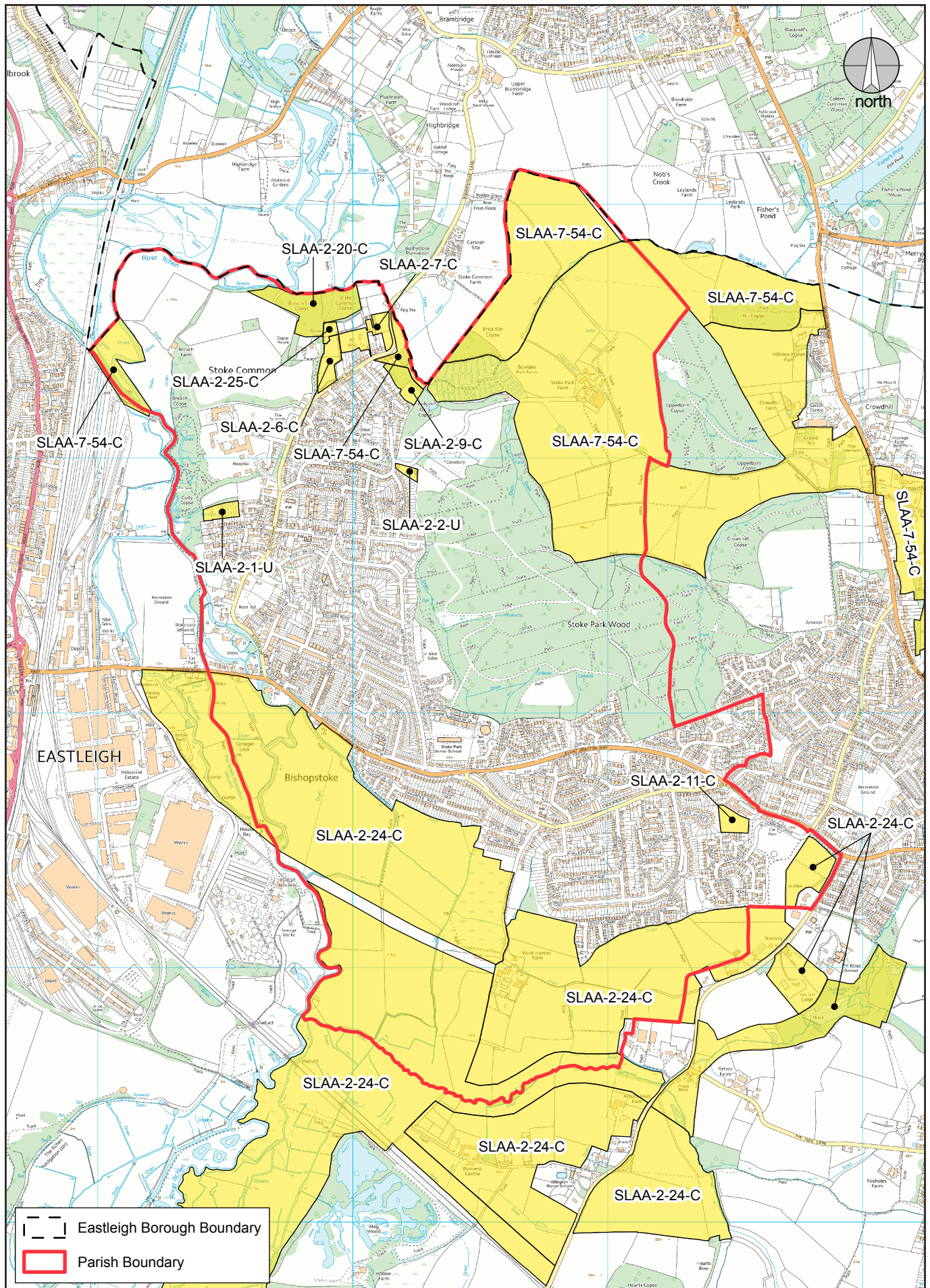
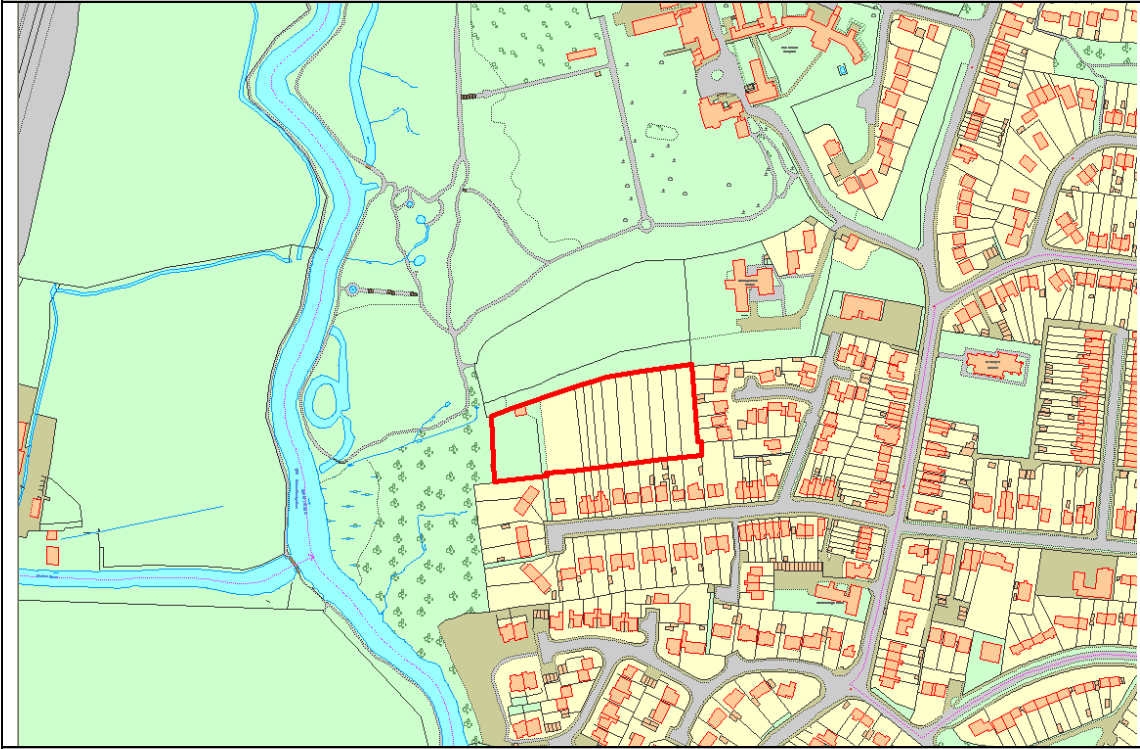
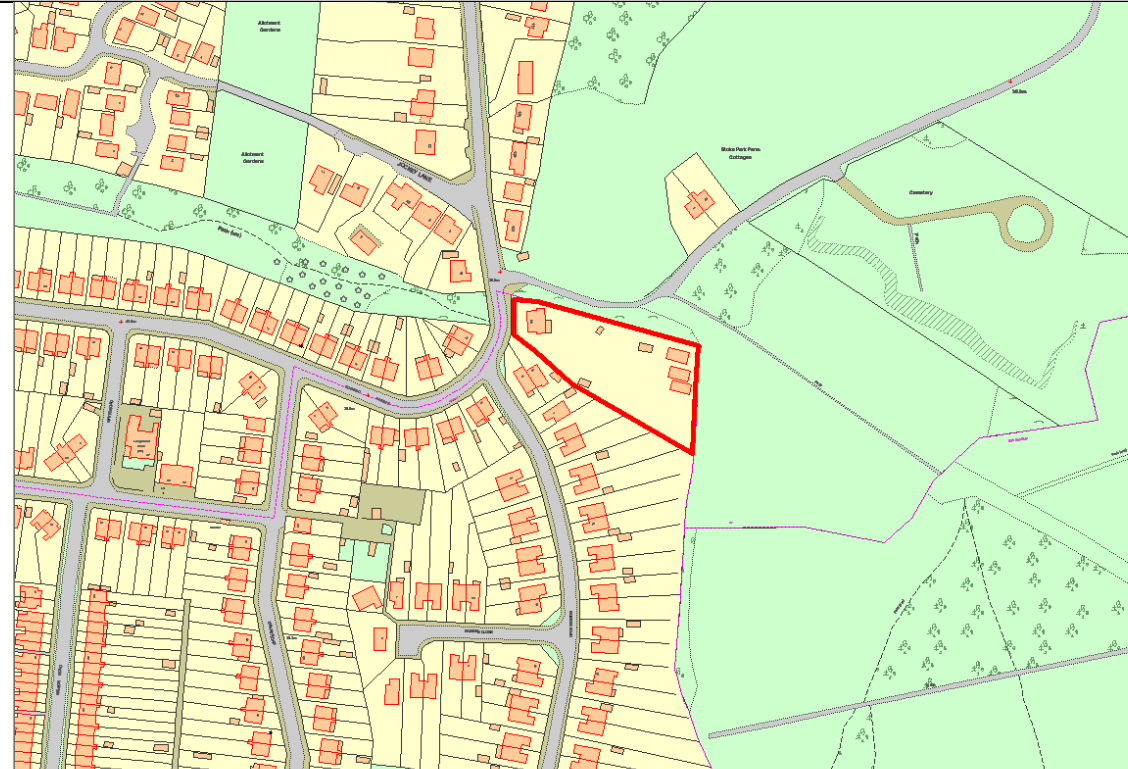


Strategic Land Availability Assessment (SLAA) - Bishopstoke



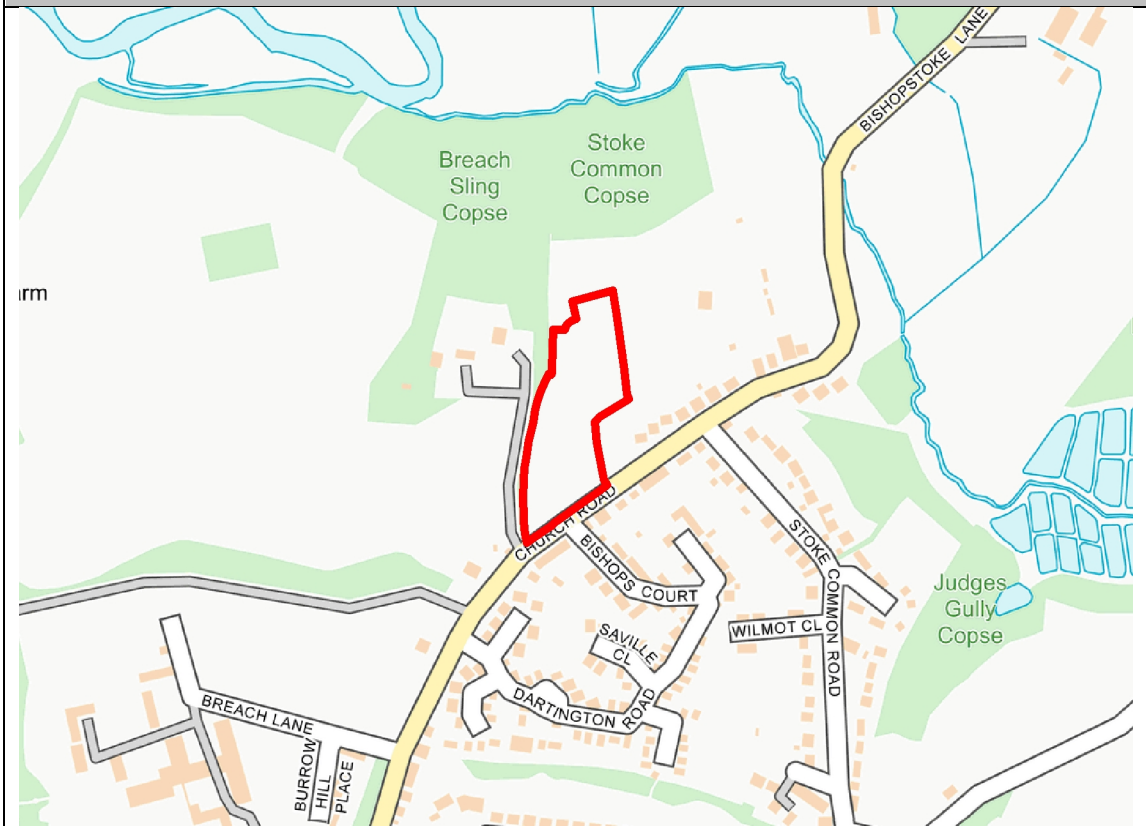
SITE REFERENCE: SLAA-2-1-U	SIZE (ha): 0.8 Net site area (ha): 0.72	SOURCE: Council Planning Officers
ADDRESS: Land north of St Margaret's Road, Bishopstoke		PARISH: Bishopstoke
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		
		
SITE DETAILS		
Site Description & Character of Surrounding Area:		
<p>The site occupies an area to the west of Bishopstoke and adjoins the urban edge. It is made up of the northern parts of long back gardens of ten properties which front onto St Margaret's Road along with a single dwelling in a large plot. To the west of the site is a densely wooded area and to the east and south residential properties.</p> <p>The Mount Hospital to the north of the site is subject to a development brief and outline permission (ref:O/07/61221) for a retirement village including the conversion of the hospital to provide community, retail and health facilities for the residents, and public open space.</p>		
Ownership: Residents at 28-48 St Margaret's Road		
Planning History:		
<ul style="list-style-type: none"> • Q/16/79140 Enquiry for use of land for housing (08-09-2016) • Q/15/76192 Enquiry re use of land for housing (18-03-2015) • Land adjacent to north – O/12/71007 Outline planning permission granted for continuing care retirement development (22-10-2012). Q/16/77876 Pre-application enquiry: Phase 3 of the Mount Continuing Care Retirement Village: erection of 58 assisted living units with car parking and landscaping (31-05-2016). Q/16/78968 EIA Screening opinion for 58 assisted living units including car parking and landscaping (05-09-2016). 		
Land Uses Investigated: Residential/open space		
Location: Outside but adjacent to the urban edge		
Status in Local Plan: Designated as countryside in the adopted Local Plan 2001-2011. A strip of the site by the northern boundary is within the local gap and allocated as proposed landscape improvements in the adopted Local Plan 2001-2011. The west quarter of the site was designated as countryside and the north-eastern extent allocated as proposed housing within the draft Local Plan 2011-2029. A small part of the northwest of the site is safeguarded for soft sand and superficial sand and gravel within the HCC Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 1	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: No direct access from the street – currently only access through properties. Access could be gained as part of development of The Mount site to the north, subject to consideration of impact on TPOs.			
Rights of Way: 560m to nearest Footpath. 965m to nearest Bridleway			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Stoke Park Road – 2 Fair Oak/Southampton			520m
Railway Station: Eastleigh			1km
Health Centre: Old Anchor Surgery			500m
Primary School: Stoke Park Junior and Infant Schools			1.5km
Secondary School: Wyvern			3.5km
Shopping Centre / Hypermarket: Riverside neighbourhood parade			580m
Designated Open Space: Glebe Meadow Recreation Ground			390m
Bishopstoke Road Recreation Ground			410m
Community Facilities: Scout Hut, West Drive Bishopstoke Memorial Hall			300m 450m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 200m of SAC, SPA and Ramsar site and within 25m of a tributary	Tree Preservation Orders	TPO strip along the northern boundary of the site
Flood Risk	Flood Zone 1	Nature Conservation Designations	SINC, SSSI, AHBR – adjacent
Historic Parks and Gardens	The Mount Hospital is adjacent	Biodiversity Opportunity Areas	X
Topography	Slopes north	Landscape Character Area	Upper Itchen Valley
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Itchen Valley adjacent to the west
Minerals and Waste Safeguarding	Soft sand and sharp sand and gravel mineral safeguarding areas in northwest	Other	Adjacent to river corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: In conjunction with the development at the former Mount Hospital immediately to the north, the site could have potential to accommodate residential development or open space. The ground level slopes slightly from east to west and a number of the properties fronting St Margaret's Road are bungalows so any development would need to be sensitively designed and sited. Subject to acceptable buffers to the woodland, development in this location may not be too intrusive on the overall countryside setting.			
Availability: The multiple site owners were contacted to enquire about availability of the site for redevelopment. Two responses were received that did not support redevelopment of the site and one neutral response. Only one expression of interest in redevelopment has been received.			
Achievability: As a result of the very limited interest in redevelopment from the multiple landowners, there is no reasonable prospect of redevelopment of the site within the plan period.			

SITE REFERENCE: SLAA-2-2-U	SIZE (ha): 0.34 Net site area (ha): 0.29	SOURCE: Council officers
ADDRESS: Land adjacent to 86 Edward Avenue, Bishopstoke		PARISH: Bishopstoke
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		
		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site lies on the north-eastern edge of Bishopstoke, within the defined urban edge. To the north and east of the site is countryside whilst to the south and west is mid twentieth century residential development of bungalows and semi-detached properties. Bishopstoke cemetery is located along to the south east of the site. The site itself comprises of a single bungalow and its well-treed curtilage.		
Ownership: Capital Homes and Development Ltd		
Planning History: Pre-application discussions. Application for erection of 8 No. three bedroom and 2 No. four bedroom dwellings with vehicular access, parking, landscaping and refuse storage submitted March 2017 (ref F/17/80188). Land to the north and east of the site granted permission for 60 dwellings, allotments and cemetery extension (ref O/13/73660).		
Land Uses Investigated: Residential (other uses not suitable given character of the area and proximity to cemetery)		
Location: Within urban edge		
Status in Local Plans: No site-specific allocations within the adopted Local Plan 2001-2011. Land to the north and east is designated as countryside within the adopted Local Plan 2001-2011 but is allocated for proposed housing within the draft Local Plan 2011-2029. The north-east corner of the site is safeguarded for soft sand in the HCC Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): 35	Existing Dwellings on Site: 1	
Timescale: Within next 5 years	Net Residential Yield: 9	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Stoke Common Road is to the west of the site. There is also an access road to the immediate north of the site which may be suitable.			
Rights of Way: 35m to nearest footpath and bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Stoke Park Road – 2 Fair Oak/Southampton			310m
Railway Station: Eastleigh			1.7k
Health Centre: Old Anchor Surgery			880m
Primary School: Stoke Park Junior and Infant schools			1km
Secondary School: Wyvern			3km
Shopping Centre / Hypermarket: Riverside neighbourhood parade			930m
Designated Open Space: Glebe Meadow			Adjacent west
Community Facilities: Bishopstoke Methodist Church Hall Scout Hut, West Drive			540m 600m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	X	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	Blanket TPO across site – all tree species
Flood Risk	Flood Zone 1	Nature Conservation Designations	SINC adjacent
Historic Parks and Gardens	Stoke Park Woods adjacent	Biodiversity Opportunity Areas	X
Topography	X	Landscape Character Area	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Stoke Park
Minerals and Waste Safeguarding	Soft sand mineral safeguarding area in north-eastern corner	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is within the existing urban edge of Bishopstoke and therefore the principle of redeveloping this site is considered to be acceptable. The extent to which the site can be redeveloped will, in part, be dependant on ensuring that the protected trees are not harmed. The assessment assumes that 15% of the site is not available as a result of the TPOs on the site. There could be some scope to consider this site in relation to the land to the north and east which is already the subject of an outstanding planning permission.			
Availability: It is understood that the site is currently available for development as it is owned by a property development company, who envisage that the site could be developed within the next five years. There are no known legal constraints that would restrict development on the site.			
Achievability: The site is considered likely to be attractive to the market due to its location. There are no known constraints that would affect the economic viability of redeveloping the site.			

SITE REFERENCE: SLAA-2-6-C	SIZE (ha): 1.3 Net site area (ha): 0.98	SOURCE: Bargate Homes
ADDRESS: Land Between 77 Church Road & Recreation Ground, Church Road, Bishopstoke		PARISH: Bishopstoke
REASON FOR ASSESSING: Site submitted for consideration in 2016 by developer		



SITE DETAILS	
Site Description & Character of Surrounding Area: The site adjoins the urban edge of Bishopstoke on its southern boundary, and is bordered by a recreation ground to the east and a footpath through to Stoke Lodge on the west. The northern boundary of the site abuts SLAA-2-25-C. The northern side of Church Road further to the east of the site is characterised by residential development on the frontage that backs onto open countryside.	
Ownership: Norris	
Planning History: The site was included as part of a larger site within the 'Working Assessment of Greenfield Sites in Eastleigh Borough' (2004), site reference Bi6. It was concluded that the site was well contained by mature trees, whilst proximity to services and existing public transport was moderate. The site received resolution to permit outline planning permission for up to 30 dwellings (ref O/16/79469) in February 2017.	
Land Uses Investigated: Residential	
Location: Outside but adjacent to the urban edge	
Status in Local Plan: Site allocated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029 and is adjacent to the local gap within the adopted Local Plan 2001-2011. A small area adjacent to the eastern boundary of the site is allocated as public open space within both the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The site, excluding the south and a sliver along the eastern boundary, 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: Within next 5 years	Net Residential Yield: 30
Loss of Employment Land: No	(as per resolution)

ACCESSIBILITY			
Access to the Site: There is an existing footpath that runs close to the western boundary of the site. Any development will require new access off Church Road.			
Rights of Way: Footpath within site boundary. 470m to nearest bridleway			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Stoke Park Road – 2 Fair Oak/Southampton	700m		
Railway Station: Eastleigh	1.75km		
Health Centre: Old Anchor Surgery	1.1km		
Primary School: Stoke Park Infant and Junior Schools	1.6km		
Secondary School: Wyvern	3km		
Shopping Centre / Hypermarket: Riverside neighbourhood parade	1.2km		
Designated Open Space: Stoke Common	Adjacent east		
Community Facilities: Scout Hut, West Drive Bishopstoke Methodist Church Hall	770m 860m		
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Low likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 200m of SAC, SPA and Ramsar site	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	Breach Sling Copse and Stoke Common Copse SINC adjacent to west
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Itchen Valley in southwest
Topography	Flat	Landscape Character Area	X
Priority Habitat	Very small part of site in South Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Itchen Valley
Minerals and Waste Safeguarding	Majority of site within soft sand and sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The resolution to permit the current planning application indicates the site is suitable for development. Hampshire County Council have confirmed that due to the size of the development there will not be a significant impact on the soft sand and sharp sand and gravel mineral resource.			
Availability: The developer has advised that the site could become available for development within 5 years to 31 st March 2021.			
Achievability: The site is greenfield and is not considered to be likely to have any significant abnormal costs. It is located in an area which is attractive to the market.			

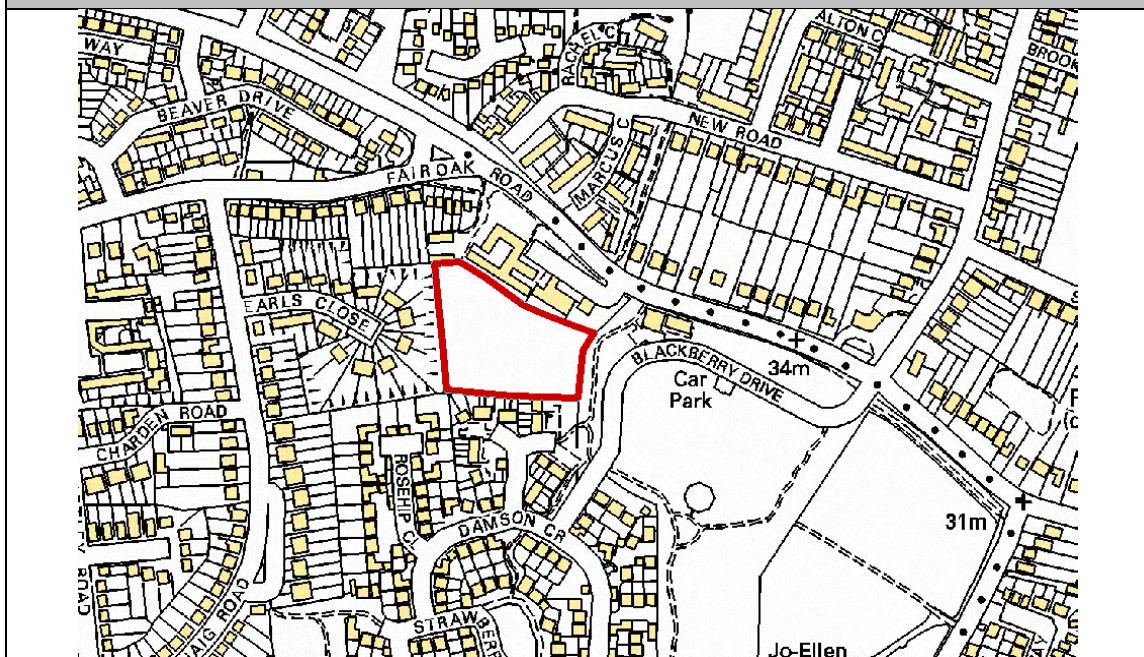
SITE REFERENCE: SLAA-2-7-C	SIZE (ha): 1.73 Net site area (ha); 1.12	SOURCE: Council Planning Officers
ADDRESS: Land north of Church Road, Bishopstoke		PARISH: Bishopstoke
REASON FOR ASSESSING: Identified using aerial photography as possibly having development potential		
SITE DETAILS		
Site Description & Character of Surrounding Area: The eastern half of the site is grazing land. The western half of the site was formerly a pit and accommodates a single dwelling. Whilst there is frontage development upon Church Road to the south, the site forms part of an area that is rural in character which is elevated above the existing settlement.		
Ownership: Not known		
Planning History: Former pit		
Land Uses Investigated: Not calculated as site not considered suitable for development (see below).		
Location: Outside but adjacent to the urban edge		
Status in Local Plans: Majority of site is allocated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029 (excluding southern extent for access). The northeast of the site is safeguarded for soft sand and sharp sand and gravel within the HCC Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 1	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Track off Church Road. New access would be required if the site was developed.			
Rights of Way: 50m to nearest footpath. 515m to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Stoke Park Road – 2 Fair Oak/Southampton			800m
Railway Station: Eastleigh			2km
Health Centre: Old Anchor Surgery			1.3km
Primary School: Stoke Park Infant and Junior Schools			1.6km
Secondary School: Wyvern			3.4km
Shopping Centre / Hypermarket: Riverside neighbourhood parade			1.3km
Designated Open Space: Stoke Common			190m
Community facilities: Scout Hut, West Drive Bishopstoke Methodist Church Hall			910m 990m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood on western part of site. Low likelihood on eastern part of site	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Significant slope west to east, and significant changes in ground levels	Landscape Character Assessment	Upper Itchen valley
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Itchen Valley
Minerals and Waste Safeguarding	Soft sand and sharp sand and gravel mineral safeguarding areas in northeast	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: Although the site immediately adjoins the urban edge it is within an area of open countryside and development would conflict with the open nature of the area. The changes in ground levels on the site would also constrain development as would potential contamination associated with its previous use as a pit.			
Availability: The availability of the site is unknown.			
Achievability: Part of the site was formerly used as a pit, and development is therefore likely to be constrained by the need to mitigate against contamination, which would be costly. Ground levels on the sites would also constrain deliverability. In the absence of any expressions of interest in redevelopment from the multiple landowners, there is no reasonable prospect of the site being redeveloped within the plan period.			

SITE REFERENCE: SLAA-2-9-C	SIZE (ha): 1.2 Net site area (ha): 0.96	SOURCE: Council Planning Officers
ADDRESS: Land North of Stoke Common Road, Bishopstoke		PARISH: Bishopstoke
REASON FOR ASSESSING: Identified using aerial photography as possibly having development potential		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is presently undeveloped countryside, and adjoins the urban edge on its western boundary. There is mature tree coverage on the eastern part of the site, and some sporadic tree cover across the site. To the south-east is a heavily wooded area.		
Ownership: Not known		
Planning History: None		
Land Uses Investigated: Not calculated as site not considered suitable for development (see below).		
Location: Outside but adjacent to the urban edge		
Status in Local Plan: The site is allocated as countryside in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The adopted Local Plan 2001-2011 also identifies that the entire site is a SINC. The site, excluding the northwest corner, 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 Land: No		

ACCESSIBILITY			
Access to the Site: Access to the site at present is via a footpath. New access would be required if the site was developed.			
Rights of Way: Footpath adjacent to north of site. 510m to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Stoke Park Road – 2 Fair Oak/Southampton			222m
Railway Station: Eastleigh			1.9km
Health Centre: Old Anchor Surgery			1.2km
Primary School: Stoke Park Infant and Junior Schools			1.4km
Secondary School: Wyvern			3.2km
Shopping Centre / Hypermarket: Riverside neighbourhood parade			1.2km
Designated Open Space: Stoke Common			250m
Community Facilities: Scout Hut, West Drive Bishopstoke Methodist Church Hall			800m 980m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Partially within 25m of a tributary	Tree Preservation Orders	Along north-eastern boundary
Flood Risk	Flood Zone 1	Nature Conservation Designations	Judges Gully Meadow SINC within site
Historic Parks and Gardens	Stoke Park Woods adjacent	Biodiversity Opportunity Areas	Itchen Valley adjacent north east
Topography	Slopes west to east	Landscape Character Assessment	Bishopstoke - Fair Oak Woodland and Farmland
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Northeast of the site within the Itchen Valley Area
Minerals and Waste Safeguarding	Sharp sand and gravel and soft sand mineral safeguarding areas	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The suitability of development on this site is significantly compromised by its 'SINC' designation, the topography of the site and its tree coverage. It is also unclear how suitable vehicular access could be achieved.			
Availability: The availability of the site is unknown.			
Achievability: The site is greenfield but as a result of its status as a SINC, the topography and access, there is no reasonable prospect of development of the site within the plan period.			

SITE REFERENCE: SLAA-2-11-C	SIZE (ha): 0.9 Net site area (ha): 0.81	SOURCE: Council Planning Officers
ADDRESS: Land south of Stoke Wood Surgery, off Fair Oak Road, Bishopstoke		PARISH: Bishopstoke
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		



SITE DETAILS

Site Description & Character of Surrounding Area: The site, which is presently grazing land, is located to the south of Bishopstoke and is enclosed by boundary planting. The site is bounded on three sides by existing development.

Ownership: Eastleigh Borough Council

Planning History: None

Land Uses Investigated: Residential, community, health, open space, sport and recreation

Location: Outside but adjacent to the urban edge on three sides

Status in Local Plan: Site is allocated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029 and is adjacent to the countryside gap in the draft Local Plan 2011-2029. The central section of the site is safeguarded for soft sand within the HCC Minerals and Waste Plan (2013).

Site Potential:

Density (dph): 30

Timescale: 5-10 years

Loss of Employment Land: No

Existing Dwellings on Site: 0

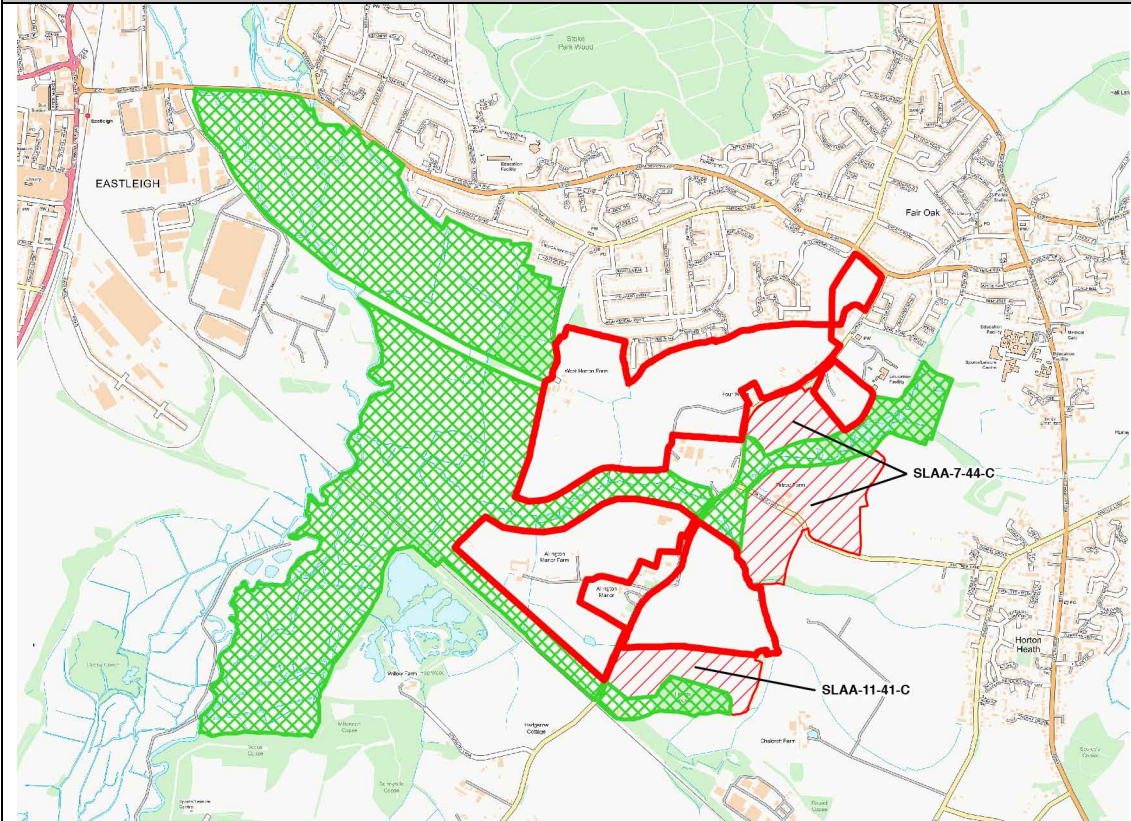
Net Residential Yield: 24

ACCESSIBILITY			
Access to the Site: No current vehicular access but could potentially be provided from Blackberry Drive (via third party land).			
Rights of Way: 420m to nearest footpath. 1.3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Fair Oak Road – X15 Hamble/Eastleigh (weekdays only), 2 Southampton/Fair Oak		140m	
Railway Station: Eastleigh		2.8km	
Health Centre: Stokewood Surgery		60m	
Primary School: Fair Oak Infant and Junior		1.1km	
Secondary School: Wyvern School		1.2km	
Shopping Centre / Hypermarket: Whalesmead neighbourhood parade		700m	
Designated Open Space: Blackberry Drive		Adjacent east	
Community Facilities: Youth Activity Centre, Blackberry Drive Fair Oak Village Hall		130m 480m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	High likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Gentle slope southwards	Landscape Character Assessment	Horton heath undulating farmland
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Soft sand mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is adjacent to the urban edge and therefore a policy change would be necessary for the site to be developed. Development would be capable of being well related and integrated into the urban form of the area. The site is enclosed by boundary planting, with residential properties to the south and west and a doctor's surgery to the north. There is reasonable access to local services and facilities. The site would also appear to have potential for open space or health uses should the health centre wish to expand at a future point.			
Availability: The site is owned by Eastleigh Borough Council.			
Achievability: The site is a greenfield site but access may impact upon achievability. The property market is robust within Bishopstoke and as such there are unlikely to be any notable viability issues affecting development on this site, subject to a policy change in respect of the boundary to the urban edge.			

SITE REFERENCE: SLAA-2-20-C	SIZE (ha): 4.33 Net site area (ha): 2.60	SOURCE: Previously submitted by CEMEX – land owner
ADDRESS: Land at Stoke Common Copse, north of Church Road		PARISH: Bishopstoke
REASON FOR ASSESSING: Site submitted for consideration		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located to the north of Bishopstoke, outside the urban edge and in undeveloped countryside. The site itself is heavily wooded, and slopes steeply from south to north. The River Itchen runs along the northern boundary of the site.		
Ownership: CEMEX		
Planning History: None		
Land Uses Investigated: Residential		
Location: Outside urban edge		
Status in Local Plan: The site is allocated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The whole site is part of the local gap within the adopted Local Plan 2001-2011, but only the west of the site is part of the local gap within the draft Local Plan 2011-2029. The west extent of the site is allocated as a river corridor in the adopted Local Plan 2001-2011. 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 the plan period	Net Residential Yield: 0	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Access to the site is currently through a track from Church Road. Provision of access will be required for the progression of the site.			
Rights of Way: Footpath runs north to south through the eastern part of the site. 780m to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Stoke Park Road – 2 Fair Oak/Southampton			900m
Railway Station: Eastleigh			1.9km
Health Centre: Old Anchor Surgery			1.3km
Primary School: Stoke Park Junior and Infant schools			1.8km
Secondary School: Wyvern			3.6km
Shopping Centre / Hypermarket: Riverside neighbourhood parade			1.4km
Designated Open Space: Stoke Common			260m
Community Facilities: Bishopstoke Methodist Church Hall / Scout Hut, West Drive			910m / 960m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	Grade II Stoke Lodge to the south of the site
Contamination	X	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 200m of SAC, SPA, Ramsar site and within 25m of a tributary	Tree Preservation Orders	Blanket TPO (all species) adjacent to southern boundary
Flood Risk	North part of site in Flood Zone 2 and 3	Nature Conservation Designations	Beach Sling Copse and Stoke Common Copse (SINC, SSSI and Ancient Woodland) cover over 50% of the site
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Itchen Valley to the north and west
Topography	Steeply sloping site	Landscape Character Area	Upper Itchen Valley
Priority Habitat	Coastal and Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland, Wet Woodland	Biodiversity Action Plan Priority Areas and Links'	Itchen Valley
Minerals and Waste Safeguarding	Whole site within soft sand and sharp sand and gravel mineral safeguarding areas (4.3ha)	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is within a heavily wooded area, sloping steeply from south to north. Development would be significantly detrimental to the character of the area, and would result in the loss of the SINC. The site is detached from the settlement, and development would be poorly related to services and facilities. Taking this into account there does not appear to be any potential for this site to be developed for residential purposes at this time.			
Availability: The landowner previously submitted the site for assessment, stating that it could be available for development however the existing copse would need to be removed to facilitate development. They further noted that substantial mitigation land could be found, especially in the flood zone area to the north of the river. The safeguarding of the whole site for soft sand and sharp sand and gravel extraction may delay development coming forward.			
Achievability: Whilst a greenfield site is, in theory, attractive to the market, there is significant doubt regarding the viability of the site due to challenges of topography and existing woodland, costs for mitigating against loss of the SINC, and providing new access to the site. It is therefore concluded that there is no reasonable prospect of the site coming forward for development within the plan period.			

SITE REFERENCE: SLAA-2-24-C	SIZE (ha): 100.48 Net site area (ha): 49.02**	SOURCE: Highwood Group with Drew Smith
ADDRESS: Land south of Bishopstoke and Fair Oak		PARISH: Bishopstoke
REASON FOR ASSESSING: Site submitted for consideration in 2016		



SITE DETAILS

The site was submitted as part of a larger strategic site by the Drew Smith/Highwood group, including land to the north of Bishopstoke and Fair Oak. This wider area has been split into two separate elements - the northern (SLAA-7-54-C) and the southern element (this site).

Within the southern strategic site, some areas were submitted separately as well as part of the strategic site. Development of these areas in isolation are considered on the following SLAA assessments:

SLAA-7-44-C

SLAA-11-41-C

These sites are identified with red hatching on the above plan for completeness.

The site promoter has also identified separate areas surrounding the development as having potential for open space amounting to c. 190 ha. These are shown in green cross-hatching on the above plan.

****The site area and net site area relate to the unhatched area on the plan only.**

Site Description & Character of Surrounding Area: The site is located to the south of Fair Oak and west of Horton Heath and predominately occupies undeveloped land. Hedgerows define most of the site boundaries and form field boundaries within the site. Immediately to the north are residential properties and to the south is Eastleigh to Hedge End railway line. To the east and west is open countryside. Allington Lane through the site. A tributary of the River Itchen flows between the north and south sections. The site includes Allington Nursery, Arturi Garden Centre, automotive businesses, West Horton farm and several residential properties. The areas of proposed open space, identified in the green hatching on the plan above, include part of the River Itchen SAC.

Ownership: Multiple landowners								
<p>Planning History: Local Area Committee resolved to grant outline permission for the construction of up to 450 dwellings with new road and access onto Fir Tree Lane and Allington Lane on the 29th March 2017 on the area of SLAA-7-44-C, with associated highway modifications, infrastructure, public open space, landscaping and drainage (O/16/79354). Local Area Committee resolved to grant outline planning permission for 950 dwellings on the adjacent West Horton Heath site on the 8th June 2015 (re O/14/75735). Q/15/76331 Pre-application enquiry in April 2015 for construction of up to 800 dwellings with land for two form entry primary school, allotments, public open space, landscaping and access from Allington Lane, and off-site highway works on part of the site. Q/14/73925 EIA Screening request in respect of Photovoltaic solar arrays. Includes land along the western boundary. F/07/61312 Planning permission refused in November 2007 for the use of land for storage of up to 100 touring caravans. Q/12/71698 Pre-application enquiry for a Solar Photovoltaic Project at Aturi Garden Centre. Land to the east – Q/15/75965 Pre-application enquiry in February 2015 for a residential development and potential link road to Allington Lane.</p>								
Land Uses Investigated: Open space / residential								
Location: Northern extent outside but adjacent to the urban edge, southern extent outside the urban edge								
<p>Status in Local Plan: The whole site is designated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The north-eastern extent of the site is within the local gap in the draft Local Plan 2011-2029. Within the adopted Local Plan 2001-2011 the western extent of the site is designated as a river corridor and land along the northern boundary is allocated for proposed landscape improvements. Part of the site by the northern boundary is also designated as open space within both the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. A proposed junction improvement (where Allington Lane meets the B3037) is adjacent to the northeast of the site and a strategic network has been identified in the west of the site within the draft Local Plan 2011-2029. The majority of the site is safeguarded for soft sand and sharp sand and gravel within the HCC Minerals and Waste Plan (2013). Land adjacent to the southern boundary of the site is allocated within the draft Local Plan 2011-2029.</p>								
<p>Site Potential:</p> <p>For SLAA-2-24-C (i.e excluding the hatched areas on the above plan):</p> <table> <tr> <td>Density (dph): 30</td> <td>Existing Dwellings on Site: 4</td> </tr> <tr> <td>Timescale: 10-20 years</td> <td>Net Residential Yield: 1,466</td> </tr> </table> <p>Loss of Employment Land: Potentially (Allington Business Centre and West Horton Lane)</p> <p>Employment uses: <i>Assumes 2% of site for employment (1.57ha), as per ratio in site submission</i> Business Park: 4,710m² Industrial: 6,280m² Warehouse: 7,850m²</p> <p>For the wider strategic site comprising SLAA-2-24-C, SLAA-7-44-C and SLAA-11-41-C (i.e. including the hatched areas on the above plan)</p> <table> <tr> <td>Density (dph): 30</td> <td>Existing Dwellings on Site: 7</td> </tr> <tr> <td>Timescale: 0-20 years</td> <td>Net Residential Yield: 2,095</td> </tr> </table> <p>Loss of Employment Land: Potentially (Allington Business Centre and West Horton Lane)</p> <p>Employment uses: <i>Assumes 2% of site for employment (1.57ha), as per ratio in site submission</i> Business Park: 4,710m² Industrial: 6,280m² Warehouse: 7,850m²</p> <p>Please note: The site potential could be increased should the proposed additional open space outside the main development areas be considered appropriate to offset some of the on-site open space requirements.</p>	Density (dph): 30	Existing Dwellings on Site: 4	Timescale: 10-20 years	Net Residential Yield: 1,466	Density (dph): 30	Existing Dwellings on Site: 7	Timescale: 0-20 years	Net Residential Yield: 2,095
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ACCESSIBILITY			
Access to the Site: Multiple existing access points from Allington Lane, both formal and informal. West Horton Farm is currently accessed via West Horton Lane.			
Rights of Way: Numerous footpaths and bridle ways cross the site			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Fair Oak Road – 502 Wyvern School/Eastleigh, Bluestar 2 Fair Oak/Southampton and X15, Hamble to Eastleigh via Netley, Hedge End, Botley and Fair Oak.			900m
Railway Station: Eastleigh / Hedge End			2.7km / 2.8km
Health Centre: Stokewood Surgery			1km
Primary School: Stoke Park Junior and Infant schools			1.4km
Fair Oak Junior and Infant schools			1.5km
Secondary School: Wyvern Technology College			1.6km
Shopping Centre / Hypermarket: Fair Oak Village Centre			1.6km
Swan Shopping Centre			2.8km
Designated Open Space: Blackberry Drive, West Horton Farm and Templecombe Road / Fir Tree Lane			Adjacent / 665m
Community facilities: Fair Oak Village Hall			1.3km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grades 3 & 4
Cables / Pylons / Electricity Lines / Oil Pipelines	Gas pipeline across SLAA-11-41-C	Significant Noise Generating Uses	Railway line to the south
Contamination	Unlikely	Flood Risk	Majority of site in Flood Zone 1. Areas of the site in Flood Zone 2 and 3. Surface water flood risk also present to the south and east.
Proximity to International Conservation Designations	River Itchen SAC adjacent to west and tributary within 25m of site.	Tree Preservation Orders	Blanket to east
Conservation Area	X	Archaeological Sites	Prehistoric enclosure
Historic Parks and Gardens	Lakesmere House School. Allington Manor In south	Listed Building	1 & 2 West Horton Farm Cottages. Fir Tree Farmhouse Grade II Listed.
Nature Conservation Designations	Allington Lane Pond SINC in south. Quobleigh Pond Woods (SINC) on northern part of SLAA-7-44-C. Hart Copse (SINC) on SLAA-11-41-C. West Horton Farm Woods SINC and River Itchen SSSI adjacent	Biodiversity Opportunity Areas	Itchen Valley in west
Priority Habitat	Coastal and Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland, Wet Woodland, Traditional Orchards, Hedgerows	Biodiversity Action Plan Priority Areas and Links	Itchen Valley, Chalcroft and Railway
Topography	Slopes from northeast to west in parts, flat in parts	Landscape Character Area	Horton Heath Undulating Farmland
Minerals and Waste Safeguarding	Parts of site within soft sand or sharp sand and gravel mineral safeguarding areas	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: The site adjoins the southern urban edge of Bishopstoke and Fair Oak. The majority of the site area is made up of greenfield land currently in agricultural use, with a number of small businesses located to the south and west of the site, including the Allington Business Centre and West Horton Lane. The developable area is divided into two main areas separated by a tree-lined stream running from west to east that the developer proposes for open space. Strategic development across the entire site would lead to a coalescence of Fair Oak and Horton Heath. The site includes areas of proposed open space that includes the River Itchen SAC and a significant buffer would need to be provided between the SAC and any development. Consideration will need to be given to the tributaries that drain into the River Itchen and to potential impacts on other ecological assets, including otters, the Charlcroft PBA, the hedgerow network, the Solent Complex and the SINC network, with buffers provided as appropriate. The site area has been reduced by 2.45ha to allow for the SINC to the south of the site.

The Local Area Committee resolved to grant outline planning consent for 450 dwellings on SLAA-7-44-C (excluding the area around Fir Tree Farmhouse) on the 29th March 2017 therefore that area of the site can be considered to be suitable for residential development.

This site has the potential for further consideration as a strategic location that brings the benefit of new strategic road infrastructure that connects the disparate elements of the site together.

Availability: The agent has previously indicated that the site could become available in the short term. A significant proportion of the site is safeguarded for soft sand or sharp sand and gravel, which may delay development being coming forward in those areas.

Achievability: This site is largely greenfield in an area and the impact on the SAC would need to be considered in any development proposals. A new strategic road link would be required to allow the highway network to accommodate the growth resulting from the strategic development, which would require land that is in third party ownership.

SITE REFERENCE: SLAA-2-25-C	SIZE (ha): 0.36 Net site area (ha): 0.36	SOURCE: Bargate Homes
ADDRESS: Land north of Church Road		PARISH: Bishopstoke
REASON FOR ASSESSING: Site submitted for consideration in 2016 by developer		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located to the north of Bishopstoke and is bordered by SLAA-2-6-C to the south. The northern and western boundaries abut a dense copse designated for nature conservation. To the east is countryside and residential development off Church Road. Access to the site would need to go through SLAA-2-6-C.		
Ownership: Norris		
Planning History: The site was included as part of a larger site in the 'Working Assessment of Greenfield Sites in Eastleigh Borough' (2004), site reference Bi6. It was concluded that the site was well contained by mature trees, whilst proximity to services and existing public transport was moderate. The site (SLAA-2-6-C) adjacent to the south received resolution to permit outline permission for up to 30 dwellings (ref O/16/79469) in February 2017.		
Land Uses Investigated: Residential		
Location: Outside the urban edge		
Status in Local Plan: Site allocated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. 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: Within next 5 years	Net Residential Yield: 11	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: There is an existing footpath that runs close to the western boundary of the site. Any development would require new access off Church Road, via SLAA-2-6-C.			
Rights of Way: Footpath within site boundary. 490m to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Stoke Park Road – 2 Fair Oak/Southampton			780m
Railway Station: Eastleigh			1.85km
Health Centre: Old Anchor Surgery			1.2km
Primary School: Stoke Park Infant and Junior Schools			1.6km
Secondary School: Wyvern			3.4km
Shopping Centre / Hypermarket: Riverside neighbourhood parade			1.3km
Designated Open Space: Stoke Common			150m
Community Facilities: Scout Hut, West Drive Bishopstoke Methodist Church Hall			850m 950m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Low likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 200m of SAC, SPA and Ramsar site	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	Breach Sling Copse and Stoke Common Copse SINC along northern and western boundaries River Itchen SAC c. 105m to the northwest
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Area	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Whole site within a soft sand and sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site adjoins the urban edge of Bishopstoke and is well contained by mature tree planting on its boundaries. Whilst it does not have immediate access to local services and facilities, it may be suitable for residential use. Further consideration would need to be given to the potential impacts on the River Itchen SAC and adjacent SINC including an appropriate buffer. Any development would require new access off Church Road, via SLAA-2-6-C (under the same ownership).			
Availability: The developer has advised that the site could become available for development within 5 years to 31 st March 2021.			
Achievability: The site is greenfield and is not considered to be likely to have any significant abnormal costs providing the access can be achieved. It is located in an area which is attractive to the market.			