Local Plan 2036

Havant BOROUGH COUNCIL

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Summary of Site Screening Work

January 2019

Summary of Site Screening Work

Purpose of this paper	To draw together the screening work for applicable key sites and site allocations within the Havant Borough Local Plan 2036.
Why?	In order to summarise the screening work undertaken by key experts in a document that is accessible to members of the public.
Objectives	▪ Provide a summary of the information provided by consultants in heritage, ecology, archaeology, environmental health, flooding and drainage. ▪ Provide part of the audit trail for the consideration of sites within the Havant Borough Council Local Plan 2036. ▪ Create an accessible document for developers and members of the public with regard to the screening work undertaken for each site.

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1. Introduction

1.1 This document draws together screening work undertaken for the key sites and individual site allocations within the Havant Borough Local Plan 2036 (HBLP 2036). The information provided is not a complete reproduction of the information provided by a particular expert, instead this document summarises the key points which have informed the developer requirements within the site allocations.

1.2 Should an applicant require further information on the comprehensive screening work provided to the Council for assessment of sites for the HBLP 2036, this would be made available through the Council's pre-application service[1].

Sites not screened

1.3 Havant and Waterlooville Town Centres and Leigh Park District Centre have not been screened as key sites. This is because they are policy based areas with no specific site allocations.

1.4 Applicants for development proposals within these policy based areas will be expected to engage with the Council's pre-application advice service, which involves consultation with internal consultees, and in some cases, statutory consultees prior to pre-application advice being provided.

Structure of paper

1.5 For the purposes of presentation and clarity, heritage, ecology and archaeology screening has been presented separately from the environmental health, flooding and drainage screening work. This is primarily due to the format in which the relevant experts have provided their assessment.

1.6 The site screening summary is therefore structured as follows:

- Section 2: Heritage, ecology and archaeology
- Section 3: Environmental health, flooding and drainage

[1] https://www.havant.gov.uk/pre-application-advice-service

Heritage, Ecology and Archaeology

Site Ref/Title		Heritage		Ecology			Archaeology	
		Impact (see guidance notes)	Recommendations	Overall assessment	Habitat (on or adjacent to site) and Protected Species/Potential for protected species	Further ecological assessment required (see guidance notes)	Archaeological Potential	Archaeological statement
Key sites								
KP3	Hayling Island Seafront (Southwood Road)	Negligible	No known historic asset issues.	Low	Predominantly developed area with dwellings and roads and car parks. Small areas of open greenspace classed as Priority Habitat Costal and Floodplain Grazing Marsh but this doubtful. Priority Habitat Coastal Vegetated Shingle present to south. Protected species potential limited overall.	Phase 1 survey likely sufficient. Investigation of SWBGS impacts.	Low	No archaeological evidence is currently recorded within the site and little has been recorded in the vicinity. Given the small scale of each development it is unlikely that archaeological issues will arise.
KP3	Hayling Island Seafront (Eastoke Corner)	Negligible	No known historic asset issues.	Low	Mix of well-developed residential/commercial with areas of car parking and roads and Priority Habitat Coastal Vegetated Shingle. Mostly limited, although presence of Beachlands East SINC and Priority Habitat Coastal Vegetated Shingle raise value.	Phase 1 survey and potentially Phase 2 botanical survey. Analysis of SWBGS data to assess potential impacts.	Low	The regeneration area does include reference to some World War II archaeology, but it appears that these were observed on old aerial photographs and are probably no longer there. The settlement developed quite late (within the period of OS mapping) and will have compromised or destroyed the potential of earlier archaeological evidence. It is unlikely that archaeological issues will arise.
KP3	Hayling Island Seafront (Beachlands)	Negligible	No known historic asset issues.	Low	Collection of built structures and hardstanding with minimal vegetation. Sand beach at southern edge. Limited, although structures may support roosting bats and nesting birds. Some potential for botanical interest at southern end.	Phase 1 ecological survey. Potentially Phase 2 bats.	Low/ Moderate	Given the location there is potential for previously unidentified archaeology of prehistoric and Roman date, or WW2 coastal defence. It is unclear whether any previous disturbance of the site might have compromised this potential. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development.
KP3	Hayling Island Seafront (Westbeach)	Low	The site is located close to the Coastguards Conservation Area. Regard will therefore need to be given to the impact on the setting of the conservation area. Design will also need to be carefully considered in this sensitive and prominent location.	Moderate	Buildings and hardstanding, with open grassland (Priority Habitat Lowland Acid Grassland, likely with maritime element) and scrub. Priority Habitat coastal sand dunes present locally. Likely to be common reptiles and nesting birds within grassland and scrub. Potential for notable plant species within grassland.	Minimum Phase 1, potentially Phase 2 botanical survey plus reptiles and nesting birds. Analysis of SWBGS data required.	Low	No archaeological evidence is currently recorded within the site and little has been recorded in the vicinity. However the coast at this point is noted for the survival of Second World War defences and although none are recorded they might be present. This also provides an opportunity for development to reflect in some way the notable military heritage of this coast.
KP5	Southleigh Strategic Site	Medium	Located in a very sensitive location in terms of built heritage. Any proposals for this site will need very careful consideration and a full assessment of the potential impact. Due to the very sensitive nature of the location, historic asset issues may prove to be an overriding constraint to development in certain areas of this large site. The southern aspect from Southleigh Park House is particularly significant as it allows for appreciation and outlook on what would have been the former Parkland. The house was also built on the elevated position for views south towards the sea. The setting of 1 & 2 Eastleigh Road is largely rural. This contributes significantly to the buildings historic interest. Careful consideration and regard will need to be given to this. Likewise Woodbine Cottage has a similar rural setting. As a non designated heritage asset full. Consideration will also need to be in given to the impact on any development on this property.	Low/ Moderate	Arable farmland, buildings, hardstanding, waterbody, woodland/scrub, hedgerows, linear trees and semi-improved grassland on site. Woodland surrounds the site. Not likely to be of botanical interest as much arable farmland. Bechstein's bats present in Southleigh Forest to N/NE, potential foraging/commuting within site. Buildings within site may support roosting bats of other species. Potential for hazel dormouse (in hedgerows), badgers, breeding birds and common reptiles.	Surveys carried out in adjacent areas (e.g. Southleigh Park House) in 2016. Large site, would require minimum Phase 1 ecological survey and highly likely further detailed surveys e.g. for bats, reptiles, breeding birds, badger.	Low	The coastal plain location would suggest a high likelihood of encountering archaeological remains. The archaeological potential is hard to define in the absence of immediately applicable data but the presence of drains and evidence of land drainage does suggest archaeological sites may be limited in scale and extent.

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KP6	Langstone Technology Park	Medium	The Former IBM building, Havant. A request has been made for local listing as building of interest based on the modular design and that it was designed by Ove Arup and won the Financial Times Industrial Architecture Award in 1972. Whilst not the as distinctive as some of Arup buildings (many of which are Nationally designated) this one has a simplicity to it design that should not be under-rated.	Low	Overall, the site itself is not likely to be of particular ecological value. The existing buildings may offer some potential for supporting e.g. roosting bats, nesting birds but most likely nothing of more than site-level/local significance. The vegetation on site is likely to be of limited ecological value (comprising managed amenity-type grassland and ornamental plantings) although areas of wetland habitat (ponds, watercourses) may exhibit more valuable flora. There are numerous records of water vole from the stream immediately east of the site and therefore any ecological assessment should consider this species. The site is separated from the Solent SPA/Ramsar by dense development so I would not raise any concerns in relation to construction-phase impacts provided that suitable pollution management measures (e.g. where watercourses are present) are followed. Clearly any residential usage would fall within the SRMP.	Phase 1 ecological assessment as minimum, to include appraisal of potential for protected/notable habitats and species. Also assessment/screening of potential for impacts to nearby designated sites/SWBGS sites.	Negligible	There are no substantive archaeological sites currently recorded at this location nor in its immediate vicinity. Whilst its general location close to the harbour edge and stream might have been regarded as having a high archaeological potential the site has been substantially impacted by the existing development on site. It seems highly unlikely that any archaeological issues will arise and I would not raise any archaeological issues regarding this allocation.

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KP7	Dunsbury Park	Negligible	No known historic asset issues.	High	Extensive area of semi-natural grassland and scrub with semi-natural woodland, much of which is ancient. Priority Habitats Lowland Mixed Deciduous Woodland, Lowland Meadow and Wet Woodland present. Bechstein's bat present within woodland. Hazel dormouse present. Highly likely to support range of nesting bird species, common reptiles, other mammals e.g. badger and notable invertebrates.	Minimum Phase 1 survey. Phase 2 surveys inevitable for bats (inc. Bechstein's), hazel dormouse and reptiles. Some ecological surveys have been carried out and will require updating to inform detailed proposals.	Phase 1 – Low Phase 2 – Moderate	Phase 1 - Planning permission has been issued subject to an archaeological condition. At the southern end archaeological monitoring has not encountered any archaeological remains, however at the northern end a large enclosure around Dunsbury Hill may represent a significant archaeological site. Phase 2 - Planning permission has been issued subject to an archaeological condition. At the northern end a large enclosure around Dunsbury Hill which is largely within Phase 3 but intrudes marginally into Phase 2, may represent a significant archaeological site. Due to it's marginal location if it prove overriding it is only a small element on the edge of a large allocation and might be accommodated within detail and design, or archaeological mitigation.
KP8	Havant and South Downs College	Low	Potential for development to impede appreciation of Scheduled Ancient Monument (SAM). Mitigation scheme to reduce risk and impact to SAM should be in place. Proposals for this site will need very careful consideration and a full assessment of the potential impact.	Low	South Downs College - site itself limited, although hazel dormouse present within nearby woodland. Common reptiles, bat foraging/commuting habitat nearby. Brent geese and curlew regular on fields immediately south/south-east. Havant College- Limited. Potential for roosting bats and nesting birds within buildings, common reptiles within longer grassland.	South Downs College: Minimum Phase1, with possible Phase 2 common reptile surveys. Consideration of SWBGS data and impact of development on adjacent SWBGS sites. Havant College: Phase 1 likely sufficient.	Low	South Downs - The site is associated with a wide range of archaeological observation and is adjacent to a significant Roman villa, as well as crossed by the line of the Roman road. However the existing development on site will have significantly compromised the archaeological potential of the site and many of the archaeological observations made during later development revealed little that had survived earlier development. It seems very unlikely that any archaeological issues will arise. However the line of the Roman road offers and opportunity to connect the historic landscape to the development and any adjacent development and might offer a positive heritage consideration. Havant - No archaeological evidence is currently recorded within the site and little has been recorded in the vicinity. However the proximity of the stream raises the archaeological potential. The existing development on site will have compromised the archaeological potential, but the open space areas might (subject to any past levelling) have retained that archaeological potential. This unlikely to constrain the site's development capacity.

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KP9	Havant Thicket Reservoir	High	Part of the site lies within the Sir George Staunton Conservation Area which is also a Grade II* listed historic park and garden. Due to the very sensitive nature of the location, historic asset issues may prove to be an overriding constraint to development. Due to the potential of loss of part of the heritage asset the development has the potential to cause substantial harm to the intrinsic character of the conservation area and historic park and garden. It would therefore need to be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm or loss.	Moderate/ High	Extensive area of open rough grassland and woodland, with scrub, mature trees, acid grassland, ditches, waterbodies. Bechstein's bat (and other species) and hazel dormouse present. Supports nesting lapwing, skylark and numerous other species. Four common reptile species present.	Extensive suite of surveys carried out between c.2005-2010 covering all habitats and groups, including detailed tracking of bats. Surveys will require updating - esp. Bechstein's bat.	Low	Very little is recorded within this large area and limited evidence is recorded within the vicinity. It would appear that the archaeological potential is low, although given the sheer scale of the location some archaeological issues should be anticipated.
Housing								
				Emsworth				
EM1	Emsworth Victoria Cottage Hospital	Low	The site is located close to the Emsworth Conservation Area. Regard will therefore need to be given to the impact on the setting of the conservation area. Design will also need to be carefully considered in this sensitive and prominent location. The building itself appears to have Victorian elements but has been heavily altered over time.	Low – Higher if protected species found in buildings	Buildings and managed grounds. Roosting bats and nesting birds only likely constraints.	Phase 1 survey with possible Phase 2 bat surveys as required.	Low	No archaeological evidence is currently recorded within the site and little has been recorded in the vicinity. However some archaeological issues might arise during development It is close to the line of the Roman road to Chichester and the medieval town of Emsworth. The building on site will have compromised survival of buried archaeological remains, but there may be some interest in recording the building which appears to have bene a purpose built hospital of its day.
EM2	Gas Site, Palmer's Road	Low	Distance from the Listed church reduces the possible impact of development on this site. However, setting and character should be considered if development is over multiple storeys of 3 or more.	Low	Former industrial site with buildings, hardstanding and minimal vegetation. Limited potential for protected species.	Phase 1 survey likely sufficient. Investigation of SWBGS impacts.	Low	Although the area has some general archaeological potential it would appear that the site has been significantly impacted by past development and this may have removed the archaeological potential.
EM3	Fowley Cottage	Negligible	No known historic asset issues. Defer comments to archaeologist for archaeological site.	Low	Residential dwelling within large garden plot containing managed lawns and boundary trees/shrubs. Immediately adjacent to foreshore with Priority Habitat Coastal Vegetated Shingle. Likely limited. Potential for roosting bats and nesting birds within existing dwelling. Potential for common reptiles within longer grassland, and for notable plant species within lawns.	Phase 1 survey likely sufficient unless protected species present.	Moderate	Given the location there is some potential for previously unidentified archaeology of prehistoric, Roman date and Saxon date. Despite the small scale of the allocation a range of archaeological sites have been found in the immediate vicinity.
EM4	Land at Selangor Avenue	Negligible	No known historic asset issues.	Moderate	Improved grassland, linear woodland, scrub and trees (scattered and linear). Hedgerows and a woodland copse. Brent goose recorded 320m south of site but no positive records in winters 2013/14 and 2014/15. Typical range of nesting birds plus common reptiles recorded. Average level of bat activity, no roosts.	Phase 1 habitat survey and bat, bird and reptile surveys carried out between 2014 and 2016. Agreed that winter bird surveys not required.	None	Although there is only limited available evidence it would appear that in this landscape on the coastal plain close to the harbour edge there is a high archaeological potential, that is the potential to contain archaeological sites which are as yet unknown. Any planning application should be accompanied by consideration of archaeological issues.

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EM5A	Land at Westwood Close	Negligible	Potential presence of WWII bunker. Potentially an undesignated heritage asset on site. However, this would not preclude development on the site. Consideration will need to be in given in regard of undesignated heritage asset.	Low/ Moderate	Improved/semi-improved grassland with associated mature boundary trees and hedges, small watercourse. Likely limited although potential for foraging/commuting bats, nesting birds, common reptiles.	Phase 1 survey plus likely Phase 2 bat and reptiles.	Moderate	There are no archaeological sites currently recorded, nor within the immediate vicinity. However the site sits on the flank of a stream in an area where this may well have bene a preferred area for early occupation sites. There is a moderate archaeological potential but unlikely to constrain the site.
EM6A/EM6B	Land west of Coldharbour Farm	Negligible	No known historic asset issues.	Moderate	Improved and semi-improved grassland, linear waterbody, boundary hedgerows. Potential for foraging/commuting bats, nesting birds, common reptiles. Water vole recorded locally, although no evidence in 2014.	Ecological assessment carried out in 2014. Surveys would require updating.	Moderate	Given the location and the lack of previous development on the site there is potential for previously unidentified archaeology of prehistoric and Roman date. The presence of woodland means that some previously unidentified archaeological features may survive as earthworks, but LiDAR does not indicate any. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development.
EM8B	Land rear of 15-27 Horndean Road	Negligible	There are no recorded heritage constraints within a significant distance of the site	Moderate-High	Small area of semi-improved grassland with boundary hedgerows, scrub and trees. Stream forms western boundary. Site is within Land West of Emsworth Recreation Ground SINC. SINC last surveyed 2011: good diversity in grassland. Any residential usage would fall within the SRMP.	Phase 1 Ecological Survey/Preliminary Ecological Appraisal. Detailed botanical survey to re-assess SINC grassland. Phase 2 Ecological Surveys: reptiles, bats (roosting/activity).	Low	There are no archaeological sites currently recorded at this location and very little recorded in the immediate vicinity, although the local name 'Cold Harbour' may indicate Roman settlement in the vicinity. Whilst some general archaeological potential may exist that it might override allocation is low
EM9	Land east of 54 Long Copse Lane	Negligible	There are no recorded heritage constraints within a significant distance of the site	Moderate	Small grassland site, listed as a SINC due to presence of old meadow indicator species. Recent developer survey downgraded botanical value but HBIC have queried this latest assessment. Site remains a SINC and loss would be contrary to Local Plan policy un less demonstrated that botanical value was not of SINC standard. Potential for common reptiles within grassland and nesting birds and foraging/commuting bats at boundaries.	Minimum Phase 1 ecological assessment, focussing on botanical value of grassland. Possible Phase 2 survey for common reptiles and bat activity.	Low	There are no archaeological sites currently recorded but archaeological remains have been found in the vicinity. Given the potential for previously unidentified archaeology any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development.
EM7	Land north of Long Copse Lane	Low	Although there are no known historic buildings directly on the site itself, there is a listed building close to the site that may have its setting affected by any development on this particular site. Any proposals for these sites will need very careful consideration and a full assessment of the potential impact.	Moderate to high	Improved grassland, neutral grassland, mixed woodland with old oak trees. Large Bechstein's bat maternity roost within site. Bechstein's roost significant constraint, also bat foraging/commuting habitat. Badger/GCN/hazel dormouse/reptile potential on site.	Phase 1 including botanical (rare/notable plants) required. Specific surveys for Bechstein's bat definitely required, to include trapping and radio-tracking where necessary. Assessment for badgers, hazel dormouse, breeding birds and reptiles required.	None	There are no archaeological sites currently recorded at this location and little recorded in the vicinity. The archaeological potential of the site is uncertain but appears to be low. Such potential as there is might relate to quasi industrial processes associated with woodland, such as kilns; or related to early prehistoric activity associated with the streams of the area. Although the landscape appears to be of limited archaeological potential, this scale of allocation does still have some archaeological potential but it is very unlikely that archaeological issues will emerge as significant.

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EM10	Land west of Westbourne	Negligible	There are no recorded heritage constraints within a significant distance of the site	High	Series of small grazed paddocks, likely to be poor semi-improved grassland. Eastern and western boundaries comprise dense tall hedgerows with trees, with stream channel to north/east. Pastures not likely to be of particular botanical value (but needs assessing). Boundary vegetation likely to be used by foraging/commuting bats, possibly for roosting if larger trees present. Site is within very close proximity to Bechstein's bat roosts and species is highly likely to occur. Any residential usage would fall within the SRMP.	Phase 1 Ecological Survey/Preliminary Ecological Appraisal. Phase 2 Ecological Surveys: reptiles, bats (roosting/activity), nesting birds. **Bechstein's bat highly likely to occur.**	Low	There are no archaeological sites currently recorded at this location and very little recorded in the immediate vicinity. Whilst some general archaeological potential may exists that it might override allocation is low
Havant and Bedhampton								
HB1	Wessex Site	Negligible	There are no recorded heritage constraints within a significant distance of the site	Low	Industrial site within urban Havant. Contains commercial buildings and hardstanding. Any residential usage would fall within the SRMP.	Phase 1 Ecological Survey/Preliminary Ecological Appraisal. Buildings could support roosting bats and nesting birds.	Negligible	There are no archaeological sites currently recorded at this location nor in its immediate vicinity. Current land use suggest a high degree of impact on the potential for archaeological remains and historic mapping shows the site was a gas works which will have both compromised archaeological potential and introduced contamination.
HB2	Portsmouth Water Headquarters	Medium	Located in a very sensitive location in terms of built heritage. Any proposals for these sites will need very careful consideration and a full assessment of the potential impact. Due to the very sensitive nature of the location, historic asset issues may prove to be an overriding constraint to development.	Moderate	Modern buildings within extensive grounds with managed grassland, trees, shrubs, waterbodies. Potential for bats within built structures. Unmanaged grassland with common reptile potential. Trees with bat roosting potential. Waterbodies with GCN and water vole potential. Nesting birds within woody vegetation and by waterbodies.	Phase 1 and Phase 2 surveys have been carried out. Would require updating within 3-4 years.	Moderate	The site lies immediately to the south of the projected line of the Chichester to Clausentum, Roman road. Given the location there is potential for previously unidentified archaeology of prehistoric and Roman date. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development.
HB3	Land at Palk Road	Negligible	No known historic asset issues.	Low	Isolated site. Appears to be improved grassland with some scattered woody vegetation/low scrub. Limited but potentially nesting birds and common reptiles.	Phase 1.	Low/ Moderate	If site has not been previously disturbed during railway building then there is some archaeological potential. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development, offset by consideration of how past development may have compromised the archaeological potential.
HB4	9 East Street	Medium	Located in a very sensitive location in terms of built heritage. Any proposals for these sites will need very careful consideration and a full assessment of the potential impact. Due to the very sensitive nature of the location, historic asset issues may prove to be an overriding constraint to development.	Low	Town centre site. Built structures, no vegetation. Limited but potentially roosting bats and nesting birds.	Phase 1.	Moderate/ High	The site is within an area of known archaeological potential within the historic core of the town and potential Roman occupation. Given the location there is potential for previously unidentified archaeology of medieval and Roman date. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development.

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HB14	Havant and South Downs College (Havant Campus)	Negligible	There are no recorded heritage constraints within a significant distance of the site	Low	Large area of amenity grassland, likely improved. Planted trees along southern boundary. Unlikely to be of particular ecological interest, although trees may support roosting/foraging bats and nesting birds. Any residential usage would fall within the SRMP.	Phase 1 Ecological Survey/Preliminary Ecological Appraisal.	Low	There are no archaeological sites currently recorded at this location and very little recorded in the immediate vicinity. Whilst some general archaeological potential may exists that it might override allocation is low
HB13A	Camp Field, Bartons Road	Low	The site is divorced from these by the busy main road and intermediate screening. Consequently, the proposed development is unlikely to impair the setting of the nearby listed buildings.	Low/ Moderate	Arable farmland with boundary hedgerows and mature trees. Limited but common reptile potential in grassland at field margins. Bat roosting potential in trees and bat foraging/commuting potential including Bechstein's bat.	Minimum Phase 1 ecological survey and likely Phase 2 surveys for e.g. roosting/foraging/commuting bats, common reptiles, potentially hazel dormouse.	Low	No archaeological evidence is currently recorded within the site and little has been recorded in the vicinity. However some archaeological issues might arise during development.
HB5B	Land south of Bartons Road	Medium	Listed Eastleigh House and barn adjacent site. It is considered that the housing need and the strategic allocation does justify an impact on the setting of the listed building but that this must be mitigated as far as possible by a sensitive layout. Layout will need to continue to ensure that public open space is provided to the south of Eastleigh House and that the surrounding development respects the setting of the building.	Low to moderate	Arable farmland and improved grassland. Boundary hedgerows and mature trees. Limited but common reptile potential in grassland and margins. Bat roosting potential in trees and bat foraging/commuting potential including Bechstein's bat.	Phase 1 and Phase 2 surveys carried out in 2015/16. Small bat roost in one tree and typical bat foraging assemblage. Small population of common reptiles present in grassland.	Moderate	Given the location and the lack of previous development on the site there is potential for previously unidentified archaeology of prehistoric and Roman date. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development.
HB6	Littlepark House	Negligible	No known historic asset issues.	High	Ancient woodland (Little Park Wood SINC) surrounding the site. Buildings on site, wet woodland present. Bat roost and foraging potential on site and surrounding the site. Within Bechstein's Bat buffer zone. Reptile potential on site/surrounding the site. Badger, hazel dormouse potential surrounding the site.	Phase 1 and Phase 2 bat surveys - potentially including trapping for Bechstein's bat. Potential hazel dormouse, badger and reptile surveys.	Moderate	There are no archaeological sites currently recorded at this location but to the west a number significant archaeological sites are recorded. However the archaeological potential is uncertain, the allocation is small and the degree of existing disturbance to the site is significant. Whilst the impact on archaeological remains is a material consideration it seems unlikely that archaeological issues will emerge.
HB7	Land south of Lower Road	High	The site lies immediately adjacent to the Old Bedhampton Conservation Area. Due to the very sensitive nature of the location, historic asset issues may prove to be an overriding constraint to development. Any medium or large scale development has the potential to cause significant harm to the intrinsic character of the conservation area.	Low to moderate	Arable crop field with margins. Bordered by trees, hedgerows and scrub. Small watercourse at NE edge. Potential for badger, hazel dormouse, reptiles and foraging bats.	Phase 1 habitat survey. Potential badger, bats, hazel dormouse, nesting birds and common reptiles depending on boundary habitats. Analysis of SWBGS data.	Moderate	To the south there is direct evidence of prehistoric salt working. In view of the archaeological potential and scale of development it is likely that archaeological remains will be encountered and are a material consideration, however it is unlikely that archaeology will emerge as a constraint.
HB8	Havant Garden Centre	Low	Located in a sensitive location in terms of built heritage. Any proposals for this site will need very careful consideration and a full assessment of the potential impact. However, site is already a brownfield site and contains the modern garden centre building and car park.	Low	Large site containing areas of hardstanding, buildings and planted ornamental vegetation. Large timber-clad structure present which may have potential for roosting bats. Boundary trees and scrub along Bartons Road and adjacent railway line suitable for foraging/commuting bats and nesting birds. Bechstein's bat has been recorded within immediate area.	Phase 1 ecological survey required. Phase 2 bat activity surveys.	Low	There are no archaeological sites currently recorded at this location, however archaeological survey ahead of development adjacent identified a significant Roman settlement. A similar archaeological potential exists for a site of this scale however it has been significantly compromised by existing development at the site. It is likely that archaeological sites will be present (albeit truncated) but unlikely that they will emerge as a constraint to development.

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HB11A/ HB11B	Land east of Castle Avenue	Negligible	No known historic asset issues.	Low	Grassland, hedgerows, pond, scattered scrub/trees on site. Adjacent habitat is predominantly residential to west and arable to east. A woodland copse lies adjacent to the south west boundary. GCN, Bat foraging, reptiles and hazel dormouse.	Phase 1 survey plus possible Phase 2 surveys for hazel dormouse, reptiles, amphibians and foraging/commuting bats.	High	There are no archaeological sites currently recorded at this location but within the vicinity a number significant archaeological sites are recorded including the Roman road that runs across the southern edge. Although there is only limited available evidence it would appear that in this landscape on the coastal plain close to the harbour edge there is a high archaeological potential that is the potential to contain archaeological sites which are as yet unknown. Any planning application should be accompanied by consideration of archaeological issues.
HB15	Southmere Field	Medium	Site abuts conservation Area, a green buffer and grading of density of development may mitigate impact on rural character of the CA setting	Moderate	Mid-sized grassland field within Langstone. Recent HBIC botanical survey found that grassland was not of high value. Some potential for common reptiles and foraging/commuting bats at boundaries. Site included within SWBGS as Secondary Network site due to presence of brent geese and curlew and is close to several other SWBGS sites to the west. Site is close to Chichester & Langstone Harbours SPA/Ramsar and likely to form part of a local suite of sites used by SPA/Ramsar bird species.	Phase 1 ecological assessment and analysis of SWBGS data. Possible Phase 2 ecological survey for common reptiles and bat activity. Assessment of potential impacts (construction and operation phase) to nearby SPA/Ramsar and SSSI.	Medium	Given the location there is potential for previously unidentified archaeology of prehistoric and Roman date. Any planning application should include an assessment of the potential for previously unidentified archaeological sites, past impacts and the impact of the proposed development
HB9	Southleigh Park House	Medium	There are a number of Grade II listed buildings located on the site. Suitable and well conceived conversions of the buildings would be acceptable in principle. If sensitively undertaken this could ensure the future maintenance of the listed buildings. The area of land where development is likely to have the least impact on the setting of the listed building is that to the north. Located in a sensitive location in terms of built heritage. Any proposals for this site will need very careful consideration and a full assessment of the potential impact. It is inevitable that any new development would be a prominent feature within the site. However, this would need to be balanced up with the fact that the current office buildings on site are incongruous features.	Moderate	Buildings, hardstanding, waterbody, woodland/scrub, linear trees and semi-improved grassland on site. Woodland surrounds the site. Surveys carried out 2016. Bechstein's bats present (not roosting). No GCN. Nesting birds present. No dormice.	The site is situated in a landscape dominated by woodlands and grassland habitats and a large proportion of the site is trees. Bechstein's bat present. Surveys carried out 2016. Would require updating in 2019/20.	Low	There are no archaeological sites currently recorded at this location nor in its immediate vicinity. The archaeological potential is limited and compromised by existing development. It seems unlikely that archaeological issues will emerge. The setting of the house is a Hampshire Park and Garden and as such is identfied of at least lcoal importance. The existing modern development on site has compromised the setting of the building and the survival of the park/garden to some extent. Further development or redevelopment will need to recognise the historic importance of the assets and setting and should be informed by those and offer opportunities to repair or enhance them.
HB10	Forty Acres	Negligible	Potentially an undesignated heritage asset on site. However, this would not preclude development on the site. Consideration will need to be in given in regard of undesignated heritage asset.	Low to moderate	Arable fields cover the majority of the site, with hedgerows. A building exists at the centre of the site at the south and linear woodland exists along the east and north east section. A railway and main road bound the north and south of the site, beyond north and west lies a residential area and south Farlington Marshes SINC. Suitable bat roost and foraging and reptile habitat on site. Potential for hazel dormouse.	Phase 1 survey. Phase 2 bat, hazel dormouse, nesting birds and reptiles. Analysis of SWBGS data and further survey if required.	High	The site is likely to have high archaeological potential, It is located along the edge of Langston Harbour, study of which has shown that the fringe of the harbour was used for exploitation and occupation in the Bronze Age and Iron Age and prehistoric salt working. To the north the site lies on the flanks of the Portsdown Hill, which is an extremely archaeologically rich landscape from the early prehistoric onwards. It seems likely that archaeological remains will be encountered and some preliminary archaeological survey is likely to be needed, and although it seems unlikely that archaeological issues will emerge as a constraint to development any application should be accompanied by a Heritage Statement to satisfy the planning authority that heritage issues have been addressed.
HB12	Helmsley House	Low	The site contains a building which may be worthy of retention and incorporation into any new development for the site. A full heritage assessment of the existing building will need to be submitted with any potential development proposal. However, it is unlikely that historic buildings issues are likely to be an overriding constraint to development.	Low/ Moderate	Large dwelling within mature grounds containing grassland and mature trees. Bat potential in buildings and mature trees. Bat foraging potential within grounds, including Bechstein's bat.	Phase 1 plus Phase 2 bats if necessary.	Low	Given the location there is some limited potential for previously unidentified archaeology of prehistoric and Roman date.

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HB16	Land east of Manor Farm Close	Negligible	The nearest Heritage asset is over 400 metres to the south west.	Low-Moderate	Large site containing arable fields and grassland with boundary hedgerows. Unlikely to be of particular ecological value, but site is in close proximity to known Bechstein's bat habitat and this species could occur.	Phase 1 ecological survey required. Phase 2 bat surveys potentially required. Reference to previous ecological surveys for Hampshire Farm site required.	Low	There are no archaeological sites currently recorded at this location, however archaeological survey ahead of development adjacent identified late prehistoric settlement. A similar archaeological potential exists for a site of this scale. It is likely that archaeological sites will be present but unlikely that they will emerge as a constraint to development.
Hayling Island								
HY2	Pullingers, Elm Grove	Negligible	No known historic asset issues.	Low	Site contains a building, areas of hardstanding and sparse vegetation. Situated within densely-developed area. Unlikely to be of particular ecological value but may support roosting bats and nesting birds.	Phase 1 ecological survey required. Phase 2 bat surveys potentially required.	Low	There are no archaeological sites currently recorded at this location, nor in the immediate vicinity. It has been impacted by development to a small extent but larger areas are unimpacted. The site has some archaeological potential but the potential to constrain development is low.
HY3	Manor Nurseries	Negligible	No known historic asset issues.	Low	Mostly scrub and trees within rough grassland. Limited, likely to support common and widespread bat activity, nesting birds and common reptiles.	Phase 1 ecological survey likely sufficient. Potentially Phase 2 reptiles and nesting birds.	Low	Given the location there is potential for previously unidentified archaeology of prehistoric and Roman date. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development.
HY4	Land at Sinah Lane	Negligible	No known historic asset issues.	Low	Arable with boundary trees and hedgerows, rank grassland margins. Saltmarsh and intertidal habitats to west and north. Dense trees and scrub/hedgerow along Hayling Billy Trail to east. 2013/14 surveys on adjacent site recorded small reptile population.	Analysis of SWBGS data required. Update of Phase 1 survey and potentially Phase 2 bat and reptiles.	Moderate	Given the location there is potential for previously unidentified archaeology of prehistoric and Roman date. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development.
HY5	Land north of Tournerbury Lane	Negligible	No known historic asset issues.	Low	Permanent agricultural grassland with associated boundary hedges and some scrub. Likely limited to presence of common reptiles and nesting birds within woody boundaries.	Analysis of SWBGS data required. Phase 1 survey and potentially Phase 2 reptiles.	Low	There are no archaeological sites currently recorded, nor within the immediate vicinity, although Tournerbury fort is close by. It is unlikely that archaeological issues will arise.
HY9	Land south of Stoke Barn	Medium	There are three listed building adjacent to the site boundary and one local listed building. Due regard to the setting of these building must be given The Hayling water works immediately to the south of site over the road is included in HER. Site would warrant heritage survey and consideration of setting to listed buildings	Low-Moderate	Large arable field with boundary trees and hedgerows. Field likely to be of minimal ecological value, but boundary trees of potential value for roosting/foraging/commuting bats. Some potential for common reptiles within field margins. Site is immediately adjacent to SWBGS site H52A, a Primary Support site.	Phase 1 ecological survey required. Possible Phase 2 bat roost and activity surveys, plus reptile surveys. Analysis of SWBGS data required. Measures to avoid disturbance of adjacent SWBGS site.	Low	There are no archaeological sites currently recorded at this location, and little in the immediate vicinity (Saxon evidence). Hayling Island Roman temple is close by. It has not been impacted by development and is of considerable scale. The site has some archaeological potential based on its size and the general archaeological potential of Hayling but the potential that this may constrain development is low.

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HY8	Rook Farm	Medium	There are no designated heritage assets within the site itself. However, there are some listed buildings within the immediate vicinity of the site. The proposed development will result in a change to the overall character of the site which in turn will change views from parts of the Public Right of Way, bringing residential development closer. This view, however, already has a backdrop of residential development to the south and south-east and the views in these directions. It is considered that the proposed development will result in the loss of some views of the Church from the south-west. However, such views are not considered to make a significant contribution to the experience of the asset. As such, it is considered that the proposed development will result in a change that will cause minor harm to the significance of the Church of St Mary via a change in is setting. This harm is considered to be at the lower end of the less than substantial bracket. Such harm therefore needs to be balanced against the public benefits of the scheme in line with Paragraph 134 of the NPPF. Within this context, the limited harm caused to the overall heritage significance of the asset should be considered. The listed dwellings (Rook Farmhouse and Farm Cottage) are best experience from within their immediate grounds. The modern development has resulted in the wider agricultural land being divorced from the Listed Buildings. During the site visit (winter months) it could be seen that the buildings were not readily visible from the application site even with limited leaf coverage on trees. In the glimpse views available these did not provide any understanding as to the former agricultural use of the buildings. It is therefore considered that the wider agricultural setting with Rook Farm is negligible to the heritage significance of the assets.	High	Large arable site with boundary trees and hedgerows. Recent ecological assessment noted moderate level of bat activity at boundaries. Potential for common reptiles at field margins. Site features in SWBGS as H46B a Core Primary site which has supported 1000+ brent geese.	Phase 1 ecological assessment plus Phase 2 ecological surveys for bats, common reptiles. Analysis of SWBGS data plus updating field surveys for overwintering birds.	Medium	Given the location and scale of allocation there is potential for previously unidentified archaeology of prehistoric and Roman date. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development
HY10	107 Havant Road	Low/ Medium	Listed building West Stoke House lie to the north of the site separated by a field to the east lies another listed building Oakdene on the other side of the road. Consideration to setting required along with density and mass of dwellings. A remote WWII Bombing deycoy shelter may survive in field to west recorded in HER	High	Large permanent grass fields with boundary fences hedgerows. Field likely to be of minimal ecological value, but boundary hedges of potential value for roosting/foraging/commuting bats. Some potential for common reptiles within field margins. Bulk of site is included within SWBGS at Site H88, a Core Primary area. Also partly within Site H53D, an Uncertain site.	Phase 1 ecological survey required. Phase 2 bat surveys potentially required. Development would impact a SWBGS Core Primary site. Detailed analysis of SWBGS data and bespoke field surveys required. Mitigation will need to comprise equivalent area for SPA birds in advance of any impact.	Low	There are no archaeological sites currently recorded at this location, and little in the immediate vicinity. The Langstone Harbour coast is associated with archaeological evidence and Hayling Island Roman temple is in the wider landscape. It has not been impacted by development and is of considerable scale. The site has some archaeological potential based on its size and the general archaeological potential of Hayling but the potential that this may constrain development is low.
HY11	Land at Hayling Island College	Negligible	There are no recorded heritage constraints within a significant distance of the site	Low	Managed recreational grassland within school grounds. Unlikely to be of particular ecological value. Site not included within SWBGS but site is immediately adjacent to SWBGS site H40A, therefore potential for construction and operational impacts.	Minimum desk-based assessment to include analysis of SWBGS data.	Low	There are no archaeological sites currently recorded but archaeological remains have been found in the vicinity. Given the location there is potential for previously unidentified archaeology of prehistoric and Roman date. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development.
HY7	Fathoms Reach	Low	Although there are no known historic buildings directly on the site itself, there is a listed building close to the site that may have its setting affected by any development on this particular site. Any proposals for this site will need very careful consideration and a full assessment of the potential impact.	Low/ Moderate	Overgrown semi-improved/improved grassland with developing scrub. Common reptiles and breeding birds highly likely. Notable filed woundwort present, plus a few old grassland indicator species.	Analysis of SWBGS data required. Phase 1 survey plus reptiles and nesting birds as minimum. Potentially bat activity surveys.	Low/ Moderate	There are no archaeological sites currently recorded at this location nor in the immediate vicinity. The archaeological potential is difficult to discern but is in general moderate to low in this landscape. No overriding archaeological issues are identified during allocation but some archaeological consideration might be required during determination.

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HY1	Land rear of 13-21 Mengham Road	Negligible	Only heritage asset in vicinity is Mengham Farm House to the east some 120 metres to west however built up form already exists between the it and the site.	Low	Site contains areas of hardstanding and unmanaged vegetation including grassland, low scrub and trees. Situated within densely-developed area. Unlikely to be of particular ecological value but may support nesting birds and common reptiles.	Phase 1 ecological survey required.	Low/ Negligible	There are no archaeological sites currently recorded at this location, nor in the immediate vicinity. It lies outside the historic core of Mengham, and has been impacted by development to some extent. the potential to constrain development is low to negligible.
HY6	Northney and Sparkes Marinas	Negligible	No known historic asset issues.	Moderate/ High	Existing established marina sites with moorings and associated buildings and infrastructure. Associated habitats include saltmarsh, intertidal flats, and coastal grassland. Limited, but some potential for common reptiles and nesting birds within semi-natural vegetation. High potential for SAC-qualifying habitats.	Minimum Phase 1, potentially Phase 2 botanical survey plus reptiles and nesting birds. Analysis of SWBGS data required.	High	Northney Marina - The site sits on Duckard Point which is associated with the discovery of Bronze Age cremation and bronze tools. It seems likely that this was a significant location at that time and the site has a high archaeological potential. However the site is developed and any archaeological potential may have bene compromised to some degree.
Leigh Park								
LP1	Strouden Court	Negligible	No known historic asset issues.	Low – Increased if bats/birds present	Area of existing dwellings, managed lawns and planted vegetation. Limited, although buildings will have bat roost and nesting bird potential.	Minimum Phase 1 survey, potentially Phase 2 bat survey.	Low	Given previous development the site is likely to have been disturbed. The archaeological potential of the site appears to have been significantly compromised. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed
LP2	Land at Riders Lane	Negligible	No known historic asset issues.	Low – Increased if protected species present	Area of former allotment gardens containing managed/unmanaged grassland with trees and scrub. Watercourse to west. Likely limited, although potential for various protected species e.g. foraging/commuting bats, nesting birds, common reptiles.	Phase 1 survey likely sufficient, through Phase 2 if protected species present.	Low/ Moderate	Given the location there is potential for previously unidentified archaeology of prehistoric and Roman date. It is likely that the general archaeological potential of the area has been masked by the extensive development around, but the proximity of the stream and the scale of the allocation does imply a general archaeological potential. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development
LP3	Land at Dunsbury Way	Negligible	No known historic asset issues.	Low – Increased if nesting birds or reptiles present.	Area of rough grassland, scrub and planted immature trees within urban context. Limited, although may support nesting birds and common reptiles. Potential for foraging bats.	Minimum Phase 1 survey, potentially Phase 2 reptile survey.	Low	Given previous development in the vicinity the site is may have been disturbed. The archaeological potential is general and may have been compromised and the allocation small scale.
LP4	Scottish and Southern Energy Offices	Negligible	No known historic asset issues.	Low – Increased if bats/birds present	Large commercial site with modern multi-storey building, ancillary structures, hardstanding, managed grassland and planted woody vegetation. Limited, although structures may support roosting bats and nesting birds. Nesting bird potential in woody vegetation.	Minimum Phase 1 survey, potentially Phase 2 bat survey.	Low	Given previous development the site is likely to have been disturbed and the archaeological potential compromised. Any planning application should include an assessment of the potential for previously unidentified archaeological sites, the impact of past development and the impact of the proposed development
LP6	Colt Site	Negligible	No known historic asset issues.	Low	Large commercial site with buildings, hardstanding and managed grassland, planted trees/shrubs. Limited, with potential for nesting birds within denser vegetation.	Phase 1 survey carried out 2017.	Low	There are no archaeological sites currently recorded, nor within the immediate vicinity. The existing development on site is likely to have compromised or removed the archaeological potential. It is very unlikely that archaeological issues will arise.

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LP5A	Cabbagefield Row	Negligible	No known historic asset issues.	Moderate/ High	Extensive area of semi-natural grassland and scrub surrounded by semi-natural woodland, some of which is ancient. High potential for foraging/commuting bats, hazel dormouse, nesting birds and common reptiles. Site is within proximity to known Bechstein's bat roosts and foraging habitats.	Site forms part of wider block of woodland/scrub/grassland within open countryside. Highly likely to support populations of various protected species. Botanical survey by HBIC in 2008 recorded site as improved grassland with encroaching scrub. Minimum Phase 1 survey. Phase 2 surveys inevitable for bats (potentially inc. Bechstein's), hazel dormouse and reptiles.	Low/ Moderate	Given the location there is potential for previously unidentified archaeology of prehistoric and Roman date. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development
Waterlooville								
WV8	Land north of High Bank Avenue	Low	Although there are no known historic buildings directly on the site itself, there is a listed building close to the site that may have its setting affected by any development on this particular site. Any proposals for these sites will need very careful consideration and a full assessment of the potential impact.	Moderate-High	Parcel of land containing allotment gardens with a strip of wet woodland/fen vegetation to the west. Western woodland designated as London Road Fen SINC. Records of hazel dormouse to north. Woodland with potential to support roosting/foraging bats and nesting birds. Reptiles likely to occur throughout. Any residential usage would fall within the SRMP.	Phase 1 Ecological Survey/Preliminary Ecological Appraisal. Detailed botanical survey to re-assess SINC woodland and fen. Phase 2 Ecological Surveys: reptiles, bats (roosting/activity), nesting birds.	Low	There are no archaeological sites currently recorded at this location and very little recorded in the immediate vicinity. Whilst some general archaeological potential may exists that it might override allocation is low
WV6	Campdown	Medium	Given the scale and density of the proposed development and the range of heritage assets in the area (which currently generally lie within a relatively open setting), it is likely that development in this location would be visible from these assets, and as a result may affect their significance. Any proposals for this site will need very careful consideration and a full assessment of the potential impact. We would expect the assessment to clearly demonstrate that the extent of the proposed study area is of the appropriate size to ensure that all heritage assets likely to be affected by this development have been included and can be properly assessed. This would be particularly important as there needs to be an understanding of the impact on the setting of the scheduled monuments and listed buildings affected.	Moderate/ High	Predominantly permanent pasture with boundary trees and hedgerows. Some large mature oaks present. Ancient woodland SINC immediately to north. A3M corridor immediately east. Hazel dormouse present within adjacent woodland. Common reptiles, bat foraging/commuting habitat. Brent geese and curlew regular on fields immediately south/south-east.	Phase 1. Phase 2 bat, badger, reptiles, hazel dormouse and GCN surveys are likely to be required. Analysis of SWBGS data and further bird surveys. Parcel of undeveloped countryside with intrinsic biodiversity value. Presence of SPA bird species increases value.	High	There is a considerable range of archaeological issues related to this site, however the site is large and is likely to be able to accommodate constraint within layout and design. In the northern part of the site, adjacent to the college, is a Scheduled Monument (SM). It is a Roman villa. It is protected by law. It is likely that the extent of the villa will be greater than the scheduled area and this is a constraint to development. There are many records of Roman activity in the area of the villa indicating it is larger than the scheduled area and or the monument is surrounding by associated activity and sites. However it is relatively small scale in relation to the scale of the allocation and it is likely to be possible to accommodate the scheduled monument (and additional extent) by layout and design. Any proposal which impacts on the scheduled monument would be 'wholly exceptional' (NPPF) and in this case should not be acceptable. Close by the site is crossed by the line of the Roman road. Taken together the Roman road and the Roman villa are in close juxtaposition. To retain the line of the Roman road, an archaeological necessity where it can be shown to survive as an earthwork, would retained both the ancient line in the landscape and the relationship of the villa to the road. Any development could take the opportunity to retain and enhance the Roman villa and road, to secure its long term management, to better present and understand the site within the local community and even to add a 'cachet', local identity and sense of place to the proposed development for future occupiers. This presents a constraint but one which can be positively embraced by development in layout and provision for the archaeological remains. The site has a high archaeological potential, that is it is likely that archaeological remains will be encountered which are not as yet recorded. Some elements of the site to the south were subject to a preliminary archaeological survey in the 1990s. Further archaeological survey is needed. Any application should be accompanied by a Heritage Statement to satisfy the planning authority that archaeological issues have been considered including the preservation and long term management of the most important archaeological remains within the layout and design.

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WV9	Land at Waterlooville Golf Club	Negligible	No known historic asset issues.	Low/ Moderate	Open managed grassland within golf course, with associated woodland. Likely to be limited within grassland, although adjacent woodland likely to support e.g. roosting/foraging bats (including Bechstein's bat), hazel dormouse, badgers, nesting birds.	Phase 1, with likely Phase 2 bat.	Low	No archaeological evidence is currently recorded within the site and little has been recorded in the vicinity.
WV5	Woodcroft Farm	Low	The site contains a building which is worthy of retention and incorporation into any new development for the site. However, it is unlikely that historic buildings issues are likely to be an overriding constraint to development. The planning permission as granted above has the farmhouse retained within the masterplan for the scheme.	Moderate	Grazed pastures and meadows with mature boundary trees and hedgerows. Farm buildings. Buildings may support roosting bats and nesting birds. Boundary vegetation may support hazel dormice, nesting birds, common reptiles.	Phase 1 with likely Phase 2 bat, dormouse and reptiles.	Moderate	The site is adjacent to an area where previously unidentified archaeological sites have been found. Given the location there is potential for previously unidentified archaeology of prehistoric and Roman date. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development
WV10	Land south of Purbrook Heath	Low	Although there are no known historic buildings directly on the site itself, there is a listed building close to the site that may have its setting affected by any development on this particular site. Any proposals for these sites will need very careful consideration and a full assessment of the potential impact.	Moderate-High	Narrow strip of land containing improved/semi-improved grassland to east, wet woodland to west and allotment gardens to south. Western woodland designated as London Road Fen SINC, an area of mature wet woodland and fen vegetation. Records of hazel dormouse to north. Woodland with potential to support roosting/foraging bats and nesting birds. Reptiles likely to occur throughout. Any residential usage would fall within the SRMP.	Phase 1 Ecological Survey/Preliminary Ecological Appraisal. Detailed botanical survey to re-assess SINC woodland and fen. Phase 2 Ecological Surveys: reptiles, bats (roosting/activity), nesting birds.	Medium	There are no archaeological sites currently recorded at this location and very little recorded in the immediate vicinity. The southern section alongside London Road appears from Google earth 2011 to have undergone some level of intervention possibly earthmoving and this may have compromised the archaeological potential of that location. The northern area alongside Purbrook Heath Road is in the valley floodplain and LiDAR reveals that this has the surviving elements of a simple water meadow. Analysis would be required to assess the significance of this fragment of historic landscape but it is possible that it merits preservation. Part of the site might be constrained by this water meadow fragment of historic landscape (although as this is also the flood plan of the stream this might be a coincidental constraint)
WV1	Goodwillies Timber Yard	Negligible	No known historic asset issues.	Low-Moderate	Large site containing various buildings, areas of bare ground and hardstanding and patchy grassland and scrub. Southern end of site appears unmanaged and may contain valuable flora, as well as nesting birds and reptile species. Buildings have potential for supporting roosting bats and nesting birds.	Phase 1 ecological survey required. Potentially detailed botanical assessment. Phase 2 reptile surveys required. Phase 2 bat surveys potentially required.	Low	There are no archaeological sites currently recorded at this location, however archaeological survey ahead of development adjacent identified a significant prehistoric and Roman settlement. A similar archaeological potential exists for a site of this scale however it has been compromised to some degree by existing development at the site. It is very likely that archaeological sites will be present but unlikely that they will emerge as a constraint to development. Their recording if present may be burdensome to the development
WV2	Padnell Grange	Negligible	Padnell Grange was considered for inclusion on the List of Local Interest Buildings in 1999. Although it was not considered appropriate to include, as the farmhouse no longer retains its original character, the surrounding farm buildings and store (built around 1859) are of interest as they represent the historic development of the area. Plans have been approved for the conversion of these buildings to offices in a manner which preserves their character. The farm buildings have a very strong farmyard configuration that is very typical of Victorian farmsteads of the era. Moreover, Padnell Grange should be considered as a non-designated heritage asset despite not being included on the Local List.	Moderate	Historic dwelling within mature grounds containing grassland and mature trees. Dwelling and ancillary buildings may contain bat roosts, several species of bat recorded foraging within site and known Bechstein's roosts and foraging areas nearby to east, potential for badger, hazel dormouse, nesting birds and common reptiles.	Phase 1 and Phase 2 bat (possibly including for Bechstein's). Possibly Phase 2 reptiles.	Low	Given the location there is potential for previously unidentified archaeology of prehistoric and Roman date. It seems likely that previous development (and clay extraction as marked on historic maps) might have compromised the archaeological potential. Any planning application should include an assessment of the potential for previously unidentified archaeological sites, the impact of past development and extraction and the impact of the proposed development
WV3	Woodcroft Primary School	Negligible	No known historic asset issues.	Low/ Moderate	Site contains open grassland, woodland and hedgerows. Urban edge location with open pasture/farmland to west. Trees with bat roosting potential present at boundaries. Habitat suitable for foraging/commuting bats.	Surveys carried out by HCC in 2015. Slow-worms present in small numbers. Phase 2 bat roost and activity surveys required. Detailed surveys carried out at Woodcroft Farm to north add context.	Moderate	The site is adjacent to an area where previously unidentified archaeological sites have been found. Given the location there is potential for previously unidentified archaeology of prehistoric and Roman date. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development

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WV4	Blue Star	Negligible	No known historic asset issues.	Low but increased if protected species present	Area of former allotment gardens containing managed/unmanaged grassland with trees and scrub. Small building present. Likely limited, although potential for various protected species e.g. foraging/commuting bats, nesting birds, common reptiles.	Phase 1 survey likely sufficient, through Phase 2 if protected species present.	Moderate	There are no archaeological sites currently recorded, but within the immediate vicinity archaeological evaluation encountered extensive archaeological remains. The site has a moderate archaeological potential for more remains of this nature. However it is unlikely that such remains will constrain the site's potential for development.
WV7	Havant and South Downs College (South Downs Campus)	Negligible	No known historic asset issues.	Moderate/ High	Hardstanding with associated planted trees and shrubs at margins. Semi-improved grassland and developing scrub. Hazel dormouse present within adjacent woodland. Reptile, bat roost and foraging, badger, GCN. Brent geese and curlew regular.	Phase 1. Phase 2 bat, badger, reptiles, hazel dormouse and GCN surveys are likely to be required. Analysis of SWBGS data and further bird surveys.	Low	This site has been disturbed by previous/existing development at the site. The line of the Roman road crosses the site and a Roman villa is known close by. The degree to which the car park might have destroyed archaeological remains is uncertain. The archaeological watching brief at the time of car park construction suggests severe truncation by levelling of the car park. There are no overriding archaeological issues identified during allocation and it is unlikely that any archaeological issues will arise. However the line of the Roman road and its relation to this line in the adjacent allocation might provide and opportunity to use heritage to give a common theme link to the adjacent development.
WV11	Land at Crookhorn College	Negligible	There are no recorded heritage constraints within a significant distance of the site	Moderate	Area of improved grassland surrounded by mature woodland. Hazel dormouse present in woodland within 300m. Surrounding woodland with potential to support roosting bats, site likely to be attractive to foraging bats. Any residential usage would fall within the SRMP.	Phase 1 Ecological Survey/Preliminary Ecological Appraisal. Phase 2 Ecological Surveys: hazel dormouse, bats (roosting/activity), nesting birds.	High	There is an extensive series of archaeological sites across this landscape. There is a scheduled Roman villa to the east of the South Downs College; a Roman cemetery was found under the new tennis court and Roman kilns were found when the school was built. It is likely that these are all related as an extensive industrial and residential site. It is very likely that significant archaeological remains of Roman industrial activity, such as kilns will be encountered. The archaeological potential is high, but the likelihood that these remains would be overriding to allocation is low. In addition LiDAR indicates that this field is level and the past treatment of the land in terms of earthmoving might have compromised any archaeological potential.

Commercial								
BD11	Brockhampton West	Negligible	There are no recorded heritage constraints within a significant distance of the site	Low/Moderate	Small site comprising rough grassland sounded by dense planted trees and shrubs. Recent HBIC botanical survey highlighted some interesting meadow species and sward may be sown. Potential for supporting common reptiles, nesting birds, bat activity. Site features in SWBGS as H08 Secondary Network although last records from 2007/8. Site is heavily disturbed and now likely unattractive for brent geese in particular.	Minimum Phase 1 ecological assessment plus Phase 2 ecological surveys for bats, birds and reptiles.	Negligible	Archaeological sites were recorded when the land was stripped in preparation for land reclamation. It seems very likely that the archaeological potential of the site, which would have been high given the harbour edge location, has been removed or severely compromised.
LP127 (South)	Land at Hulbert Road southern parcel (Employment)	Negligible	There are no recorded heritage constraints within a significant distance of the site	Moderate/ High	Long, thin site comprising a mix of replanted ancient woodland and open meadow grassland with some light grazing. Much of the site is damp with wet flushes. Site contains two SINCs, to north and south. Recent HBIC survey of woodland SINC in north identified good range of ancient woodland indicators. Site likely to support various protected/notable species e.g. reptiles, nesting birds and bats. Site is within range of Bechstein's bat population.	Minimum Phase 1 ecological assessment with detailed botanical surveys plus Phase 2 ecological surveys for vegetation, reptiles, birds and bats. Specific methods for Bechstein's bat required. Site value very high if Bechstein's found to occur.	Low	A small archaeological evaluation was undertaken within this area but too small to speak for the whole larger area. The proximity of the streams crossing the area do suggest some archaeological potential, but it is unlikely that archaeological issues will be significant
LP127 (North)	Land at Hulbert Road northern parcel (Emergency Hub)	Negligible	There are no recorded heritage constraints within a significant distance of the site	Moderate/ High	Long, thin site comprising a mix of replanted ancient woodland and open meadow grassland with some light grazing. Much of the site is damp with wet flushes. Site contains two SINCs, to north and south. Recent HBIC survey of woodland SINC in north identified good range of ancient woodland indicators. Site likely to support various protected/notable species e.g. reptiles, nesting birds and bats. Site is within range of Bechstein's bat population.	Minimum Phase 1 ecological assessment with detailed botanical surveys plus Phase 2 ecological surveys for vegetation, reptiles, birds and bats. Specific methods for Bechstein's bat required. Site value very high if Bechstein's found to occur.	Low	A small archaeological evaluation was undertaken within this area but too small to speak for the whole larger area. The proximity of the streams crossing the area do suggest some archaeological potential, but it is unlikely that archaeological issues will be significant
BD38	Interbridges West	Negligible	There are no recorded heritage constraints within a significant distance of the site	Low-Moderate	Narrow area of improved/semi-improved grazed pasture with boundary hedges and scrub. Ecological interest likely to be highest within boundary hedgerows/scrub, supporting common reptiles, nesting birds. Site formerly within SWBGS as Site H20 but now removed due to consistent lack of records. Site unlikely to attract wintering birds. Any residential usage would fall within the SRMP.	Phase 1 Ecological Survey/Preliminary Ecological Appraisal. Phase 2 Ecological Surveys likely required: common reptiles, bat activity, breeding birds.	Low	There are no archaeological sites currently recorded at this location and very little recorded in the immediate vicinity, although the local name 'Cold Harbour' may indicate Roman settlement in the vicinity. Whilst some general archaeological potential may exist that it might override allocation is low
BD14	Land North of Solent Road	Low	Allocation site includes a significant proportion of rear garden of locally listed buildings. Proposals will need careful consideration and assessment of the potential impact.	Low	Area of rough semi-improved grassland, possibly wet, with boundary trees/scrub.	Phase 1 survey likely sufficient unless protected species present. Analysis of SWBGS data.	High	Although there are no archaeological sites currently recorded this area appears to be an area of springs, and springs are at the heart of the foundation of Havant (Hamanfunta – Hama's Spring). It is possible that these have been a focus of activity since the early prehistoric and it seems likely that archaeological remains will be encountered. There is a positive opportunity to incorporate the springs or ideas of springs and the origin of Havant into development physically or intellectually

BD54	Former BAE Systems Park	Negligible	No known historic asset issues.	Low	Large commercial site with numerous buildings, hardstanding and areas of planted vegetation. Limited but buildings may support roosting bats and nesting birds, unkempt vegetation may support common reptiles.	Phase 1 likely to suffice.	Low/ Moderate	There are no archaeological sites currently recorded at this location nor in the immediate vicinity. The archaeological potential is difficult to discern but is in general moderate to low in this landscape. However previous development at the site is likely to have severely damaged or removed any archaeological potential. No overriding archaeological issues are identified during allocation and it is unlikely that archaeological consideration will arise during determination

Heritage Impact Guidance Notes

Criteria used to determine magnitude of impact:

Magnitude of change	Description of change
High	Complete destruction of the site or feature. Change to the site or feature resulting in a fundamental change in the ability to understand and appreciate the resource and its historical context and setting. This could be either adverse or beneficial.
Medium	Change to the site or feature resulting in an appreciable change in the ability to understand and appreciate the resource and its historical context and setting. This could be either adverse or beneficial.
Low	Change to the site or feature resulting in a small change in the ability to understand and appreciate the resource and its historical context and setting. This could be either adverse or beneficial.
Negligible	Negligible change or no material change to the site or feature. No real change in the ability to understand and appreciate the resource and its historical context and setting.

Ecological Guidance Notes

Survey/Assessment Type	
Desk-based Assessment	For sites with very limited ecological potential, a simple desk-based assessment will usually su and online sources can be used to demonstrate that the site and surrounding area do not supp species and that further field-based surveys are not warranted.
Phase 1 Ecological Survey/Preliminary Ecological Appraisal	Used to establish baseline of habitat and potential to support various protected/notable species.Applications should include baseline ecological information in line with CIEEM Guidelines for Preliminary Ecological Appraisal.
Phase 2 Ecological Survey	Detailed, species-specific surveys to assess the presence/likely absence/population status of protected species e.g. bats, dormouse, reptiles. Submissions should be in accordance with current industry best practice survey guidance. Where Bechstein's bat is possible (either roosting or foraging/commuting) then bespoke trapping and potentially radio-tracking surveys will be required in order to robustly assess presence/likely absence.
Detailed botanical survey	Where necessary, detailed botanical surveys should determine vegetation communities with reference to National Vegetation Classification (NVC). Need for detailed botanical assessment identified through Phase 1 survey and/or review of HBIC survey (where available).
Analysis of SWBGS data	Detailed review and analysis of all SWBGS data for application site and any other surrounding sites likely to be within zone of influence. Should evaluate level of information within context of Policy DM23.

Environmental Health, Flooding and Drainage

Site Ref/Title		Environmental Health															Flooding and Drainage				
					Controlled Waters								Geology and Landfill					Flooding				
		Potential Contamination	Air Quality Consideration	Noise Consideration	Main River Adjacent	Main River on Site	Ordinary Water Course on Site	Coastal Water within 25m	Secondary Aquifer on site	Principal Aquifer on Site	SPZ (Excl. 1C) on site	SPZ1C on site	Radon Class 2	Radon Class 3	BGS Recorded Artificial Geology	Landfill or Probable Fill	Landfill Gas Risk	Flood Zone 2	Flood Zone 3	Historic Flooding	Greenfield (limit runoff rate)	Drainage comment (SuDS assumed on all sites)
Key Sites																						
KP3	Hayling Island Seafront (Southwood Road)	•						•										•			•	SuDS likely to be 'urban form' - effectively impermeable. Open channel in car park acts as drainage relief to overflow onto promenade at high tide / storm surge conditions.
KP3	Hayling Island Seafront (Eastoke Corner)	•		•									•								•	Known lack of capacity in local sewer system.
KP3	Hayling Island Seafront (Beachlands)	•	•	•					•													Coastal policy will apply.
KP3	Hayling Island Seafront (Westbeach)	•	•					•	•									•			•	Coastal policy will apply.
KP5	Southleigh Strategic Site	•	•	•	•		•		•			•	•			•		•			•	SuDS masterplan will be required. Spring lines x2 already mapped out. Opportunities for significant areas of water / ecology improvement. Very low amount of off site flow will be possible
KP7	Dunsbury Park	•	•						•							•					•	SuDS masterplan approach has been agreed.
KP8	Havant College Site	•	•	•	•				•			•	•									Standard approach to provision of SuDS will be required. This may result in areas which currently drain to surface water sewers or land drainage being diverted into SuDS features such as ponds, attenuation tanks or swales; the purpose being to reduce the existing outflow rate from the footprint of the site to an equivalent green field rate or below if possible, rather than matching the existing semi-impermeable layout.
	South Downs College Site	•	•	•					•			•										Existing drainage arrangements to be replicated with overall outflow from the site area reduced as much as possible
KP9	Havant Thicket											•									•	Full geological, hydrological and ecological assessments will be required. Special interest will need to be considered to maintain flows and water quality in downstream watercourses.
KP6	Langstone Technology Park	•	•	•	•	•	•		•				•	•	•	•	•	•	•			Aim to increase permeability of site especially breaking up the impact of large areas of car parking tarmac.

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Housing																						
EM1	Emsworth Victoria Cottage Hospital	•	•	•					•				•									Site currently effectively impermeable. SuDS likely to be 'urban form'
EM2	Gas Site, Palmer's Road	•		•	•				•				•					•	•			SuDS likely to be 'urban form'. Proximity to River Ems
EM3	Fowley Cottage			•				•	•	•								•	•		•	Partially tidal influenced. Easement to sewer or diversion required.
EM4	Land at Selangor Avenue		•	•					•				•			•					•	Currently runoff onto Havant Road causes flooding; opportunity for addressing problems in Nore Farm Avenue area by diverting watercourse through site. Provision of additional storage on top of that only required for development footprint required.
EM5A	Land at Westwood Close			•					•				•								•	Historic route of River Ems is very close to site - probable ground stability / buried 'desire line' issues
EM6A/EM6B	Land west of Coldharbour Farm	•		•	•		•		•				•								•	No observations.
EM8B	Land rear of 15-27 Horndean Road			•	•				•				•					•	•	•	•	Partially in Flood Zone 2 and 3; FZs are not plotted correctly at this location. West Brook limited capacity
EM9	Land east of 54 Long Copse Lane			•					•												•	connect to SuDS in Hampshire Farm
EM7	Land north of Long Copse Lane		•	•					•												•	Currently considerable off-site runoff causes flooding downstream in Long Copse Lane and Redlands Lane. Provision of additional storage on top of that only required for development footprint required.
EM10	Land west of Westbourne		•				•		•				•							•	•	EA main river along boundary. Flooding from this site onto highway.
HB1	Wessex Site	•	•	•					•			•	•			•	•				•	Opportunity to reduce towards green field to release capacity on drainage through town centre
HB2	Portsmouth Water Headquarters	•	•	•	•	•			•		•			•				•	•			Heavily influenced by spring activity. Opportunity for good water based landscaping as part of drainage strategy. Piling will be restricted by Aquifer.
HB3	Land at Palk Road	•		•					•		•	•				•	•				•	Likely influence of spring actity / Aquifer Zone. Hermitage Stream close to site.
HB4	9 East Street	•		•					•				•	•		•						Possible spring activity if foundations are deep.

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HB14	Havant and South Downs College (Havant Campus)	•	•	•	•				•			•	•								•	Opportunities to reduce below current towards greenfield to reduce load on drainage through town centre (releases capacity for development in town centre)
HB13A	Camp Field, Bartons Road								•			•						•	•			Foul sewer crossing site. Railway crossing if sewage cannot be passed to south.
HB5B	Land south of Bartons Road	•	•	•					•			•	•			•					•	The SuDS scheme needs to take account of high and perched water tables and a spring line to the south of the site.
HB6	Littlepark House			•					•			•									•	Deep watercourse ravine to south of site - good landscape opportunity but watercourse currently causes flooding downstream (maintenance?)
HB7	Land south of Lower Road	•		•						•							•				•	Potential flooding.
HB8	Havant Garden Centre	•		•								•	•								•	Increase permeability of site by breaking up large areas of concrete hardstanding to release capacity downstream.
HB11A/HB 11B	Land east of Castle Avenue	•	•	•					•			•	•								•	Dew ponds and possible spring.
HB15	Southmere Field	•	•		•					•								•	•	•	•	easement zone of 8m from top of bank from the Lavant Stream (on western site boundary). Create new FP from The Mallards into Penner Road partially along route of existing FP51. Gas main across southern part of site. Site access via The Mallards using existing access onto A3023.
HB9	Southleigh Park House	•		•						•							•				•	SuDS interaction with spring zone.
HB10	Forty Acres	•	•	•						•					•	•	•	•	•		•	Part in Flood Zone - SuDS needs to be outside FZ to be effective. Water table tidally influenced.
HB12	Helmsley House			•														•	•		•	SuDS design will be influenced by spring line lower down hill.
HB16	Land east of Manor Farm Close	•	•	•			•		•			•	•			•		•	•	•	•	Significant issues regarding this site due to limited availability of capacity under A27. EA flood mitigation scheme has identified this as a site for flood prevention works in the past
HY2	Pullingers, Elm Grove	•							•				•									
HY3	Manor Nurseries			•									•								•	No observations.

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HY4	Land north of Sinah Lane	•	•	•									•								•	SuDS affected by tide locking - requires maintenance of watercourse downstream of site to coast. Levels tight for SuDS- current proposal assumes pumping to balancing pond
HY5	Land north of Tournerbury Lane			•					•				•								•	No observations.
HY9	Land south of Stoke Barn			•					•											•	•	Significant historic flooding recorded along ditch to north boundary. Ditch system becomes tide locked therefore drainage will need to be accommodated with areas of open water
HY8	Rook Farm	•		•			•		•				•					•	•	•	•	link to surrounding FPs and ensure they are upgraded to shared use to create east-west cycle route. SuDS should be OK.
HY10	107 Havant Road		•	•					•											•	•	Issues with drainage system running east-west adjacent to northern section of site, and into West Lane. Ditch system becomes tide locked therefore drainage will need to be accommodated with areas of open water
HY11	Land at Hayling Island College			•					•				•								•	SuDS will work OK here. Link site to FP88 and ?S106 to upgrade FP88 to 3m wide hard surfaced cycle track
HY1	Land rear of 13-21 Mengham Road	•							•													
HY6	Northney and Sparkes Marinas	•		•				•		•					•			•	•			No observations.
HY7	Fathoms Reach	•		•						•			•								•	SuDS scheme will need to take account of tide locking of external drainage ditches etc. for maintenance which any on-site scheme will be reliant upon.
LP1	Strouden Court			•					•													Unlikely to be significant drainage issues.
LP2	Land at Riders Lane			•								•									•	Close to Riders Lane Stream; 'heavy' ground conditions will require storage / attenuation before outfall to Hermitage Stream.
LP3	Land at Dunsbury Way	•		•								•				•	•					Close to Riders Lane Stream.
LP4	Scottish and Southern Energy Offices	•		•					•			•										Old watercress beds close by - drainage into NEST Business Centre and Lavant Stream.

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LP6	Colt Site	•		•	•		•		•			•						•				Close to Lavant Stream; maintain open sections of watercourse on site and investigate 'daylighting' remainder; Old watercress beds close by - drainage into NEST Business Centre and Lavant Stream. Unlikely to be significant drainage issues.
LP5A	Cabbagefield Row		•									•									•	Significant drainage issues due to ground conditons - heavy clay. SuDS design will need to incorporate attenuation to prevent flooding in Warren Park etc.
WV8	Land north of High Bank Avenue			•					•			•									•	Chalk underlying – drainage to ground possible but requires interception
WV6	Campdown	•	•	•			•			•					•	•	•	•	•		•	No observations.
WV9	Land at Waterlooville Golf Club			•								•				•	•				•	Heavy clay.
WV5	Woodcroft Farm		•						•	•	•					•	•				•	No observations.
WV10	Land south of Purbrook Heath	•	•	•	•	•			•			•				•		•	•	•	•	EA main river will require an easement
WV1	Goodwillies Timber Yard	•							•			•									•	Increase permeability of site by breaking up large areas of hardstanding to release capacity downstream.
WV2	Padnell Grange	•		•					•			•									•	Drains into head of Hermitage. Effectively impermeable but opportunity for open water type SuDS.
WV3	Woodcroft Primary School								•	•	•										•	No observations
WV4	Blue Star		•									•									•	Effectively impermeable so any soft landscaping etc. will improve drainage. SuDS likely to be 'urban form' - effectively impermeable
WV7	Havant and South Downs College (South Downs Campus)	•	•	•					•			•										Existing drainage arrangements to be replicated with overall outflow from the site area reduced as much as possible
WV11	Land at Crookhorn College		•	•					•			•									•	Possible. Aquifer issues?

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Commercial																						
BD11	Brockhampton West	•	•	•	•				•							•	•				•	made ground (old refuse tip). Drainage therefore will be an issue – 100% attenuated off site with zero infiltration, so possibly lots of ponds. When I land raised it in 2000 it was a Brent Goose site. Access to Tear drop / Harts Farm Way.
LP127 (South)	Land at Hulbert Road southern parcel (Employment)	•	•	•			•					•									•	Drainage (stream) runs across site. Clay ground so SuDS will need onsite attenuation. ?S106 for east-west route contribution linking Leigh Park – Waterlooville?
LP127 (North)	Land at Hulbert Road northern parcel (Emergency Hub)	•	•	•			•					•									•	Drainage (stream) runs across site. Clay ground so SuDS will need onsite attenuation. ?S106 for east-west route contribution linking Leigh Park – Waterlooville?
BD38	Interbridges West	•	•	•			•		•				•					•	•	•	•	Partially in Flood Zone 2 and 3. West Brook limited capacity. Historic flooding at the west end.
BD14	Land North of Solent Road	•	•	•	•					•						•	•				•	Heavily affected by spring activity. Opportunity for good water based landscaping as part of drainage strategy
BD54	Former BAE Systems Park	•			•		•					•										Area is impermeable with positive drainage system to surface water outfall part of which incorporates an attenuation basin. Potential for attenuation structure be softened and naturalised (at present it is a concrete lined structure). On-site attenuation in the form of swales, ponds and/or permeable surfaces over 'milk crates' should be investigated to reduce reliance on the attenuation structure.