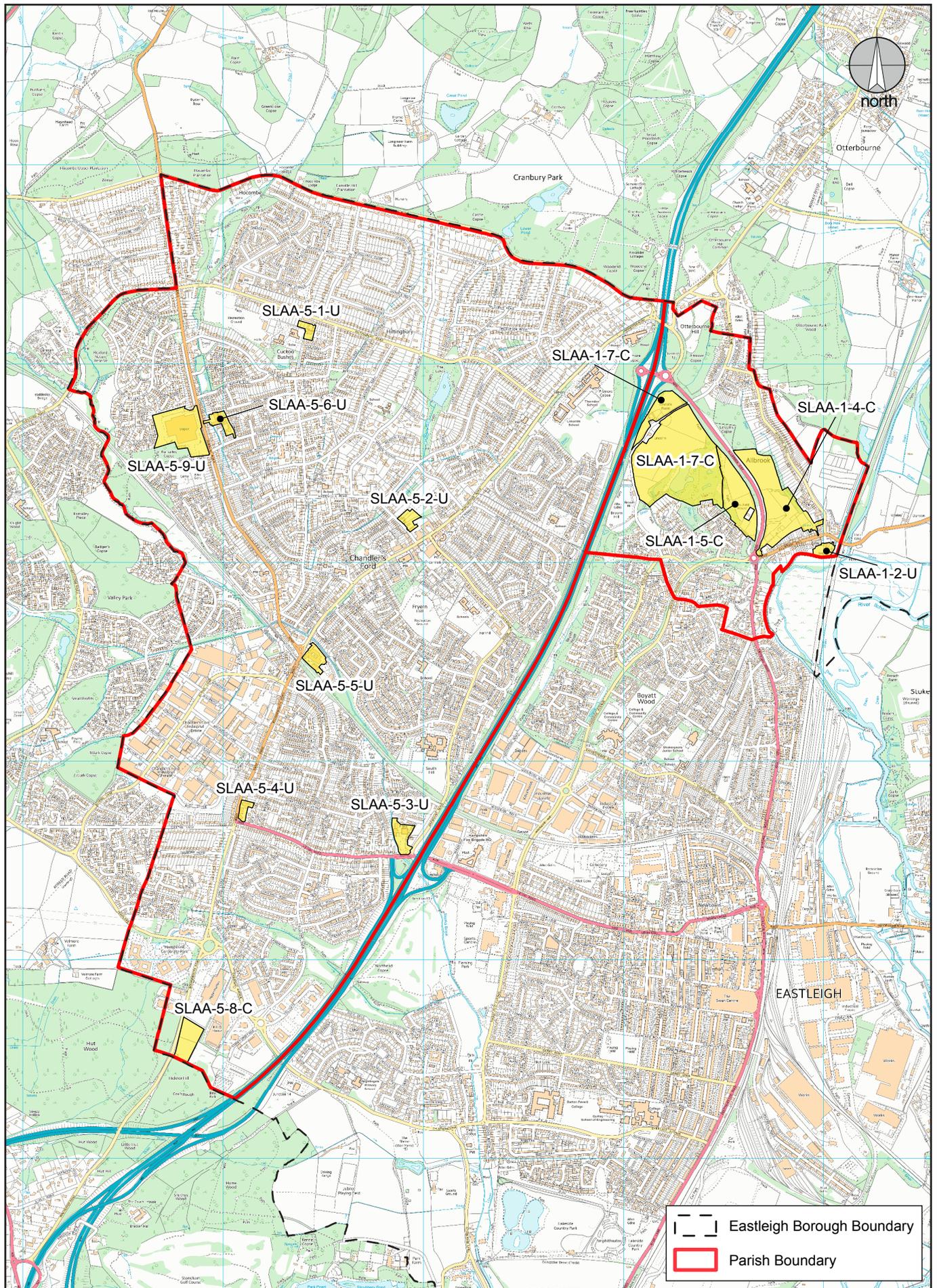


Strategic Land Availability Assessment (SLAA) - Chandler's Ford and Allbrook



SITE REFERENCE: SLAA-1-2-U	SIZE (ha): 0.6 Net site area (ha): 0.46	SOURCE: EBC Officers
ADDRESS: Nuttalls Yard, Allbrook Hill, Allbrook		PARISH: Allbrook
REASON FOR ASSESSING: Identified as a brownfield opportunity site in adopted Local Plan 2001-2011		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located in Allbrook on the southern side of Allbrook Lane, immediately to the west of the London to Southampton railway line and to the north of the River Itchen. The site currently accommodates a commercial use with associated amenity and highway impacts. The buildings on the site are non-descript whilst the rest of the site is largely hard standing.		
Ownership: BAM Nuttall		
Planning History: Promoted for redevelopment in the Local Plan Review 2001-2011 by the Council as a non-conforming use but ultimately not allocated as there was no real expectation that a site-specific policy for housing purposes could be implemented.		
Land Uses Investigated: Residential (existing engineering depot identified as a non-conforming use in adopted Local Plan (para 5.63))		
Location: Within urban edge		
Status in Local Plan: No site-specific allocations. The site is adjacent to land designated as countryside in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029, and is adjacent to the local gap as designated in the adopted Local Plan.		
Site Potential:		
Density (dph): 35	Existing Dwellings on Site: 0	
Timescale: 10-15 Years	Net Residential Yield: 16	
Loss of Employment Land: Yes (engineering depot)		

ACCESSIBILITY			
Access to the Site: Current access via Allbrook Hill.			
Rights of Way: 45m to nearest footpath. 1.8km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: B3335 Allbrook Hill – X9 Bishops Waltham/Eastleigh, E1 Southampton/Winchester (via Colden Common and Twyford), E2 Southampton/Winchester (via Otterbourne and Compton)			75m
Railway Station: Eastleigh			2km
Health Centre: Boyatt Wood Surgery			1.4km
Primary School: Shakespeare Junior and Infant Schools			1.2km
Secondary School: Crestwood College			1.4km
Thornden School			1.4km
Shopping Centre / Hypermarket: Boyatt Wood Shopping Centre			1.4km
Designated Open Space: Allbrook Hill OAP			Adjacent west
Community Facilities: Allbrook Scout Hut			260m
St Peter's Church			1.5km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Southern Water sewer adjacent north. Electricity route 100m south.	Significant Noise Generating Uses	Proximity of site to noise generating uses
Conservation Area	X	Listed Building	Allbrook Farmhouse within 25m of northern boundary
Contamination	Potential contamination due to existing use	Archaeological Sites	Archaeological potential (detail unknown)
Proximity to International Nature Conservation Designations	Southern part of site within 25m of river. Whole site within 200m of SAC/SPA/RAMSAR	Tree Preservation Orders	X
Flood Risk	Flood Zone 1. Area approx. 0.09ha to south of site in Flood Zone 2/3	Nature Conservation Designations	River Itchen – SSSI SINC within 100m south of site
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Adjacent
Topography	X	Landscape Character Area	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Itchen Valley, Railway
Minerals and Waste Safeguarding	X	Other	Adjoins river Itchen, adjacent to river corridor

DELIVERABILITY / DEVELOPABILITY

Suitability: The site is located on previously developed land within the built-up area of Allbrook. The existing use of the site is visually prominent and generates heavy vehicle movements through the adjacent residential areas as well as impacts on the River Itchen. An area of approximately 0.09ha to the south of the site has higher flood risk and has therefore been excluded from the assessment area. The residential redevelopment of this site is encouraged in the adopted Local Plan 2001-2011 (see para 5.64). The site is considered to be suitable for residential development, subject to the appropriate relocation of the existing uses and careful consideration of noise impacts from the railway. Potential contamination on the site will also need to be assessed. Subject to the relocation of the existing business use, it is considered that the site would meet the definition of a brownfield site within the Town and Country Planning (Brownfield Land Register) Regulations 2017.

Availability: There are no known legal constraints that would restrict development on the site. The owners have previously indicated that the site could be available for residential development. However, given the lack of easily identifiable alternative sites the availability of this site for redevelopment is by no means certain.

Achievability: The site is owned by a single land owner who has previously expressed an interest in the site being redeveloped for residential uses, subject to the existing uses being relocated. The site's location has many strengths which could prove attractive to the residential market, including its accessibility and its proximity to the River Itchen and open countryside. The existing use of the site, the nearby railway, the potential contamination on the site and the absence of a current planning permission will have some impact on the deliverability of the site. In the absence of an alternative site for the current use, a 10-15 year time frame is considered to be realistic.

SITE REFERENCE: SLAA-1-4-C	SIZE (ha): 7.76 Net site area (ha): 3.72	SOURCE: Pegasus Group (also submitted as part of strategic location by Highwood Group and Drew Smith)
ADDRESS: Land East of Allbrook Way, Eastleigh		PARISH: Allbrook
REASON FOR ASSESSING: Submitted for consideration in 2016		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located to the north of Eastleigh, immediately to the east of Allbrook Way and west of Pitmore Road. It contributes towards the sense of separation from Eastleigh towards Otterbourne. It is in an elevated position, and there are long distance views from the site. The site is currently used as pasture land.		
Ownership: Cranbury Estates Ltd		
Planning History: No recent history of relevance		
Land Uses Investigated: Residential and employment		
Location: Outside but adjacent to urban edge		
Status in Local Plan: The majority of the site is designated as countryside and is within the local gap in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The south-eastern extent of the site is allocated for proposed housing and open space in the draft Local Plan 2011-2029. A significant portion of the site is safeguarded for soft sand and sharp sand and gravel in the HCC Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 2	
Timescale: 10 – 15 years	Net Residential: 110	
Loss of Employment: No		

ACCESSIBILITY			
Access to the Site: Subject to further consideration it is possible that access could be provided via Allbrook Hill			
Rights of Way: 560m to nearest bridleway and footpath			
Proximity to Local Services (<i>All Distances are Approximate</i>):			
Bus Stop: B3335 Allbrook Hill – X9 Bishops Waltham/Eastleigh, E1 Southampton/Winchester (via Colden Common and Twyford), E2 Southampton/Winchester (via Otterbourne and Compton)			295m
Railway Station: Eastleigh			2.2km
Health Centre: Boyatt Wood Surgery			1.5km
Primary School: Scantabout Primary School			1.1km
Secondary School: Thornden Secondary School			1.1km
Shopping Centre / Hypermarket: Boyatt Wood Shopping Centre			1.5km
Designated Open Space: Allbrook Hill Recreation Ground			360m
Community Facilities: Allbrook Scout Hut Chandler's Ford Library			290m 1.6km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3/Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Allbrook Way may generate some road noise
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood on south eastern part of site	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 25m of a tributary	Tree Preservation Orders	Individual and area-based TPOs in east of site and along north and eastern boundaries
Flood Risk	Flood Zone 1	Nature Conservation Designations	SINC adjacent to north of site – Lincolns Copse 200m from River Itchen SAC
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slope from west to east	Landscape Character Area	Broom Hill Farmland and Woodland (1)
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Soft sand and sharp sand and gravel mineral safeguarding area (5.3ha)	Other	No road access

DELIVERABILITY / DEVELOPABILITY

Suitability: Development on this site would have an impact on the landscape character and local gap function of the area given the long-distance views and prominent high ground. New residential development would need to be integrated with the built-up area of Allbrook and a new road access would need to be provided. There may be potential to resolve existing traffic constraints on the local road network by providing a new link road between Allbrook Hill and Allbrook Way, however this requires further investigation through a transport appraisal. This would reduce the land available for development. The assessment assumes that 1 hectare of the site would not be available for development as a result of the Allbrook Hill bypass. As much of the site is within the currently defined local gap, a policy change would be necessary in order for the site to be developed. Further consideration should be given to potential ecological impacts on bats as well as on the SINC network and SAC and buffers should be provided as appropriate.

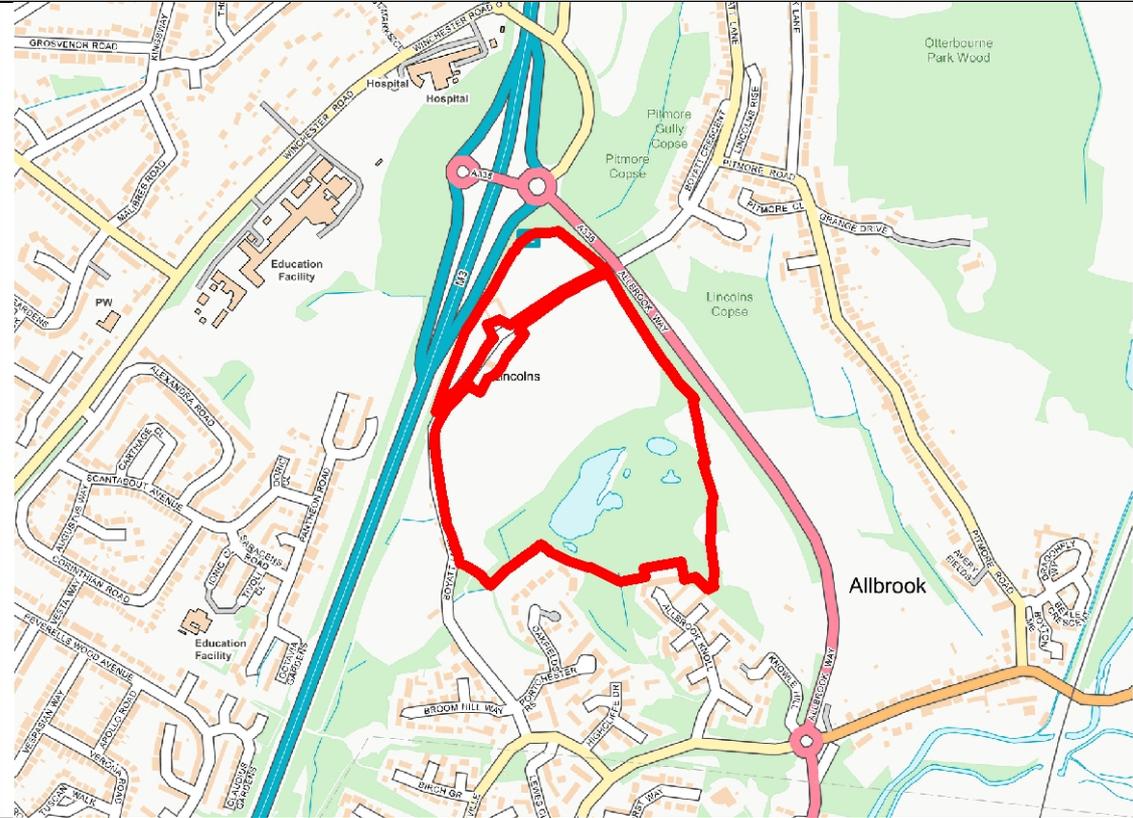
The site was also included in the site submission for a wider strategic site considered in SLAA-7-54-C.

Availability: The agent has previously indicated that the site is anticipated to be available in the medium term. The safeguarding of part of the site for soft sand and sharp sand and gravel extraction may delay development coming forward.

Achievability: There is potential for the site to provide a modest level of new housing, subject to the resolution of access constraints (raised land levels in relation to Allbrook Way to the west). The site has potential to be considered as part of a wider strategic location for development. The majority of the site is located outside the urban edge and therefore a policy change would be necessary for the site to be developed.

SITE REFERENCE: SLAA-1-5-C	SIZE (ha): 4.2 Net site area (ha): 2.52	SOURCE: Pegasus Group (also submitted as part of strategic location by Highwood Group and Drew Smith)
ADDRESS: Land North of Knowle Hill, Eastleigh		PARISH: Allbrook
REASON FOR ASSESSING: Site submitted for consideration in 2016		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: This site occupies an area to the north of Boyatt Wood and abuts Allbrook Way to the east. The site is currently in agricultural use. A maturing screen of highway planting lies on the bank to the east. A small part of the woodland SINC is located within the site boundary with the majority adjoining the site to the west. The site surrounds an existing detached house, Westfield House, and is crossed by a footpath. The site is of steep topography and there are some views across the site into Winchester district. The site forms part of a narrow area of countryside separating the northern part of Eastleigh from Allbrook, Hiltngbury and Otterbourne.</p>		
<p>Ownership: Cranbury Estates Ltd</p>		
<p>Planning History: Site formed part of a wider area included in 2004 Greenfield Housing Sites (Ref: E3). It was excluded from further investigation due to concerns about intrusion into the local gap and the potential impacts on the SINC.</p>		
<p>Land Uses Investigated: Residential</p>		
<p>Location: Outside but adjacent to the urban edge</p>		
<p>Status in Local Plan: Designated as countryside and within the local gap in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. A small part of the western boundary is allocated for proposed landscape improvements in the adopted Local Plan 2001-2011. The majority of the site is safeguarded for soft sand and sharp sand and gravel in the HCC Minerals and Waste Plan (2013).</p>		
<p>Site Potential:</p>		
<p>Density (dph): 30</p>		<p>Existing Dwellings on Site: 0</p>
<p>Timescale: 10-15 years</p>		<p>Net Residential Yield: 76</p>
<p>Loss of Employment: No</p>		

ACCESSIBILITY			
Access to the Site: There is an existing access from Knowle Hill. The site is close to junction 12 of M3, but there are limited footway links and poor public transport.			
Rights of Way: Footpath within site boundary, 150m to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Woodside Avenue – X8 Eastleigh/Eastleigh, E1 Southampton/Winchester (via Colden Common and Twyford), E2 Southampton/Winchester (via Otterbourne and Compton)			310m
Railway Station: Eastleigh			2.3km
Health Centre: Boyatt Wood Surgery			1.4km
Primary School: Scantabout Primary School			950m
Secondary School: Thornden Secondary School			960m
Shopping Centre / Hypermarket: Boyatt Wood Shopping Centre			1.4km
Designated Open Space: Allbrook Knoll			260m
Community Facilities: Allbrook Scout Hut Chandler's Ford Library			340 1.5km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3 & 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Allbrook Way and M3
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood on eastern part of site former brickworks and licensed for landfill of inert waste	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 25m of a tributary	Tree Preservation Orders	8 birch, 2 Maples and 2 Elm south
Flood Risk	Flood zone 1. Some limited surface water flood risk around the clay pits	Nature Conservation Designations	Allbrook Clay Pit SINC on small part of site (south western boundary)
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	X	Landscape Character Area	Broom Hill Farmland and Woodland (1)
Priority Habitat	Lowland Mixed Deciduous Woodland adjacent	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Majority of site within soft sand and sharp sand and gravel mineral safeguarding areas (4.1ha)	Other	Local gap
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is constrained by its limited access, prominence within the wider landscape, the fact that it forms part of the local gap in this area and the adjoining woodland SINC. Further consideration should be given to potential ecological impacts on the SINC network and SAC and buffers should be provided as appropriate. However, the site adjoins the largest settlement in the borough and is in close proximity to junction 12 of the M3. As such its development potential could be explored further as part of a wider strategic location for development. As the site is within the local gap, a policy change would be necessary for the site to be developed. The site was also included in the site submission for a wider strategic site considered in SLAA-7-54-C.			
Availability: The site was submitted by an agent on behalf of landowners for consideration in 2016. The agent has previously indicated that the site is anticipated to be available in the medium term. The safeguarding of most of the site for soft sand and sharp sand and gravel extraction may delay development coming forward.			
Achievability: The site has potential to be considered as part of a wider strategic development. The cost of overcoming constraints could be a challenge for the site to come forward independently. The site is located outside the urban edge and therefore a policy change would be necessary for the site to be developed.			

SITE REFERENCE: SLAA-1-7-C	SIZE (ha): 18.4 Net site area (ha): 4.65 (plus 1.9 for employment)	SOURCE: Pegasus Group
ADDRESS: Land south of Allbrook Way, Eastleigh		PARISH: Allbrook
REASON FOR ASSESSING: Site submitted for consideration in 2016		
		
SITE DETAILS		
Site Description & Character of Surrounding Area: This site occupies an area to the north of Boyatt Wood and largely comprises undeveloped agricultural land. It slopes north-east to south-west. A significant proportion of the site (7.2ha) is covered by a SINC. The openness of the site helps to form part of the sense of separation between Eastleigh and Otterbourne.		
Ownership: Owen and Josephine Roath (Lincoln Farm), and Cranbury Estates Ltd (remainder of site)		
Planning History: Site formed part of a wider area included in 2004 Greenfield Housing Sites (Ref: E3). Excluded from further investigation for residential development due to concerns about intrusion into gap & SINC. The site has recently been promoted on behalf of Cranbury Estates Ltd.		
Land Uses Investigated: Residential and employment		
Location: Outside urban edge		
Status in Local Plan: Designated as countryside and within the local gap in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The south-east extent of the site is allocated for proposed landscape improvements in the adopted Local Plan 2001-2011. The site is adjacent to existing open space / allotments in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. A significant portion of the site is safeguarded for soft sand and sharp sand and gravel in the HCC Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 0	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment: No		
Employment Uses:		
Business Park: 0 m ²		
Industrial: 0 m ²		
Warehouse: 0 m ²		

ACCESSIBILITY			
Access to the Site: There is existing access from Boyatt Lane. The site is close to M3 motorway, but there are no footpath links and poor public transport connections.			
Rights of Way: Bridleway within site boundary. Footpath adjacent to the east of the site.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Pitmore Road – E2 Southampton/Winchester (via Otterbourne and Compton)		450m	
Railway Station: Chandler's Ford		2.2km	
Health Centre: The Fryern Surgery		1.3km	
Primary School: Scantabout Primary School		720m	
Secondary School: Thornden Secondary School		600m	
Shopping Centre / Hypermarket: Chandler's Ford district centre		1.3km	
Designated Open Space: Allbrook Knoll		Adjacent south	
Community Facilities: Allbrook Scout Hut		680m	
Chandlers Ford Library		1.3km	
CONSTRAINTS			
Air Quality Management Area	Small part of west of site within Eastleigh M3 AQMA	Agricultural Land Classification	Grade 3 & 4
Cables / Pylons / Electricity Lines / Oil Pipelines	Gas main passes through the site underneath existing road	Significant Noise Generating Uses	M3 in close proximity
Conservation Area	X	Listed Building	Lincolns Farm (buildings proposed for local listing)
Contamination	Medium Likelihood on eastern part of site – adjacent to former brickworks licensed for landfill of inert waste	Archaeological Sites	X
Proximity to International Nature Conservation Designation	Within 25m of tributary	Tree Preservation Orders	Yes
Flood Risk	Flood Zone 1. Small area of surface water flood risk on northern edge	Nature Conservation Designations	Allbrook Clay Pit SINC
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes north-east to south-west)	Landscape Character Area	Broom Hill Farmland and Woodland (1)
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	M3
Minerals and Waste Safeguarding	Soft sand and sharp sand and gravel mineral safeguarding areas (15.8ha)	Other	Access, and local gap

DELIVERABILITY / DEVELOPABILITY

Suitability: The northern part of the site would appear to be difficult to develop due to the considerable slope in the site's topography, and its location in an air quality management area. Land to the south is designated as a SINC and the assessment assumes that 7.2 hectares of the site is not available as a result of this. A suitable buffer between development and the SINC should be provided. 1.9 hectares is assumed to be for employment use, as per the site submission. The whole site lies within a local gap, and therefore a policy change would be required in order for the site to be developed. It adjoins the largest settlement in the borough and is well connected due to its proximity to the motorway junction. Commercial development on this site was explored through its inclusion as a proposed allocation in the draft Local Plan in June 2012. However, on further consideration, it was discounted due to the unacceptable impacts that would result.

Availability: The site was submitted by an agent on behalf of landowners for consideration in 2016. The agent has previously indicated that the site is anticipated to be available in the medium term. The safeguarding of most of the site for soft sand and sharp sand and gravel extraction may delay development coming forward.

Achievability: The site is not achievable without a review of the local gap policy. It is considered that there is no reasonable prospect of the site coming forward for development within the plan period.