

	factor associated with the viability of development and would need to be addressed prior to development.
<b>Gas pipeline</b>	High pressure gas mains are protected by a 140 metre (minimum) wide planning easement. Sites which were affected by a high pressure gas main were either discounted from the assessment, or the net developable area calculated.
<b>Area of Outstanding Natural Beauty (AONB)</b>	Sites within an AONB were not discounted on the basis that development in this area may be permitted where there is an overriding national interest or a lack of alternative sites.
<b>Tree Preservation Order (TPO)</b>	TPOs on a site were recorded in the proformas. Sites which were heavily wooded were discounted from the assessment. Tree cover was also a determinant of the final yield on the site. Policy CS1 of the emerging Core Strategy also seeks to protect important trees and hedgerows.
<b>Nature designations</b>	Sites which lie within sites of nature designations, including SSSIs, SINCs, SPAs, SACs and LNRs, were discounted from the assessment.
<b>Brent Geese</b>	Sites which are identified in the Brent Goose Strategy <sup>20</sup> will need to demonstrate the levels of impact and any appropriate compensatory/mitigation measures.
<b>Conservation area</b>	A site being within a conservation area was not in itself a reason for exclusion from the study on the basis that development of the site could contribute to an enhancement of the character and appearance of the conservation area.
<b>Listed or local listed</b>	Sites which would result in the demolition of a listed or locally listed building were discounted. Sites where development was considered to affect the setting of a listed or locally listed building were discounted from the assessment.
<b>Historic park</b>	A site being within a historic park was not in itself a reason for exclusion from the study unless it was considered that development would harm its character or appearance.
<b>Archaeological zone</b>	Sites which were situated within archaeological zones were not discounted on the basis that each site would need to be assessed in terms of the impact they would have as part of an assessment of their value and opportunities for conservation. This issue would be a consideration in determining the timing of a site coming forward for development and costs associated with development.
<b>Impact on the strategic gap</b>	Sites and areas which were considered to be detrimental to integrity of the strategic gaps were excluded. A study <sup>21</sup> carried out consultants helped to inform decisions about this.
<b>Site assembly</b>	Site assembly could affect the timing of a site coming forward for development and the costs associated with development. Information about ownership was recorded to inform site viability and timing.
<b>Site access</b>	Land locked sites where no access could be gained were discounted from the assessment.
<b>Accessibility</b>	The borough is reasonably accessible by public transport. Information about the proximity of sites to public facilities was recorded in the pro-formas, however, sites were not

<sup>20</sup> Hampshire Wildlife Trust (2002). Brent Goose Strategy

<sup>21</sup> Kirkham Landscape Planning Ltd (2007). The Formation of Strategic and Local Gaps in Havant Borough