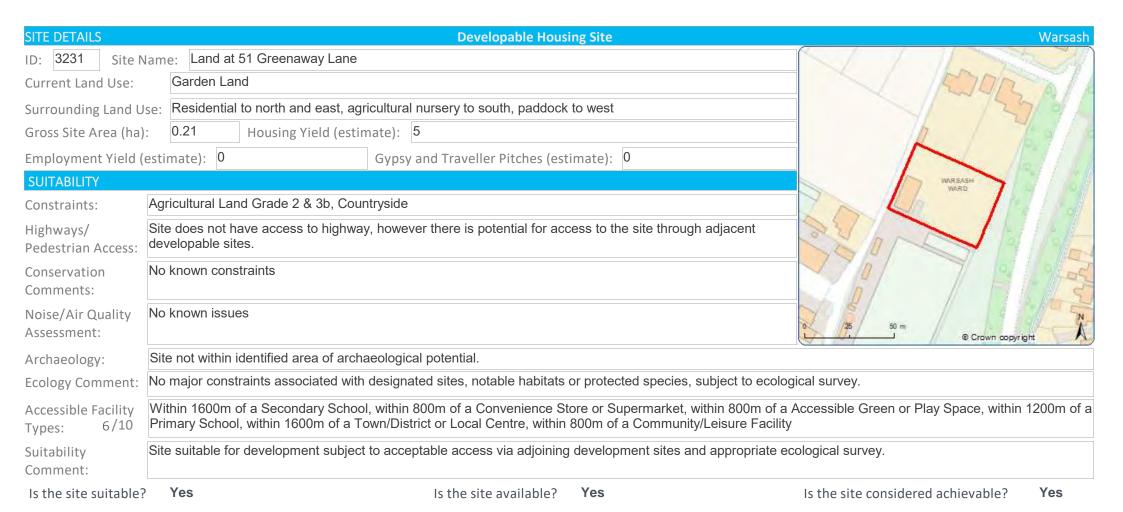


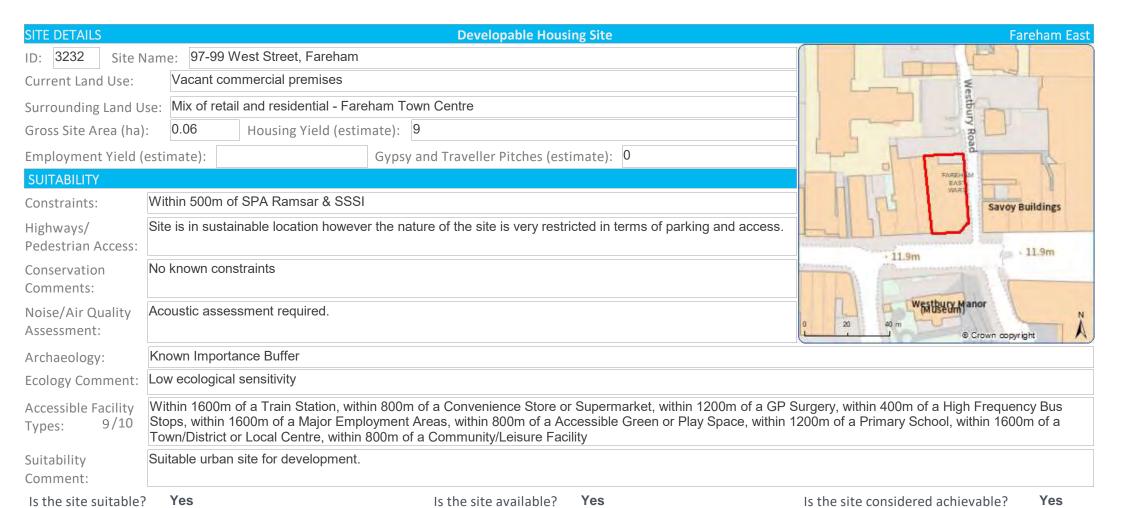


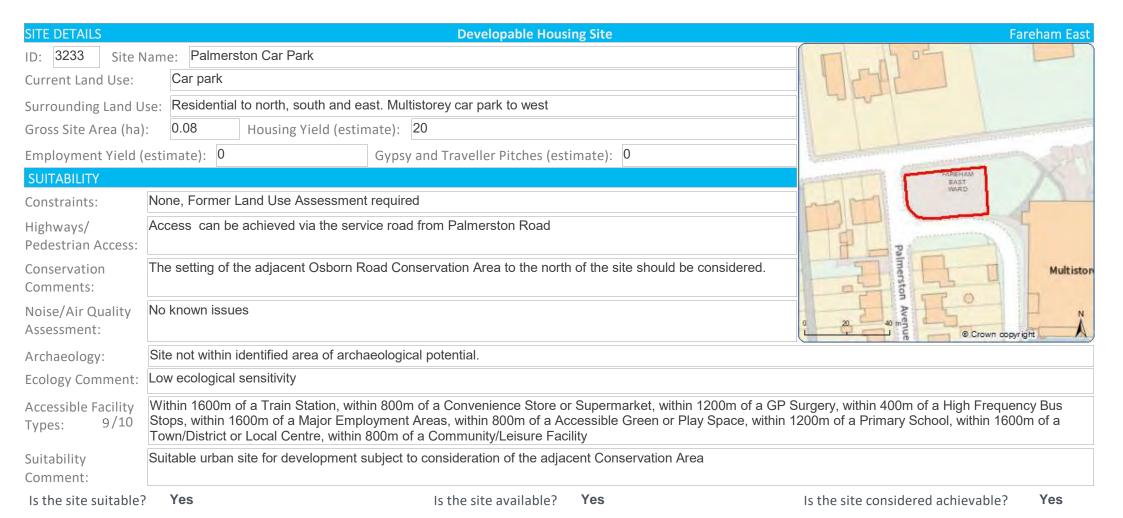


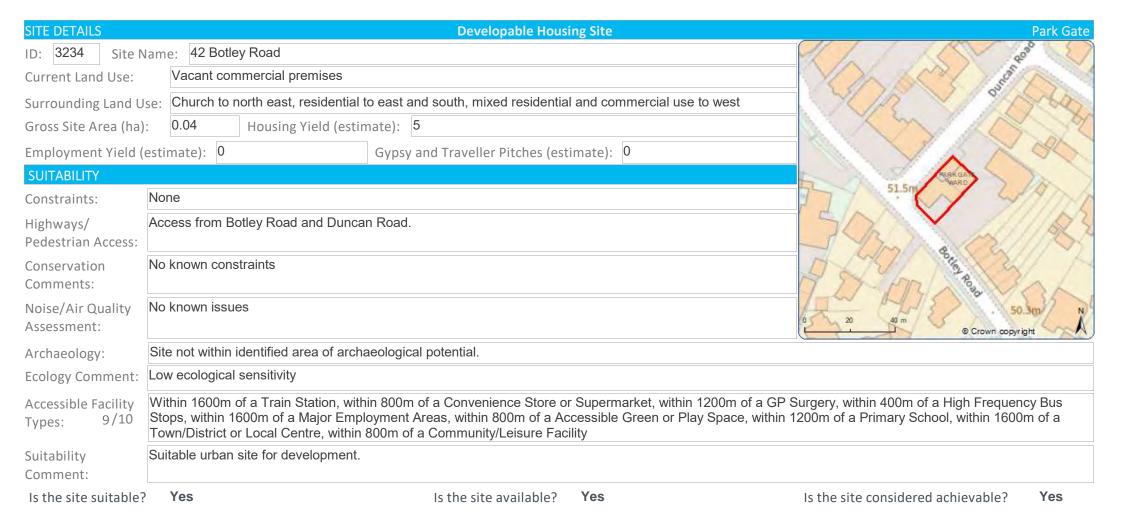


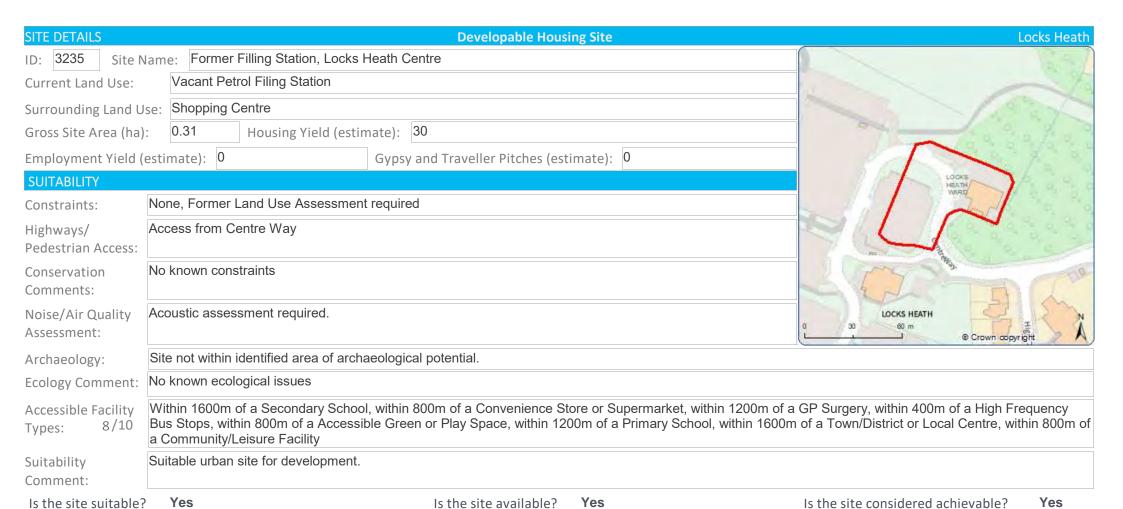
SITE DETAILS		Developable Housing Site	Titchfield
ID: 3228 Site N	lame: 68 Titchfield Park Road	- 1 - 4 - 4 - 4	
Current Land Use:	Residential, garden		
Surrounding Land Use: Residential (former care home)			
Gross Site Area (ha)	: 0.19 Housing Yield (es		
Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0			TIDHRIED WARD
SUITABILITY			
Constraints:	Countryside, TPO	W 2 2 4	
Highways/	Satisfactory access can be achieve		
Pedestrian Access:	TITCHRELD		
Conservation	No known constraints		ODSMON WARD
Comments:	No line was in contract to the		
Noise/Air Quality Assessment:	No known issues	0 25 50 m ® Crown copyright	
Archaeology:	Site not within identified area of archaeological potential.		
Ecology Comment:			
Accessible Facility Types: 4/10	Within 800m of a Convenience Store or Supermarket, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School		
Suitability Comment:	Conversion of the existing building to apartments would be acceptable, subject to the creation of suitable access and appropriate tree protection.		
Is the site suitable?	Yes	Is the site available? Yes	Is the site considered achievable? Yes

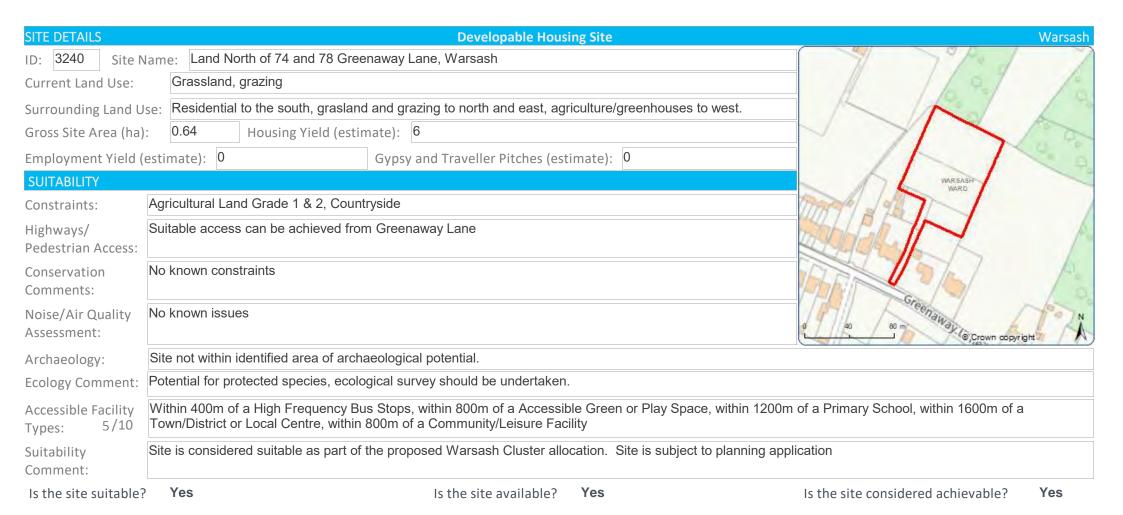












SITE DETAILS **Developable Housing Site Titchfield Common** ID: 3241 Hambrooks Garden Centre, Southampton Road Garden Centre & residential dwelling Current Land Use: Caravan park to south, SINC to east, A27 to west & agriculture to north Surrounding Land Use: 0.56 Gross Site Area (ha): Housing Yield (estimate): 18 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** TITCHPIELD Agricultural Land Grade 2, Countryside, TPO Constraints: The principal of accessing onto the A27 Southampton Road is acceptable in the context of the wider site Highways/ development (see site 3128). A Transport Assessment is required as part of the application to assess Pedestrian Access: capacity on the A27 and M27 Junction 9. Pedestrian and cycling connectivity to the site must be provided. Southampto No known constraints Conservation Comments: Site is adjacent to A27 meaning there is potential for both noise and air quality impacts. Noise and air quality Noise/Air Quality assessments would be required. @ Crown copyright Assessment: Site not within identified area of archaeological potential. Archaeology: A mature treeline forms the eastern boundary of the site. A minimum of 15m green buffer along the eastern boundary to protect the adjacent SINC and Ancient **Ecology Comment:** Woodland is required. Protection and enhancement of hedgerows/treelines on site is required to minimise impacts to dormice, and foraging/commuting bats. Dormice are known to be present in the area. There is potential for bats, amphibians, dormice and reptiles. The residential brick building on site has the potential to support roosting bats. 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 Accessible Facility 1200m of a Primary School, within 1600m of a Town/District or Local Centre 5/10 Types: Site is considered suitable as part of the wider proposed Southampton Road allocation. Suitability Comment:

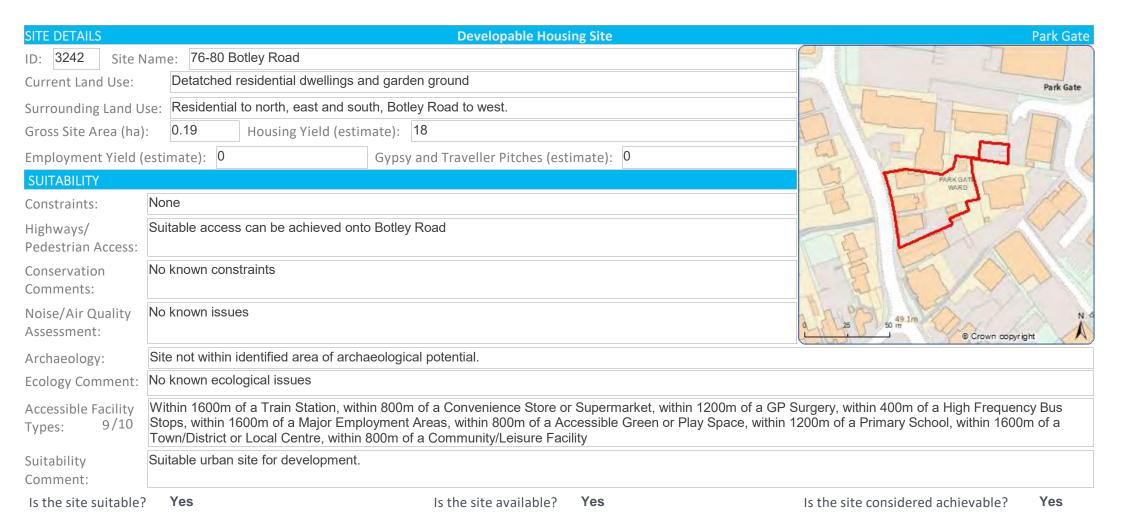
Yes

Is the site available?

Yes

Is the site considered achievable?

Yes



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

Yes

Is the site suitable?

Suitability

Comment:

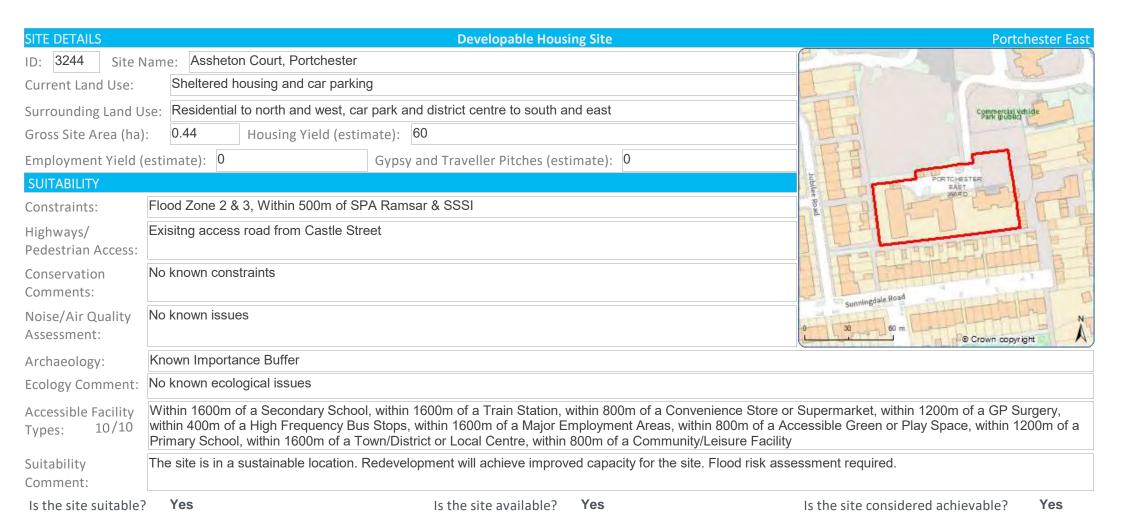
Is the site available?

with sites 3044 and 2976 to north and 3020 to south.

Yes

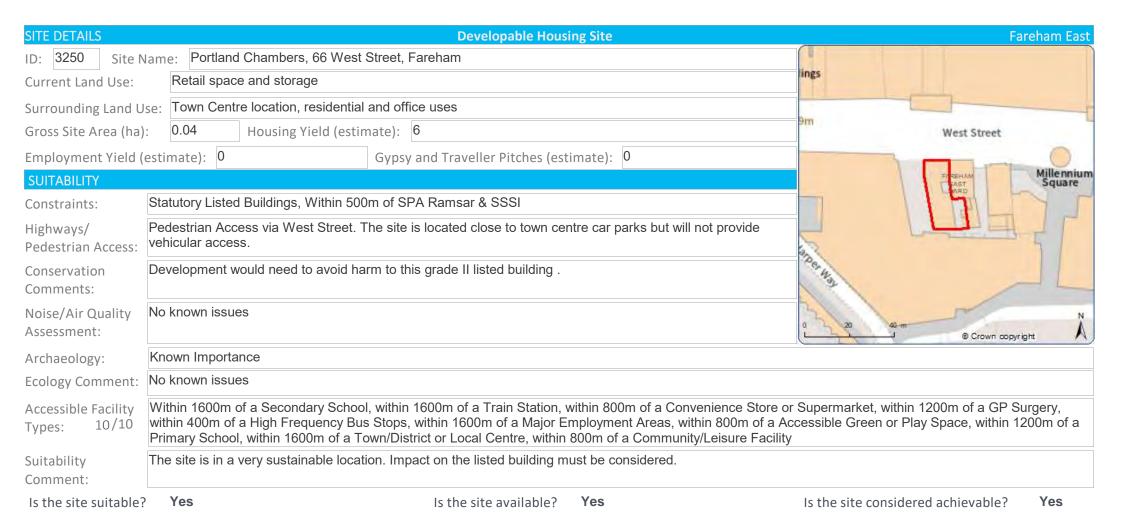
Requirement for sufficient buffer and protection fencing for hedgerows and SINC woodland to east of site. Would need to allow for co-ordination of development

Is the site considered achievable?



SITE DETAILS		Developable Housin	ng Site	Portchester East	
ID: 3246 Site N	lame: 12 West Street, Portch	nester			
Current Land Use:	Vacant Retail Storage			237	
Surrounding Land U	se: Retail and Residential			1	
Gross Site Area (ha)	: 0.06 Housing Yiel	d (estimate): 8			
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (estin	mate): 0	street	
SUITABILITY				PC EAST EAST WAS DO NOT BE AST OF THE PERSON	
Constraints:	Flood Zone 2 & 3			The state of the s	
Highways/ Pedestrian Access:	Accessible via car park to rear of property, access leads to Castle Street.			THE STATE OF THE S	
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	No known issues			0 20 40 m © Crown copyright	
Archaeology:	Known Importance				
Ecology Comment:	No known ecological issues				
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Suitability Comment:	The site is in a sustainable loo	cation. Redevelopment will achieve improved	d capacity for the site. Flood risk ass	essment required	
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes	

SITE DETAILS		Developable Housing Site		Fareham East
ID: 3249 Site N	Name: Wates House, Wallington	Hill		A THE PARTY
Current Land Use:	Office building			0 0
Surrounding Land U	Jse: Town Centre location, resider	ntial and office uses		N32 0 1
Gross Site Area (ha)	): 0.41 Housing Yield (e	stimate): 8		
Employment Yield (	(estimate): 0	Gypsy and Traveller Pitches (estimate):	0	
SUITABILITY				FAREHAM EAST MADD
Constraints:	Flood Zone 2, Ground Water Prorrequired	tection Zone, TPO, Within 500m of SPA, Forme	er Land Use Assessment	
Highways/ Pedestrian Access:	The existing access will provide satisfactory accessibility			
Conservation Comments:	Within Conservation Area and adjacent to Listed Building.			
Noise/Air Quality Assessment:	Site adjacent to A32. Noise asses	ssment would be required		0 37.5 75 m © Crown copyright
Archaeology:	Known Importance			
Ecology Comment:	No known ecological issues			
Accessible Facility Types: 10/10	within 400m of a High Frequency	hool, within 1600m of a Train Station, within 800 Bus Stops, within 1600m of a Major Employmer a Town/District or Local Centre, within 800m of a	ent Areas, within 800m of a Acc	
Suitability Comment:	The site is in a very sustainable lozone must be considered.	ocation. Impact on the conservation area and ad	djacent listed building must be o	considered. Impact on groundwater protection
Is the site suitable?	? Yes	Is the site available? Yes		Is the site considered achievable? Yes



SITE DETAILS **Developable Housing Site** Fareham North Wes ID: 3251 Menin House, Privett Road, Fareham Site Name: Existing flats, adjacent garage/parking area and areas of grass/open space. Current Land Use: Surrounding Land Use: Residential to north, open space and residential to east, open space and SINC to west and open space to south. Housing Yield (estimate): 50 (net gain 26) 0.37 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY Existing Open Space** Constraints: Suitable access can be achieved via Privett Road. Highways/ Pedestrian Access: No known constraints Conservation Comments: No known issues Noise/Air Quality @ Crown cdpyrigh Assessment: None Archaeology: Mature trees along the southern boundary should be retained and a suitable wooded buffer provided along the western boundary to protect Henry Cort Copse **Ecology Comment:** SINC. The site itself forms part of the Network Opportunity mapping and therefore creation of wooded buffers are essential. Furthermore, retention of the trees along the southern boundary is essential as they provide east-west habitat connectivity in the wider landscape. Ecology surveys would be required to support any future planning application. 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 Accessible Facility 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 8/10 Types: a Community/Leisure Facility Site consists largely of pre-existing residential development. Sustainable location. Suitability Comment:

Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

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

SITE DETAILS		Developable Hous	ing Site	Fareham South
ID: 3253 Site N	ame: Redoubt Court, Fort Fareham Ro	oad, Fareham		
Current Land Use:	Existing housing and open space			
Surrounding Land U	e: Residential to north, residential and	open space to wesr and east, L	ongfield Avenue to south	
Gross Site Area (ha)	0.43 Housing Yield (estimat	ee): 20 (net gain 12)		
Employment Yield (	stimate): 0	ypsy and Traveller Pitches (est	imate): 0	WARE TO THE PROPERTY OF THE PR
SUITABILITY				
Constraints:	Existing Open Space			
Highways/	Suitable access can be achieved via Fo	rt Fareham Road.		1
Pedestrian Access:				
Conservation Comments:	No known constraints			STURBINGTON ST
	No known issues			
Noise/Air Quality Assessment:	NO KHOWH ISSUES			© Crown copyright
Archaeology:	None			a down apprignt
Ecology Comment:	A suitable wooded buffer along the sout any future planning application.	h-eastern boundary is required t	o reduce impacts on Fort F	areham SINC. Ecology surveys would be required to support
Accessible Facility Types: 8/10		of a Accessible Green or Play S		400m of a High Frequency Bus Stops, within 1600m of a mary School, within 1600m of a Town/District or Local Centre,
Suitability Comment:	Loss of open space needs to be address	sed. Sustainable urban site suita	able for development.	
Is the site suitable?	Yes	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS		Developable Hous	ing Site	Portchester West
ID: 3254 Site N	lame: Land west of Do	re Avenue, Portchester		
Current Land Use:	Informal open space	9		Cametot Crescent Sol
Surrounding Land U	se: Residential to north	and west, open space and car park to south, Do	ore Avenue to east.	
Gross Site Area (ha)	: 0.30 Housin	ng Yield (estimate): 12		
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (est	imate): 0	
SUITABILITY				FORTCHESTER WEST Hawtho
Constraints:	Existing Open Space, C	Countryside		H I
Highways/ Pedestrian Access:	Access can be achived via Dore Avenue subject to opposing junction consideration.			
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	No known issues			0 30 80 m © Crown copyright
Archaeology:	None			
Ecology Comment:	Ecology surveys would	be required to support any future planning applic	ation.	
Accessible Facility Types: 8/10		Accessible Green or Play Space, within 1200m		GP Surgery, within 1600m of a Major Employment of a Town/District or Local Centre, within 800m of a
Suitability	Loss of open space nee	ed to be addressed. Sustainable location.		
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 P	osbrook and South of Bellfield	3.39	Titchfield	118
25 7 Spring Road,	, Sarisbury Green	0.42	Sarisbury	119
27 Military Road,	Wallington	2.17	Fareham East	120
31 Land West of	Old Street, Hill Head	10.65	Hill Head	121
46 Rookery Farm		20.05	Sarisbury	122
58 Raley Road, Lo	ocks Heath	2.03	Warsash, Locks Heath	123
86 1-2 The Avenu	ıe, Fareham	0.18	Fareham North, Fareham West	124
87 280-282 (UTP)	West Street, Fareham	0.17	Fareham North	125
124 Solent Busines	ss Park - Solent 2, Sarisbury	9.84	Sarisbury	126
158 Norgar House	, 10 East Street, Fareham	0.08	Fareham East	127
198 Civic Quarter,	Fareham	3.35	Fareham East	128
207 Romsey Avenu	ue, Portchester	12.71	Portchester West, Portchester East	129
324 North Walling	ton Rd and Standard Way, Wallington	0.87	Fareham East	130
1005 Land adjacent	to 75 Holly Hill Lane, Sarisbury	2.64	Sarisbury	131
1040 Land East of B	urnt House Lane, Stubbington	13.70	Stubbington	132
1170 Land at 171 Ra	anvilles Lane, Titchfield	0.90	Titchfield	133
1173 Land at Comm	non Lane	1.28	Titchfield	134
1180 Holly Cottage		2.36	Titchfield	135
1286 Russell Place,	Fareham	0.48	Fareham North	136
1324 Land by Durra	nts Lodge	3.38	Sarisbury	137
1332 Fareham Park	Farm Site, Fareham	7.15	Fareham North West	138
1335 Land at Addiso	on Rd, Sarisbury	0.54	Park Gate	139

OF CONTENTS			
ID: Site Name:	Gross Site Area (ha):	Ward:	Page
1339 Old Orchard, Botley Rd, Swanwick	2.14	Sarisbury	140
1356 187 Botley Road - Site A Proposal, Burridge	0.48	Sarisbury	141
1372 Newgate Lane Peel Nook	0.71	Stubbington	142
1388 Land at Junction of Newgate Lane, Stubbington	3.64	Stubbington	143
1998 Pinks Hill, Wallington	5.33	Fareham East	144
2826 Lysses Car Park, Fareham	0.42	Fareham East	145
Genesis Centre, Locks Heath	0.27	Locks Heath	146
2956 Delme Court, Fareham	0.11	Fareham North	147
2984 Land east of Raley Road	1.17	Locks Heath	148
2997 187 Botley Road - Site B Proposal, Burridge	1.23	Sarisbury	149
2998 187 Botley Road - Site C Proposal, Burridge	1.74	Sarisbury	150
2999 Land adjacent to Veolia Site and Ellerslie House, Down End Road, Portchester	4.21	Portchester West	151
3000 Land at 60 Swanwick Lane	1.92	Sarisbury	152
Land East of Newgate Lane East, Peel Common	3.92	Stubbington	153
Land Rear of 23 The Avenue, Fareham	0.75	Fareham South	154
3004 Land South of Hook Park Road, Warsash	30.00	Warsash	155
Land to the south of Swanwick Lane, Sarisbury	0.29	Sarisbury	156
3008 Land South of Longfield Avenue, Fareham	110.27	Stubbington, Fareham S, Fareham W	157
3010 Land at Southampton Road, Titchfield	1.26	Titchfield	158
3017 Land adj Swanwick Lane, Swanwick	2.54	Sarisbury	159
Land West of Newgate Lane, Stubbington	3.06	Stubbington	160
Land at Great Abshot, Warsash	13.65	Warsash	16:
3025 Little Park Farm, Park Gate	5.55	Park Gate	16
3026 Eyersdown Farm, Burridge	5.24	Sarisbury	163
3028 Copps Field, Newgate Lane, Peel Common	4.61	Stubbington	164

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

ID: Site Name:	Grace Sita Araa (ha).	Ward:	Page
D: Site Name:	Gross Site Area (ha):	vvara:	rage
East of Botley Road, Burridge	2.12	Sarisbury	190
Land East of Posbrook Lane, Titchfield	12.43	Titchfield	191
Land adj to 316 Botley Road, Burridge	0.33	Sarisbury	192
Land off Sopwith Way, Swanwick	2.29	Sarisbury	193
Land South of Holly Hill Lane, Sarisbury	4.11	Sarisbury	194
16-20 The Avenue, Fareham, Fareham	0.46	Fareham West	195
Cherry Tree Industrial Park, Burridge	0.92	Sarisbury	196
Wicor Farm, Cranleigh Road, Portchester	1.34	Portchester East	197
177-181 Botley Road, Burridge	1.44	Sarisbury	198
Land West of Newgate Lane South, Stubbington	6.19	Stubbington	199
Land East of Downend Road, Portchester (North of Winnham Farm)	7.39	Portchester West	200
Land South of Hope Lodge	1.40	Fareham North West	201
Land West of Newgate Lane	3.79	Stubbington	202
Bursledon Brickworks Swanwick Lane Lower Swanwick	0.76	Sarisbury	203
Haykin, St Margaret's Lane	0.77	Titchfield	204
Land to rear of 320 Southampton Rd	1.32	Titchfield	205
Land Off Nelson Lane, Portchester	1.76	Portchester West, Portchester East	206
24 Raley Road	1.22	Locks Heath	207
Land at 86 Funtley Road	0.95	Fareham North	208
Posbrook Lane	6.77	Titchfield	209
Land at Holly Hill Lane	3.30	Sarisbury	21
Land south of Segensworth Road	14.24	Titchfield	21:
Land west of Botley Road, Burridge	36.66	Sarisbury	217
Carron Row Farm	1.24	Titchfield	213
Ellerslie House, Downend Road	1.79	Portchester West	21

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

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

## 6. Discounted Housing Site Assessments

SITE DETAILS		Discounted Housing Site	Titchfield		
ID: 11 Site N	ame: Land East of Posbroo	k and South of Bellfield			
Current Land Use:	Agricultural				
Surrounding Land Us	Open space and resident	ial to north, agricultural to east and south	The state of the s		
Gross Site Area (ha):	3.39 Housing Yie	ld (estimate): 60	key Space		
Employment Yield (e	estimate): 0	Gypsy and Traveller Pitches (estimate): 0			
SUITABILITY			TICHALO WARD		
	Agricultural Land Grade 2, M Brent Geese & Wader Prima	inerals Soft Sand & Superficial sand/gravel, Countryside, Public ROW, Solent ry Support Area			
	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		House 130 m © Crown copyright		
Archaeology:	Site not within identified area	of archaeological potential			
Ecology Comment:	Semi-improved grassland with potential for reptiles, barn owls, bats, badgers. Brent Geese & Solent Waders primary support site.				
Accessible Facility Types: 3/10	Within 1200m of a GP Surge	ry, within 800m of a Accessible Green or Play Space, within 1600m of a Town/	District or Local Centre		
	The site is in a highly sensitivand Solent Waders.	re landscape (based on the Fareham Landscape Assessment (character area (	06.1b)) and is a primary support area for Brent Geese		
Is the site suitable?	No	Is the site available? Yes	Is the site considered achievable? Yes		

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

Yes

Is the site considered achievable?

No

Is the site available?

Is the site suitable?

SITE DETAILS **Discounted Housing Site** Fareham Eas ID: 27 Military Road, Wallington Site Name: Paddock Current Land Use: Residential to north and along south boundary. Employment (Fort Wallington) to northeast (Grade II Listed Surrounding Land Use: Building) 2.17 Housing Yield (estimate): 22 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 2, Minerals Brick Clay & sand/gravel, Ground Water Protection Zone, Countryside, Constraints: Wallington TPO. Within 500m of SPA Ramsar & SSSI Access via Drift Road would be unsuitable. Improvements to the Military Road/ Pinks Hill junction would be Highways/ required and are considered feasible. Pinks Hill would require improvement to the A27 slip road. Pedestrian Pedestrian Access: and cycle connections would be required to link the site to local services. Site adjacent to Grade II listed Fort Wallington. Development of the eastern area of the site would harm the Conservation setting of the listed building. The existing northern boundary marks the line of the fort perimeter, retaining a Comments: break to define the outline of the former fort would be preferable. © Crown copyright Noise/Air Quality 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. Assessment: Site not within identified area of archaeological potential. Archaeology: Site provides good habitat for notable invertebrate and supports dormice and reptiles. Bat flight line connectivity between wooded habitats and flight **Ecology Comment:** 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. 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 Accessible Facility 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 7/10 Types: 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 Reason for to heritage at this site, in relation to the proximity of development and the setting of Fort Wallington. Discounting:

Yes

Is the site available?

No

Is the site considered achievable?

No

Is the site suitable?

SITE DETAILS **Discounted Housing Site** Hill Head Site Name: Land West of Old Street, Hill Head ID: 31 Agricultural/Paddocks Current Land Use: 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 10.65 Housing Yield (estimate): 192 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 2 3 & 3a, Flood Zone 2 & 3, Minerals Superficial sand/gravel, Countryside, Within Constraints: 500m of SPA Ramsar & SSSI, Adjacent to a former landfill The site can be adequately accessed from Old Street, but is somewhat isolated from the centre of Highways/ Stubbington. Any development would need to consider the quality of the existing bus service on Old Street. Pedestrian Access: 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. No known constraints Conservation Crown copyright Comments: No known issues Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: Site is immediately adjacent to European designated sites. Potential habitat for bats, water vole, otter, reptiles, Dormice and badgers. **Ecology Comment:** 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 Accessible Facility Town/District or Local Centre, within 800m of a Community/Leisure Facility 5/10 Types: 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. Reason for It has significant ecological sensitivity, particularly associated with the adjacent SPA/SSSI. Discounting: Is the site suitable? No Is the site available? Yes Is the site considered achievable? No

SITE DETAILS **Discounted Housing Site** Sarisbur Site Name: Rookery Farm ID: 46 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 20.05 Housing Yield (estimate): 175 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 2 3a 3b & 3c, Minerals Safeguarded Site, Countryside, Landfill on part of site Constraints: Highways/ 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 Pedestrian Access: 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. 275 m No known constraints Crown copyrigh Conservation Comments: The site is bounded by the M27 motorway to the south. Therefore there is potential for noise and air quality Noise/Air Quality impacts. However, the site's scale may provide for mitigation measures, e.g. bunds/ screening, to be Assessment: incorporated into the final housing scheme making the development viable from a pollution/ sustainability perspective. Detailed noise and air quality assessments should be undertaken. Site not within identified area of archaeological potential Archaeology: 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 **Ecology Comment:** 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. 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 Accessible Facility 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 Types: Community/Leisure Facility 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 Reason for relatively isolated from local services. Discounting:

Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

SITE DETAILS	Discounted Housing Site	Warsash, Locks Heath
ID: 58 Site N	lame: Raley Road, Locks Heath	
Current Land Use:	Residential Garden/ Urban Greenspace	
Surrounding Land U	Se: Residential throughout	
Gross Site Area (ha)	: 2.03 Housing Yield (estimate): 50	Locks
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches (estimate): 0	HEATH WARD
SUITABILITY		
Constraints:	TPO	
Highways/ Pedestrian Access:	Vehicular access from Raley Road	Playing Field
Conservation Comments:	No known constraints.	WARSASIING George WARSOV Play Area
Noise/Air Quality Assessment:	No known issues.	0 100 m © Crown copyright
Archaeology:	Site not within identified area of archaeological potential.	
Ecology Comment:	No known issues.	
Accessible Facility Types: 8/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 160 a Community/Leisure Facility	
Reason for Discounting:	There is insufficient evidence that part of this site, including site access, is available for residential developed	ment during the plan period.

Is the site available? No

Is the site considered achievable?

No

Is the site suitable? Yes

SITE DETAILS	Discounted Housing Site	Fareham North, Fareham West			
ID: 86 Site N	Name: 1-2 The Avenue, Fareham				
Current Land Use:	B2 Class	FARSEHAM NORTH WARD			
Surrounding Land U	Railway line and station to the east, beyond which is Fareham Town Centre area. Residential development to the north, south and west.				
Gross Site Area (ha)	: 0.18 Housing Yield (estimate): maximum 20				
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches (estimate): 0				
SUITABILITY					
Constraints:	None, Existing vehicle repair garage				
Highways/ Pedestrian Access:	Access using existing Station access road.				
Conservation Comments:	No known constraints	EAREHAM* SOUTH			
Noise/Air Quality Assessment:	Site is adjacent to Fareham rail station and the A27 meaning there is potential for both noise and air quality impacts. This would not necessarily prevent this site being developed with housing but assessments should be undertaken in advance.				
Archaeology:	Site not within identified area of archaeological potential.				
Ecology Comment:	No known issues.				
Accessible Facility Types: 9/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Reason for Discounting:	There is insufficient evidence that this site is available for residential development during the plan period and the site is currently in active economic use.				

Is the site considered achievable?

No

Is the site available? No

Is the site suitable? Yes

No

Is the site considered achievable?

Yes

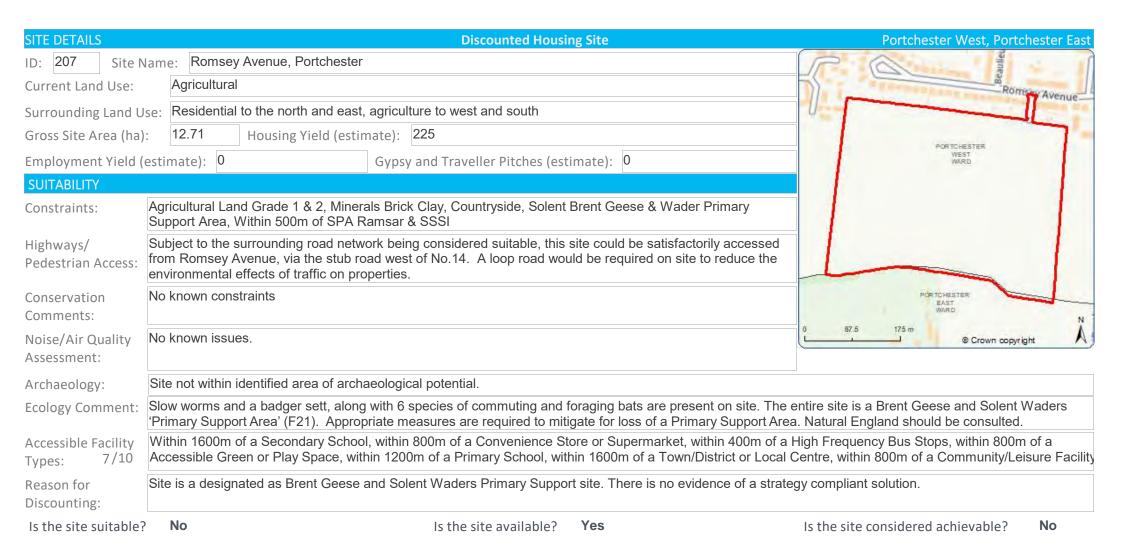
Is the site available?

Is the site suitable?

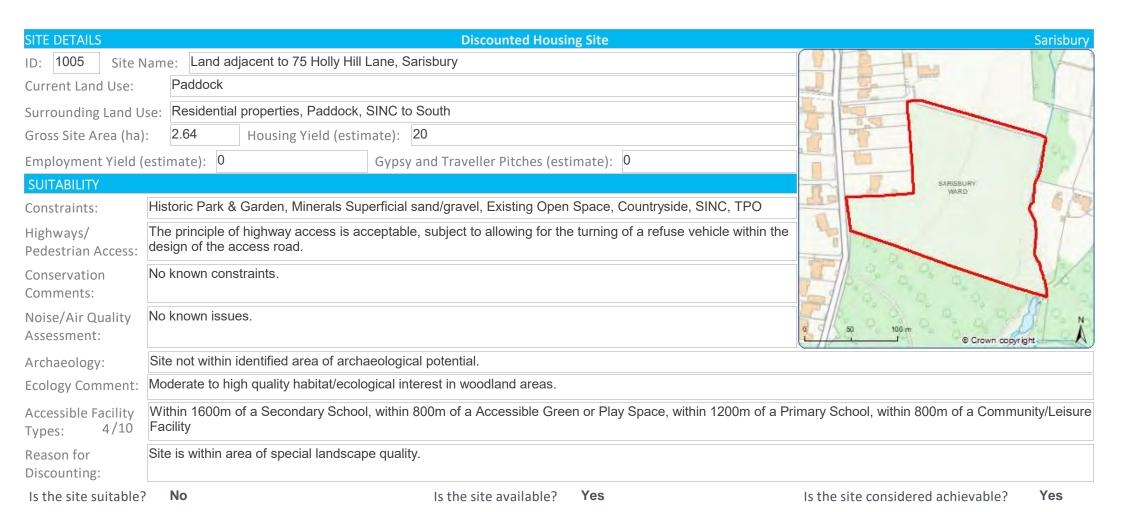
SITE DETAILS **Discounted Housing Site** Sarisbury ID: 124 Solent Business Park - Solent 2, Sarisbury Ancient & Semi-natural Woodland and Scrub Current Land Use: Whiteley Primary School Surrounding Land Use: Business Park uses to the east, M27 to the south, undeveloped land to the west, residential to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

SITE DETAILS	Discounted Ho	using Site	Fareham East		
ID: 158 Site N	lame: Norgar House, 10 East Street, Fareham		Was Later The Control of the Control		
Current Land Use:	Offices B1	NSGLION C			
Surrounding Land U	se: Offices/ retail/ residential/ car parking				
Gross Site Area (ha	: 0.08 Housing Yield (estimate): 5				
Employment Yield (	estimate): 0 Gypsy and Traveller Pitches	estimate): 0			
SUITABILITY			FAREHAN EAST ROUS		
Constraints:	Statutory Listed Buildings, Within 500m of SPA Ramsar & SSSI				
Highways/ Pedestrian Access:	Access from East Street. The two sites have a total of 12 car parking requirement would be appropriate for this town centre site.	spaces. A fifty percent parking			
Conservation Comments:	No known constraints				
Noise/Air Quality Assessment:	No known issues.		8 Crown copyright		
Archaeology:	Known Importance				
Ecology Comment:	The site includes buildings and areas of hardstanding. The buildings on site may have potential for roosting bats. There are a number of trees on site which should be retained where possible.				
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility				
Reason for Discounting:	No recent evidence that the site is available for development				
Is the site suitable?	Yes Is the site available	? Unknown	Is the site considered achievable? Yes		

SITE DETAILS		Discounted Housi	ng Site	Fareham East			
ID: 198 Site N	198 Site Name: Civic Quarter, Fareham						
Current Land Use:	Car Parks/ B1, D1 ar	nd Sui Generis Classes					
Surrounding Land U	St. Peter And St. Paul's Church						
Gross Site Area (ha)	: 3.35 Housing						
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (est	imate): 0				
SUITABILITY				TARREHAM EAST			
Constraints:	Existing Open Space, Public ROW, Within 500m of SPA Ramsar & SSSI						
Highways/ Pedestrian Access:	Use of existing accesses.						
Conservation Comments:	No known constraints						
Noise/Air Quality Assessment:	No air quality concerns, but a noise assessment will likely be required.			0 A 65 130 m N N N N N N N N N N N N N N N N N N			
Archaeology:	Known Importance Buffer						
Ecology Comment:	No known issues.						
Accessible Facility Types: 10/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility						
Reason for Discounting:	Majority of the site is requ	uired for existing use and is not immediately av	ailable for development.				
Is the site suitable?	Yes	Is the site available?	Not in the short term	Is the site considered achievable? Yes			



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



Is the site available?

Solent Waders Low Use site and there is no evidence of a strategy compliant solution.

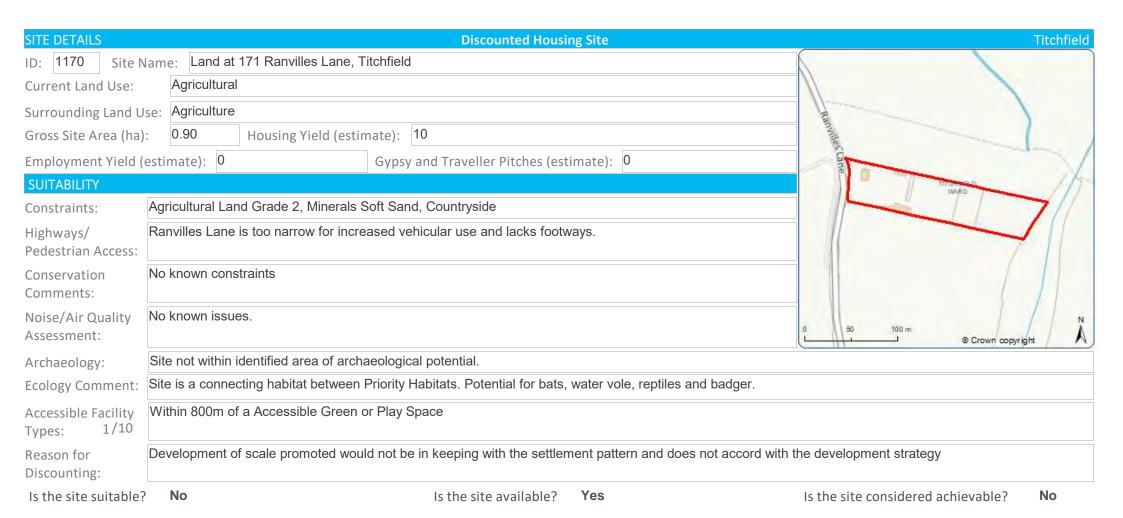
Discounting:

Is the site suitable?

No

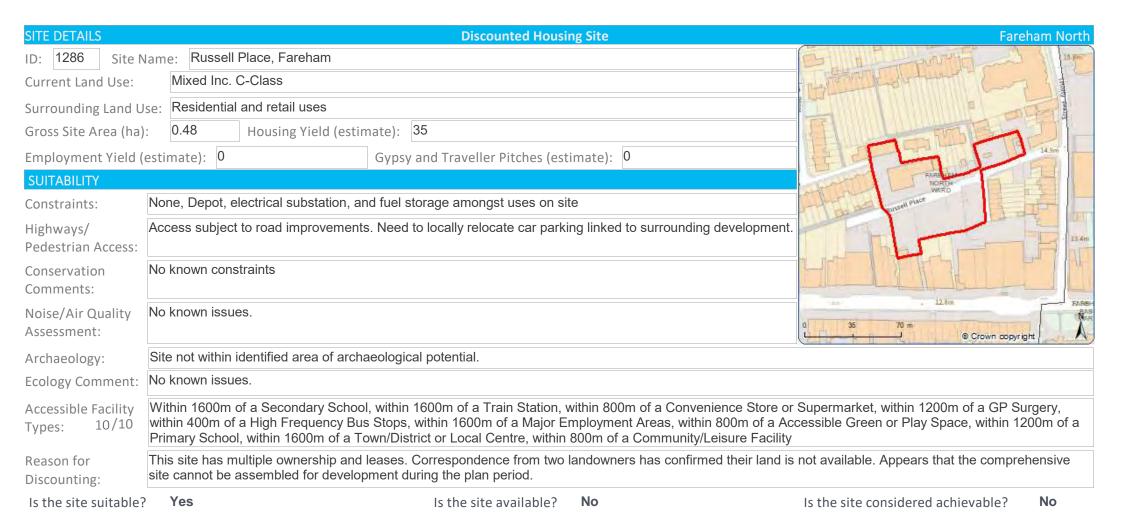
Yes

Is the site considered achievable?



SITE DETAILS **Discounted Housing Site** Titchfield Site Name: Land at Common Lane ID: 1173 Field/agriculture Current Land Use: Surrounding Land Use: Residential 1.28 Housing Yield (estimate): Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Wilderness Agricultural Land Grade 3, Countryside Constraints: Site has adequate frontages with both Warsash Road and Common Lane from which vehicular access could Highways/ physically be achieved. Warsash Road is classified with a 40mph speed limit which could mitigate against a Pedestrian Access: new access. Common Lane is a lesser road to which access through an existing tree-belt could be secured with some hedge loss for visibility splays. Such splays, at any access, would need to be commensurate with the speeds of passing vehicles. Improvements of the adjacent bus-stops would be required. No known constraints Conservation Comments: @ Crown copyrigh No known issues. Noise/Air Quality Assessment: Site not within identified area of archaeological potential. Archaeology: The site is a grass field with treelined boundaries. The boundary features to be retained and protected via a suitable planted buffer. Recreational impact on the **Ecology Comment:** LNR and SINC to be addressed. 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 Accessible Facility Town/District or Local Centre, within 800m of a Community/Leisure Facility 5/10 Types: Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale Reason for development of fewer than 5 may be in line with the character of the area and could therefore be acceptable. Discounting: No Yes Yes Is the site suitable? Is the site available? Is the site considered achievable?

SITE DETAILS **Discounted Housing Site Titchfield** Site Name: Holly Cottage ID: 1180 Horticulture, residential, nursery and open space. Current Land Use: Surrounding Land Use: Grade II\* Listed Building opposite (St Margaret's Priory) and residential. 2.36 Gross Site Area (ha): Housing Yield (estimate): 27 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** TIPOHRELD Agricultural Land Grade 3, Countryside, Several potentially contaminative features on site Constraints: A sufficient length of site frontage to St Margarets Lane is available to lay out an access to the site. There Highways/ would be the potential to allow some frontage development subject to on-plot turning and adequate visibility. Pedestrian Access: St Margarets Lane, however, is narrow and lacks any pedestrian or cyclist provisions south of the site. The prospect of additional pedestrian and cyclist activity associated with the development would be contrary to highway safety. No known constraints Conservation 110 m Comments: Crown copyright No known issues. Noise/Air Quality Assessment: Site not within identified area of archaeological potential. Archaeology: The site appear to be grass fields/disturbed land, with glass houses, two residential units, areas of hardstanding and hedge lined boundaries in the north, west **Ecology Comment:** and south. The boundary features to be retained and enhanced. Recreational pressure impact on the non-statutory sites to be addressed. Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility Accessible Facility 3/10 Types: Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale Reason for development of fewer than 5 may be in line with the character of the area and could therefore be acceptable. Discounting: No Yes Yes Is the site suitable? Is the site available? Is the site considered achievable?



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

Yes

Reason for Discounting:

Site is located in Countryside, Historic Parks & Gardens Designation and within a sensitive landscape affecting the adjacent conservation area and is therefore unsuitable for development.

Is the site suitable?

No

Is the site available?

Is the site considered achievable?

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

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

Yes

Is the site considered achievable?

No

Is the site available?

Is the site suitable?

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

Is the site available?

Is the site suitable?

No

Yes

Is the site considered achievable?

Yes

SITE DETAILS		Discounted Housi	ng Site	Sarisbury			
ID: 1356 Site N	D: 1356 Site Name: 187 Botley Road - Site A Proposal, Burridge						
Current Land Use:	se: House and garden						
Surrounding Land U	Surrounding Land Use: Residential to north, south & east; horticulture and agriculture to west.						
Gross Site Area (ha)	): 0.48 Housing Y	ield (estimate): 5					
Employment Yield (	(estimate): 0	Gypsy and Traveller Pitches (est	imate): 0				
SUITABILITY				RIBBURT WARD)			
Constraints:	Agricultural Land Grade 3a, Countryside						
Highways/ Pedestrian Access:	Site has sufficient frontage to provide a satisfactory private drive access, subject to the removal of a short section of fence understood to be in the control of the applicant. Bin collection and carry distances would need to be addressed.						
Conservation Comments:	No known constraints.						
Noise/Air Quality Assessment:	No known issues.						
Archaeology:	Site not within identified area of archaeological potential.						
Ecology Comment:	Site comprises grassland, hedgerow and mature deciduous trees.						
Accessible Facility Types: 5/10	Within 1600m of a Train Station, within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility						
Reason for Discounting:	Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale development of fewer than 5 may be in line with the character of the area and could therefore be acceptable.						
Is the site suitable?	? <b>No</b>	Is the site available?	Yes	Is the site considered achievable? Yes			

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

SITE DETAILS **Discounted Housing Site** Stubbington ID: 1388 Site Name: Land at Junction of Newgate Lane, Stubbington Equestrian uses Current Land Use: 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. 3.64 Housing Yield (estimate): 66 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 STUBBINGTON **SUITABILITY** Agricultural Land Grade 3a & 3b, Minerals Superficial sand/gravel, Countryside Constraints: Satisfactory access can be achieved from Gosport Road, subject to the access being located in the eastern Highways/ third of the site frontage. The future provisions of the Stubbington Bypass should be safeguarded along the Pedestrian Access: southern boundary. No known constraints Conservation Gosport Road Comments: 100 m No issues Noise/Air Quality @ Crown copyright Assessment: Known Importance Buffer Archaeology: Low interest for biodiversity. **Ecology Comment:** 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 Accessible Facility School, within 800m of a Community/Leisure Facility 5/10 Types: 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 Reason for therefore considered unsuitable for residential development. Discounting:

Yes

Is the site considered achievable?

Yes

Is the site available?

No

SITE DETAILS **Discounted Housing Site** Fareham East ID: 1998 Pinks Hill, Wallington Site Name: Grassland/ Paddock Current Land Use: Surrounding Land Use: Residential, Grade II Listed Building and employment to the west, Waste Transfer Station to the north and A27 to the south and east. Wallington 5.33 Housing Yield (estimate): 130 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 2 & 3b, Minerals Brick Clay - sand/gravel & Safeguarded Site, Ground Water Constraints: Protection Zone, Countryside, Within 500m of SPA Ramsar & SSSI, Land identified as a former refuse heap. The ability of Pinks Hill to serve the development needs to be fully assessed, including an adequate site Highways/ access and the provision of a pedestrian/cycle footway. Land ownership would appear to allow improvements Pedestrian Access: to Pinks Hill and its junction with the A27 slip road to take place. A full Transport Assessment would be required for the site. The site does not contain any listed buildings but the open hillside contributes to the setting and historic Conservation context of the grade II listed Fort Wallington, one of a series of forts built in the 19th century for the defence of © Crown coovright Comments: Portsmouth Harbour, Preserving the setting of the listed building would be a material consideration. Air quality and noise impact assessments would be required. Noise/Air Quality Assessment: Green Alert Archaeology: The site is dominated by semi-improved & improved grassland, hedges, scrub and buildings. The habitats have potential for reptiles. There will be an increased **Ecology Comment:** recreational impact on the nearby Natura 2000 sites. The hedgerows on site to be retained & enhanced with suitable buffers. 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 Accessible Facility Town/District or Local Centre, within 800m of a Community/Leisure Facility 5/10 Types: 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 Reason for proximity to A27. Discounting:

Yes

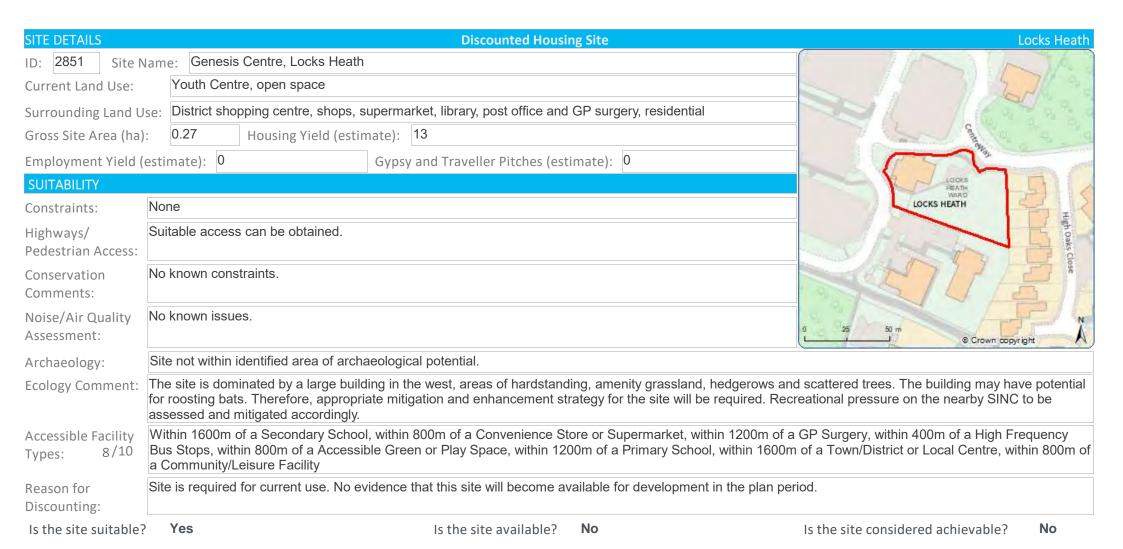
Is the site available?

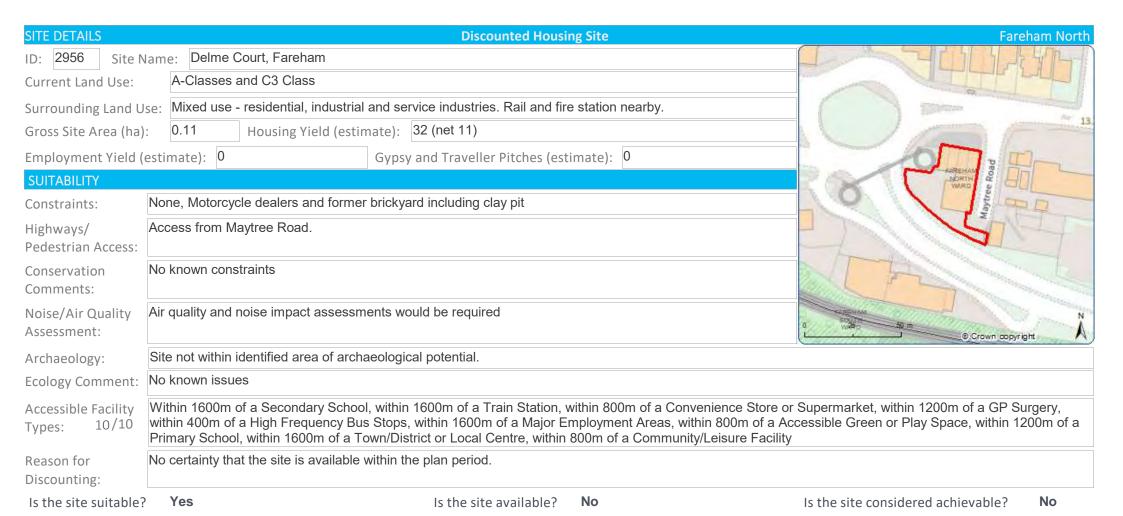
No

Is the site considered achievable?

No

SITE DETAILS		Discounted Housing Site	Fareham East			
ID: 2826 Site N	lame: Lysses Car Par	k, Fareham				
Current Land Use:	e: Sui-Generis / Public Car Park					
Surrounding Land U	Surrounding Land Use: Automotive and service industries, residential, and green open space					
Gross Site Area (ha)	Gross Site Area (ha): 0.42 Housing Yield (estimate): 24					
Employment Yield (	estimate): 0	Gypsy and Traveller Pitches (estimate): 0				
SUITABILITY			FAREHAM EAST WARE			
Constraints:	Minerals Brick Clay & sand/gravel, Within 500m of SPA Ramsar & SSSI					
Highways/ Pedestrian Access:	Access from Lysses Path. Two pedestrian links with High Street.					
Conservation Comments:	No known constraints					
Noise/Air Quality Assessment:	Noise assessment required due to nearby industrial estate and Lysses Hotel (entertainment events)					
Archaeology:	Known Importance					
Ecology Comment:	No known issues					
Accessible Facility Types: 9/10	Within 1600m of a Secondary School, within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility					
Reason for	Site is required for current use to provide parking provision for Fareham Town Centre and is therefore not available for development during the plan period.					
Discounting:						
Is the site suitable?	Yes	Is the site available? No	Is the site considered achievable? <b>No</b>			





SITE DETAILS **Discounted Housing Site** Locks Heath ID: 2984 Site Name: Land east of Raley Road Residential Garden/ Urban Greenspace Current Land Use: Residential to north, south & east; horticulture and agriculture to west. Surrounding Land Use: LOCKS HEATH 1.17 Housing Yield (estimate): 28 Gross Site Area (ha): Gypsy and Traveller Pitches (estimate): 0 Employment Yield (estimate): 0 SUITABILITY TPO Constraints: Promoted access from Locks Road. Highways/ Pedestrian Access: No known constraints Conservation Comments: No known issues. Noise/Air Quality Assessment: @ Crown copyright Site not within identified area of archaeological potential. Archaeology: Boundaries must be retained and buffered. West of site should be buffered further and incorporated within open space. **Ecology Comment:** 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 Accessible Facility 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 7/10 Types: No evidence that access to site is available or achievable. Reason for Discounting: No

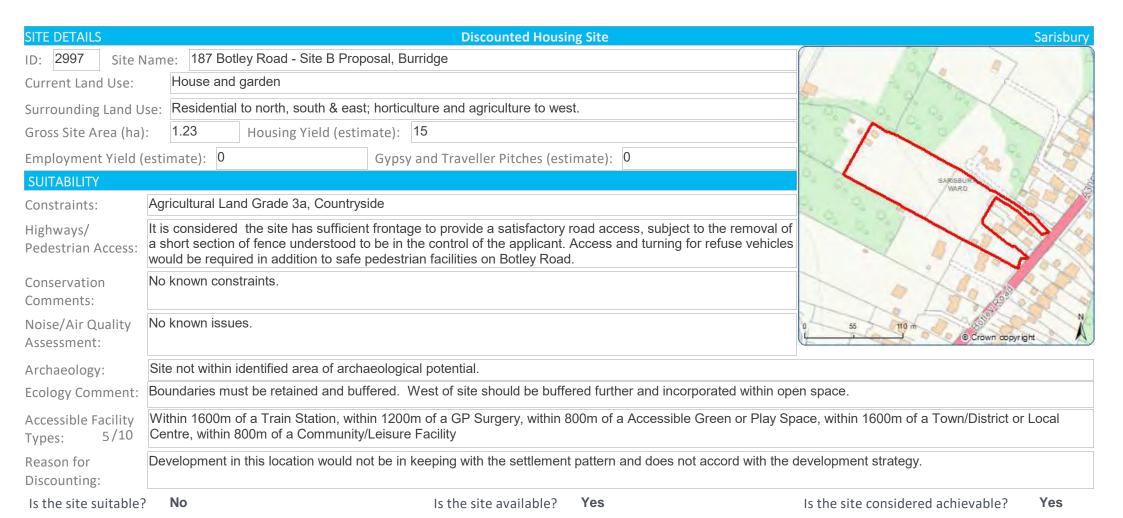
Yes

Is the site considered achievable?

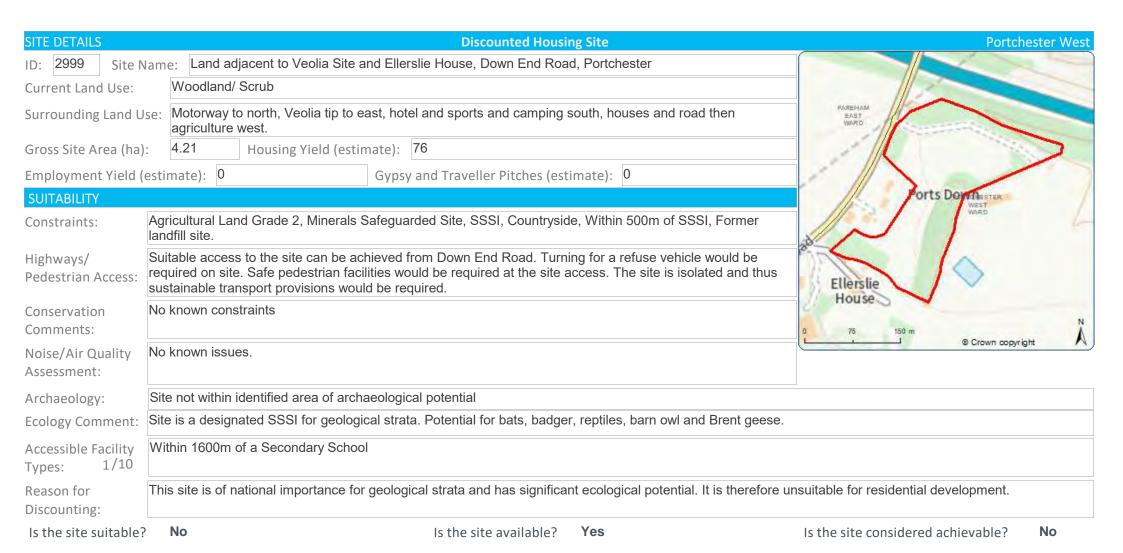
Is the site available?

Is the site suitable?

Yes



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



SITE DETAILS **Discounted Housing Site** Sarisbury Site Name: Land at 60 Swanwick Lane ID: 3000 Current Land Use: Agriculture Surrounding Land Use: Residential to west, woodland to north, agricultural/residential to east 1.92 Housing Yield (estimate): 30 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** WARD Agricultural Land Grade 2 & 3b, Countryside, Former clay pit Constraints: (III It is considered that satisfactory access can be achieved to this site from Swanwick Lane. The optimum Highways/ access location would be just east of the centre point of the frontage. Access and turning for refuse vehicles Pedestrian Access: would be required in addition to safe pedestrian facilities near the access and on Swanwick Lane. No known constraints. Conservation Comments: No known issues. Noise/Air Quality Crown copyright Assessment: Site not within identified area of archaeological potential. Archaeology: Priority habitat lowland mixed deciduous woodland present directly adjacent to north. Potential for bats, Great Crested Newts, Hazel Dormice; Common lizard, **Ecology Comment:** badger and birds of conservation concern. 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 Accessible Facility Centre, within 800m of a Community/Leisure Facility 5/10 Types: The scale of development proposed is out of keeping with the character of the area and does not accord with the development strategy. Reason for Discounting:

Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

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

Is the site available?

Yes

No

Is the site considered achievable?

No

SITE DETAILS		Discounted Housing Site	Fareham South			
ID: 3003 Site N	Name: Land Rear of 23 The Avenue, Fareham					
Current Land Use:	Unused Land / Paddock	The state of the s				
Surrounding Land U	Surrounding Land Use: Adjacent to Fareham College grounds, residential, historic park and garden					
Gross Site Area (ha)	Gross Site Area (ha): 0.75 Housing Yield (estimate): 12					
Employment Yield (	estimate): 0 Gy	/psy and Traveller Pitches (estimate): 0				
SUITABILITY			FAREHAM SOUTH WARD			
Constraints:	Historic Park & Garden, TPO					
Highways/ Pedestrian Access:	Subject to turning on site, the site would be suitable for a limited scale of development.					
Conservation Comments:	Development would lead to harm to the setting of grade II* house and character of the historic park and garden.					
Noise/Air Quality Assessment:	No known issues					
Archaeology:	Site not within identified area of archaeological potential					
Ecology Comment:	Habitat has potential for Dormice and invertebrates.					
Accessible Facility Types: 9/10	Within 1600m of a Secondary School, within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility					
Reason for	This site has significant TPO coverage and is located within a Historic Park and Garden.					
Discounting:						

Is the site available?

Is the site suitable? No

Yes

Is the site considered achievable?

SITE DETAILS **Discounted Housing Site** Warsash Site Name: Land South of Hook Park Road, Warsash ID: 3004 Current Land Use: Agricultural and equestrian Surrounding Land Use: The site is bordered by residential development to the north-west. To the south there is woodland, agriculture and coastal plain. 30.00 Housing Yield (estimate): 55 look Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 WARSASH **SUITABILITY** Meadow View Court Farm Agricultural Land Grade 2 3 & 3b, Flood Zone 2 & 3, Historic Park & Garden, Minerals Superficial sand/gravel, Constraints: Existing Open Space, Countryside, Public ROW, Solent Brent Geese & Wader Candidate, SINC, TPO, Within 500m of SPA SAC Ramsar & SSSI, Former landf Access is from low standard roads unsuitable for any significant development traffic. The site is very isolated Highways/ from any local facilities and is unsustainable in transport terms. Pedestrian Access: nt Court No known constraints Conservation Comments: @ Crown copyright No known issues Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: Site contains grassland, broadleaved woodland, scattered trees and several water bodies. Potential for amphibians, bats, badger, dormice and reptiles. **Ecology Comment:** Candidate site for SWBG species. Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility Accessible Facility 3/10 Types: Site within Special Area of Landscape Quality. Impacted by significant transport and ecology constraints, SINC, adjacent to a SSSI/SPA/SAC/Ramsar site. Partly Reason for within flood zone, partly candidate site for Brent Geese and Waders. Discounting:

Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

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

Yes

Is the site considered achievable?

No

Is the site available?

Is the site suitable?

157

Is the site available?

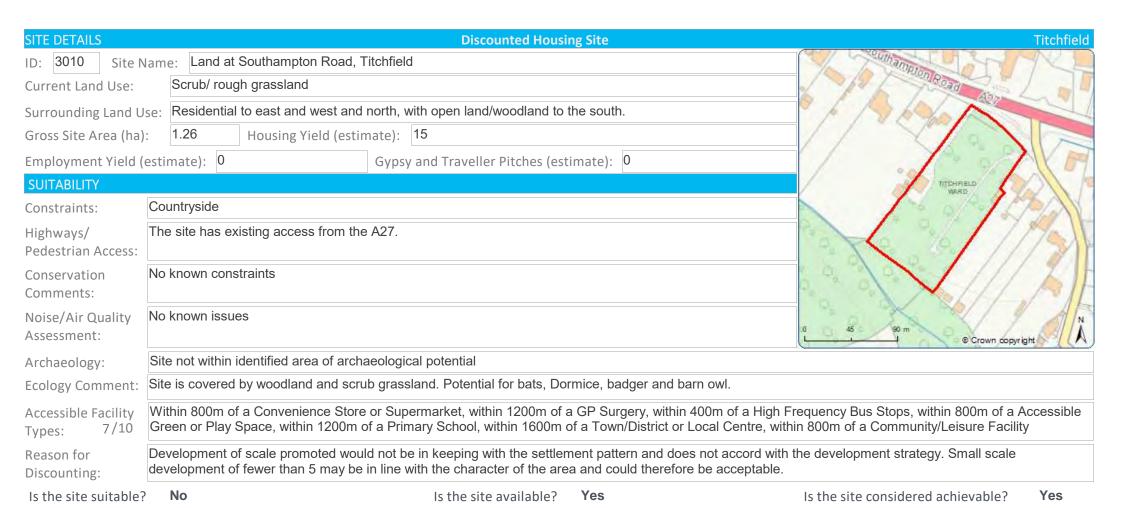
No

Is the site suitable?

development would need to be sensitively designed and accompanied by significant GI to ensure that it would not undermine the integrity of the Strategic Gap.

Not wholly

Is the site considered achievable?



SITE DETAILS **Discounted Housing Site** Sarisbury Site Name: Land adj Swanwick Lane, Swanwick ID: 3017 Current Land Use: Agriculture Surrounding Land Use: Residential to west, woodland to north, agricultural/residential to east 2.54 Housing Yield (estimate): 46 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** WARD Agricultural Land Grade 2 & 3b, Countryside Constraints: It is considered that satisfactory access can be achieved to this site from Swanwick Lane. The optimum Highways/ access location would be just east of the centre point of the frontage. Access and turning for refuse vehicles Pedestrian Access: would be required in addition to safe pedestrian facilities near the access and on Swanwick Lane. No known constraints. Conservation Comments: Noise assessment required as commercial development adjacent site to the northwest. Noise/Air Quality 100 m Assessment: Site not within identified area of archaeological potential. Archaeology: Priority habitat lowland mixed deciduous woodland present directly adjacent to north of site. Potential for bats, Great Crested Newts, Hazel Dormice; Common **Ecology Comment:** Lizard, Badger and BoCC. 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 Accessible Facility Centre, within 800m of a Community/Leisure Facility 5/10 Types: The scale of development proposed is out of keeping with the character of the area and does not accord with the development strategy. Reason for Discounting:

Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

SITE DETAILS **Discounted Housing Site** Stubbington ID: 3022 Site Name: Land West of Newgate Lane, Stubbington Paddock Current Land Use: Solar farm off Newgate Lane to north of the site. Open fields currently used for agriculture, but subject to Surrounding Land Use: previous representations for residential development to the east. 3.06 Housing Yield (estimate): 55 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 STUBBINATO **SUITABILITY** Agricultural Land Grade 2, Minerals Soft Sand & Safeguarded Site, Countryside Constraints: Highways/ 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 Pedestrian Access: 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. No known constraints Conservation @ Crown copyright Comments: Odour assessment required Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: A colony of Chamomile (Chamaemelum nobile) may be present on site, which is classed as Vulnerable on the vascular plant Red List for England. There is **Ecology Comment:** 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. 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 Facility Community/Leisure Facility 4/10 Types: Development in this location would not be in keeping with the settlement pattern and would change the settlement character of Peel Common. Potential for Reason for ecological impacts. The site is therefore considered unsuitable for residential development. Discounting:

160

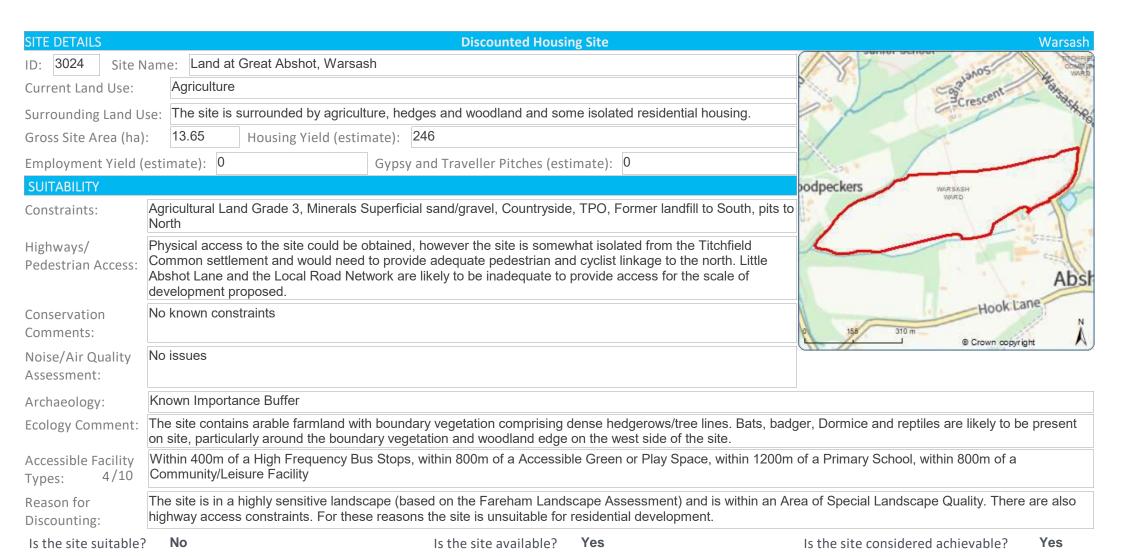
Yes

Is the site available?

Is the site suitable?

Yes

Is the site considered achievable?



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

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

Yes

Is the site available?

No

Is the site suitable?

Yes

Is the site considered achievable?

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

SITE DETAILS **Discounted Housing Site** Titchfield ID: 3029 Site Name: Land south of Bridge Street, Titchfield Current Land Use: Pasture Residential to the west and north. Open land to the east and south. Surrounding Land Use: 1.76 Housing Yield (estimate): 28 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 2, Minerals Soft Sand & Superficial sand/gravel, Countryside, Statutory Listed Constraints: Buildings As the north-western part of the site is built-out, the only viable access would be on the western part of the Highways/ frontage with Bridge Street, Access and turning for refuse vehicles would be required, along with pedestrian Pedestrian Access: facilities on Bridge Road. This site lies adjacent to the Titchfield Conservation Area. The rural land surrounding the village is of Conservation importance in defining the historic settlement, setting it apart from surrounding urban areas. The rural setting Comments: of the Meon Valley also provides important views of Titchfield in the landscape. Development of this land 140 m would be harmful to the setting of the conservation area. Crown copyright No known issues Noise/Air Quality Assessment: Known Importance Archaeology: Site contains grassland/pasture with linear hedgerows. Canal located on eastern boundary of the site. Bats, dormice, water vole, otter, reptiles and badger all **Ecology Comment:** have potential to utilise the site. 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 Accessible Facility 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 7/10 Types: Site within landscape identified as of special character for the Borough. The site partly within flood zones 2 and 3 and has high ecological potential (adjacent to a Reason for SINC). Development could also be harmful to the setting of the conservation area. Discounting:

Yes

Is the site available?

Is the site suitable?

No

No

Is the site considered achievable?

SITE DETAILS **Discounted Housing Site** Hill Head ID: 3037 Site Name: Land west of Old Street, Stubbington C3 Class and B8 Class Current Land Use: Surrounding Land Use: Residential to the east, open countryside/ Meon Valley and SPA/SSSI to the west 3.00 Housing Yield (estimate): 6 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Agricultural Land Grade 3 3a & 3b, Countryside, TPO, Within 500m of SPA Ramsar & SSSI Constraints: No in principle highway access issues. Safe site access and visibility to Old Street would be a priority and Highways/ pedestrian provisions would also need to be considered. Pedestrian Access: No known constraints Conservation Comments: No known issues Noise/Air Quality Assessment: @ Crown copyright Site not within identified area of archaeological potential Archaeology: Site contains residential detached housing with associated large gardens containing scattered mature trees and shrubs. Potential for bats, water vole, otter, **Ecology Comment:** badger, Dormice and reptiles. 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 Accessible Facility 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility 6/10 Types: Area of special landscape quality and strategic gap. Development in this location is not suitable. Reason for Discounting: No No No Is the site suitable? Is the site available? Is the site considered achievable?

SITE DETAILS **Discounted Housing Site** Sarisbury ID: 3038 Site Name: Land in Upper Swanwick, Swanwick Horticultural land/ paddock/ grassland/ woodland Current Land Use: Surrounding Land Use: Residential development to the east (Botley Road), south (Swanwick Lane) and west (New Road) and a nature reserve to the north 31.94 Housing Yield (estimate): 575 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 Long Groft **SUITABILITY** Agricultural Land Grade 2 3a 3b & 3c, Minerals Safeguarded Site, Countryside, Public ROW, TPO, Within Constraints: 500m of SPA SAC Ramsar & SSSI, Former clay pit Suitable access can be obtained onto Swanwick Lane, however the scale of site is considered to be too large Highways/ to be accommodated in traffic terms given the existing road network constraints. It is also in a fairly Pedestrian Access: unsustainable location so that residents would be expected to drive to most trip attractors. Good bus services on Botley Road and any off-site cyclist improvements would go some way to resolve this. An internal loop road would be sought. 300 m The site lies directly adjacent to Morgan's Farmhouse and its barn, both are grade II listed buildings. The Conservation Crown copyright proximity of any development would need to respect the setting of both these buildings which is presently semi Comments: rural in character. Noise and air quality assessments due to scale of proposed development. Noise/Air Quality Assessment: Site not within identified area of archaeological potential. Archaeology: The site itself contains predominantly arable land with boundary hedgerows. Potential for great crested newt, bat, reptile, badger and Dormice. Buildings on site **Ecology Comment:** may have potential to support roosting bats. 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 Accessible Facility Centre, within 800m of a Community/Leisure Facility 5/10 Types: Scale of growth does not accord with the development strategy. The site is ecologically sensitive (adjacent to a SINC) and does not seem capable of providing Reason for suitable highway access for the scale of development proposed. Discounting:

Yes

Is the site considered achievable?

No

Is the site available?

No

SITE DETAILS **Discounted Housing Site Titchfield** ID: 3045 Carron Row Farm Segensworth East, Titchfield Site Name: C3 Class/ Agricultural/ Horticultural Current Land Use: Allotments, paddocks, Titchfield Abbey Scheduled Ancient Monument and caravan site. Surrounding Land Use: Allotments 7.29 Housing Yield (estimate): 131 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** TTOHRELD Segensworth Agricultural Land Grade 2 & 3, Minerals Superficial sand/gravel, Countryside, Statutory Listed Buildings, Coppice Constraints: Scheduled Monument, Public ROW, SINC Due to limited lengths of frontage with Segensworth Road, it is not possible to secure adequate visibility splays Highways/ Drove at the prospective accesses. Pedestrian Access: ern Farm This site contains a grade II listed building, the Barn at Carron Row Farm, and part of the site lies within the Conservation boundary of the Titchfield Abbey Conservation Area. To the south the site encroaches on the scheduled Comments: monument of Titchfield Abbey and Fishponds. The setting of the barn, the rural character and appearance and setting of the conservation area and the scheduled monument would all be important considerations in © Crown copyrigh the scale and siting of new buildings. English Heritage should be consulted concerning the character and setting of the scheduled monument. No known issues Noise/Air Quality Assessment: SAM, National Interest Archaeology: The site contains grassland / pasture divided into sectioned fields, with a series of buildings on the east of the site. Majority of site is likely to be low ecological **Ecology Comment:** value as horse paddock. Potential for bats, Dormice, reptiles and badger. 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 Accessible Facility a Community/Leisure Facility 4/10 Types: The site is within landscape identified as of special character for the Borough. Development at the site would potentially have significant impacts upon a Reason for Scheduled Ancient Monument. No safe highway access identified. Discounting:

No

Is the site available?

Is the site suitable?

No

Is the site considered achievable?

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

SITE DETAILS **Discounted Housing Site** Warsash Site Name: Land at Brook Avenue, Warsash ID: 3050 Paddock Current Land Use: Residential properties to west, east and north as well as garden nurseries to the north. Further residential Surrounding Land Use: dwellings and a Site of Importance to Nature Conservation (SINC) to the south. 2.04 Housing Yield (estimate): 25 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 3b, Countryside, Within 500m of SPA SAC Ramsar & SSSI Constraints: Access from the south would be unacceptable as the link to Brook Lane is narrow. Access from the north onto Highways/ Brook Avenue is considered feasible. Footway provision along Brook Avenue would be required to Brook Pedestrian Access: Lane. No known constraints Conservation Comments: O ON AVENUE 125 m No issues Noise/Air Quality @ Crown copyright Assessment: Site not within identified area of archaeological potential Archaeology: The site contains an improved grassland field with boundary vegetation, which could be utilised by foraging and commuting bats, reptiles, dormice and breeding **Ecology Comment:** birds. Issues arising from increased recreation within the SINC will need to be considered. Protection and enhancement of the boundary vegetation is required. 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 Facility Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre 6/10 Types: The site is located in the countryside and in an Area of Special Landscape Quality and would not accord with the development strategy. Reason for Discounting:

Yes

Is the site considered achievable?

Yes

Is the site available?

No

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

Yes

Is the site considered achievable?

Yes

Is the site available?

No

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

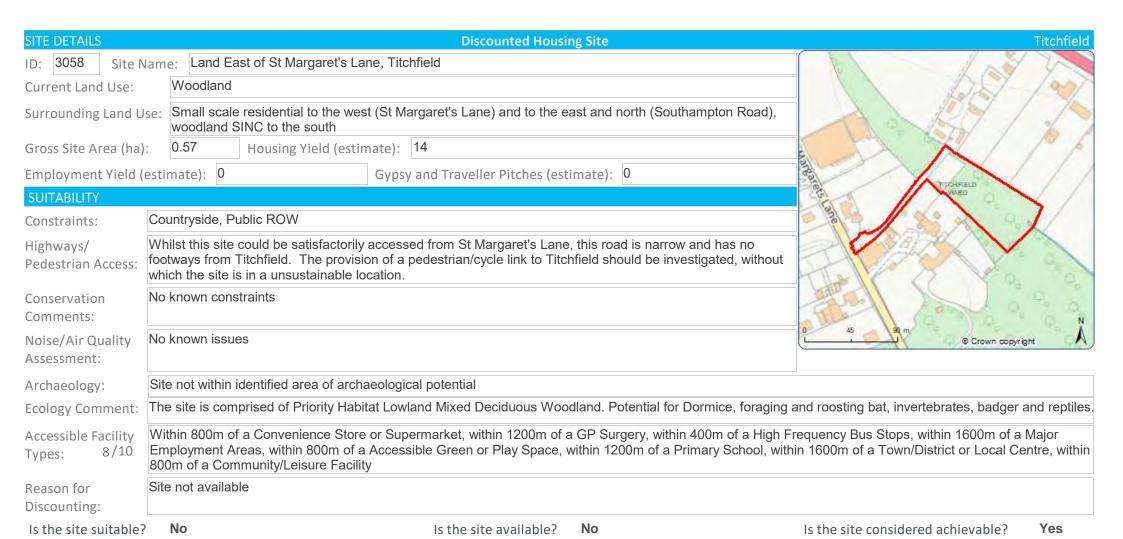
Yes

Is the site available?

No

Is the site considered achievable?

Discounting:



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

SITE DETAILS **Discounted Housing Site Titchfield** ID: 3060 Site Name: Land West of St Margaret's Lane, Titchfield Mix use-horticultural, paddocks, cattery, storage, vacant and residential. Current Land Use: Surrounding Land Use: Horticultural glasshouses to the north, agriculture to the west and school grounds/wooded area to the south 3.51 Housing Yield (estimate): 100 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 TITCHRIELO SUITABILITY Agricultural Land Grade 3, Countryside, Car breakers, nursery, garages to north Constraints: Whilst this site could be satisfactorily accessed from St Margaret's Lane, this road is narrow and has no Highways/ footways from Titchfield. The provision of a pedestrian/cycle link to Titchfield should be investigated, without Pedestrian Access: which the site is in a unsustainable location. No known constraints Conservation Comments: 62.5 125 m Noise assessment - adjacent works and a school Noise/Air Quality @ Crown copyright Assessment: Site not within identified area of archaeological potential Archaeology: The site comprises degraded livestock and paddock fields. Mitigation and enhancement areas to be provided at southern boundary. Potential for reptiles, badger, **Ecology Comment:** amphibians, dormice. Accessible Facility Within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility 3/10 Types: Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale Reason for development of fewer than 5 may be in line with the character of the area and could therefore be acceptable. Discounting:

Yes

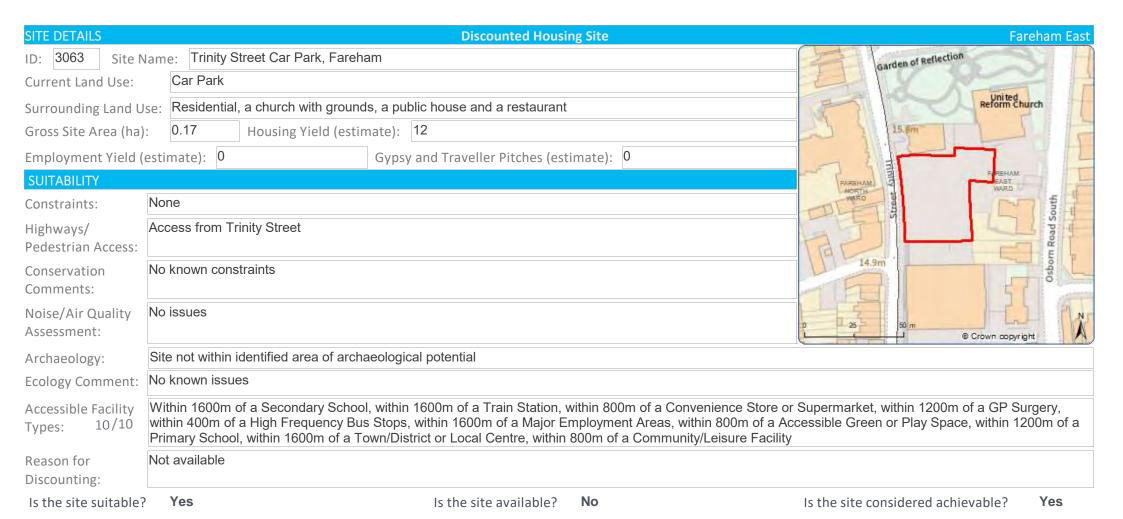
Is the site considered achievable?

Yes

Is the site available?

No

SITE DETAILS		Discounted Housing Site	Sarisbury					
ID: 3061 Site Name: Land to rear of 310 Botley Road, Burridge								
Current Land Use: Woodland								
Surrounding Land U	Surrounding Land Use: Allocated housing land to north and east, residential to south and west							
Gross Site Area (ha): 1.32 Housing Yield (estimate): 32								
Employment Yield (	(estimate): 0	Gypsy and Traveller Pitches (estimate): 0	7-					
SUITABILITY			10, 10, 10, 10, 10, 10, 10, 10, 10, 10,					
Constraints:	Agricultural Land Grade 3b & 3c, Ancient Woodland, Countryside, SINC, TPO, Within 500m of SPA SAC Ramsar & SSSI							
Highways/ Pedestrian Access:	It is considered this site would be unsuitable due to the width of the access lane and visibility onto Botley Road. Access from the North Whiteley development to the east may be appropriate.							
Conservation Comments:	No known constraints.							
Noise/Air Quality Assessment:	Noise assessment required, site is immediately south of Cherry Tree Farm Industrial Estate.							
Archaeology:	Site not within identified area of archaeological potential.							
Ecology Comment:	The site comprises ancient woodland (SINC) and Priority Habitat wet woodland - veteran trees, wet woodland, ponds and important hedgerow. The woodland on site likely to have potential for amphibians, bats, badger, reptiles and dormice.							
Accessible Facility Types: 2/10	Within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility							
Reason for Discounting:	The site has total coverage by mature trees and does not appear to have suitable highway access. For these reasons the site is considered unsuitable for residential development.							
Is the site suitable?	? No	Is the site available? Yes	Is the site considered achievable? <b>No</b>					



SITE DETAILS **Discounted Housing Site Titchfie** ID: 3064 320 Southampton Road, Titchfield Site Name: C3 Class/ garden land/ paddock Current Land Use: Surrounding Land Use: Residential, open area to South, A27 to the North 1.06 Gross Site Area (ha): Housing Yield (estimate): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** TITCHPIELD Countryside Constraints: Site acceptable in highway terms subject to planned A27 duelling works will have been completed. Access Highways/ should be created at the eastern end of the frontage. Pedestrian Access: No known constraints Conservation Comments: No known issues Noise/Air Quality Assessment: @ Crown copyrigh Site not within identified area of archaeological potential Archaeology: The site contains improved grassland with boundary vegetation comprising hedgerows. Adjacent to SINC and Priority Habitat woodland. The boundaries are **Ecology Comment:** connected to the wider landscape and will be of some importance to species such as bats, reptiles and possibly dormice. 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 Accessible Facility 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 8/10 Types: 800m of a Community/Leisure Facility Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale Reason for development of fewer than 5 may be in line with the character of the area and could therefore be acceptable. Discounting:

Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

SITE DETAILS **Discounted Housing Site** Park Gate Site Name: Land at Addison Road, Park Gate ID: 3073 Current Land Use: Open space Residential to the south, open space and countryside to north Surrounding Land Use: 0.67 Housing Yield (estimate): 16 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Existing Open Space, Countryside Constraints: Subject to no intervening land, access to the site would be acceptable from Addison Road, midway along the Highways/ southern boundary. Priority or traffic calming measures would be required at the junction of Addison Road with Pedestrian Access: Edenbridge Way. No known constraints. Conservation Comments: No known issues. Noise/Air Quality Assessment: Site not within identified area of archaeological potential. Archaeology: 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 **Ecology Comment:** 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. 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 Accessible Facility 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 9/10 Types: Town/District or Local Centre, within 800m of a Community/Leisure Facility The site provides valuable public open space and the existing woodland which includes TPOs and wildlife habitat would make development difficult to Reason for accommodate. Discounting:

Yes

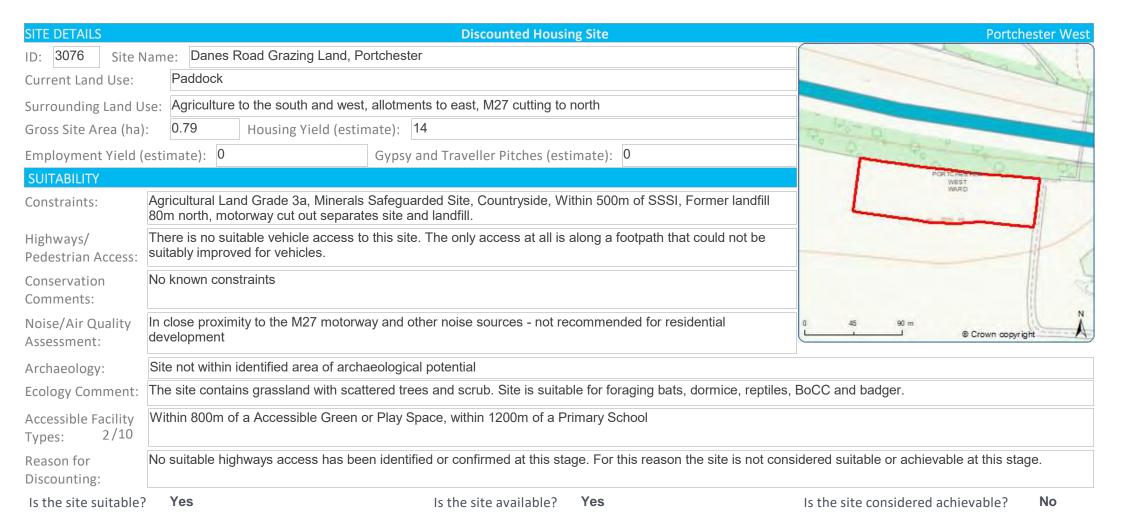
Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

SITE DETAILS **Discounted Housing Site** Hill Head STUBBINGTON ID: 3075 Site Name: Land at Bells Lane, Stubbington Current Land Use: Open space Mixed including residential Surrounding Land Use: 1.27 Housing Yield (estimate): 31 Gross Site Area (ha): Religious Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY Existing Open Space** Constraints: It is considered that access could be secured from Mancroft Avenue subject to suitable spacing from the Highways/ Bell's Lane junction. The public footpath would need to be accommodated through the site. No vehicular Pedestrian Access: access to Bell's Lane would be acceptable. No known constraints Conservation Comments: No known issues Noise/Air Quality 55Crofton Halfliffond Crown copyright Assessment: Known Importance Buffer Archaeology: Some Priority Habitat such as woodland and grassland on site. Potential for commuting bats, reptiles, badger, dormice and notable invertebrates. **Ecology Comment:** 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 Accessible Facility 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 8/10 Types: a Community/Leisure Facility The site currently provides valuable public open space and the existing public footpath would make development difficult to accommodate. 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 Ea ID: 3079 Site Name: Land at Grove Avenue, Portchester Current Land Use: Open space Residential to the north, Portsmouth Harbour SPA to the South Surrounding Land Use: 0.78 Gross Site Area (ha): Housing Yield (estimate): 19 PORTCHESTER Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Flood Zone 2 & 3, Existing Open Space, Countryside, Solent Brent Geese & Wader Primary Support Area, Constraints: Within 500m of SPA Ramsar & SSSI. Site bordering former landfill. This site would appear to be accessible from the west, east and at two points from the north. To minimise the Highways/ impact on these routes, it may be appropriate to divide the development up into four small cul de sac with Pedestrian Access: pedestrian/cycle interconnectivity. Alternatively, a west-east link road could be considered, subject to traffic impacts. No known constraints Conservation Comments: @ Crown copyright No known issues. Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: 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 **Ecology Comment:** and adjacent to internationally important coastal vegetated shingle and Ramsar communities of botanical interest, that support nationally scarce and county scarce invertebrates. 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 Accessible Facility 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 Types: Town/District or Local Centre, within 800m of a Community/Leisure Facility 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 Reason for Quality. It also provides valuable open space. For these reasons residential development at this site is considered unsuitable. Discounting:

Yes

Is the site considered achievable?

No

Is the site available?

No

Is the site suitable?

SITE DETAILS **Discounted Housing Site Portchester West** Site Name: Land at High View, Dore Ave, Portchester ID: 3080 Current Land Use: Open space Surrounding Land Use: Residential throughout, school to the south-east 3.45 Gross Site Area (ha): Housing Yield (estimate): 81 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 Play Space OR TO HESTER SUITABILITY WEST **Existing Open Space** Constraints: This site can clearly be accessed from a number of suitable locations, including by an extension of High View. Highways/ re Close A crescent arrangement, with two accesses would appear to be the best layout. Pedestrian Access: No known constraints Conservation Comments: Northern Jun Community Sc Noise assessment required. Noise/Air Quality Assessment: © Crown copyright Site not within identified area of archaeological potential Archaeology: The site contains grassland with scattered trees and scrub. Bats, badger and reptiles may be present within the grassland on site. **Ecology Comment:** Within 1600m of a Train Station, within 800m of a Convenience Store or Supermarket, within 1600m of a Major Employment Areas, within 800m of a Accessible Accessible Facility Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre 6/10 Types: The site is a valuable public open space and is therefore unsuitable for residential development. Reason for Discounting:

Is the site available?

Is the site suitable?

No

Yes

Is the site considered achievable?

SITE DETAILS **Discounted Housing Site** Portchester East Site Name: Land at Hill Road, Portchester ID: 3081 Current Land Use: Open space Surrounding Land Use: Residential to south, M27 and open space to the north 1.05 Gross Site Area (ha): Housing Yield (estimate): 25 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 PORTCHESTE **SUITABILITY** Existing Open Space, Countryside, Public ROW, SINC, Within 500m of SSSI, Site within a chalk pit not infilled. Constraints: The site has a long frontage with Hill Road which is fairly steep at this point. The preferred access position Highways/ would be towards the southern end of the frontage although a position near to the western end could be Pedestrian Access: considered. For pedestrian safety, a continuous footway would be required across the site frontage. PORTCHESTS No known constraints Conservation Comments: Noise assessment required. Noise/Air Quality © Crown copyright Assessment: Site not within identified area of archaeological potential Archaeology: **Ecology Comment:** The site contains woodland and grassland. Bats, badger, reptiles, dormice and Great Crested Newt may be present on site. 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, Accessible Facility 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 8/10 Types: Town/District or Local Centre The site has high ecological value and is in a highly sensitive landscape (based on the Fareham Landscape Assessment (character area 11.2b)). For these Reason for reasons the site is unsuitable for residential development. Discounting: No Is the site available? Yes Is the site considered achievable? No Is the site suitable?

SITE DETAILS **Discounted Housing Site** Warsash Site Name: Hook Recreation Ground, Hook ID: 3082 Current Land Use: Open space Surrounding Land Use: Agriculture, open countryside and woodland border the site. 11.35 Gross Site Area (ha): Housing Yield (estimate): 204 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** WARSASH Agricultural Land Grade 2, Flood Zone 2, Minerals Superficial sand/gravel, Existing Open Space, Countryside, Constraints: SINC, Site of gassing landfill This site has sufficient frontages with Hook Lane and Fleet End Road to enable adequate access to be Highways/ formed. However both of these roads are unsuitable being narrow and having no pedestrian provisions. Pedestrian Access: Cycling would also be largely unviable. As such, the site lacks any viable travel alternative to the private car. No known constraints Conservation Comments: No issues re noise or air quality Noise/Air Quality Crown copyrigh Assessment: Green Alert Archaeology: The site contains grassland with areas of scrubbier grassland and trees. Bats, badger, reptiles and dormice may be present on site in the grassland and trees on **Ecology Comment:** site. Mature trees may provide roosting opportunities for bats. Accessible Facility Within 800m of a Accessible Green or Play Space Types: 1/10 The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment) and within an Area of Special Landscape Quality. Site partially Reason for allocated as a SINC. For these reasons the site is unsuitable for residential development. Discounting:

Yes

Is the site considered achievable?

No

Is the site available?

No

Is the site suitable?

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

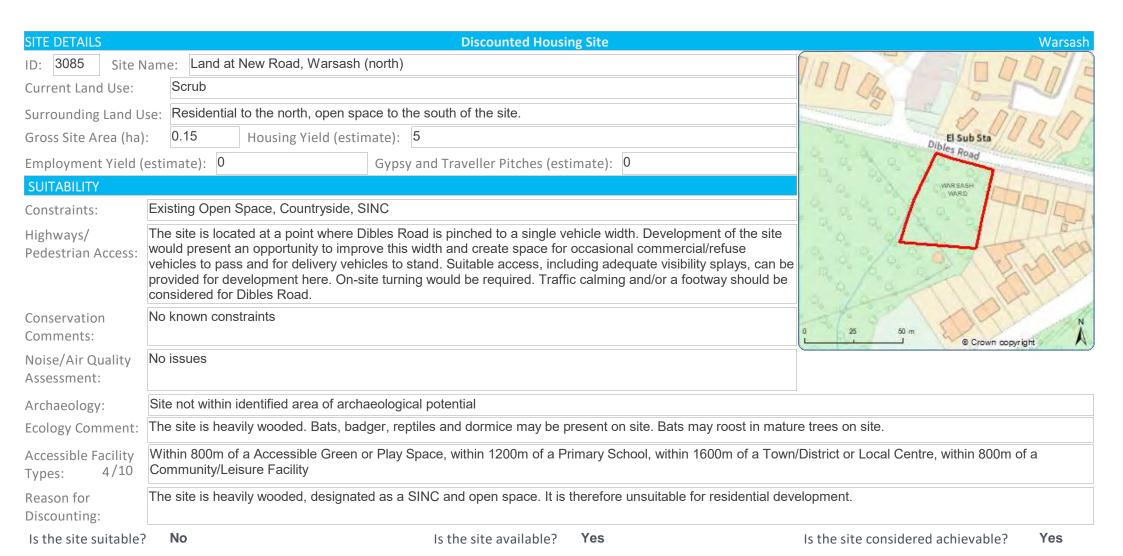
Is the site available?

Is the site suitable?

No

Yes

Is the site considered achievable?



SITE DETAILS Titchfield, Fareham West **Discounted Housing Site** ID: 3097 Catisfield Lane. Fareham Site Name: Agricultural/ Paddock Current Land Use: Surrounding Land Use: Residential to the east, open countryside to the east, Meon Valley 14.09 Gross Site Area (ha): Housing Yield (estimate): 254 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 FAREHAM WEST **SUITABILITY** Agricultural Land Grade 2 3 & 3b, Minerals Soft Sand & Superficial sand/gravel, Countryside, TPO Constraints: The site has only a limited frontage with Fishers Hill. Whilst it is considered that a satisfactory access could be Highways/ provided here, Fishers Hill is relatively narrow, has no footways and carries high levels of commuter traffic. Pedestrian Access: Unless alternative pedestrian and cyclist access could be achieved to the east, the development would not be acceptable in highway terms. TITCHFIELD The land lies in the Titchfield Abbey Conservation Area. The rural character of the conservation area Conservation WARD comprising the historic Meon Valley provides a wider setting for Titchfield Abbey (a scheduled monument), the Comments: grade I listed Monastic Barn at Fernhill Farm, Anjou bridge (a scheduled monument) and other associated 115 230 in @ Crown-copyright listed buildings in the valley. The proposal would be harmful to the character and appearance of the conservation area. Northern end of site lies adjacent railway line but may not require a noise assessment if a buffer strip is Noise/Air Quality incorporated. Assessment: Site not within identified area of archaeological potential Archaeology: Site contains Priority Habitat Lowland Mixed Deciduous Woodland in the northern portion. Potential for bats, dormice, reptiles, badgers, invertebrates and **Ecology Comment:** botanical interest on site. 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 Accessible Facility or Play Space, within 1600m of a Town/District or Local Centre 5/10 Types: The site is within landscape identified as of special character for the Borough. Development at the site would potentially have significant impacts upon a Reason for Scheduled Ancient Monument. No safe highway access identified. Discounting:

Yes

Is the site considered achievable?

No

Is the site available?

Is the site suitable?

189

SITE DETAILS **Discounted Housing Site** Sarisbury Site Name: East of Botley Road, Burridge ID: 3100 scrub/ woodland/ C3 class Current Land Use: Surrounding Land Use: Residential and garden land Play Spi 384 2.12 Gross Site Area (ha): Housing Yield (estimate): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 3b & 3c, Flood Zone 2 & 3, Countryside, Public ROW, TPO Constraints: On the basis of the land controlled, the site would not be sufficient to provide a satisfactory access to Botley Highways/ Road. The current access drive is only single-track and is thus clearly unsuitable. Should properties to the Pedestrian Access: north of the access drive be available, suitable access could be obtained. No known constraints. Conservation Comments: No known issues. Noise/Air Quality @ Crown copyright N Assessment: Site not within identified area of archaeological potential. Archaeology: The site is predominantly woodland with small sections of grassland and multiple buildings. Site forms an ecological link between a Priority Habitat Woodland to **Ecology Comment:** 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. 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 Accessible Facility 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility 6/10 Types: 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 Reason for considered suitable or achievable for residential development. Discounting: No Is the site suitable? No Is the site available? Yes Is the site considered achievable?

SITE DETAILS **Discounted Housing Site Titchfield** ID: 3102 Site Name: Land East of Posbrook Lane, Titchfield Paddock Current Land Use: Residential to the north, River Meon floodplain to east, agricultural fields to the south, horse paddocks to Surrounding Land Use: the west. Residential to the south west (Barn Close). 12.43 Housing Yield (estimate): 1494 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** The Midd Agricultural Land Grade 2, Flood Zone 2 & 3, Minerals Soft Sand & Superficial sand/gravel, Countryside, Constraints: House Public ROW, Solent Brent Geese & Wader Primary Support Area, SINC, Within 500m of SPA Ramsar & SSSI The site has a long frontage with Posbrook Lane from which suitable access could be achieved. A footway Highways/ would need to be extended into the site from the junction with Bellfield. Footpaths run through the site to the Pedestrian Access: north and would provide an opportunity for an improved pedestrian/cycle route into Titchfield. Willow Barn No known constraints Conservation Comments: 200 m © Crown coovrigh Noise/Air Quality No known issues Assessment: Site not within identified area of archaeological potential Archaeology: Site consists of mainly improved grassland, with occasional trees and treed boundaries. Common reptiles likely in low numbers, breeding birds in boundaries. **Ecology Comment:** Possibly territory for barn owl and other raptors in especially nearer the eastern boundary. Proximity to SINC habitats to the east. Within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre Accessible Facility 3/10 Types: 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 Reason for

Yes

Is the site considered achievable?

No

Is the site available?

support area for Brent Geese and Solent Waders.

Discounting:

Is the site suitable?

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

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

SITE DETAILS **Discounted Housing Site Fareham West** ID: 3112 16-20 The Avenue, Fareham, Fareham Site Name: C3 Class Current Land Use: Surrounding Land Use: Residential. Town Centre, rail station and restaurant to east. 0.46 Housing Yield (estimate): 18 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** None Constraints: Site already benefits from existing access on to A27. However, this will need to be improved considerably to Highways/ accommodate the level of development proposed. Pedestrian Access: No known constraints Conservation Comments: Site is adjacent to A27 meaning there is potential for both noise and air quality impacts but can be mitigated if Noise/Air Quality dwellings were set back from the road. Assessment: Crown copyright Site not within identified area of archaeological potential Archaeology: The site supports residential dwelling and typical urban garden habitats, including hard standing, mature trees, scattered shrubs and utility grassland. Potential **Ecology Comment:** bat roosting and commuting/foraging will need to be taken into consideration. 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 Accessible Facility 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 Types: Town/District or Local Centre, within 800m of a Community/Leisure Facility It is not clear at this stage whether all landowners are willing to dispose of the site for residential development during the plan period. There are also concerns as Reason for to whether the redevelopment of the site would be viable (achievable). Discounting: Is the site suitable? Yes Is the site available? No Is the site considered achievable? No

SITE DETAILS		Discounted	Housing Site			
D: 3116 Site N	lame: Cherry	Tree Industrial Park, Burridge				
Current Land Use: B1-8 Class						
urrounding Land U	se: Residential south-east	development to south and north, recreation groun	nd to west, woodland to east with S	SINC to		
Gross Site Area (ha)	: 0.92	Housing Yield (estimate): 15				
mployment Yield (	estimate): 0	Gypsy and Traveller Pitch	nes (estimate): 0			
JITABILITY						
nstraints:	Ancient Woodl Assessment re	and, Countryside, TPO, Within 500m of SPA SAC quired	Ramsar & SSSI, Former Land Use	е		
ghways/ destrian 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.					
onservation omments:	No known cons	straints.				
se/Air Quality essment:		e industrial park being included for development (ssessment required.	not just the portion within Fareham	Borough).		
aeology:	Site not within identified area of archaeological potential					
ogy Comment:	No known issu	es.				
ccessible Facility vpes: 2/10	Within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility					
ason for counting:	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.					
the site suitable?	No	Is the site availa	able? <b>Yes</b>			

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

Yes

Is the site available?

Yes

Is the site considered achievable?

No

Is the site suitable?

SITE DETAILS **Discounted Housing Site** Stubbington ID: 3129 Site Name: Land West of Newgate Lane South, Stubbington Agriculture/ Pasture Current Land Use: 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 Housing Yield (estimate): 130 Gross Site Area (ha): 6.19 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 3a & 3b, Minerals Soft Sand - Superficial sand/gravel & Safeguarded Site, Constraints: Countryside, Solent Brent Geese & Wader Low use, SINC Vehicular access from existing Newgate Lane and potentially Woodcote Lane. Proposals would need to be Highways/ tested through a Transport Assessment. Pedestrian Access: No known constraints Conservation Peel Common Comments: @ Crown Noise assessment required Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: Low use site for Brent Geese and Solent Waders. Appropriate avoidance mitigation would be required and consultation with Natural England. **Ecology Comment:** 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 Accessible Facility Green or Play Space, within 1200m of a Primary School, within 800m of a Community/Leisure Facility 6/10 Types: 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 Reason for therefore considered unsuitable for residential development. Discounting:

Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

SITE DETAILS **Discounted Housing Site Portchester Wes** ID: 3130 Site Name: Land East of Downend Road, Portchester (North of Winnham Farm) Agricultural Current Land Use: Railway line with residential on south side of railway. South-east, Portchester Crematorium. East, Surrounding Land Use: residential (C3) North-east, allotments. North, M27. North-west, former composting facility. South-west, hotel (C1) and gym (D2). Housing Yield (estimate): 100 7.39 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 3a & 3b, Minerals Safeguarded Site, Countryside, Within 500m of SSSI, Pits along Constraints: site boundary, one pit in eastern side of site. It is considered that suitable access can be achieved onto Downend Road and that off-site pedestrian/cyclist Highways/ improvements would be required both on Downend Road and on the Cams Bridge link to The Thicket. Pedestrian Access: However there are capacity issues at junction with A27 No known constraints Conservation @ Crown copyrigh Comments: Noise assessment required. Noise/Air Quality Assessment: Records for a raised beach in this vicinity. Palaeolithic potential of the area demonstrated by the nationally important discoveries at Red Barn. Palaeolithic Archaeology: potential of the raised beach deposits are unknown but potentially of international importance. Site comprised of arable fields, with scrub/ trees along northern boundary. Waterbodies to either side of site present potential for amphibian migration across **Ecology Comment:** 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. 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 Accessible Facility Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility 6/10 Types: At this time, it is not possible to establish suitability of this site. Reason for Discounting:

Yes

Is the site considered achievable?

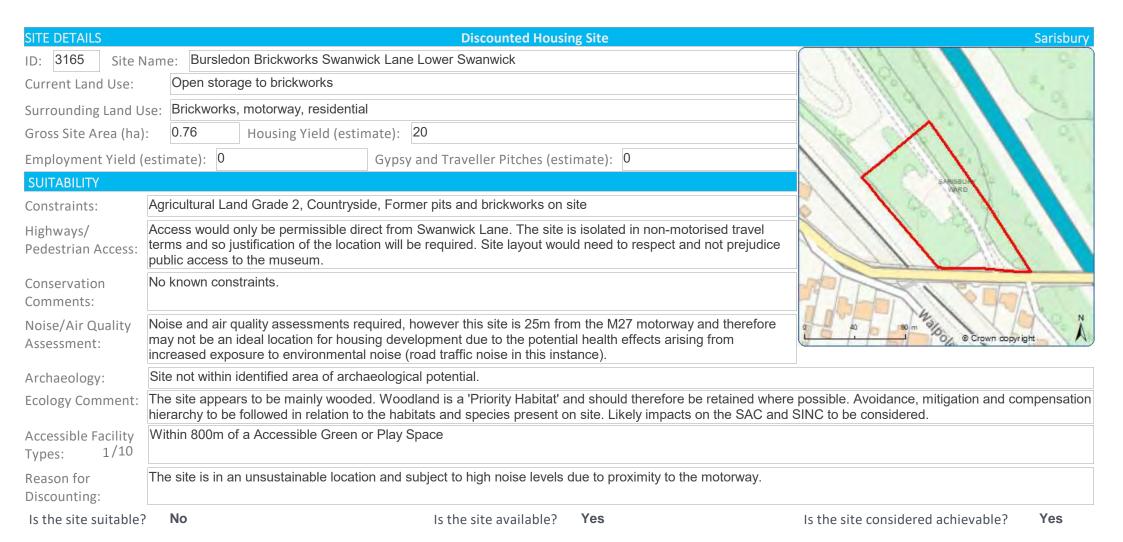
No

Is the site available?

Is the site suitable?

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

SITE DETAILS Stubbington **Discounted Housing Site** 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. 3.79 Gross Site Area (ha): Housing Yield (estimate): 91 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** STUBBINGTON Agricultural Land Grade 3a & 3b, Minerals Soft Sand & Safeguarded Site, Countryside, Solent Brent Geese & Constraints: Wader Low use. Farm on site, 2 pits on site, several pits along boundary of site, site near source protection zone Access only possible from the closed off section of Newgate Lane, which is currently a private road. Highways/ Pedestrian Access: No known constraints Conservation Comments: Crown copyright Noise assessment required Noise/Air Quality Assessment: An archaeological evaluation ahead of the adjacent bypass did not find any archaeological remains. The archaeological potential is low and the potential for an Archaeology: archaeological constraint to development is negligible. The site is a Solent Waders and a Brent Geese Strategy 'Low Use' site. Appropriate avoidance/ mitigation would be required and consultation with Natural **Ecology Comment:** 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. Within 400m of a High Frequency Bus Stops, within 1600m of a Major Employment Areas, within 800m of a Community/Leisure Facility Accessible Facility 3/10 Types: 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 Reason for therefore considered unsuitable for residential development. Discounting: Is the site suitable? No Is the site available? Yes Is the site considered achievable? Yes



SITE DETAILS **Discounted Housing Site** Titchfield Site Name: Haykin, St Margaret's Lane ID: 3166 Residential/commercial Current Land Use: Cattery and grazing to the north, woodland to the east and school grounds/wooded area to the south and Surrounding Land Use: 0.77 Housing Yield (estimate): 6 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 CHRIELD **SUITABILITY** Agricultural Land Grade 3, Countryside, Scrap yard/car breakers Constraints: Whilst this site could be satisfactorily accessed from St Margaret's Lane, this road is narrow and has no Highways/ footways from Titchfield. The provision of a pedestrian/cycle link to Titchfield should be investigated. Pedestrian Access: No known constraints Conservation Comments: Noise assessment required as site is adjacent a kennels. Noise/Air Quality @ Crown copyright Assessment: Site not within identified area of archaeological potential Archaeology: 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 **Ecology Comment:** 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. 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 Accessible Facility 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 8/10 Types: 800m of a Community/Leisure Facility Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale Reason for development of fewer than 5 may be in line with the character of the area and could therefore be acceptable. Discounting:

Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

SITE DETAILS **Discounted Housing Site Titchfield** ID: 3167 Site Name: Land to rear of 320 Southampton Rd C3 Class/ garden land/ paddock Current Land Use: Surrounding Land Use: Residential, open area to South, A27 to the North 1.32 Gross Site Area (ha): Housing Yield (estimate): 17 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Countryside Constraints: Subject to A27 dualling works being completed, site considered acceptable. Highways/ Pedestrian Access: No known constraints Conservation Comments: No known issues Noise/Air Quality 100 m Assessment: © Crown copyright Site not within identified area of archaeological potential Archaeology: The site contains improved grassland with boundary vegetation comprising hedgerows. Adjacent to SINC and Priority Habitat woodland. The boundaries are **Ecology Comment:** connected to the wider landscape and will be of some importance to species such as bats, reptiles and possibly dormice. 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 Accessible Facility 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 8/10 Types: 800m of a Community/Leisure Facility Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale Reason for development of fewer than 5 may be in line with the character of the area and could therefore be acceptable. Discounting: Is the site suitable? No Is the site available? Yes Is the site considered achievable? Yes

SITE DETAILS **Discounted Housing Site** Locks Heath Site Name: 24 Raley Road ID: 3172 Residential (property and garden) Current Land Use: Surrounding Land Use: Residential 1.22 Gross Site Area (ha): Housing Yield (estimate): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 LOCK'S HEAT **SUITABILITY** TPO Constraints: An access from Raley Road would be acceptable with some hedge loss to secure visibility splays. A TRO is Highways/ likely to be required to deter parking near the access. Access to single dwellings fronting Raley Road would be Pedestrian Access: acceptable. A connection with the footpath to the north should be secured. Playing F No known constraints. Conservation WARSASH Comments: King Geo No known issues. Noise/Air Quality © Crown copyright Assessment: Site not within identified area of archaeological potential. Archaeology: The site comprises semi-improved grassland with scrub and scattered trees. A block of woodland is located in the south-west. Avoidance, mitigation and **Ecology Comment:** compensation hierarchy to be followed in relation to the habitats and species present on site. The woodland on site and mature trees to be retained, enhanced and protected through the inclusion of a landscaped buffer. 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 Accessible Facility 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 8/10 Types: a Community/Leisure Facility No evidence that site is available for development. Reason for Discounting:

No

Yes

Is the site considered achievable?

Is the site available?

Yes

Is the site suitable?

SITE DETAILS **Discounted Housing Site** Fareham North Site Name: Land at 86 Funtley Road ID: 3173 Part field / part builders yard Current Land Use: Surrounding Land Use: Residential 0.95 Housing Yield (estimate): 21 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 ying Field FAREHAM **SUITABILITY** NORTH Minerals Brick Clay, Countryside, Piggery/builders yard on Eastern side of site, small pit to south west Constraints: This site has a limited frontage and is poorly sited adjacent to Funtley Social Club and opposite The Waters Highways/ iunction. Subject to suitable visibility splays, a smaller scale of development may be acceptable. There is a Pedestrian Access: proposal to demolish 86 Funtley Road to widen existing access. No known constraints Conservation Comments: No known issues Noise/Air Quality © Crown copyright Assessment: Site not within identified area of archaeological potential Archaeology: The site is grass/arable field with outbuildings, areas of hardstanding and hedge lined boundaries in the north and west. The boundary features to be retained **Ecology Comment:** and enhanced. 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 Accessible Facility 1200m of a Primary School, within 800m of a Community/Leisure Facility 5/10 Types: Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale Reason for development of fewer than 5 may be in line with the character of the area and could therefore be acceptable. Discounting: Is the site suitable? No Is the site available? Yes Is the site considered achievable? Yes

SITE DETAILS **Titchfield Discounted Housing Site** Bellfield ID: 3175 Posbrook Lane Site Name: Current Land Use: Paddock/grazing Surrounding Land Use: Residential and open space to north, residential, grazing and agriculture to south, agriculture and grazing to east and west 6.77 Housing Yield (estimate): 93 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 TITCHRELD WARD **SUITABILITY** Agricultural Land Grade 2, Flood Zone 2 & 3, Minerals Soft Sand & Superficial sand/gravel, Countryside, The Middl Constraints: Public ROW, Solent Brent Geese & Wader Primary Support Area, Within 500m of SPA Ramsar & SSSI House The site has a long frontage with Posbrook Lane from which suitable access could be achieved. A footway Highways/ would need to be extended into the site from the junction with Bellfield. Pedestrian Access: No known constraints Conservation Willow Bam Comments: 87.5 17.5 m No known issues Noise/Air Quality Crown copyright Assessment: The site has a high archaeological potential (the likelihood that as yet unrecorded archaeological remains will be encountered). However a geophysical survey Archaeology: found no substantive archaeological sites so the likelihood of archaeological remains are low. Site consists of mainly improved grassland, with some treed boundaries. Common reptiles likely in low numbers, breeding birds in boundaries. Possibly territory **Ecology Comment:** for barn owl and other raptors. Within 1200m of a GP Surgery, within 800m of a Accessible Green or Play Space, within 1600m of a Town/District or Local Centre Accessible Facility 3/10 Types: 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 Reason for support area for Brent Geese and Solent Waders. Discounting:

Yes

Is the site available?

Yes

Is the site considered achievable?

No

Is the site suitable?

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

No

Is the site suitable?

Yes

Is the site available?

Yes

Is the site considered achievable?

SITE DETAILS **Discounted Housing Site Titchfield** ID: 3177 Site Name: Land south of Segensworth Road Agricultural/Grazing Current Land Use: Garden nursery/ residential/ employment/ agricultural/ grazing Surrounding Land Use: 14.24 Gross Site Area (ha): Housing Yield (estimate): 214 Allotments Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 3, Minerals Superficial sand/gravel, Countryside, SINC, Several nurseries on site, two Constraints: pits on site Access to Cartwright Drive, from points fairly near the northern and southern ends of the frontage would Highways/ appear to be feasible, subject to there being no third-party intervening land. Right turning lanes would most Pedestrian Access: 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. No known constraints Crown copyright Conservation Comments: Proximity to A27 requires noise and air quality assessments to be undertaken Noise/Air Quality Assessment: SAMs Buffer, National Interest, National Interest Buffer. Consideration of impact on the setting of Titchfield Abbey and the great Tithe Barn. Developmentwhich Archaeology: forms part of the setting of this historic complex may constrain the development. It is likely 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, **Ecology Comment:** mitigation and compensation hierarchy should be adhered to. The SINC to the south should be protected with a minimum of a 15m landscaped buffer. Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space Accessible Facility 2/10 Types: 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 Reason for the previously developed land in the north west corner of the site may be acceptable. Discounting:

Yes

Is the site available?

Is the site suitable?

No

Yes

Is the site considered achievable?

SITE DETAILS **Discounted Housing Site** Sarisbur Wellspring ID: 3178 Site Name: Land west of Botley Road, Burridge Copse Horticultural land/ paddock/ grassland/ woodland Current Land Use: Surrounding Land Use: Residential development to the east (Botley Road), south (Swanwick Lane) and west (New Road) and a Woodbarn Nursery nature reserve and paddocks to the north. 36.66 Gross Site Area (ha): Housing Yield (estimate): 400 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 2 3a 3b & 3c, Existing Open Space, Countryside, Public ROW, TPO, Within 500m of Constraints: SPA SAC Ramsar & SSSI, Former clay pit Suitable access can be obtained onto Swanwick Lane, however the scale of site is considered to be too large Highways/ to be accommodated in traffic terms given the existing road network constraints. It is also in a fairly Pedestrian Access: School unsustainable location so that residents would be expected to drive to most trip attractors. Good bus services on Botley Road and any off-site cyclist improvements would go some way to resolve this. An internal loop road would be sought. The setting of the listed buildings and the narrow access track are important elements of the setting in this Conservation Crown copyright location and any changes to the access would require careful consideration to maintain the rural setting of the Comments: listed buildings. There are also listed buildings on the southern side of the road, comprising a dwelling with adjacent barn and a small out building which is locally listed. Any significant changes to the access track would require careful consideration as above. Noise and air quality (travel) assessments required. Noise/Air Quality Assessment: Scale of the site means there is some potential that archaeological remains as yet unlocated will exist. Historic landscape character suggests the potential for Archaeology: archaeological earthworks. **Ecology Comment:** The site itself contains predominantly arable land with boundary hedgerows. Potential for great crested newt, bat, reptile, badger and Dormice. Buildings on site may have potential to support roosting bats. 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 Accessible Facility Centre, within 800m of a Community/Leisure Facility 5/10 Types: The scale of development proposed is out of keeping with the character of the area and does not accord with the development strategy. Reason for Discounting:

Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

SITE DETAILS **Discounted Housing Site Titchfield** ID: 3179 Carron Row Farm Site Name: Paddock/grazing Current Land Use: Segensworth Road Surrounding Land Use: Allotments to north east, paddocks/grazing to south east and west 1.24 Gross Site Area (ha): Housing Yield (estimate): 25 Gypsy and Traveller Pitches (estimate): 0 Employment Yield (estimate): 0 Allotments. SUITABILITY WARD Agricultural Land Grade 3, Countryside Constraints: Due to limited lengths of frontage with Segensworth Road, it is not possible to secure adequate visibility splays Highways/ at the prospective access. Pedestrian Access: No known constraints Conservation Comments: No known issues Noise/Air Quality 110 m Assessment: Crown coovright Consideration of impact on the setting of Titchfield Abbey and the great Tithe Barn. Developmentwhich forms part of the setting of this historic complex may Archaeology: constrain the development. It is likely that archaeological remains would be encountered at this Majority of site is likely to be low ecological value as horse paddock. Potential for bats, Dormice, reptiles and badger. **Ecology Comment:** Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space Accessible Facility 2/10 Types: The site is within landscape identified as of special character for the Borough. Development likely to impact the setting of heritage assets. Reason for Discounting:

Is the site available?

Is the site suitable?

No

Yes

Yes

Is the site considered achievable?

SITE DETAILS **Discounted Housing Site Portchester Wes** Site Name: Ellerslie House, Downend Road ID: 3181 FAREHAM EAST Current Land Use: B&B / caravan storage / parking & gardens Commercial gym & some residential in single plots Surrounding Land Use: Housing Yield (estimate): 60 bed care home & up to 30 extra care units 1.79 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Other 5p Agricultural Land Grade 2 & 3b, Minerals Safeguarded Site, Countryside, TPO, Within 500m of SSSI, Several Constraints: small pits on site, former landfill adjacent. The present access would be considered suitable, subject to improvement of the internal access Highways/ arrangements. Pedestrian Access: No known constraints Conservation Comments: Noise (and possibly and odour) assessment as waste transfer station to the north. Noise/Air Quality Crown copyright Assessment: Records for a raised beach in this vicinity. Palaeolithic potential of the area demonstrated by the nationally important discoveries at Red Barn. Palaeolithic Archaeology: potential of the raised beach deposits are unknown but potentially of international importance. The site comprises a building, caravan parking areas, areas of amenity grassland, a pond and trees/woodland. The site has potential for a number of protected **Ecology Comment:** species. Downend Chalk Pit SSSI is located immediately to the north of the site and therefore Natural England should be consulted. It is likely that a buffer to the north is required to protect the SSSI from any development. The wooded areas and mature trees on site should be retained and protected through the inclusion of appropriate green buffers. Avoidance, mitigation and compensation hierarchy should be adhered to. Within 1600m of a Secondary School, within 1600m of a Major Employment Areas, within 1600m of a Town/District or Local Centre Accessible Facility 3/10 Types: Development at the scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Reason for Discounting: Is the site suitable? No Is the site available? Yes Is the site considered achievable? Yes

SITE DETAILS **Titchfield Discounted Housing Site** ID: 3182 Kingfisher House, Fishers Hill Site Name: Residential garden/field/glasshouses Current Land Use: Surrounding Land Use: Residential 0.80 Housing Yield (estimate): 5 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Agricultural Land Grade 3, Minerals Soft Sand & Superficial sand/gravel, Countryside Constraints: Access should be sited near to the northern end of the site frontage, with pedestrian facility and closure of the Highways/ existing accesses. Access visibility to be commensurate with passing vehicle speeds. Access layout and on-Pedestrian Access: site turning to accommodate an 11.2m refuse vehicle. No known constraints Conservation Comments: Site in proximity to waste transfer station to the north so noise (and possibly and odour) assessment will be Noise/Air Quality required. Assessment: Given the scale of the allocation on land over looking the river valley there is some potential that archaeological remains as yet unlocated will exist. Archaeology: 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. **Ecology Comment:** 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 Accessible Facility Community/Leisure Facility 4/10 Types: Western half considered unsuitable, eastern field would be acceptable but below study threshold. Reason for Discounting:

Is the site available?

Is the site suitable?

No

Yes

Is the site considered achievable?

Yes

SITE DETAILS **Discounted Housing Site** Titchfield ID: 3184 Site Name: Land East of Cartwright Drive Garden centre & farmland Current Land Use: Garden nursery/ residential/ employment/ agricultural/ grazing Surrounding Land Use: 11.61 Gross Site Area (ha): Housing Yield (estimate): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** TOTOH PIELD WARD Agricultural Land Grade 3, Minerals Superficial sand/gravel, Countryside, SINC, Nurseries, farm buildings, fly Constraints: tipping, small pits on site Access to Cartwright Drive, from two points with adequate junction spacing would appear to be feasible, Highways/ subject to there being no third-party intervening land. Right turning lanes would most likely be required in Pedestrian Access: addition to visibility splays commensurate with the speeds of passing vehicles. No vehicular access would be permitted from Segensworth Road. Adequate crossing facilities would be required on Cartwright Drive and a review of pedestrian and cyclist facilities off site. Improved bus stop facilities would also be required. Land with industrial buildings and parking does not appear to have special merit but may have significance as Conservation 210 m part of the context of the Abbey setting. The location includes part of the Titchfield Abbey conservation area Crown copyright Comments: which abuts Cartwright Drive, opposite the junction with Stephenson Road. The overall character of the area comprises large modern commercial buildings along the western side of the main road with an established tree screen to the eastern side of the highway. There do not appear to be any significant heritage constraints in this location. Proximity to A27 requires noise and air quality assessments to be undertaken Noise/Air Quality Assessment: SAMs Buffer, National Interest, National Interest Buffer. Consideration to the impact on the setting of Titchfield Abbey and Great Tithe Barn. Prehistoric and Archaeology: Romanarchaeological remains likely to be encountered, unlikely this would constrain development. Site consists of grass fields. The presence of a number of protected species has been confirmed on site and therefore the avoidance, mitigation and **Ecology Comment:** compensation hierarchy should be adhered to. The western boundary hedge should be retained and protected through the inclusion of appropriate green buffers. The SINC to the south should be protected with a minimum of a 15m landscaped buffer. Within 1600m of a Major Employment Areas, within 800m of a Accessible Green or Play Space Accessible Facility

2/10 Types:

Reason for Discounting: The site is within landscape identified as of special character for the Borough. Development likely to impact the setting of heritage assets. Development limited to the previously developed land in the north west corner of the site may be acceptable.

Is the site suitable?

No

Is the site available?

Yes

Is the site considered achievable?

Yes

SITE DETAILS		Discounted Housing Site	Park Gate, Sarisbury					
ID: 3185 Site N	Name: Land East of Glen Road							
Current Land Use:	Paddocks/grazing & woodland							
Surrounding Land U	Surrounding Land Use: Residential, to south, woodland to east, motorway to north							
Gross Site Area (ha	e: 8.71 Housing Yield (est	Ů.						
Employment Yield (	(estimate): 0	Gypsy and Traveller Pitches (estimate): 0	SARISBURY WARD					
SUITABILITY								
Constraints:	Agricultural Land Grade 2, Minerals Safeguarded Site, Existing Open Space, Countryside, SINC, TPO							
Highways/ Pedestrian Access:	The roads leading to and from the site are wholly unsuitable for providing access in view of their width, alignment, condition and lack of footways							
Conservation Comments:	No known constraints.		Spring Road Public Park Or Garden					
Noise/Air Quality Assessment:	The northern boundary of this site is	0 112.5 22% Buck Class Se Crown copyright						
Archaeology:	Given the scale of the site some archaeological remains may be encountered.							
Ecology Comment:	The site is covered by large areas of woodland, including Lower Swanwick Woodlands SINC. The remainder of the site consists of grass fields. Direct or indirect impact to the SINC is contrary to local policy. Therefore, the SINC should be retained and protected with a large buffer (minimum of 15m). Woodland is a 'Priority Habitat' and should therefore be retained and protected via suitable green buffers. Due to the high likelihood of protected species being present on site, avoidance, mitigation and compensation hierarchy should be applied.							
Accessible Facility Types: 5/10	Within 800m of a Convenience Store or Supermarket, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility							
Reason for Discounting:	Site consists of valuable woodland	priority habitat and access to the site is unsuitable for development.						

Is the site considered achievable?

No

Is the site available?

Is the site suitable? No

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

Yes

Is the site considered achievable?

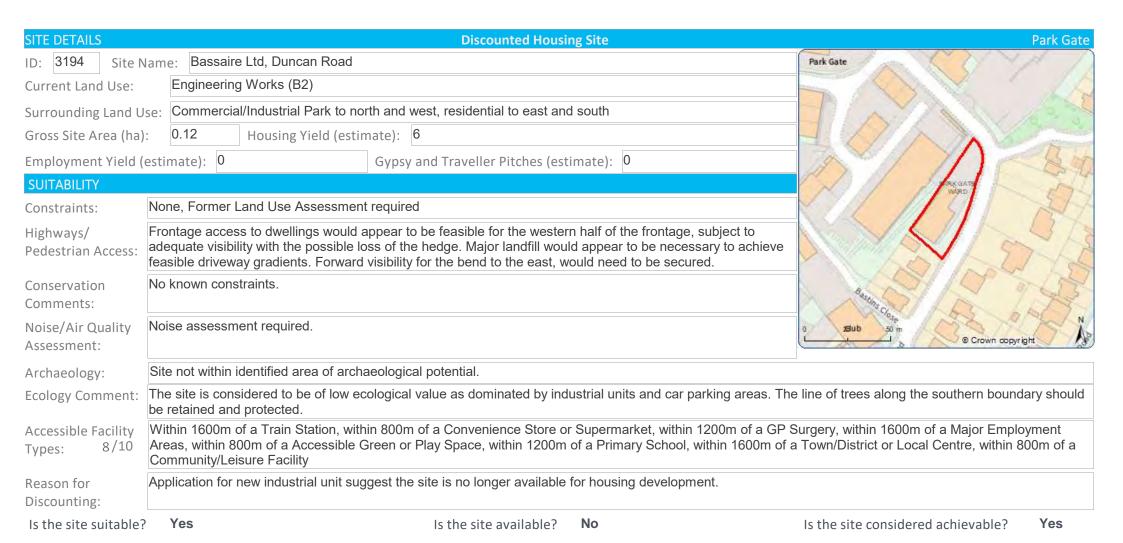
Yes

Is the site available?

Is the site suitable?

SITE DETAILS		Discounted Housi	ng Site				Sarisbury
ID: 3188 Site N	ame: 177-181 Botley Road				100	1	0
Current Land Use:	Garden ground	= B = B =		GCM			
Surrounding Land Us	Residential & gardens to north, so	18 a 8	V	1111			
Gross Site Area (ha):	0.72 Housing Yield (estin	nate): 6				- M	15
Employment Yield (e	estimate): 0	Gypsy and Traveller Pitches (est	imate): 0			1	1
SUITABILITY						SAVSBURY WAY	Po
Constraints:	Agricultural Land Grade 3a, Countrys		. 70	1	1		
Pedestrian Access:	The existing access would be adequated frontage of no.179A Botley Road to a need to be reduced to not more than proper along with access and turning			Sold Res			
Conservation Comments:	No known constraints.						N
Noise/Air Quality Assessment:	No known issues.				0 30 Jun	@ Crown copyrigh	it A
	Given the scale of the site there is so archaeological earthworks.	me potential that archaeological re	mains as yet unlocate	ed will exist. Histo	orical landscape indicate	s the potential fo	or
	The site appears to be a private gardeto protect the offsite woodland.	en. Scrubland/wooded areas are al	so present in the nor	th-west. A suitable	green buffer should be	created in the n	orth-west
	Within 1600m of a Train Station, with Centre, within 800m of a Community/		300m of a Accessible	Green or Play Sp	ace, within 1600m of a l	own/District or I	_ocal
	Development of scale promoted woul development of fewer than 5 may be				he development strategy	/. Small scale	
Is the site suitable?	No	Is the site available?	Yes		Is the site considered	achievable?	Yes

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



ID: 3195 Site Name: Conifer Rise

Current Land Use: Scrubland and wetland. Streams.

Surrounding Land Use: Residential, Public House, Agriculture

Gross Site Area (ha): 3.75 Housing Yield (estimate): 67

Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0

SUITABILITY
Constraints:

Agricultural Land Grade 3, Flood Zone 2 & 3, Minerals Soft Sand & Superficial sand/gravel, Countryside, SINC

Highways/
Pedestrian Access:

The site is located adjacent to the Titchfield Gyratory where significant layout changes are proposed as part of the committed Stubbington By-pass. It would be necessary to demonstrate that any access solution would be compatible with the junction proposals so that any capacity, convenience or safety issues would be mitigated.

Conservation Comments:

Views across the valley to Titchfield Mill (statutory listed) are significant in terms of landscape and views across the open fields and tree screen to the north. Titchfield conservation area to the south is relatively contained but has significant visual and cultural relationship with Titchfield Abbey Ancient Monument and also with Titchfield Mill. The Abbey is of high significance and is a dominant structure which commands its setting. Whilst the Abbey is contained within a walled setting, its scale and appearance is very distinctive and impacts of the setting of the site as a whole which includes the nearby farm buildings and in particular the grade 1 listed tithe barn. The setting of the site and buildings requires careful consideration as a group in the landscape, including the setting of Titchfield conservation area, Titchfield Mill and the wider landscape setting. Also note the relationship with the Titchfield Abbey conservation area which relates to site ID 3184. Any significant development within the proximity of the Abbey and Tithe Barn would be detrimental to the character and setting of the conservation area and the wider landscape setting, including the open views as seen from Conifer Rise towards the Listed Mill.



Noise/Air Quality Assessment:

No known issues

No

Archaeology:

Given the scale of the allocation on land over looking the river valley there is some potential that archaeological remains as yet unlocated will exist.

**Ecology Comment:** 

The eastern-most part of the site appears to be a private garden with the remainder of the site being grass fields. Meon Valley Meadows & Woodland SINC is located within the site and forms the western & north-western boundaries. The woodland to the north, hedge to the south and SINC should be protected by large buffers. Mitigation and enhancement for protected species will be required. Site is connected to the Natura 2000 sites via the SINC on site and therefore a HRA will be required.

Accessible Facility Types: 7/10

Within 800m of a Convenience Store or Supermarket, within 1200m of a GP Surgery, within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility

Reason for Discounting:

The site is in a highly sensitive landscape (based on the Fareham Landscape Assessment) and lies partly in flood zones 2 and 3. Site has high ecological potential (adj to a SINC). Development may be harmful to the setting of the conservation area.

Is the site suitable?

Is the site available?

Yes

Is the site considered achievable?

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

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

SITE DETAILS **Discounted Housing Site** Stubbington Newlands Farm ID: 3199 Newlands Plus - Area B1 Site Name: Current Land Use: Agriculture, playing pitches Residential properties border the western edge, with agriculture surrounding the rest of the site. Surrounding Land Use: 23.60 Gross Site Area (ha): Housing Yield (estimate): Sumar Close Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** STUBBINGTON WARD Agricultural Land Grade 2, Flood Zone 2, Minerals Soft Sand, Countryside, Public ROW, Solent Brent Geese Constraints: & Wader Low use Effect of the proposed primary highway access on Stubbington bypass would require further assessment. Highways/ Secondary highway access via Stroud Green Lane would be unsuitable for a development of this scale. Pedestrian Access: Meoncros No known constraints Conservation School Comments: No issues Noise/Air Quality 260 m @ Crown copyright Assessment: No archaeological sites currently recorded at this site nor in its immediate vicinity. Archaeological potential is limited however a recent survey found evidence of Archaeology: Roman farm and field system. Potential that unlocated archaeological remains will exist. 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 **Ecology Comment:** 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. 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 Accessible Facility or Local Centre, within 800m of a Community/Leisure Facility 5/10 Types: 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 Reason for Solent Waders Low Use designation and there is no evidence of a strategy compliant solution. Discounting:

No

Is the site considered achievable?

No

Is the site available?

Is the site suitable?

SITE DETAILS **Discounted Housing Site** Stubbington Site Name: Newlands Plus - Area B2 ID: 3200 Current Land Use: Agriculture The site is bordered by open countryside, agriculture and woodland to the south west. Surrounding Land Use: 11.96 Gross Site Area (ha): Housing Yield (estimate): 275 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** STUBBINGTO WARD Agricultural Land Grade 2, Minerals Soft Sand & Safeguarded Site, Countryside, Public ROW, Solent Brent Constraints: Geese & Wader Low use Effect of the proposed primary highway access on Stubbington bypass would require further assessment. Highways/ Pedestrian Access: Tips Cop No known constraints Conservation Comments: No issues Noise/Air Quality 260 m @ Crown copyright Assessment: No archaeological sites currently recorded at this site nor in its immediate vicinity. Archaeological potential is limited however a recent survey found evidence of Archaeology: Roman farm and field system. Potential that unlocated archaeological remains will exist. The entire site is a Solent Waders & Brent Goose 'Low Use' site. Tips Copse SINC and Ancient Woodland forms the western boundary of the site. Therefore, a **Ecology Comment:** minimum of a 15m buffer will be required in the west. The field margins have potential to support reptiles, amphibians and badgers. The site is likely to be suitable for development, provided that the loss of the SW&BG Strategy Low Use site and the likely presence of protected species are appropriately mitigated and a 15m buffer in the west is implemented. 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 Accessible Facility 3/10 Types: 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 Reason for Solent Waders Low Use designation and there is no evidence of a strategy compliant solution. Discounting:

No

Is the site considered achievable?

No

Is the site available?

Is the site suitable?

SITE DETAILS **Discounted Housing Site** Stubbingtor Newlands Plus - Area C ID: 3201 Site Name: Agriculture, tree lines along all but western border Current Land Use: Surrounding Land Use: Residential properties are found along the western border, the sewerage treatment works at Peel Common is to the north. There is a road to the southwest. 15.43 Housing Yield (estimate): 150 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 STURRINGTON **SUITABILITY** Agricultural Land Grade 2 3a & 3b, Minerals Superficial sand/gravel, Minerals Safeguarded Site, Countryside, Constraints: Public ROW. Brick works adjacent to the north east of site, old filter beds on site Effect of the proposed primary highway access on Stubbington bypass would require further assessment. Highways/ Pedestrian Access: No known constraints Conservation Comments: 230 m No issues Noise/Air Quality @ Crown copyright Assessment: No archaeological sites currently recorded at this site nor in its immediate vicinity. Archaeological potential is limited however a recent survey found evidence of Archaeology: Roman farm and field system. Potential that unlocated archaeological remains will exist. The site appears to be an arable field. To the north is a strip of woodland. The field margins have potential to support reptiles, amphibians, badgers and **Ecology Comment:** foraging/commuting bats. The field can also support farmland birds which are in decline. A stream is also located along the north-eastern boundary. The site is likely to be suitable for development, provided that a buffer in the north to protect the woodland and appropriate mitigation in relation to protected species, is implemented 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 Accessible Facility Space, within 1600m of a Town/District or Local Centre 5/10 Types: This area lies within a strategic gap, physical, visual or perceived coalescence of development with neighbouring settlements must be avoided. Reason for Discounting:

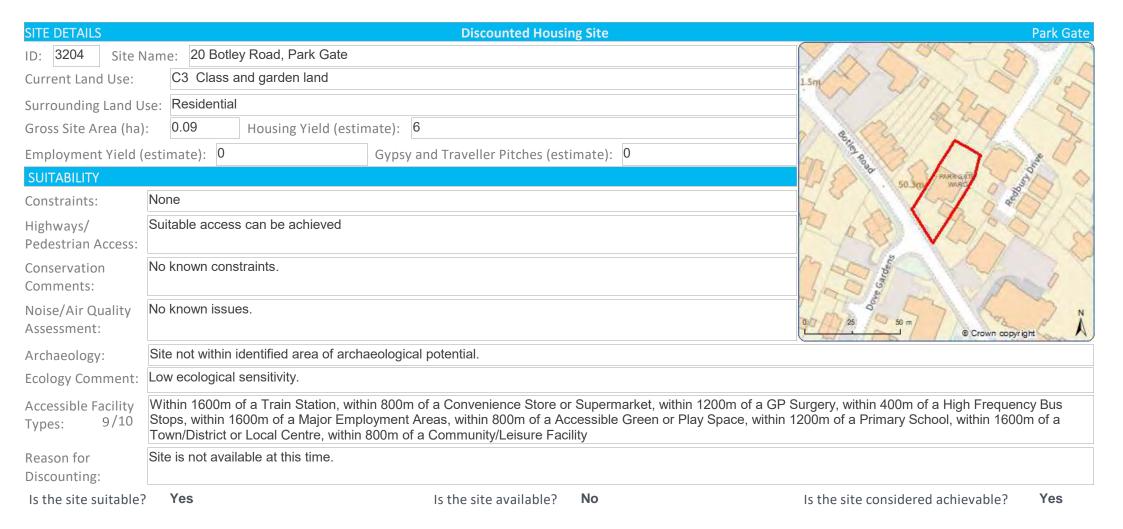
No

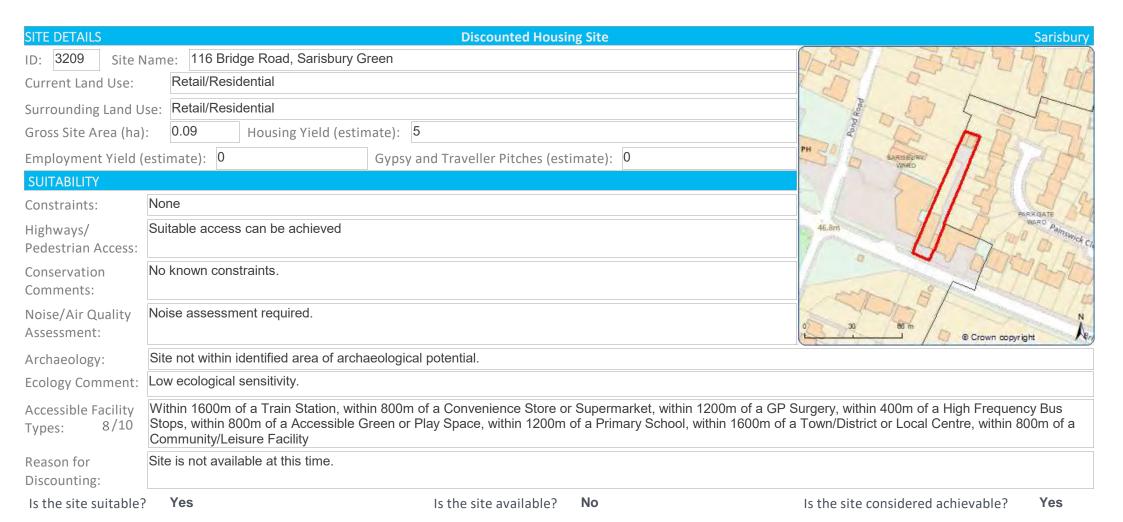
Is the site considered achievable?

No

Is the site available?

Is the site suitable?





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

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

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

Is the site considered achievable?

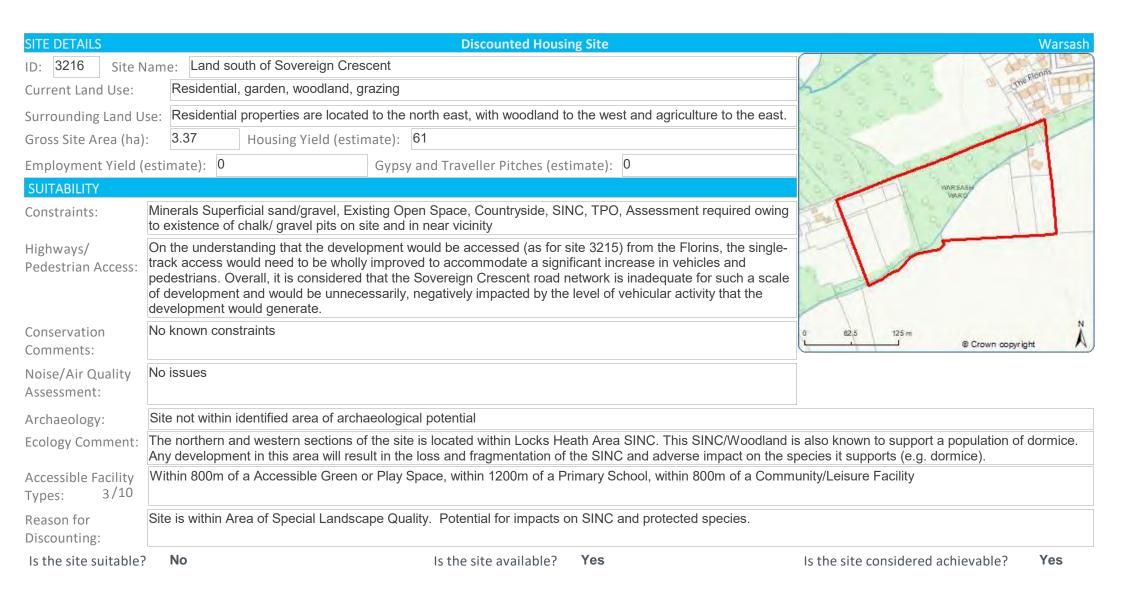
Is the site available?

Is the site suitable?

SITE DETAILS **Discounted Housing Site, Discounted Employment Site** Fareham Eas ID: 3213 Maindell Pumping Station, Fareham Site Name: Former pumphouse and office Current Land Use: Surrounding Land Use: Field to north, offices & residential development to south. 1.50 Gross Site Area (ha): Housing Yield (estimate): 18 Employment Yield (estimate): 1,200sqm Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 2, Minerals Brick Clay - sand/gravel & Safeguarded Site, Ground Water Protection Constraints: Zone. Countryside. Groundwater source protection zone 1. The single-track access road is considered to be inadequate for any increase in use as entry visibility is poor Highways/ and it would result in braking and standing vehicles waiting at a vulnerable location for the access to clear. Pedestrian Access: Because of its width, parking demands and lack of a footway along its northern part, North Wallington is considered to be inadequate for a material increase in vehicular or pedestrian traffic. Development that would generate similar vehicular or pedestrian activity to the present use, would be considered more favourably. No known constraints Conservation @ Crown copyright Comments: Site is in close proximity to the M27 motorway and Fort Wallington Industrial Estate. Noise, air quality and Noise/Air Quality possibly odour concerns. Commercial development may be preferential. Assessment: Quarry and extraction will have removed any archaeological potential. The site is sufficiently separated from Fort Wallington by modern development that it would Archaeology: not now contribute to setting of the fort. The southern and western parts of the site appear to be covered by areas of woodland, which is 'Priority Habitat'. Retention and protection of the woodland is **Ecology Comment:** required. Connectivity to the M27 green corridor should also be retained and enhanced in the north and east of the site. The centre of the site which is covered by areas of hardstanding and some areas to the east could be developed. 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 Accessible Facility Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility 6/10 Types: Limited scope for upgrading the highways access and no suitable footway for pedestrian access. Reason for Discounting: Yes Is the site suitable? No Is the site available? Is the site considered achievable? No

SITE DETAILS **Discounted Housing Site** Park Gate Site Name: Land at Beacon Bottom II ID: 3214 Grassland, Woodland, Scrub Current Land Use: Railway line & motorway to north, open space to west, HA15 draft allocation to south, residential to east Surrounding Land Use: 2.07 Housing Yield (estimate): 38 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 2, Minerals Safeguarded Site, Countryside, TPO Constraints: Access is proposed to be taken from Beacon Bottom via site 1360. Beacon Bottom is currently unsuitable in Highways/ width and parking terms but can be improved. The junction of Beacon Bottom with Botley Road and the road Pedestrian Access: network in Park Gate would need improvement. Submissions indicate that access would be via the adjacent draft housing allocation. No known constraints. Conservation Comments: 100 m The site is bounded by the M27 motorway and railway line to the north. Therefore there is potential for noise Crown copyright Noise/Air Quality and air quality impacts. However, the site is to the south of the motorway and its scale may provide for Assessment: 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. There are no archaeological sites currently recorded at this location nor in its immediate vicinity. The archaeological potential is low. Archaeology: 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 **Ecology Comment:** protected. Likely impacts on the nearby SINC would need to be addressed. 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 Accessible Facility 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 Types: Community/Leisure Facility Site consists of valuable woodland priority habitat, including TPOs. The site is therefore unsuitable for residential development. Reason for Discounting: Yes No Is the site available? Yes Is the site considered achievable? Is the site suitable?

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



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

Is the site available?

Is the site suitable?

No

Yes

Yes

Is the site considered achievable?

Yes

Is the site considered achievable?

Is the site available?

Is the site suitable?

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

SITE DETAILS **Discounted Housing Site** Stubbington Site Name: Land south of Solar Farm ID: 3221 Current Land Use: Grazina The site is bordered by a sewage treatment works, a solar farm and agriculture. Surrounding Land Use: 3.01 Housing Yield (estimate): 54 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** STURBINATO Agricultural Land Grade 2, Minerals Soft Sand & Safeguarded Site, Countryside Constraints: A suitable single, priority junction can be achieved onto Newgate Lane. Buses are available along Newgate Highways/ Lane East (Relief Road) whilst cycle/footway provisions are available to Peel Common, schools, Speedfields Pedestrian Access: 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. No known constraints Conservation Comments: @ Crown copyright Odour assessment required Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: A colony of Chamomile (Chamaemelum nobile) may be present on site, which is classed as Vulnerable on the vascular plant Red List for England. There is **Ecology Comment:** 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. 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 Facility Community/Leisure Facility 4/10 Types: Development in this location would not be in keeping with the settlement pattern and would change the settlement character of Peel Common. Potential for Reason for ecological impacts. The site is therefore considered unsuitable for residential development. Discounting:

Yes

Is the site available?

Is the site suitable?

No

Yes

Is the site considered achievable?

SITE DETAILS **Discounted Housing Site** Fareham East, Portchester West Tarmac Trading Ltd, Upper Wharf ID: 3222 Site Name: Current Land Use: Vacant aggregates supplier Creek/marina, recreation ground, railway line, A32 Surrounding Land Use: SOUTH 0.34 Gross Site Area (ha): Housing Yield (estimate): 12 Employment Yield (estimate): 1,500sqm Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Flood Zone 2 & 3, Minerals Safeguarded Site, Statutory Listed Buildings, Within 500m of SPA Ramsar & Constraints: SSSI, Aggregates wharf. Site is accessed via Gosport Road and Upper Wharf Highways/ Pedestrian Access: Within Conservation Area and adjacent to Listed Building. Conservation Comments: Site lies partly within an AQMA and adjacent to the A32 therefore air quality and noise impact assessments Noise/Air Quality Crown copyright would be required. Assessment: Site is in one of the town's historic quays. Any development is likely to encounter archaeological remains relating to an important part of Fareham's history. This Archaeology: does not constrain the site, possible that redevelopment will provide opportunities to bett 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, **Ecology Comment:** 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. 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, Accessible Facility 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 10/10 Types: Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility Safeguarding of Aggregates Wharf within Minerals and Waste Plan and site is located within flood zones 2 and 3 Reason for Discounting:

Yes

Is the site available?

No

Is the site considered achievable?

No

Is the site suitable?

SITE DETAILS **Discounted Housing Site** Sarisbury ID: 3223 Site Name: Land adjoining Friends Farm Grassland, Scrub Current Land Use: Surrounding Land Use: Residential, Scrub, Public House Housing Yield (estimate): 5 0.90 Gross Site Area (ha): Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 3a & 3b, Minerals Safeguarded Site, Countryside, Former Land Use Assessment Constraints: required A suitable single, priority junction can be achieved onto Swanwick Lane within the limits of the highway. Highways/ Provision would need to be made within the layout for access to the existing commercial site to the south. Pedestrian Access: Improved facilities for crossing Botley Road would be required. Provision for refuse vehicle access and turning would be required. The setting of the adjacent listed buildings would require careful consideration to maintain their rural setting. Conservation Comments: @ Crown copyright Proximity to public house, noise assessment required. Noise/Air Quality Assessment: Site not within identified area of archaeological potential. Archaeology: Woodland in the east and south should be retained and enhanced, along with a suitable planted buffer for their protection. Appropriate mitigation in relation to **Ecology Comment:** protected species, if present, will also be required. 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, Accessible Facility within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility 6/10 Types: Development would affect the setting of the adjacent listed buildings and the scale of development proposed is out of keeping with the character of the area and Reason for does not accord with the development strategy.

Yes

Is the site considered achievable?

Yes

Is the site available?

Discounting:

Is the site suitable?

SITE DETAILS **Discounted Housing Site** Sarisbury Site Name: Land South of Swanwick Lane ID: 3224 Grassland, Scrub Current Land Use: Surrounding Land Use: Aggregate recycling to north, residential and grassland to south, east and west 0.84 Gross Site Area (ha): Housing Yield (estimate): 6 Employment Yield (estimate): 0 Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 3a & 3b, Minerals Safeguarded Site, Countryside, Former Land Use Assessment Constraints: required An acceptable single, priority junction can be created to Swanwick Lane from a point midway along the site Highways/ frontage, Provision for refuse vehicle access and turning would be required. Improved facilities for crossing Pedestrian Access: Botley Road would be required. No known constraints. Conservation Comments: Land could be suitable for development subject to noise and air quality assessments in respect of the M27 Noise/Air Quality @ Crown copyright and recycling site. Assessment: Site not within identified area of archaeological potential. Archaeology: Woodland in the north-west should be retained and enhanced, along with a suitable planted buffer in the south. Appropriate mitigation in relation to protected **Ecology Comment:** species, if present, will also be required. 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 Accessible Facility Centre, within 800m of a Community/Leisure Facility 5/10 Types: Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale Reason for development of fewer than 5 may be in line with the character area and could therefore be acceptable. Discounting:

Unknown

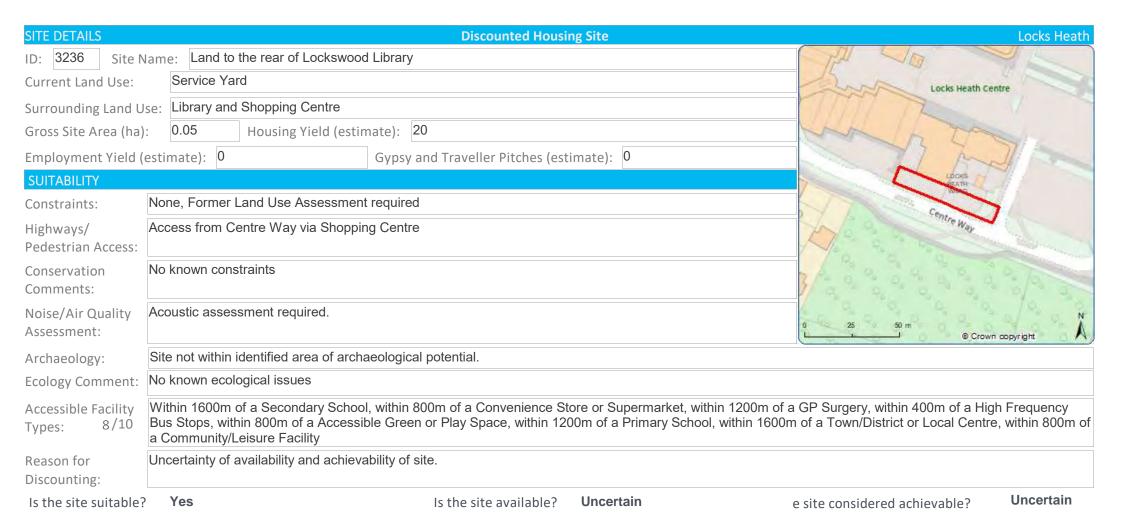
Is the site considered achievable?

No

Is the site available?

Yes

Is the site suitable?



SITE DETAILS **Discounted Housing Site** Locks Heath Site Name: 4-10 Locks Heath Centre ID: 3237 Service yard and roof space to Locks Heath Shopping Centre. Current Land Use: Surrounding Land Use: Shopping Centre Housing Yield (estimate): 37 0.16 Gross Site Area (ha): Locks Heath Centre Gypsy and Traveller Pitches (estimate): 0 Employment Yield (estimate): 0 SUITABILITY None, Former Land Use Assessment required Constraints: Access from Centre Way via Shopping Centre Highways/ Pedestrian Access: No known constraints Conservation Comments: Acoustic assessment required. Noise/Air Quality Assessment: @ Crown copyright Site not within identified area of archaeological potential. Archaeology: No known ecological issues **Ecology Comment:** 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 Accessible Facility 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 7/10 Types: Uncertainty of availability and achievability of site. Reason for Discounting:

Uncertain

Is the site considered achievable?

Uncertain

Is the site available?

Is the site suitable?

Yes

SITE DETAILS **Discounted Housing Site** Locks Heath Site Name: 38-43 Locks Heath Centre ID: 3238 Roof space to Locks Heath Shopping Centre. Current Land Use: Surrounding Land Use: Shopping Centre Lock's Wood 0.27 Housing Yield (estimate): 53 Gross Site Area (ha): Gypsy and Traveller Pitches (estimate): 0 Employment Yield (estimate): 0 SUITABILITY None, Former Land Use Assessment required Constraints: Access from Centre Way via Shopping Centre Highways/ Pedestrian Access: No known constraints Conservation Locks Heath Centre Comments: Acoustic assessment required. Noise/Air Quality Assessment: @ Crown copyright Site not within identified area of archaeological potential. Archaeology: No known ecological issues **Ecology Comment:** 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 Accessible Facility 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 7/10 Types: Uncertainty of availability and achievability of site. Reason for Discounting: Uncertain

Uncertain

Is the site considered achievable?

Is the site available?

Is the site suitable?

Yes

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

Is the site available?

Is the site suitable?

## 7. Developable Employment Sites

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## 7. Developable Employment Site Assessments

SITE DETAILS		Developable Employı	ment Site	Fareham East
ID: 20 Site N	Name: Standard Way, Wallington			
Current Land Use:	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 U	Ise: Adjoining motorway M27 to not	theast; Frontage to Standard Way to	west; adjoining WTS to south.	
Gross Site Area (ha)	: 0.59 Housing Yield (es	timate): 0		
Employment Yield (	estimate): 2,000sqm	Gypsy and Traveller Pitches (esti	imate): 0	FAREHAM
SUITABILITY				MAD O
Constraints:	Agricultural Land Grade 2, Minerals Brick Clay - sand/gravel & Safeguarded Site, Ground Water Protection Zone, Countryside, Within 50m of potentially infilled and gassing ground, groundwater source protection zone.			
Highways/ Pedestrian Access:	This site would appear to have the potential for access created from Standard Way. The junction location would need to be towards the southern end of the frontage for visibility purposes. Measures would need to be put in place to limit additional commercial vehicle activity on Pinks Hill or to make width improvements along its length.			
Conservation Comments:	No known constraints			90 m © Crown copyright
Noise/Air Quality Assessment:	No known issues.			
Archaeology:		ecorded at this location although Fort I constraint to development is negligit		ity. Area might be regarded as within setting of the
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 Employm a Community/Leisure Facility	ent Areas, within 800m of a Accessib	le Green or Play Space, within 1600n	n of a Town/District or Local Centre, within 800m of
Suitability Comment:				ng industrial estate and waste transfer station. Site is considered suitable for employment uses.
Is the site suitable?	? Yes	Is the site available?	Yes	Is the site considered achievable? Yes

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

Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

Yes

SITE DETAILS		Developable Employ	ment Site	Titchfield
ID: 205 Site I	Name: Land North of St. Margar	et's Roundabout, Titchfield		
Current Land Use:	Car Park/works compound			
Surrounding Land U	Jse: Industrial and service indust	ries, small scale residential to immediat	e north	Farm.Road Farm.Road
Gross Site Area (ha	): 1.23 Housing Yield (	(estimate): 0		
Employment Yield	(estimate): 4,000sqm	Gypsy and Traveller Pitches (est	timate): 0	
SUITABILITY				WARD
Constraints:	Agricultural Land Grade 3, Cour	ntryside		1030
Highways/ Pedestrian Access:	Site is readily accessible from C	Cartwright Drive.		TOPHRELD COMMON WARD
Conservation Comments:	No known constraints			
Noise/Air Quality Assessment:	Site is adjacent to A27 meaning	there is potential for both noise and air	quality impacts.	a 85 110 m © Crown copyright
Archaeology:	Site not within identified area of	archaeological potential.		
Ecology Comment:	No known issues.			
Accessible Facility Types: 8/10		of a Accessible Green or Play Space,		Frequency Bus Stops, within 1600m of a Major thin 1600m of a Town/District or Local Centre, within
Suitability Comment:	Site adjacent to A27 with existin	g access from Cartwright Drive. Current	tly in use as works compound. Suitab	le site for future employment development.
Is the site suitable	? Yes	Is the site available?	Yes	Is the site considered achievable? Yes

SITE DETAILS Developable Housing Site, Developable Employment Site Sarisbury ID: 1168 Site Name: Land at Rookery Avenue Vacant Nursery/Residential Current Land Use: Surrounding Land Use: M27 to south, Woodland (SINC) to east, Approved planning app to west for residential development 2.29 Housing Yield (estimate): 32 Gross Site Area (ha): Employment Yield (estimate): 1,817 sq m Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Agricultural Land Grade 3c, Countryside, SINC Constraints: Suitable access achievable from Rookery Avenue. Highways/ Pedestrian Access: No known constraints. Conservation Comments: Air pollution and noise concerns due to its proximity to the M27 motorway. Assessment of the impacts of Noise/Air Quality existing air pollution on the proposed future occupants of the dwellings will be required. Mitigation, to include 130 m Assessment: @ Crown copyright measures to prevent the worsening of air quality in the area. Commercial development may be preferential. Site not within identified area of archaeological potential. Archaeology: Extensive priority habitat woodland. Potential for birds of conservation concern, notable invertebrates, declining reptiles, great crested newts, bats, dormice and **Ecology Comment:** 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. 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, Accessible Facility within 1200m of a Primary School, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility Types: 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 Suitability small-scale employment development in accordance with emerging development strategy (DS1). Comment:

Yes

Yes

Is the site considered achievable?

Is the site available?

Yes

Is the site suitable?

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

Yes

Is the site available?

Yes

Is the site considered achievable?

Yes

Is the site suitable?

SITE DETAILS Fareham East **Developable Employment Site** Site Name: Land rear of WTS, Wallington ID: 3034 ന Paddock Current Land Use: Surrounding Land Use: M27 to north of site, waste transfer station to west, grazing and A32 to south and east. 1.23 Housing Yield (estimate): 0 Gross Site Area (ha): Employment Yield (estimate): 4,000sqm Gypsy and Traveller Pitches (estimate): 0 SUITABILITY EAST Agricultural Land Grade 2, Minerals Brick Clay - sand/gravel & Safeguarded Site, Ground Water Protection Constraints: Zone, Countryside The width and standard of Military Road would need to be significantly upgraded to allow for vehicular access. Highways/ Measures would also need to be put in place to limit additional commercial vehicle activity on, or make Pedestrian Access: improvements to the width of Pinks Hill. No known constraints Conservation Military Road Comments: 100 m No known issues. Noise/Air Quality Crown copyright Assessment: Site not within identified area of archaeological potential Archaeology: Site is likely to have a reptile population and may support invertebrates. Grassland parcels offer habitat areas, whilst run off from slope should avoid impact to **Ecology Comment:** Wallington River. Potential for bats, badgers and Dormouse. 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 Accessible Facility Town/District or Local Centre 4/10 Types: Site is considered suitable for employment uses. It is in an area that has an overriding 'urban fringe' character, due to the urban character of the adjoining Suitability industrial estate and waste transfer station. Comment:

Yes

Is the site considered achievable?

Yes

Is the site available?

Yes

Is the site suitable?

SITE DETAILS **Developable Employment Site** Stubbington ID: 3113 Faraday Business Park, Daedalus East Site Name: Existing employment area, aircraft taxiways and airport infield Current Land Use: Surrounding Land Use: Public open space to north; Broom Way and undeveloped countryside to east; Lee-on-the-Solent to the south; Airport infield and main runway to west. 38.37 Housing Yield (estimate): 0 Gross Site Area (ha): e-on-Solent Employment Yield (estimate): 40,000sqm Gypsy and Traveller Pitches (estimate): 0 Spittively Airfield **SUITABILITY** Agricultural Land Grade 2 3a & 3b, Minerals Superficial sand/gravel, Countryside, Solent Brent Geese & Constraints: Wader Secondary Support Area, Airfield. Site has upgraded access from Broom Way and will benefit from Stubbington Bypass and Newgate Lane Highways/ South road schemes. Pedestrian Access: No known constraints Conservation Comments: No known issues. Noise/Air Quality © Crown copyright Assessment: Known Importance Archaeology: Site is in active industrial use - low ecological potential. The site is a Brent Geese and Solent Wader site (Secondary Support). All such sites have the potential to **Ecology Comment:** support the existing network and provide alternative options and resilience for the future network. Therefore proportionate mitigation, off-setting and/or enhancement measures will be required. Natural England should be consulted. 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 Accessible Facility 3/10 Types: Site represents an extension and intensification to an established and permitted employment area. Site has limited constraints and benefits from improvements Suitability to the strategic road network. Comment:

Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

Yes

SITE DETAILS **Developable Employment Site** Stubbington ID: 3114 Swordfish Business Park, Daedalus West Current Land Use: Existing employment area and aircraft taxiways. Gosport Road and Crofton School to north; Public open space to east; Airport infield and main runway to Surrounding Land Use: east and south; Stubbington to west. 19.52 Housing Yield (estimate): 0 Gross Site Area (ha): Employment Yield (estimate): 8,000sqm Gypsy and Traveller Pitches (estimate): 0 **SUITABILITY** Countryside, Solent Brent Geese & Wader Secondary Support Area, Within 500m of SPA Ramsar & SSSI, Constraints: Lee-on-Soler Airfield. Stubbingt Site has upgraded access from Broom Way and will benefit from Stubbington Bypass and Newgate Lane Highways/ South road schemes. Pedestrian Access: No known constraints Conservation Comments: 330 m No known issues. @ Crown copyright Noise/Air Quality Assessment: Known Importance Archaeology: Site is in active industrial use - low ecological potential. The site is a Brent Geese and Solent Wader site (Secondary Support). All such sites have the potential **Ecology Comment:** to support the existing network and provide alternative options and resilience for the future network. Therefore proportionate mitigation, off-setting and/or enhancement measures will be required. Natural England should be consulted. 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 Accessible Facility Space, within 1600m of a Town/District or Local Centre 5/10 Types: Site represents an extension and intensification to an established and permitted employment area. Site has limited constraints and benefits from improvements Suitability to the strategic road network. Comment:

Yes

Is the site considered achievable?

Yes

Is the site available?

Is the site suitable?

Yes

# 8. Discounted Employment Sites

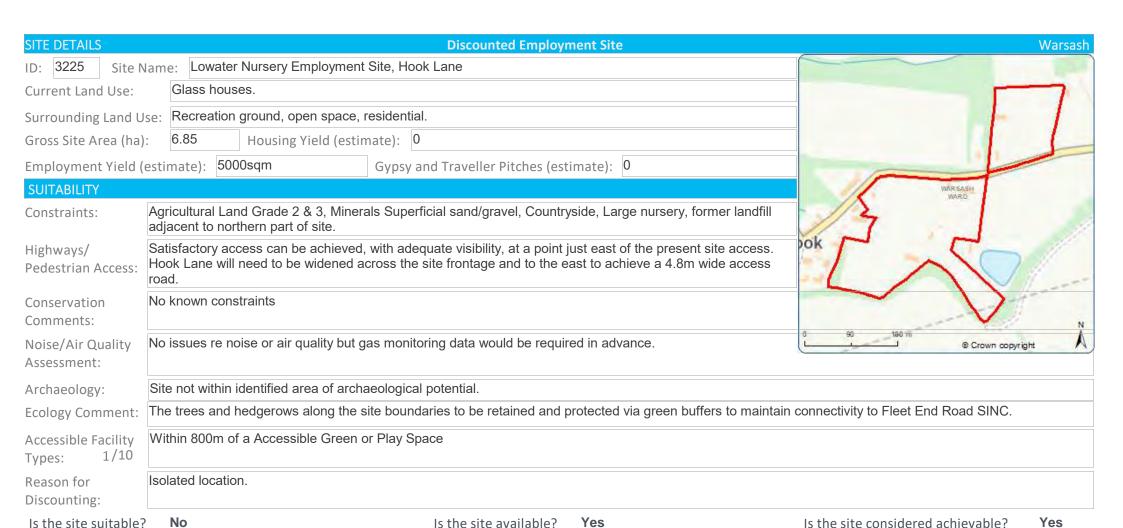
LIST OF (	CONTENTS			
ID:	Site Name:	Gross Site Area (ha):	Ward:	Page:
3011	Land at Down Barn Farm	32.85	Fareham East	260
3213	Maindell Pumping Station, Fareham	1.50	Fareham East	261
3218	Monument Farm	4.69	Fareham East	262
3225	Lowater Nursery Employment Site, Hook Lane	6.85	Warsash	263

## 8. Discounted Employment Site Assessments

SITE DETAILS **Discounted Employment Site** Fareham East Fareham \$ Land at Down Barn Farm ID: 3011 Site Name: The majority of the site is agriculture. Current Land Use: Nine Elms Lane 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 Housing Yield (estimate): 0 Gross Site Area (ha): 32.85 Employment Yield (estimate): 30,000sqm Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Agricultural Land Grade 2, Flood Zone 2 & 3, Minerals Brick Clay & sand/gravel, Ground Water Protection Constraints: Zone, Countryside, Statutory Listed Buildings, Public ROW, Farm on site, adjacent to clay pit, works and gas valve compound. The principle of employment development at this location is accepted with regards to highways access, Highways/ however the precise location of the site access and its relationship to the existing haul road and the link to Pedestrian Access: 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 @ Crown copyright likely to be required. The constraints that exist on the short weaving distance (even shorter with an improved J10) between J10 and J11 would be an important consideration, so could limit the quantum of development here without the need for significant improvements to the junction and/or local road junctions in close proximity to J11. 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 Conservation listed buildings Downbarn Cottage and Greenhill Cottage, the setting of these buildings would need to be preserved. Comments: No known issues. Noise/Air Quality Assessment: Known Importance, Green Alert Archaeology: 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 **Ecology Comment:** 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. 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 Accessible Facility 3/10 Types: The site is located in a highly sensitive landscape setting including the historic setting of Fort Nelson and surrounds. Reason for Discounting: No Is the site available? Yes Is the site suitable?

SITE DETAILS **Discounted Housing Site, Discounted Employment Site** Fareham East Maindell Pumping Station, Fareham ID: 3213 Site Name: Former pumphouse and office Current Land Use: Field to north, offices & residential development to south. Surrounding Land Use: 1.50 Housing Yield (estimate): 18 Gross Site Area (ha): Employment Yield (estimate): 1,200sqm Gypsy and Traveller Pitches (estimate): 0 SUITABILITY Agricultural Land Grade 2, Minerals Brick Clay - sand/gravel & Safeguarded Site, Ground Water Protection Constraints: Zone. Countryside. Groundwater source protection zone 1. The single-track access road is considered to be inadequate for any increase in use as entry visibility is poor Highways/ and it would result in braking and standing vehicles waiting at a vulnerable location for the access to clear. Pedestrian Access: Because of its width, parking demands and lack of a footway along its northern part, North Wallington is considered to be inadequate for a material increase in vehicular or pedestrian traffic. Development that would generate similar vehicular or pedestrian activity to the present use, would be considered more favourably. No known constraints Conservation @ Crown copyright Comments: Site is in close proximity to the M27 motorway and Fort Wallington Industrial Estate. Noise, air quality and possibly odour concerns. Commercial development Noise/Air Quality may be preferential. Assessment: Quarry and extraction will have removed any archaeological potential. The site is sufficiently separated from Fort Wallington by modern development that it would Archaeology: not now contribute to setting of the fort. The southern and western parts of the site appear to be covered by areas of woodland, which is 'Priority Habitat'. Retention and protection of the woodland is **Ecology Comment:** required. Connectivity to the M27 green corridor should also be retained and enhanced in the north and east of the site. The centre of the site which is covered by areas of hardstanding and some areas to the east could be developed. 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 Accessible Facility Green or Play Space, within 1600m of a Town/District or Local Centre, within 800m of a Community/Leisure Facility 6/10 Types: Limited scope for upgrading the highways access and no suitable footway for pedestrian access. 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 Monument Farm ID: 3218 Site Name: Current Land Use: Agriculture Surrounding Land Use: Agriculture and employment to north and west, M27 to south. Gross Site Area (ha): 4.69 Housing Yield (estimate): 0 Employment Yield (estimate): 3,750sqm Gypsy and Traveller Pitches (estimate): 0 SUITABILITY EAST Agricultural Land Grade 2, Minerals Brick Clay & sand/gravel, Ground Water Protection Zone, Countryside Constraints: No access would be permitted to M27 Junction 11 or its approach road to the east. There is the potential to Highways/ form a suitable access with Boarhunt Road on the northern boundary although this would be subject to Pedestrian Access: feasibility and the provision of significant widening of Boarhunt Road to the east and a restriction on access to and from the west. Modification and incorporation of the present car park egress to the north-east could represent the most viable form of access. The site is very isolated in terms of viable sustainable transport options. A pedestrian/cyclist link to the Spurlings Road underpass to Standard Way might remedy this to some extent. The constraints that exist on the short weaving distance (even shorter with an improved J10) between 210 m J10 and J11 would be an important consideration, so could limit the quantum of development here without the Crown copyright need for significant improvements to the junction and/or local road junctions in close proximity to J11. No known constraints Conservation Comments: Air quality and noise impact assessments would be required. Noise/Air Quality Assessment: Site not within identified area of archaeological potential Archaeology: Protected species are likely to be present on site, such as dormice, reptiles, badgers and bats. The site is likely to be suitable for development, subject to **Ecology Comment:** appropriate mitigation. The wooded field margins should be retained/enhanced and protected through a suitable buffer. 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 Accessible Facility 3/10 Types: Site is within area of special landscape quality and within the historic setting of Fort Nelson and surrounds... Reason for Discounting: No Is the site suitable? No Is the site available? Yes Is the site considered achievable?



## 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
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
Rear of 77 Burridge Road	0.17	Sarisbury
3171 23 Bridge Road	0.14	Park Gate
3186 Land to rear of September Cottage, Brook Ave	0.85	Warsash
3230 86 Newtown Road	0.56	Warsash

### 10. Sites removed from SHELAA

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

#### 11 Glossary

AQMA - Air Quality Management Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines. Area **BoCC** - Birds of Conservation List of bird species identified as most at risk in the assessment of the population status of Concern Area of special architectural or historic interest, the character or appearance of which it is Conservation Area desirable to preserve or enhance. In the case of residential development, a measurement of either the number of habitable rooms Density per hectare or the number of dwellings per hectare. **EPS - European Protected** Animal species which receive full protection under The Conservation of Species and Habitats **Species** Regulations 2010. Groundwater Source Protection Area which contains public drinking water sources such as wells, boreholes and springs Zone which could be at risk of contamination from any activities that might cause pollution in the area. HRA - Habitats Regulation 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 Assessment 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.

Importance:

SAC - Special Areas for An area of open water or land of international importance designated to conserve natural Conservation

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 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 Monument

Monuments and Archaeological Areas Act 1979.

Site of Archaeological 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 A local site which is of substantive nature conservation value. The Site of Importance for **Nature Conservation** 

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.

