



# Fareham Local Plan 2037

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

---

September 2020

# Contents

Section		Page Number
1	How to use this document	1
2	Introduction	2
3	Policy Context and Housing and Employment Need	3
4	Methodology	5
5	Developable Housing Sites <ul style="list-style-type: none"><li>• Overview Map</li><li>• List of Sites</li><li>• Site Assessments</li></ul>	15 16 20
6	Discounted Housing Sites <ul style="list-style-type: none"><li>• Overview Map</li><li>• List of Sites</li><li>• Site Assessments</li></ul>	100 101 107
7	Developable Employment Sites <ul style="list-style-type: none"><li>• Overview Map</li><li>• List of Sites</li><li>• Site Assessments</li></ul>	236 237 238
8	Discounted Employment Sites <ul style="list-style-type: none"><li>• Overview Map</li></ul>	242



	<ul style="list-style-type: none"> <li>List of Sites</li> <li>Site Assessments</li> </ul>	243 244
9	<p>Sites Below Study Threshold</p> <ul style="list-style-type: none"> <li>Overview Map</li> <li>List of Sites</li> </ul>	252 253
10	<p>Sites Removed from the SHELAA</p> <ul style="list-style-type: none"> <li>Overview Map</li> <li>List of Sites</li> </ul>	254 255
11	Glossary	256

## Maps and Plans

The following copyright statement applies to all maps featured in this document;

*© Crown copyright and database rights 2020 OS 100019110. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.*



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).



ID:	3121	Site Name:	Funtley Road South, Funtley
Current Land Use:	Agriculture/Paddock/ Woodland		
Surrounding Land Use:	Woodland and grazing paddocks. Residential to north. Railway to the east Deviation Line open space to the west. M27 further south.		
Gross Site Area (ha):	5.74	Housing Yield (estimate):	55
Employment Yield (estimate):	0	Gypsy and Traveller Pitches (estimate):	0

**SUITABILITY**

Constraints:	Agricultural Land Grade 3, Ancient Woodland, SINC, Minerals Brick Clay, Existing Open Space, Countryside, TPO
Highways/ Pedestrian Access:	It is considered that suitable accesses can be achieved. The standard of routes to the west, to safely accommodate the likely impact of development traffic would need assessing further. Opportunity to provide pedestrian and cyclist routes north of the site to Hill Park.
Conservation Comments:	No known constraints
Noise/Air Quality Assessment:	No known issues

Archaeology:	Site not within identified area of archaeological potential
Ecology Comment:	The site is dominated by horse grazed grassland, woodland, buildings, hedgerows, trees and areas of scrub. A low population of slow-worm and grass snake is 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.
Accessible Facility Types:	Within 400m of a High Frequency Bus Stops, within 800m of a Accessible Green or Play Space, within 800m of a Community/Leisure Facility 3 /10

Suitability Comment:	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 Funtley Road. Site presents opportunity to provide community facility as part of development. Development needs to be small scale and sensitively integrated 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**

