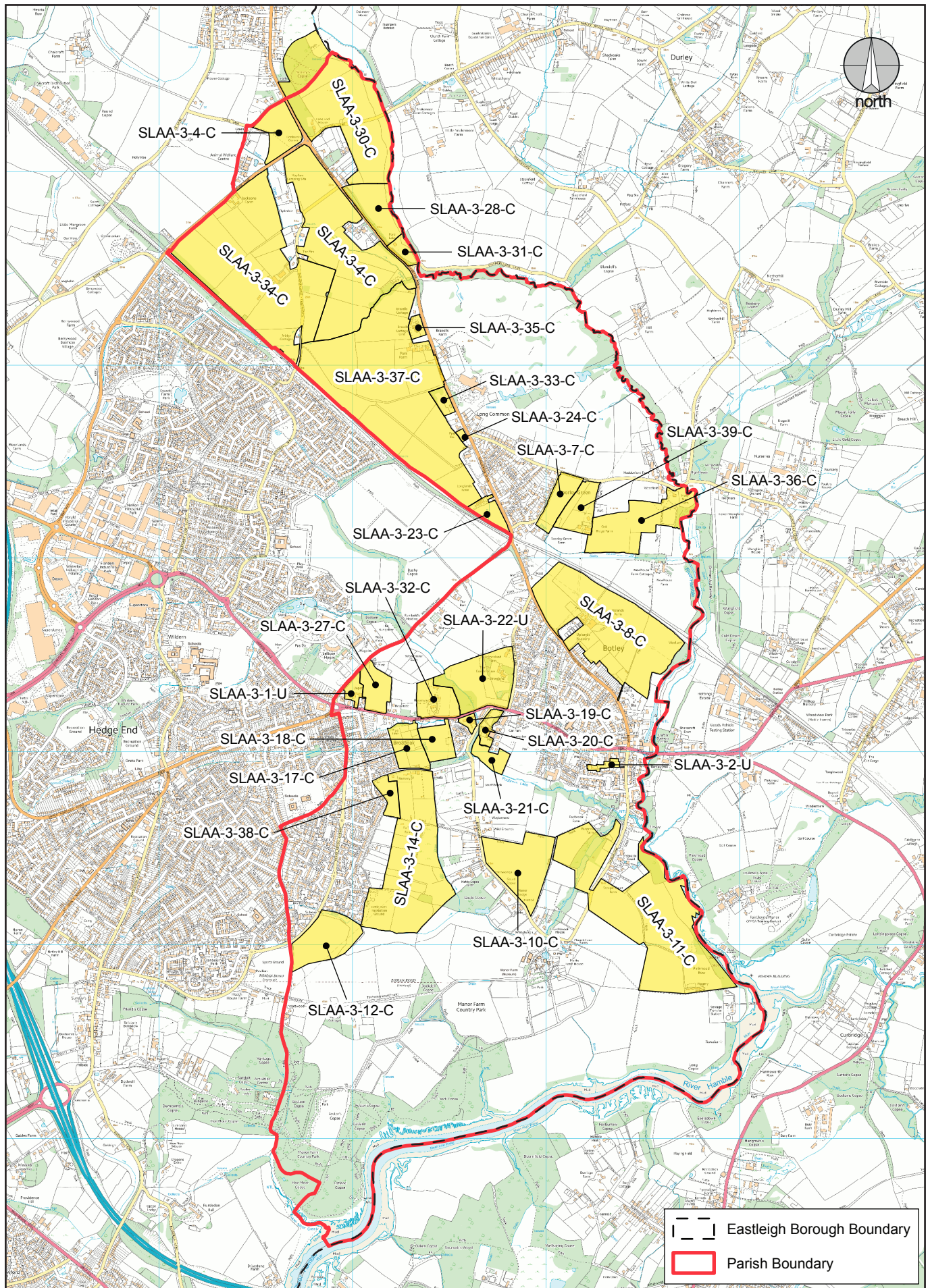


Strategic Land Availability Assessment (SLAA) - Botley



SITE REFERENCE: SLAA-3-1-U	SIZE (ha): 1.04 Net site area (ha): 1.04	SOURCE: EBC officers
ADDRESS: Land between Woodhouse Lane & Grange Road		PARISH: Botley
REASON FOR ASSESSING: Site identified from aerial photography as potentially being suitable for redevelopment		




SITE DETAILS	
Site Description & Character of Surrounding Area: The site is located on the north-eastern edge of Hedge End, yet within the parish of Botley. It is sited between Woodhouse Lane & Broad Oak, occupying a corner site adjacent to a roundabout. To the immediate north of the site is open countryside, whilst to the east is a mixture of commercial and residential uses. The site itself comprises of open storage, commercial buildings and a petrol station.	
Ownership: D Fryer, Estate of M Jenkins, P Quigley, S Ray	
Planning History: F/16/79315 Demolition of 3no. buildings & removal of 2no. portacabins & erection of 2no. buildings providing a floor space of 690sqm granted 27/01/17.	
Land Uses Investigated: Employment	
Location: Partly within urban edge	
Status in Local Plan: The northern corner of the site is designated as countryside and within the local gap in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The site is safeguarded as a strategic waste facility in the HCC Minerals and Waste Local Plan (2013).	
Site Potential:	
Density (dph): N/a	Existing Dwellings on Site: 0
Timescale: Within next 5 years	Net Residential Yield: N/a
Loss of Employment Land: Yes (Commercial uses including supermarket and petrol station)	
Employment Uses: Replacing like-for-like employment use so no net increase	

ACCESSIBILITY			
Access to the Site: Via Woodhouse Lane & Grange Road although proximity to Maypole roundabout may raise some highway issues, dependent on intensity of uses etc.			
Rights of Way: 453m to nearest footpath and bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Broad Oak – 3 Southampton/Boorley Green, X9 Bishops Waltham/Eastleigh, X15 Hamble/Eastleigh (weekdays only)		80m	
Railway Station: Botley		1.7km	
Health Centre: Hedge End Medical Centre		810m	
Primary School: Freegrounds Junior and Infant schools		620m	
Secondary School: Wildern		910m	
Shopping Centre / Hypermarket: Hedge End Village Centre		1km	
Designated Open Space: Woodhouse Lane Recreation		Adjacent	
Community Facilities: Brook House Masonic Centre Botley Community Centre		730m 780m	
CONSTRAINTS			
Air Quality Management Area	South of site within Botley High Street AQMA	Agricultural Land Classification	North Grade 2, south Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Likelihood of significant contamination	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	X
Flood Risk	Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	Botleigh/Botley Grange	Biodiversity Opportunity Areas	X
Topography	X	Landscape character Area	Horton Heath Undulating Farmland
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Liquid waste treatment safeguarded site	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The recent planning permission on the site indicates it is suitable to be redeveloped. It is noted the intention to replace existing buildings with like-for-like employment space.			
Availability: The recent planning application indicates that the site is available for development.			
Achievability: The current use of the site suggest contamination may be present. However, the recent grant of planning permission indicates that the site will be redeveloped for employment use within the plan period, likely within the next 5 years.			

SITE REFERENCE: SLAA-3-2-U	SIZE (ha): 0.6 Net site area (ha): 0.3	SOURCE: EBC Planning Officers						
ADDRESS: Land south of 9-27 High Street, Botley		PARISH: Botley						
REASON FOR ASSESSING: Site identified as having potential for development								
SITE DETAILS								
<p>Site Description & Character of Surrounding Area: The site is located to the immediate south of the High Street. The site is an irregular shape, set within part of Botley Conservation Area. The site comprises public and private car parking, along with a commercial building and other smaller outbuildings. To the immediate north of the site are the historic buildings that address the High Street, many of which are listed. To the south is modern housing.</p>								
<p>Ownership: Eastleigh Borough Council, R Paine, Dagina Holdings, First Wessex, Greene King, Southern Electric</p>								
<p>Planning History: Pre-application enquiries</p>								
<p>Land Uses Investigated: Residential/employment</p>								
<p>Location: Within urban edge</p>								
<p>Status in Local Plan: Majority of site is located within a Conservation Area within the adopted Local Plan 2001-2011.</p>								
<p>Site Potential:</p> <table border="0"> <tr> <td>Density (dph): 35</td> <td>Existing Dwellings on Site: 0</td> </tr> <tr> <td>Timescale: Unlikely in plan period</td> <td>Net Residential Yield: 0</td> </tr> <tr> <td>Loss of Employment Land: Yes (Garage)</td> <td></td> </tr> </table>			Density (dph): 35	Existing Dwellings on Site: 0	Timescale: Unlikely in plan period	Net Residential Yield: 0	Loss of Employment Land: Yes (Garage)	
Density (dph): 35	Existing Dwellings on Site: 0							
Timescale: Unlikely in plan period	Net Residential Yield: 0							
Loss of Employment Land: Yes (Garage)								
<p>Business Park: 0 m² Industrial: 0 m² Warehouse: 0 m²</p>								

ACCESSIBILITY			
Access to the Site: Currently provided from Church Lane and High Street. Additional access from Four Acre could be necessary.			
Rights of Way: 318m to nearest footpath, 1km to nearest bridleway			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: High Street – 3 Southampton/Boorley Green, X9 Bishops Waltham/Eastleigh, X15 Hamble/Eastleigh (weekdays only)			90m
Railway Station: Botley			910m
Health Centre: Botley Health Care centre			240m
Primary School: Botley C of E Primary School			280m
Secondary School: Wildern School			2km
Shopping Centre / Hypermarket: Botley local centre			100m
Designated Open Space: Four Acres			95m
Community Facilities: Botley Market Hall Botley Community Centre			90m 580m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	Botley/Winchester Road	Listed Building	Several Grade II listed buildings adjacent to the north site boundary
Contamination	Potential contamination due to current uses	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	X
Flood Risk	Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	Adjacent to Botley House	Biodiversity Opportunity Areas	X
Topography	X	Other	Shape of the site
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site currently accommodates a public car park, garaging and some commercial uses and is located within the Botley Conservation Area and within the setting of listed buildings. Each of these represents significant constraints in themselves that would need to be carefully addressed in any future development proposal. However, the site is also under-used and does not currently make a significant positive contribution to the character and appearance of the area. It is also well related to existing facilities and services in Botley. As such, and subject to the above concerns including retaining sufficient public car parking, the site is considered to be developable for a sensitive scheme which includes residential uses. The assessment assumes that only half of the site (0.3 hectares) would be available as a result of the need to retain some public car parking.			
Availability: The site is currently unavailable for redevelopment. The other land owners of this site were contacted by officers to enquire on the availability for potential development. Five responses were received, all against development of the site.			
Achievability: The site is located in an area that is considered to be highly popular to the market. There are complicating factors which could affect the viability of a scheme (such as the retention of public car parking). As the landowners contacted have indicated the site is not available for development, it is concluded that there is no reasonable prospect of the site coming forward for redevelopment within the plan period.			

SITE REFERENCE: SLAA-3-4-C	SIZE (ha): 31.34 Net site area (ha): 15.67	SOURCE: Terence O'Rourke on behalf of housebuilders with options
ADDRESS: Land west of Botley Road and Winchester Road		PARISH: Botley
REASON FOR ASSESSING: Identified formerly as part of SDA area of search and submitted for consideration in 2016		
		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: This site is bounded by the B3354 Winchester Road to the east, Blind Lane to the north and hedged field boundaries to the west and south. The site is gently-undulating in mainly pasture use, with a number of mature trees and hedgerows forming field boundaries. Shamblehurst Lane North bisects the site, linking Winchester Road to Hedge End station, and contains a number of freestanding buildings in employment, agricultural or residential use. Bubb Lane also crosses the northern part of the site. A stream, forming a tributary of the River Hamble, is located in the centre of the site.</p> <p>The site submission comprised a larger strategic site that also included SLAA-3-37-C. As planning consent has been granted for the area covered by SLAA-3-37-C, the larger site was split into two parts for consideration within the SLAA.</p>		
Ownership: Various		
<p>Planning History:</p> <p>The site has been subject to a number of proposals for an urban extension of Hedge End. Land adjacent to the south of this site was granted outline permission at appeal by the Secretary of State for 680 dwellings in November 2016 (ref O/15/75953). Outline consent also granted for c1,400 dwellings at Boorley Fields east of the B3354 on 28 November 2013 (ref O/12/71514 and subsequent reserved matters).</p>		
Land Uses Investigated: Residential / retail / community uses		
Location: Outside urban edge		
<p>Status in Local Plan: The whole site is designated as countryside and within the local gap in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The draft Local Plan 2011-2029 included a proposed junction improvement at the Botley Road / Bubb Lane roundabout to the north-east of the site.</p>		
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: Potential direct vehicular access from Bubb Lane or Winchester Road, which may require some upgrading. A number of options need to be assessed including potential public transport / pedestrian / cycle connections to Hedge End and Botley depending on scale of development.			
Rights of Way: Footpath within north of site. 1.1km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Winchester Road – X15 Hamble/Eastleigh (weekdays only)			140m
Bubb Lane – X9 Bishops Waltham/Eastleigh			390m
Railway Station: Hedge End			810m
Health Centre: St Lukes Surgery			1.6km
Primary School: Fair Oak Infant and Junior schools			2.4km
Secondary School: Wildern School			2.4km
Shopping Centre / Hypermarket: Hedge End Retail Park			2.2km
Designated Open Space: Cheltenham Gardens			740m
Community facilities: Horton Heath Community Centre			1.2km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3 and Grade 2
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline on northern boundary	Significant Noise Generating Uses	Railway, B3342 and B3354
Conservation Area	X	Listed Building	X
Contamination	Medium/low Likelihood on eastern boundary. Majority of site unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Tributary within site	Tree Preservation Orders	Some on eastern boundary
Flood Risk	Small area within Flood Zone 3 at Ford Brook, areas of surface water flood risk	Nature Conservation Designations	Alder strip SINC within 25m of south-eastern boundary
Historic Parks and Gardens	The Croft	Biodiversity Opportunity Areas	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Chalcroft
Topography	Gently undulating	Landscape Character Area	(9b) Horton Heath Undulating Farmland
Minerals and Waste Safeguarding	X	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: The size of the site and potential to combine development with the adjacent area suggests that a large development could be provided with sufficient critical mass to support a local infrastructure. The transport implications of such a development would need careful consideration. There are mature hedgerows and trees that are an important component of the landscape character. These also offer nature conservation and green infrastructure opportunities. Consideration would need to be given to potential ecological impacts, including on the Solent Complex, SINC network, hedgerow network, Chalcroft PBL and protected species. The various pipelines running through the site are other notable constraints.

This large site lies in open countryside north-east of the settlement of Hedge End, although it is noted that development to the south and east has been permitted through appeals. The railway line, located some distance to the south-west, currently provides a strong and well defined urban edge to Hedge End. Recent planning permissions increase the importance this site and others in the vicinity play in retaining open green space between the settlements of Hedge End, Botley (Boorley Green) and Horton Heath in order to prevent their coalescence and retain their separate identify making this site unsuitable for residential development without a significant change in local plan policy.

Availability: The agent has advised that the site could become available for development within 5 years to 31st March 2021.

Achievability: The transport and other necessary infrastructure required to serve the development could be costly. The site is predominately a greenfield site with no abnormal costs however as development would require a significant change in local plan policy, it is concluded that development is unlikely to come forward within the plan period.

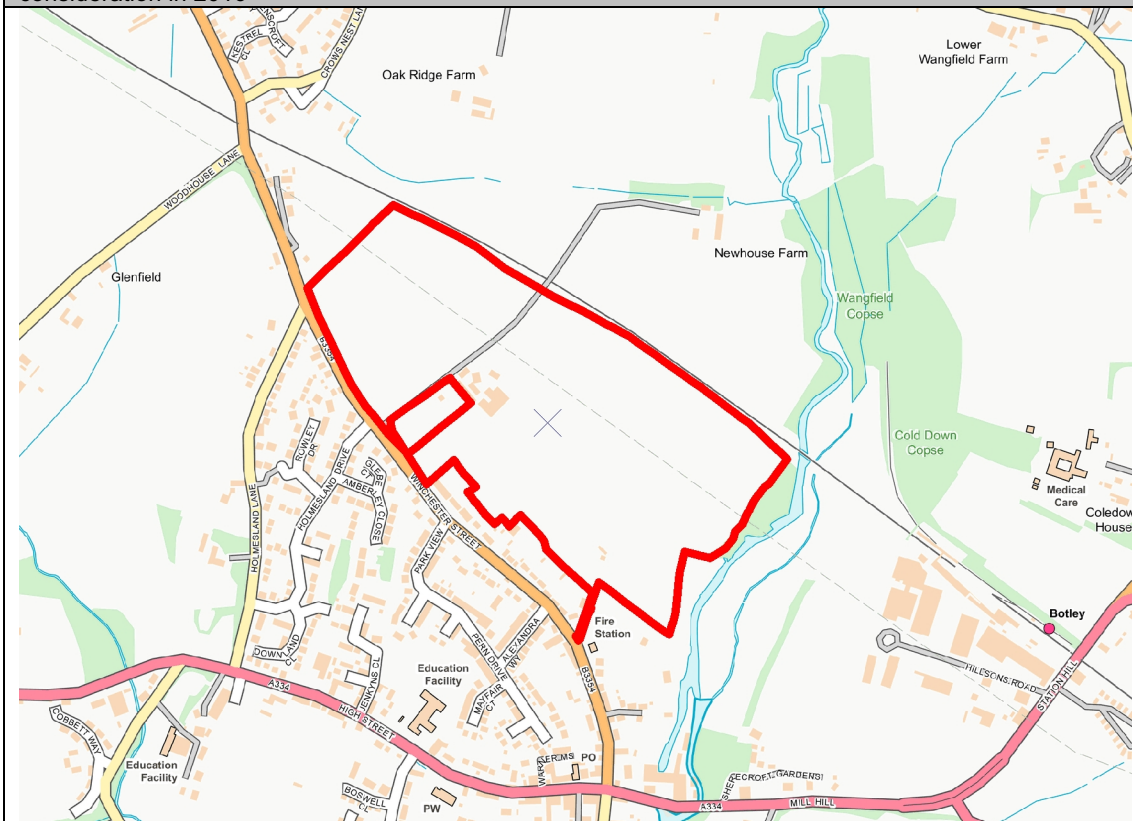
SITE REFERENCE: SLAA-3-7-C	SIZE (ha): 3.1 ha Net site area (ha): 2.02	SOURCE: Dominic Lawson Bespoke Planning						
ADDRESS: Land east of Crows Nest Lane, Boorley Green		PARISH: Botley						
REASON FOR ASSESSING: Site submitted for consideration in 2016								
SITE DETAILS								
<p>Site Description & Character of Surrounding Area: The land is used for mixed farmland and is located on the eastern edge of Boorley Green, adjoining low density residential development on Crows Nest Lane. It is a regular shaped, level site which is well-enclosed by mature trees and hedgerows on the eastern and western boundaries, hedgerow on the northern boundary with Maddoxford Lane, and a fence on the southern boundary which adjoins a residential plot. Crows Nest Lane has a semi-rural character.</p>								
<p>Ownership: Mr and Mrs R Humby</p>								
<p>Planning History: Formerly part of the SDA area of search. Resolution to permit outline planning permission for 50 dwellings with green infrastructure, hard and soft landscape and associated infrastructure, including internal access roads, footpaths/cycle routes, play space and relocation of gas governor and creation of new access on to Maddoxford Lane (Ref O/16/78389) in March 2017. The site adjacent to the east also has resolution to permit outline planning permission for 50 dwellings (ref O/16/79600) in March 2017.</p>								
<p>Land Uses Investigated: Residential, travelling communities</p>								
<p>Location: Outside but adjacent to the urban edge</p>								
<p>Status in Local Plan: The whole site is designated as countryside and is within the local gap in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. Land north and east of Boorley Green, adjacent to the north of this site, was allocated for residential development in the draft Local Plan 2011-2029 (see policy BO1). Part of the east of the site is underlain by minerals resources safeguarded in the adopted HCC Minerals & Waste Local Plan (2013).</p>								
<p>Site Potential:</p> <table border="0"> <tr> <td>Density (dph): 30</td> <td>Existing Dwellings on Site: 0</td> </tr> <tr> <td>Timescale: In next 5 years</td> <td>Net Residential Yield: 50</td> </tr> <tr> <td>Loss of Employment Land: No</td> <td>(as per resolution)</td> </tr> </table>			Density (dph): 30	Existing Dwellings on Site: 0	Timescale: In next 5 years	Net Residential Yield: 50	Loss of Employment Land: No	(as per resolution)
Density (dph): 30	Existing Dwellings on Site: 0							
Timescale: In next 5 years	Net Residential Yield: 50							
Loss of Employment Land: No	(as per resolution)							

ACCESSIBILITY			
Access to the Site: Potential direct vehicular access from Maddoxford Lane or Crows Nest Lane.			
Rights of Way: 200m to nearest footpath. 660m to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Winchester Road – 3 Southampton/Boorley Green, X15 Hamble/Eastleigh (weekdays only)		300m	
Railway Station: Botley		1.5km	
Health Centre: Botley Surgery		1.3km	
Primary School: Botley C of E Primary School		1.2km	
Secondary School: Wildern School		2.2km	
Shopping Centre / Hypermarket: Botley Village Centre		1.4km	
Designated Open Space: Falcon Way		180m	
Botley Recreation Ground		1.3km	
Community facilities: Botley Centre		1.2km	
Brook House Masonic Centre and Botley Market Hall		1.3km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
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	Within 25m of a tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Level	Landscape Character Area	Horton Heath Undulating Farmland (9)
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Railway PBL and Hamble Valley PBA to south and east
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area in the northeast (0.90ha)	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The resolution to permit planning consent for 50 dwellings indicates the site is suitable for development.			
Availability: The agent has indicated that the site could become available for development within 5 years to 31 st March 2021.			
Achievability: Greenfield site, located in an area attractive to the market, with some constraints that could be overcome. Site offers poor access to local services by sustainable transport modes.			

SITE REFERENCE: SLAA-3-8-C	SIZE (ha): 25.58 Net site area (ha): 11.81 (10.31 + 1.5)	SOURCE: Hampshire County Council
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ADDRESS: Land north east of Winchester Street, Botley **PARISH:** Botley

REASON FOR ASSESSING: Previously part of the proposed SDA area of search & submitted for consideration in 2016



SITE DETAILS

Site Description & Character of Surrounding Area: The site is a gently undulating area of pasture on the northern fringe of Botley. The south-western boundary is defined by B3354 Winchester Street in the north and the rear of the curtilages of residential properties on Winchester Street and the Botley Allotments to the south. The north-eastern boundary is defined by the railway line, the north-western boundary by an adjoining pasture in separate ownership and the south-eastern boundary by the fringes of the River Hamble. The site contains Uplands Farm, a listed farmhouse and outbuildings, which occupy the highest part of the site. The site promoter has indicated that between 7.29-10.31ha (net) of the site would be available for residential development. The site promoter has indicated that up to 1.5ha of the site would be available for employment uses.

Ownership: Various. Hampshire County Council (HCC) is the majority landowner

Planning History: Formerly part of the SDA area of search. S/16/79115 EIA Scoping Opinion for Botley Bypass development works in August 2016 along the north-eastern boundary of the site.

Land Uses Investigated: Residential

Location: Outside but adjacent to the urban edge

Status in Local Plan: The site is presently located within the Countryside and the northwest half is also located within the gap as designated within the adopted Local Plan 2001-2011. A small portion of the site in the south west is designated as open space within the adopted Local Plan 2001-2011. The site is allocated for residential uses, 1.5ha of employment use and other related uses including the Botley bypass, under Policy BO2 of the draft Local Plan 2011-29. The eastern half underlain by mineral resources safeguarded in the adopted Hampshire Minerals & Waste Local Plan 2013. The lane and footpath that trisect the site were identified as strategic networks within the draft Local Plan 2011-2029.

Site Potential:

Density (dph): 30	Existing Dwellings on Site: 1
Timescale: 0-5 years	Net Residential Yield: 308
Loss of Employment Land: No	

Employment Uses: Based on up to 1.5ha of employment uses (office space)

Business Park: up to 4,500 m²

ACCESSIBILITY			
Access to the Site: Potential direct access from B3354 Winchester Street, although also potential to be served by any future Botley bypass proposal.			
Rights of Way: Footpath within site. 490m to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Winchester Road – 3 Southampton/Boorley Green, X15 Hamble/Eastleigh (weekdays only)		300m	
Railway Station: Botley		860m	
Health Centre: Botley Surgery		710km	
Primary School: Botley C of E Primary School		580m	
Secondary School: Wildern School		2.2km	
Shopping Centre / Hypermarket: Botley village centre		630m	
Designated Open Space: Botley allotments Botley Recreation Ground		Within site boundary 770m	
Community facilities: Botley Market Hall Botley Centre Brook House Masonic Centre		620m 740m 840m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 1, 2 and 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Overhead electricity power lines, water main and gas pipeline	Significant Noise Generating Uses	Railway
Conservation Area	Botley conservation adjacent to south-east	Listed Building	Uplands Farm (Grade II) within site
Contamination	Low likelihood in southern part of site	Archaeological Sites	X
Proximity to International nature conservation designations	Within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1. North corner and small area towards the south of the site at risk from surface water flooding	Nature Conservation Designations	Botley Mill Woodland SINC adjacent south-east
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Hamble Valley south east of site
Topography	Undulating, rises towards lane and western boundary	Landscape Character Area	Horton Heath Undulating Farmland (9)
Priority Habitat	Coastal and Floodplain Grazing Marsh and Wet Woodland adjacent	Biodiversity Action Plan Priority Areas and Links'	Railway, Hamble Estuary
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area; adjoins rail depot safeguarded site	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: The site is well related to the existing settlement and development would need to respond to the importance of the site in a townscape context as it forms the entry point to Botley. However a change in policy to extend the urban edge to incorporate this site would be required to enable development. It is well contained within a moderately sensitive landscape setting. Development at the site has the potential to support and enhance the existing village facilities in Botley. Development will need to respect the setting and important characteristics of the listed building at Uplands Farm. Overhead power lines present a significant constraint, as could an alignment for a future Botley by-pass, and these may define the limits of any built development. Further consideration should be given to ecological impacts on the River Hamble, SINC network and Railway PBL and buffers provided as appropriate.

The site was allocated for development under Policy BO2 of the draft Local Plan 2011-29 for residential development of approximately 300 dwellings. It also forms part of "Area F" which was identified as having potential for residential development as part of the Local Plan Issues & Options consultation in December 2015.


HCC has indicated the minerals extraction would be unviable in this location.

Availability: The site is within multiple ownerships with HCC being the lead party and majority landowner. HCC has previously stated that the site could be made available within the first five years of the new local plan (by 2021). HCC has confirmed that all landowners are in agreement with the principle of HCC promoting the land for residential development through the SLAA.

Achievability: There is the potential for a modest contribution of low-medium density housing, which would help to support the viability of services in Botley, or local employment, subject to resolution of access arrangements and relationship to heritage interest. The primary landowner anticipates that new housing could be delivered from April 2019 onwards.

SITE REFERENCE: SLAA-3-10-C	SIZE (ha): 8.9 Net site area (ha): 4.45	SOURCE: Ian Judd
ADDRESS: Land east of Brook Lane, Botley		PARISH: Botley
REASON FOR ASSESSING: Relatively close to the southern boundary of Botley & promoted by agent.		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located in open countryside to the south of Botley and currently some distance from the defined urban edge. There is planting around the site, and mature trees on the southern boundary. Access to the site is from Brook Lane, which is a minor road. Botley Conservation Area is directly to the east of the site. There is small-scale ribbon residential development on Brook Lane.		
Ownership: Martin Bandy & Co		
Planning History: None		
Land Uses Investigated: Residential		
Location: Outside urban edge		
Status in Local Plan: Countryside, local gap and adjacent to Botley Conservation Area as designated within the adopted Local Plan 2001-2011. Part of the south of the site is safeguarded for soft sand 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: The site abuts Brook Lane, which provides vehicular access to the area. On the northern boundary of the site is a public footpath. The quality of the highway infrastructure to support development is substandard however.			
Rights of Way: Footpath within site boundary. 160m to nearest bridleway			
Proximity to Local Services (All distances are approximate):			
Bus Stop: High Street – 3 Southampton/Boorley Green, X9 Bishops Waltham/Eastleigh, X15 Hamble/Eastleigh (weekdays only)			710m
Railway Station: Botley			1.5km
Health Centre: Botley Surgery			630m
Primary School: Botley C of E Primary			730m
Secondary School: Wildern			2km
Shopping Centre / Hypermarket: Botley village centre			770m
Designated Open Space: Botley Recreation Ground			550m
Manor Farm and Country Park			810m
Community Facilities: Brook House Masonic Centre			710m
Botley Centre and Botley Market Hall			750m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 2 and 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	Adjoins Botley Conservation Area	Listed Building	X
Contamination	Unlikely	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	Flat	Landscape Character Assessment	Botley Farmlands and Woodlands
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Soft sand mineral safeguarding area (approximately 2.1ha)	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is some distance from the urban edge in an area of open countryside and adjoining Botley Conservation Area and would therefore require a change in policy to incorporate the site into the urban edge. Development of this site would conflict with the open nature of the area. Access to the site is poor and accessibility to local facilities is also poor. The site is physically separated from Botley by a well-defined watercourse. As such the site is considered unsuitable for development.			
Availability: The availability of the site is unknown.			
Achievability: The site is greenfield and within an area of high property prices with regard to residential development. However, it is likely that there would need to be significant infrastructure improvements to facilitate development. This site developed in isolation is not considered to be deliverable and, given that its availability is unknown there is no reasonable prospect of developing this site within the plan period.			

SITE REFERENCE: SLAA-3-11-C	SIZE (ha): 33 Net site area (ha): 16.5	SOURCE: Ian Judd
ADDRESS: Land east and west of Church Lane, Botley		PARISH: Botley
REASON FOR ASSESSING: Relatively close to the southern boundary of Botley & promoted by agent		
		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The large elevated site straddles either side of Church Lane to the south of Botley, and extends eastwards to the Hamble estuary. It is detached from the urban edge and is within open countryside. Access is off Church Lane, which is a minor road. The entire site is within Botley Conservation Area. There are numerous wildlife designations across the site – Church Meadows SINC (north western part of site), Solent Maritime SAC (eastern edge), Upper Hamble Estuary and Woods SINC (eastern edge), Solent and Southampton Water Ramsar (eastern edge) and a narrow SSSI along the eastern edge of the site.</p>		
<p>Ownership: Ian King</p>		
<p>Planning History: Permission was granted for the construction of a 5km trunk sewer and associated works including new pumping station and pipe bridge. The sewer will be routed through the centre of the site south towards the adjacent sewage transfer station. This application is subject to an Environmental Impact Assessment. Granted 20/07/2015 (Ref. F/15/76235).</p>		
<p>Land Uses Investigated: Uses associated with a potential expansion of Botley, i.e. residential and employment.</p>		
<p>Location: Outside urban edge</p>		
<p>Status in Local Plan: Countryside, part local gap, part SINC, part SSSI, part SPA/SAC/Ramsar. A significant portion of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).</p>		
<p>Site Potential:</p>		
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: The site straddles Church Lane, which provides vehicular access to the area. There are no dedicated pedestrian links between the site and nearby settlements. The quality of the infrastructure to support development is substandard and would need further improvement.			
Rights of Way: 360m to nearest bridleway. 470m to nearest footpath			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: High Street – 3 Southampton/Boorley Green, X9 Bishops Waltham/Eastleigh, X15 Hamble/Eastleigh (weekdays only)			850m
Railway Station: Botley			1.6km
Health Centre: Botley Surgery			940m
Primary School: Botley C of E Primary			1.2km
Secondary School: Wildern			2.7km
Shopping Centre / Hypermarket: Botley village centre			890m
Designated Open Space: Manor Farm and Country Park			980m
Community Facilities: Botley Market Hall Botley Community Centre / Brook House Masonic Centre			850m 1.2km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Mix of grade 1, 2 and 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	Botley Conservation Area	Listed Building	X
Contamination	Low Likelihood on part of site	Archaeological Sites	'Feature of known archaeological importance' adjacent south-east. Roman building – 'known importance – scheduled' adjacent south-east
Proximity to International Nature Conservation Designation	Within 25m of tributary and within 200m of designation	Tree Preservation Orders	X
Flood Risk	Flood Zone 1. Eastern site boundary within Flood Zones 1 and 3	Nature Conservation Designations	Upper Hamble Estuary & Woods SSSI, Solent Maritime SAC, Solent & Southampton Water SPA and Ramsar
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes southwards	Landscape Character Area	Hamble Valley
Priority Habitat	Coastal Saltmarsh, Coastal and Floodplain Grazing Marsh, Intertidal mudflats, Lowland Meadows, Lowland Mixed Deciduous Woodland, Reedbeds, Wet Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary, Marks Farm
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area	Other	X

DELIVERABILITY / DEVELOPABILITY
<p>Suitability: Large parts of this site are some distance from the urban edge, whilst the site as a whole is in an area of open countryside. A change in policy to incorporate the site into the urban edge would therefore be required to enable development. Development would therefore conflict with the open nature of the area. The site also falls entirely within the Botley Conservation Area and its development would be likely to harm the character and appearance of the area. There are numerous wildlife designations. Access to the site and local facilities is poor. The site is also physically separated from Botley by a well-defined watercourse. As such the site is not considered to be ideal for development and it is considered unsuitable for residential development.</p>
<p>Availability: The availability of the site is not known. The safeguarding of the site for minerals extraction may delay development coming forward.</p>
<p>Achievability: The site is greenfield and within an area of high property prices with regard to residential development. However, it is likely that there would need to be significant infrastructure improvements to facilitate development. The likely need to mitigate potential impacts on wildlife designations will also count against the achievability of the site. Given that the availability of the site is unknown and its isolated location there is no reasonable prospect of developing the site within the plan period.</p>

SITE REFERENCE: SLAA-3-12-C	SIZE (ha): 6.8 Net site area (ha): 3.18	SOURCE: Hampshire County Council
ADDRESS: Land East of Kings Copse Avenue & East of Tanhouse Lane, Hedge End		PARISH: Botley
REASON FOR ASSESSING: Submitted for consideration in 2016		
SITE DETAILS		
Site Description & Character of Surrounding Area: This site is greenfield land adjoining the south-eastern boundary of Hedge End, part of which is located within the Manor Farm Country Park. Land along the north and north-eastern boundaries of the site lie within the Tanhouse Meadow SINC. The site boundaries are generally well defined by mature planting and trees and the ground levels slope gently down towards the north-east. It is currently in agricultural use.		
Ownership: Hampshire County Council		
Planning History: Site included in 2004 Greenfield Housing Sites (Ref: HE19). At the time, it was acknowledged that the road (Kings Copse Avenue) provided a defined urban edge to Hedge End. The site has also been recently promoted by the landowner.		
Land Uses Investigated: Residential and open space		
Location: Outside but adjacent to urban edge		
Status in Local Plan: The site is allocated as countryside and existing public open space within the adopted Local Plan 2001-2011. In addition, a strip to the north and east of the site is designated as a SINC and a strip along the northern and western boundaries is allocated for proposed landscape improvements. Within the draft Local Plan 2011-2029, the open space allocation was reduced to the area of the SINC to the north/north-east of the site however the countryside allocation remained. The majority 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: 0	
Timescale: 5-10 years	Net Residential Yield: 111	
Loss of employment Land: No		

ACCESSIBILITY			
Access to the Site: Vehicular access to the site would appear to be possible from Kings Copse Avenue.			
Rights of Way: 270m to nearest footpath. Bridleway adjacent to site south west			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Kings Copse Avenue – 3 Southampton/Boorley Green, X4 Eastleigh/Hedge End			1.9m
Railway Station: Bursledon			2.3km
Health Centre: Hedge End Medical Centre			2.2km
Primary School: Kings Copse Primary			320m
Secondary School: Wildern			1.6km
Shopping Centre / Hypermarket: Hedge End District Centre			1.2km
Designated Open Space: On site Norman Rodaway Sports Ground			0m 300m
Community facilities: Hedge End 2000 Centre and HEYCA Centre Hedge End Library			1.1km 1.3km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 2
Cables / Pylons / Electricity Lines / Oil Pipelines	Overhead power lines, gas and oil pipelines run across the eastern part of the site	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Tributary within site	Tree Preservation Orders	X
Flood Risk	Flood zone 2 and 3 and surface water flood risk on the northern boundary	Nature Conservation Designations	Tanhouse Meadow SINC and Manor Farm LNR in north and east of site; SSSI Impact Risk Zone for Upper Hamble Estuary and Woods SSSI
Historic Parks and Gardens	Manor Farm Country Park	Biodiversity Opportunity Areas	X
Topography	Ground slopes north-east to south-west	Landscape Character Area	Botley Farmlands and Woodland (12)
Priority Habitat	Coastal and Floodplain Grazing Marsh, Lowland Meadows, Purple Moor Grass and Rush Pastures	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Majority of site within soft sand mineral safeguarding area (5.5ha)	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: With the ground rising to the east, it was considered that development on the site would be constrained from longer distance views. Whilst it is acknowledged that this site can therefore be regarded as occupying a sensitive landscape location, it relates well to the existing settlement and the landscape form around the site could help to mitigate impacts on the wider landscape. It is considered by the landowner to have limited contribution to the character and role of Manor Farm Country Park. There is also reasonable accessibility to the site. The SINC and other nature conservation considerations would constrain development in the north (and therefore the site assessment area has been reduced by 1.5ha accordingly) and north-eastern corner but also serve to screen the site to views from the Hedge End – Botley gap to the north. Buffers should be provided as appropriate. The site could have development potential in its own right but may also be considered for its development potential as part of a strategic location for development. Development on the site would require a change in planning policy to address the designation as countryside and open space.

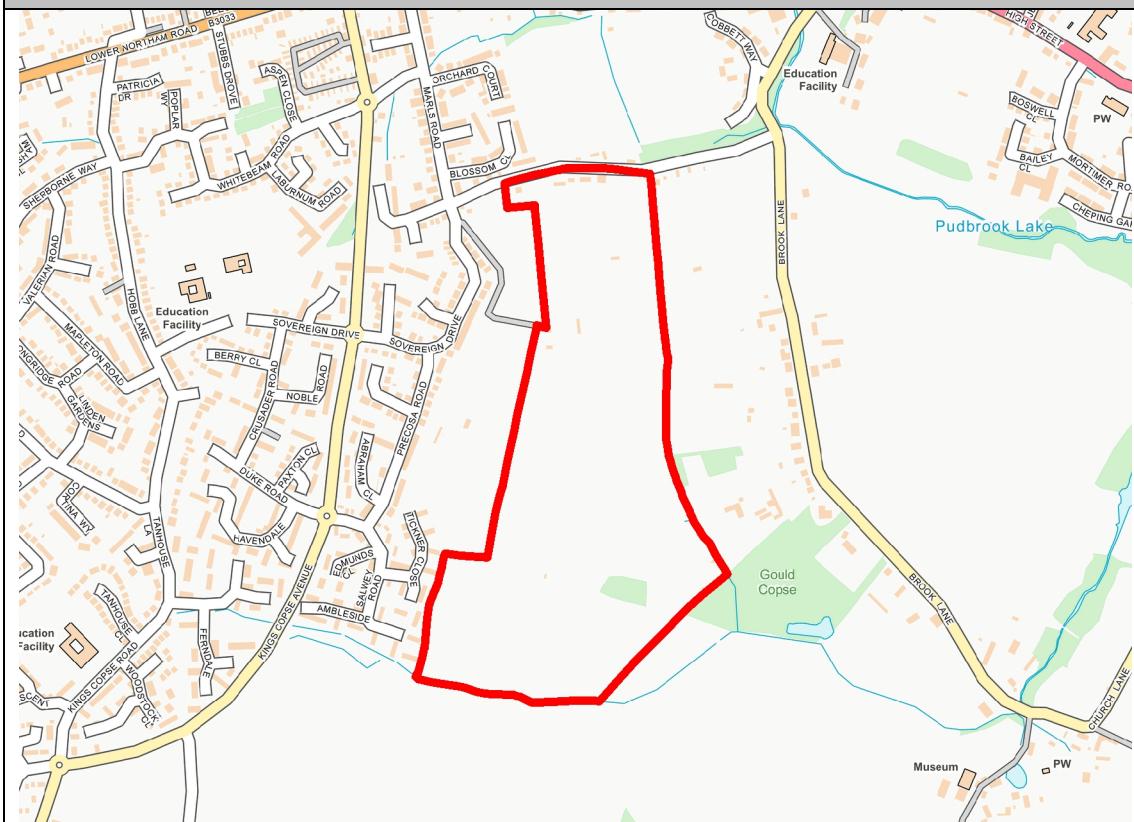
Availability: The landowner has previously indicated that the site could become available for development in the short term. The safeguarding of the site for soft sand extraction may delay development coming forward.

Achievability: The site is a greenfield and located in area with strong property prices. Development would require a change in planning policy in respect of countryside and existing open space. The landowner considers that all constraints could be overcome.

SITE REFERENCE: SLAA-3-14-C	SIZE (ha): 22.8 Net site area (ha): 12.3	SOURCE: Foreman Homes
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ADDRESS: Land east of Precosa Road, Hedge End **PARISH:** Botley

REASON FOR ASSESSING: Submitted for consideration in 2016



SITE DETAILS

Site Description & Character of Surrounding Area: This site occupies an area to the east of Hedge End. The land is flat, punctuated by field boundaries and there are pockets of woodland and scrub on the eastern boundary and to the south and west of the site. Adjacent to the site is residential development to the west and countryside and public open space to the north, east and south, with ribbon development along Brook Lane to the east. The site has been expanded to incorporate areas previously included as SLAA-3-13-C and SLAA-3-16-C as per the site submission. SLAA-3-38-C abuts the site to the west and was included as part of the wider site submission (as well as being submitted separately).

Ownership: Foreman Homes Ltd and L Sawyer

Planning History: The site was considered as part of a larger site in 2004 Greenfield Housing Sites (Ref: HE1/2). The site was subsequently promoted for residential use at the 2004 Local Plan Inquiry. The Inspector concluded that whilst the site was sustainable (accessible by public transport), development would reduce the physical openness of the remaining gap between Brook Lane and Precosa Road / Sovereign Drive, the extension of development into the countryside would be readily perceived by walkers on the public footpath network in the area and it would visibly reduce the local gap to a significant extent.

Planning permission for 103 dwellings immediately to the west of the site was granted at appeal in October 2015 (F/13/73606).

Land Uses Investigated: Community building, residential, and open space

Location: Outside but adjacent to urban edge (western boundary)

Status in Local Plan: The site is located within the countryside and local gap within the adopted Local Plan 2001-2011. The southwestern corner of the site is allocated as open space within the draft Local Plan 2011-2029, while the majority of the site (excluding the southern portion) is located within the local gap. The entire site is allocated as countryside in the draft Local Plan. The south of the site is safeguarded for soft sand in the HCC Minerals and Waste Plan (2013).

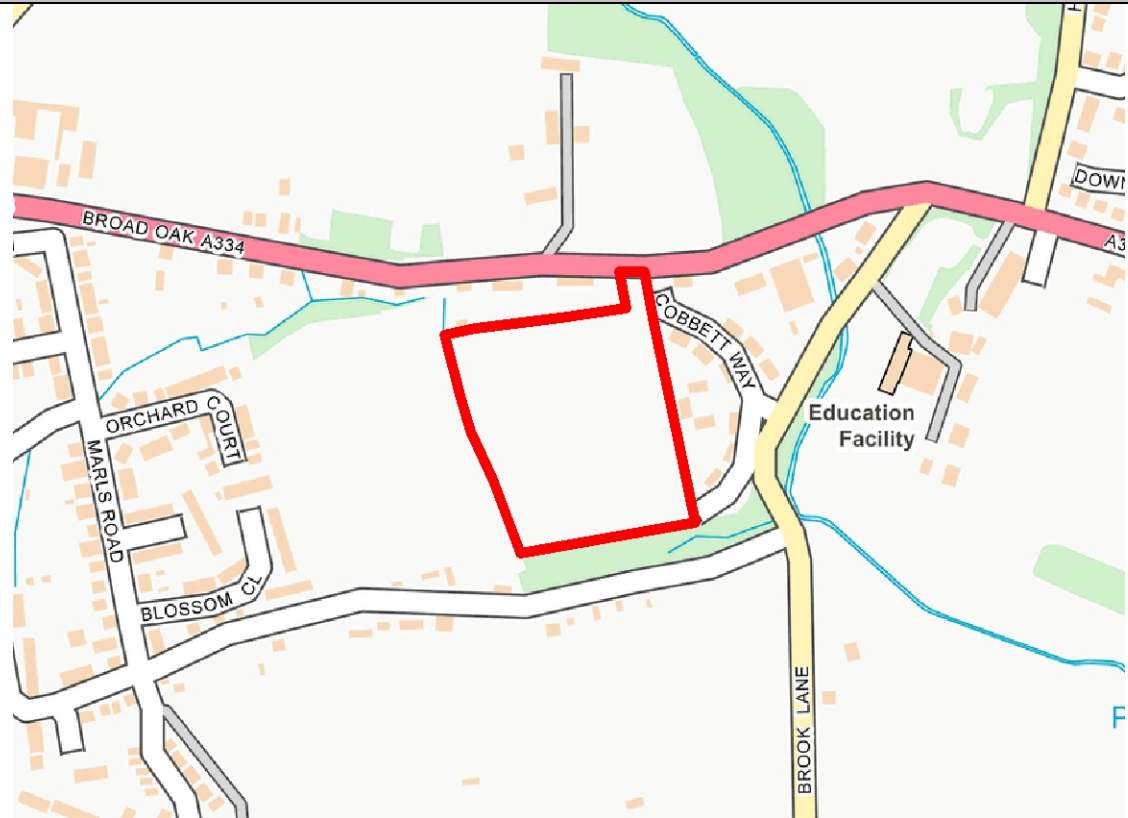
Site Potential:

Density (dph): 35	Existing Dwellings on Site: 5
Timescale: 10-15 years	Net Residential Yield: 431
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: There is pedestrian and vehicle access to the site from Marls Road, which is a minor road. It may be possible to secure access from Precosa Road.			
Rights of Way: Footpath adjacent to the north of the site. 250m to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Kings Copse Avenue – 3 Southampton/Boorley Green, X9 Bishops Waltham/Eastleigh, X15 Hamble/Eastleigh (weekdays only)		410m	
Railway Station: Hedge End		2.6km	
Health Centre: Hedge End Medical Centre		1.1km	
Primary School: Freegrounds Infant and Junior Schools		640m	
Secondary School: Wildern		2.5km	
Shopping Centre / Hypermarket: Hedge End District Centre		1.4km	
Designated Open Space: Manor Farm and Country Park		Within site boundary and adjacent	
Community facilities: HEYCA Centre		1.4km	
Hedge End 2000 centre		1.5km	
Hedge End Library		1.5km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Overhead power line runs across the site). Several pipelines cross the site	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	Oak trees on the south west boundary
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	Local gap
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	X
Landscape Character Area	Botley Farmlands and Woodland	Minerals and Waste Safeguarding	Soft sand mineral safeguarding area in south (11.7ha)
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site submission also included the area assessed as SLAA-3-38-C, located to the west of the northern portion of the site, which was also submitted as an individual site. The site is located in an area of sensitivity both with regard to landscape character and also in terms of the gap function between the settlements of Hedge End and Botley. The site to the west of the central portion was allowed at appeal in October 2015. Development of the site, including the adjacent SLAA-3-38-C, would result in a significant erosion of the local gap between Hedge End and Botley and would require a change in planning policy in respect of the allocations as countryside and part of the local gap.			
Availability: The landowner/developer anticipates the site will be available within 10 years to 31 st March 2026. The south of the site is safeguarded for soft sand and gravel, which may delay development being delivered on the site.			
Achievability: Should a change in planning policy be implemented and the above constraints overcome, development for residential / community / open space use could be achievable on the site.			

SITE REFERENCE: SLAA-3-17-C	SIZE (HA): 3.7 Net site area (ha): 2.41	SOURCE: Hampshire County Council
ADDRESS: Land north of Marls Road & south of Broad Oak, Hedge End		PARISH: Botley
REASON FOR ASSESSING: Submitted for consideration		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: This site occupies an area to the east of Hedge End, south of Broad Oak. The land is flat, and divided by field boundaries. The site is fairly well enclosed and is defined by tree cover on the boundaries. It currently forms part of the gap separating Hedge End from Botley, however there is frontage development along the southern side of Broad Oak right through the gap. The site is currently used for grazing.</p>		
<p>Ownership: Hampshire County Council</p>		
<p>Planning History: Site considered for residential development at the Local Plan Inquiry in 2004. The Inspector concluded that development would result in a major incursion on the gap despite having advantages in sustainability terms (bus route, facilities in Botley & Hedge End within walking or cycling distance).</p>		
<p>Land Uses Investigated: Residential, employment and community uses</p>		
<p>Location: Adjacent to but outside urban edge</p>		
<p>Status in Local Plan: Within countryside and local gap in adopted Local Plan 2001-2011 and draft Local Plan 2011-2029.</p>		
<p>Site Potential:</p>		
<p>Density (dph): 35</p> <p>Timescale: Unlikely in plan period</p> <p>Loss of Employment: No</p>	<p>Existing Dwellings on Site: 0</p> <p>Net Residential Yield: 0</p>	

ACCESSIBILITY			
Access to the Site: There is pedestrian and vehicle access to the site from Marls Road, which is a narrow minor road. Any development on the site would require significant improvements to the road.			
Rights of Way: Bridleway adjacent to the south of the site. Footpath within south of site.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Broad Oak – 3 Southampton/Boorley Green, X9 Bishops Waltham/Eastleigh, X15 Hamble/Eastleigh (weekdays only)			210m
Railway Station: Botley			2km
Health Centre: Botley Surgery			760m
Primary School: Botley Primary			820m
Secondary School: Wildern			1.2km
Shopping Centre / Hypermarket: Botley Village Centre			1.1km
Designated Open Space: Land between Woodhouse Lane and Grange Road			530m
Community Facilities: Brook House Masonic Centre Botley Centre			440m 520m
CONSTRAINTS			
Air Quality Management Area	North adjoins Botley High Street AQMA	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil and gas pipelines cross site, overhead power line in north-west	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Northern of site within Flood Zones 2 and 3	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Moderate slope south to north	Landscape Character Assessment	Botley Farmlands and Woodland
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Botley Road, Hedge End Waste processing	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The mature trees to the west of the site visually separate it from the existing settlement. The site is within a highly sensitive landscape character area, and occupies a sensitive location in the gap between Botley and Hedge End. An oil pipeline runs under the eastern part of the site and there is an air quality management area on the northern boundary. Taking these matters into account, it is difficult to envisage how development on this site would be suitable at this time without causing the complete coalescence of the settlements of Hedge End and Botley.			
Availability: The site is not currently being actively promoted for development.			
Achievability: It is unlikely that this site would be achievable without a change in local plan policy. Given that its availability is unknown it must be considered unachievable at this time.			

SITE REFERENCE: SLAA-3-18-C	SIZE (ha): 2.84 Net site area (ha): 1.82	SOURCE: Kenn Scaddan Associates
ADDRESS: Land west of Cobbett Way, Botley		PARISH: Botley
REASON FOR ASSESSING: Site close to urban edge of Botley and submitted for consideration in 2016		
		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is a flat open field bounded by trees and hedgerows. To the north of the site there are three properties, beyond which is the main road between Botley and Hedge End; to the east is a small housing development. A watercourse runs to the south of the site. It currently forms part of the gap separating Hedge End from Botley however there is frontage development along the southern side of Broad Oak right through the gap. To the west of the site is an enclosed area of grazing land (SLAA-3-17-C).		
Ownership: Denton & Co Trustees Ltd		
Planning History: In January 1976 planning permission was refused for residential development (Ref: Z/15794/00A/00).		
Land Uses Investigated: Residential		
Location: Outside urban edge		
Status in Local Plan: Within countryside and local gap in adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. Part of the site is safeguarded for 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		

ACCESSIBILITY			
Access to the Site: Potential direct access from Broad Oak and the eastern end of the site from Cobbett Way. A public right of way, bridleway runs along the southern boundary of the site.			
Rights of Way: 850m to nearest footpath. Bridleway adjacent to south of site			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Broad Oak – 3 Southampton/Boorley Green, X9 Bishops Waltham/Eastleigh, X15 Hamble/Eastleigh (weekdays only)			110m
Railway Station: Botley			1.7km
Health Centre: Botley Surgery			600m
Primary School: Botley C of E Primary			660m
Secondary School: Wildern School			1.3km
Shopping Centre / Hypermarket: Botley district centre			920m
Designated Open Space: Botley recreation ground			450m
Community Facilities: Brook House Masonic Centre			270m
Botley Centre			360m
CONSTRAINTS			
Air Quality Management Area	North-east within Botley High Street AQMA	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil and gas pipelines and overhead electricity cable cross site	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	X	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 25m of a tributary	Tree Preservation Orders	X
Flood Risk	Zones 2 and 3 on the north of the site	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Assessment Area	Botley Farmlands and Woodland
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is within a highly sensitive landscape character area, and occupies a sensitive location in the gap between Botley and Hedge End. Whilst vehicular access to the site may be acceptable from Broad Oak, the development of this site would appear to be difficult to justify in terms of the loss of gap between Botley and Hedge End and would require a significant change in planning policy. The potential flooding, air quality and pipelines are further constraints on this site.			
Availability: The agent has indicated that the site could become available for development within 5 years to 31 st March 2021.			
Achievability: The site promoter has indicated the site could deliver up to 100% affordable housing when accounting for the constraints identified on the site. However, it is unlikely that this site would be deliverable without a change in local plan policy.			

SITE REFERENCE: SLAA-3-19-C	SIZE (ha): 0.58 Net site area (ha): 0.52	SOURCE: Foreman Homes
ADDRESS: Garage off Broad Oak, Botley		PARISH: Botley
REASON FOR ASSESSING: Site submitted by agent and close to the urban edge of Botley		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is located on the western edge of Botley. Whilst it is detached from the urban edge as defined in the adopted Local Plan, the site is located in a cluster of predominantly residential development which has strong links to Botley village. The site fronts onto Broad Oak and is currently used as a commercial garage. The existing buildings appear to be of post-war construction and are flat roofed. Most of the rest of the site is covered by hardstanding. A watercourse runs along the eastern boundary of the site.</p>		
<p>Ownership: Mr Brian Pebble</p>		
<p>Planning History: Policy objection to pre-application enquiry for c.51 extra care flats in April 2008 on the basis that the scale would physically and visually diminish the local gap and that the site was in an area of flood risk (within Flood Zone 2/3). There was no policy objection to a second pre-application enquiry in May 2009 for business start-up units on the basis that the current buildings could be re-used. This second pre-application was superseded by the submission from Foreman Homes (for the SLAA) for housing.</p>		
<p>Land Uses Investigated: Residential and commercial</p>		
<p>Location: Outside urban edge</p>		
<p>Status in Local Plan: Within countryside and local gap in adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The north-eastern corner of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).</p>		
<p>Site Potential:</p>		
<p>Density (dph): 30</p> <p>Timescale: 10-15 years</p> <p>Loss of Employment: Yes (car showroom)</p>	<p>Existing Dwellings on Site: 0</p> <p>Net Residential Yield: 0</p>	
<p>Employment Uses:</p> <p>Business Park: 1,740m²</p> <p>Industrial: 2,320m²</p> <p>Warehouse: 2,900m²</p>		

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is from Broad Oak. There is unlikely to be any need for a new access if the site is developed.			
Rights of Way: Footpath by western boundary of site. 620m to nearest bridleway			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Broad Oak – 3 Southampton/Boorley Green, X9 Bishops Waltham/Eastleigh, X15 Hamble/Eastleigh (weekdays only)			130m
Railway Station: Botley			1.7km
Health Centre: Botley Surgery			460m
Primary School: Botley C of E Primary			500m
Secondary School: Wildern			1.5km
Shopping Centre / Hypermarket: Botley village centre			700m
Designated Open Space: Botley recreation ground			320m
Community Facilities: Brook House Masonic Centre Botley Centre			120m 180m
CONSTRAINTS			
Air Quality Management Area	North of site within Botley High Street AQMA	Agricultural Land Classification	X
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	Brook House (Grade II) within 50m of eastern boundary
Contamination	High Likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 25m of tributary	Tree Preservation Orders	X
Flood Risk	East and south of site within Flood Zone 2 and 3	Nature Conservation Designations	Woodhouse Gully Wood SINC within 50m of northern boundary
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Assessment	Botley Farmlands and Woodland
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Wildern
Minerals and Waste Safeguarding	North-eastern corner within sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The majority of the site is in Flood Zone 2 and a significant amount of the site is also in Flood Zone 3. As such, for the purposes of this assessment, the site has not been considered further for housing development. The site is currently in use for employment purposes, albeit not within the B use classes.</p> <p>Any redevelopment of this site would need to ensure changes in drainage do not impact on the geodiversity of the SINC to the north of the site. The re-use of the existing buildings or redevelopment of the site for employment uses may be appropriate, subject to a flood risk assessment demonstrating that this would not increase the risk of flooding, that development can be demonstrated to not worsen air quality and that there would be no adverse impact on the character and appearance of the area.</p>			
<p>Availability: The agent previously anticipated that the site could be made available for redevelopment in the short term. No current evidence of availability and car dealership buildings recently improved / refurbished.</p>			
<p>Achievability: The site is currently in active commercial use and thus there has to be some question whether the re-use/redevelopment of this site for other employment uses is achievable within the short term. The potential need to address the flood risk could also compromise the achievability of this site.</p>			

Site Ref: SLAA-3-20-C	Size (ha): 1.25 Net site area (ha): 1.0	Source: Bryan Jezeph Consultancy
ADDRESS: Woodhill School, Broad Oak, Botley		PARISH: Botley
Reason for assessing: Site submitted by agent and close to the urban edge of Botley		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: This site is located on the western edge of Botley, and is accessed from Brook Lane. The site is predominantly occupied by a private school. The Masonic Hall's car park occupies the northern part of the site. The northern and western boundary of the site is well screened by mature trees. To the immediate east is the Masonic Hall, a variety of residential properties and the recreation ground. A watercourse, Pudbrook Lake, runs partly on the western edge of the site.</p>		
<p>Ownership: Woodhill School Ltd and Mrs. M. Dacombe</p>		
<p>Planning History:</p> <ul style="list-style-type: none"> • Application for an old people's charitable home (ref: WIR2027500400) refused March 1973. • Application for Masonic hall, old people's flats and home, swimming pool, squash courts, and 15 dwellings (ref: WIR2027500900) refused November 1973). • Construction of a 5km trunk sewer and associated works including new pumping and pipe bridge subject to an Environmental Impact Assessment permitted July 2015 (F/15/76235). <p>The site was considered for inclusion within the urban edge (with local gap status removed) at the Local Plan Inquiry in 2004. The Inspector concluded that extending the urban area to include the site would lead to the visual connection of this pocket of development with Botley, thus further eroding the Local Gap. The site, excluding the southern extent, was included within the urban edge in the draft Local Plan 2011-2029.</p>		
<p>Land Uses Investigated: The agent has suggested that this site is used for residential or education uses. Council planning officers have also considered the potential of the site to be used for open space and recreation purposes.</p>		
<p>Location: Outside urban edge</p>		
<p>Status in Local Plan: The whole site is allocated as countryside and local gap within the adopted Local Plan 2001-2011. Only the southern extent of the site was allocated as countryside and countryside gap in the draft Local Plan 2011-2029. Brook Lane, which is located adjacent to the west of the site, is identified as a strategic network within the draft Local Plan 2011-2029. The north and south of the site is safeguarded for sharp sand and gravel within the HCC Minerals and Waste Plan (2013).</p>		
<p>Site Potential:</p> <p>Density (dph): 30</p> <p>Timescale: Unlikely in plan period</p> <p>Loss of Employment Land: No</p> <p style="text-align: right;">Existing Dwellings on Site: 0 Net Residential Yield: 0</p>		

ACCESSIBILITY			
Access to the Site: There is existing pedestrian and vehicular access to the site from Brook Lane.			
Rights of Way: 400m to nearest footpath. 430m to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: High Street – 3 Southampton/Boorley Green, X9 Bishops Waltham/Eastleigh, X15 Hamble/Eastleigh (weekdays only)			100m
Railway Station: Botley			1.5km
Health Centre: Botley Surgery			380m
Primary School: Botley Primary			400m
Secondary School: Wildern College			1.5km
Shopping Centre / Hypermarket: Botley village centre			640m
Designated Open Space: Botley recreation ground			240m
Community Facilities: Brook House Masonic Centre Botley Centre			50m 90m
CONSTRAINTS			
Air Quality Management Area	North of site within Botley High Street AQMA	Agricultural Land Classification	Grade 2 and 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	Brook House (Grade II)
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Conservation Designation	Within 25m of tributary	Tree Preservation Orders	Predominantly along boundaries
Flood Risk	West edge in Flood Zone 2 and 3	Nature Conservation Designations	There is a known geodiversity interest adjacent to the site
Historic Parks and Gardens	Holmesland within 25m of northern boundary	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Area	Botley Farmlands and Woodland
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Wildern
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area in north and south	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: The site is physically well screened on its boundaries and would appear to be capable of accommodating a more intensive form of development than that which currently exists. The site is located outside the urban edge, in the Botley – Hedge End local gap. Within the draft Local Plan 2011-2029 the majority of the site, excluding the southern extent, was included within the urban edge. Such a change in policy would be necessary in order to develop this part of the site. A further change in policy would be necessary for the south of the site to be developed. The existing school building is Grade II listed and any development of this site will need to ensure that this is taken into account, however the characteristics of the site itself suggest that this could be achieved. There may also be some difficulties in incorporating the development of this site into the urban form of Botley due to the particular location of the site but in terms of general accessibility the site would appear to be satisfactory located. There may also be a need to relocate the educational use of the site if required.

Any development on the site would need to allow for the mature trees present, provide a buffer to the Pudbrook Lake stream and ensure the Wildern PBL remains accessible to wildlife.

Taking into account the existing residential character of buildings opposite on Brook Lane and the existing tree coverage, the site may be suitable for a relatively low density development in this location.

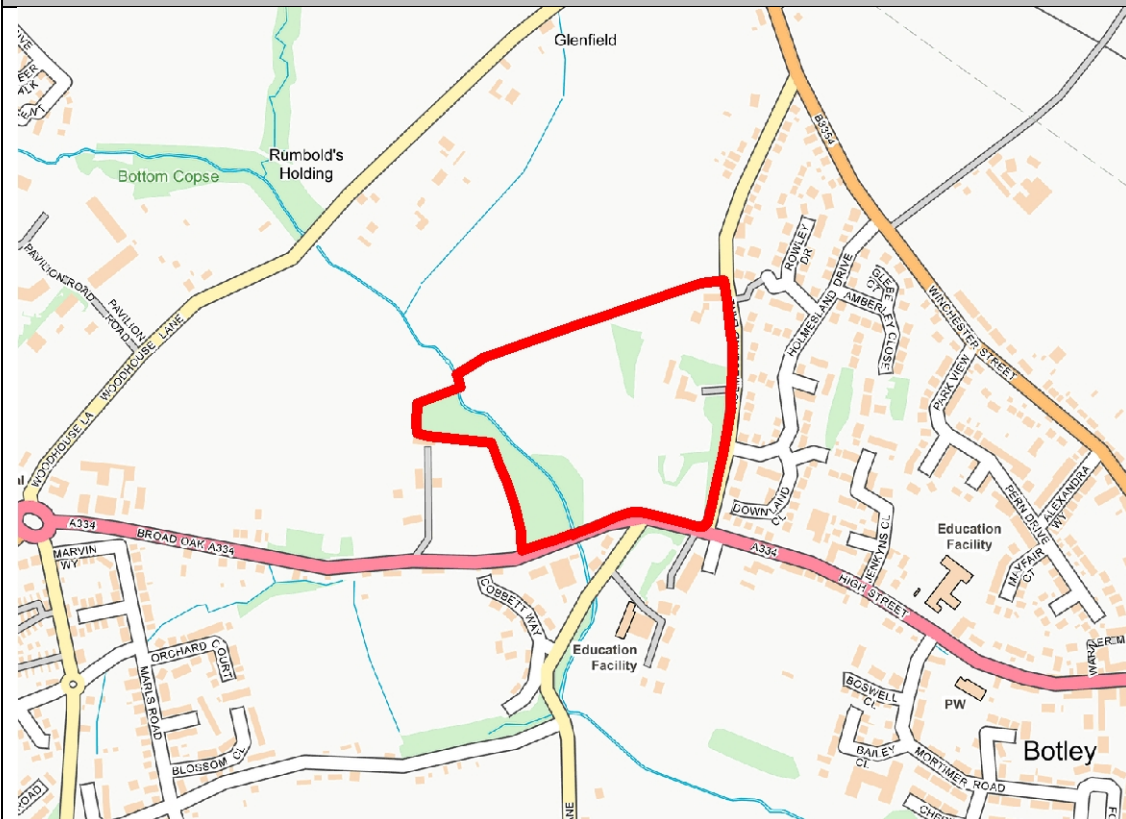
Availability: The agent anticipated (in 2008) that the site could become available for development between 1 April 2010 and 31 March 2018. However, as the Mason's hall is situated to the immediate east of the school the views of the Masons regarding development could constrain what development occurs on the site. There is no current evidence of availability and the school still appears to be operating as a viable concern.

Achievability: The site is located in an attractive environment in an area with high property prices. There have been no identified abnormal costs, other than the costs associated with the possible relocation of the school. There may be some rights of access issues for the Masonic Hall, which will need to be explored further. Unless there is evidence that the school use ceases it is considered that redevelopment of the site for residential use is unlikely. The site is located outside the urban edge and therefore a policy change would be necessary for the site to be developed. As a result of the there being no current evidence of availability, there is no reasonable prospect of redevelopment of the site within the plan period.

SITE REFERENCE: SLAA-3-21-C	SIZE (ha): 1.87 Net site area (ha): 1.4	SOURCE: Bryan Jezeph Consultancy
ADDRESS: Woodhill School, Broad Oak, Botley (2)		PARISH: Botley
REASON FOR ASSESSING: Site submitted by agent and close to the urban edge of Botley		
SITE DETAILS		
Site Description & Character of Surrounding Area: This site is located on the western edge of Botley. The site is used for sports activities, play and nature rambles, especially in the summer months. The site is well enclosed by mature trees (with the exception of the northern boundary) and has a watercourse (Pudbrook Lake) running along its western and southern boundaries. To the immediate east of the site is the recreation ground and to the north residential and educational uses.		
Ownership: Woodhill School Ltd and Mrs. M. Dacombe		
Planning History: Site considered for inclusion within the urban edge (with local gap status removed) at the Local Plan Inquiry in 2004. The Inspector concluded that extending the urban area to include the site would lead to the visual connection of this pocket of development with Botley, thus further eroding the Local Gap.		
Land Uses Investigated: Bryan Jezeph Consultancy has suggested that this site is used for residential or education uses. Council planning officers have also considered the potential of the site to be used for open space and recreation purposes.		
Location: Outside urban edge		
Status in Local Plan: Allocated as countryside and within the local gap in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The majority of the site, excluding two portions on the northern boundary, is safeguarded for sharp sand and gravel within 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: There is no direct vehicular or pedestrian access to the site. However, there would appear to be some potential to provide such access from the school site to the north.			
Rights of Way: 530m to nearest footpath. Bridleway adjacent south west.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Broad Oak – 3 Southampton/Boorley Green, X9 Bishops Waltham/Eastleigh, X15 Hamble/Eastleigh (weekdays only)			240m
Railway Station: Botley			1.5km
Health Centre: Botley Surgery			350m
Primary School: Botley Primary			420m
Secondary School: Wildern			1.6km
Shopping Centre / Hypermarket: Botley village centre			600m
Designated Open Space: Botley recreation ground			190m
Community Facilities: Brook House Masonic Centre / Botley Centre			1km / 190m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	Brook House (Grade II) adjacent north
Contamination	Low Likelihood	Archaeological Sites	X
Proximity to International Conservation Designations	Within 25m of tributary	Tree Preservation Orders	Along boundaries to north of site
Flood Risk	South and west of site in Flood Zones 2 and 3	Nature Conservation Designations	There is a known geodiversity interest adjacent to the site
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Assessment	Botley Farmlands and Woodland
Priority Habitat	Lowland Mixed Deciduous Woodland, Coastal and Floodplain Grazing Marsh adjacent	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary, Wildern
Minerals and Waste Safeguarding	Majority of site within sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site occupies a sensitive location within the landscape, providing a setting to the watercourse with its ecological interest. The west and south of the site is within flood zones 2 and 3. There are also reservations about the impact development would have on the landscape and how a scheme could be developed which addressed the flooding issues. There may be potential for a small-scale development on the north-eastern part of the site; for example, a relocated school building. The site appears to be used ancillary to the main Woodhill Preparatory School site (SLAA-3-20-C) for informal recreation. It would be unsuitable for development separate from redevelopment of the school and there is no evidence of that school use ceasing. The site is located outside the urban edge and therefore a policy change would be necessary for the site to be developed. Any development on the site would need to allow for the mature trees present, provide a buffer to the Pudbrook Lake stream and ensure the Wildern PBL remains accessible to wildlife.			
Availability: The agent anticipated (in 2008) that the site could become available for development between 1 April 2013 and 31 March 2018. There is no current evidence of availability and the school appears to be in a viable state.			
Achievability: As described above, there are a number of constraints on the site being developed which leave only a small part of the north-eastern edge of the site being suitable for built development. Whilst the site is currently undeveloped, there may be viability issues in terms of securing suitable access to the site and possible ground works and flood risk mitigation. On that basis, it is considered that development is unlikely to be deliverable unless and until the school use ceases. The site is located outside the urban edge and therefore a policy change would be necessary for the site to be developed. As a result of the above reasons, there is no reasonable prospect of development of the site within the plan period.			

SITE REFERENCE: SLAA-3-22-U	SIZE (ha): 9.20 Net site area (ha): 4.5	SOURCE: Foreman Homes
ADDRESS: North of Broad Oak and West of Holmesland Way		PARISH: Botley
REASON FOR ASSESSING: Representation on draft Local Plan, and submitted for consideration in 2016.		



SITE DETAILS		
Site Description & Character of Surrounding Area: The site occupies an area to the west of Botley and is adjacent to the urban edge. It forms part of the gap separating Botley and Hedge End. There is significant tree coverage in the eastern and south-western parts of the site. Properties are located on the north-eastern corner of the site. The eastern boundary of the site, which is well treed, currently provides a well-defined urban edge to Botley.		
Ownership: P. Paling		
Planning History: No recent history of relevance		
Land Uses Investigated: Residential		
Location: Outside urban edge		
Status in Local Plan: Countryside and settlement gap in both adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. Part SINC (approximately 25%), part flood risk and part underlain by mineral resources safeguarded by the adopted Hampshire Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 2	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Via Holmesland Lane			
Rights of Way: 400m to nearest footpath, 410m to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: High Street – 3 Southampton/Boorley Green, X9 Bishops Waltham/Eastleigh, X15 Hamble/Eastleigh (weekdays only)			180m
Railway Station: Botley			1.5km
Health Centre: Botley Surgery			500m
Primary School: Botley C of E Primary			490m
Secondary School: Wildern			1.4km
Shopping Centre / Hypermarket: Botley Village			750m
Designated Open Space: Botley Recreation Ground			420m
Community Facilities: Brook House Masonic Centre Botley Centre			270m 240m
CONSTRAINTS			
Air Quality Management Area	Southern edge of site within Botley High Street AQMA	Agricultural Land Classification	Mostly Grade 2, some Grade 3 to north west and south west
Cables / Pylons / Electricity Lines / Oil Pipelines	Overhead electricity line crosses the west of the site	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	X	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Flood Zones 2 and 3 to the west of the site	Nature Conservation Designations	Woodhouse Gully Wood SINC
Historic Parks and Gardens	Botley	Biodiversity Opportunity Areas	X
Topography	Slopes north-east to south-west	Landscape Character Assessment	Horton Heath undulating farmland
Priority Habitat	Coastal and Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland, Wet Woodland	Biodiversity Action Plan Priority Areas and Links'	Wildern
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area (6ha)	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site has significant tree coverage which contributes towards the character and appearance of the area. Despite the existing farm buildings, the urban edge of Botley is clearly defined in this vicinity by Holmesland Lane. The eastern third of the site contains the substantial residential properties associated with Holmesland Farm. It is noted that the site is located close to the proposed Botley Bypass route. The western quarter of the site contains Woodhouse Gully Wood SINC. The whole site lies within the Hedge End – Botley gap as defined in the 2011-29 local plan. These represent significant constraints on the suitability of this site for development.			
Availability: The developer has promoted this site for development and submitted a revised boundary during the 2016 SLAA process to include the small triangle of land to the north of the previous boundary. The developer has indicated that the site could become available for development within 5 years to 31 st March 2021. The safeguarding of part of the site for sharp sand and gravel extraction may delay development coming forward in these areas.			
Achievability: Although the site is located in an area with robust house prices and is likely to be attractive to the market, it is unlikely that development on this site could be achieved without a significant change in local plan policy.			

SITE REFERENCE: SLAA-3-23-C	SIZE (ha): 1.8 (0.5 ha employment, 1.3 ha residential) Net site area (ha): 0.8	SOURCE: Drew Smith Group
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ADDRESS: Land south of Winchester Road, Boorley Green	PARISH: Botley
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REASON FOR ASSESSING: Previously part of SDA area of search and submitted for consideration in 2016, adjoins Boorley Green



SITE DETAILS

Site Description & Character of Surrounding Area: A relatively level, triangular-shaped area of pasture, south of the B3354. The site is bounded by a railway line to the southwest, which is level with the site and screened by vegetation, Longlands Farm buildings to the north west and B3354 Winchester Road to the north east.

Ownership: Mr Cafe

Planning History: Formerly part of the SDA area of search. Planning permission for 680 dwellings adjacent to the north-west of the site permitted at appeal in November 2016 (ref O/15/75953).

Land Uses Investigated: Residential / employment

Location: Outside urban edge

Status in Local Plan: Identified as countryside and gap in the adopted Local Plan 2001-2011 and the draft Eastleigh Borough Local Plan 2011-29.

Site Potential:
Density (dph): 30
Timescale: 5-10 years
Existing Dwellings on Site: 1
Net Residential Yield: 23

Loss of Employment Land: No (industrial buildings along north-western boundary to be retained/upgraded)

Employment Uses:
Industrial: 2,000m²
Warehousing: 2,500m²

ACCESSIBILITY			
Access to the Site: Potential direct access from Winchester Road, subject to assessment of visibility splays etc.			
Rights of Way: 370m to nearest footpath. 500m to nearest bridleway.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Winchester Road – 3 Southampton/Boorley Green, X15 Hamble/Eastleigh (weekdays only)			50m
Railway Station: Hedge End			1.3km
Health Centre: Botley Surgery			1.2km
Primary School: Botley C of E School			1.1km
Secondary School: Wildern School			1.7km
Shopping Centre / Hypermarket: Botley village centre			1.3km
Designated Open Space: Botley Recreation Ground			1.2km
Community Facilities: Botley Centre Brook House Masonic Centre			1km 1.1km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Gas pipeline on south-eastern boundary	Significant Noise Generating Uses	Railway (adjacent south west) and B3354 (adjacent north east)
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood on north west boundary and low likelihood on south west boundary	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	Gentle downward slope from north to south	Landscape Character Area	Horton Heath Undulating Farmland
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Railway
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site is situated within a green gap that currently serves to separate Hedge End, Botley and Boorley Green. The gap is extremely narrow at this point. There may be potential for small scale employment uses/community uses or lower density residential development, subject to resolution of access arrangements and appropriate noise mitigation given the proximity of the railway line. The assessment assumes that approximately 0.3 ha of the site is not available as a result of the need to create a buffer with the railway line. The developer has indicated that the existing buildings could be replaced with new commercial/industrial facilities. The site is adjacent to SLAA-3-37-C to the north-west which was granted consent for 680 dwellings by the Secretary of State in November 2016.</p>			
<p>Availability: The site is currently being promoted for residential/commercial development as part of the 2016 SLAA process. The developer has indicated that the site could become available for development within 5 years to 31st March 2021.</p>			
<p>Achievability: The site is greenfield and likely to be attractive to the market, although the need to mitigate road and railway noise and deal with potential contamination could affect viability.</p>			

SITE REFERENCE: SLAA-3-24-C	SIZE (ha): 0.23 Net site area (ha): 0.23	SOURCE: EBC officers
ADDRESS: Land adjacent to The Pear Tree PH, Boorley Green		PARISH: Botley
REASON FOR ASSESSING: Previously part of SDA area of search, adjoins Boorley Green		



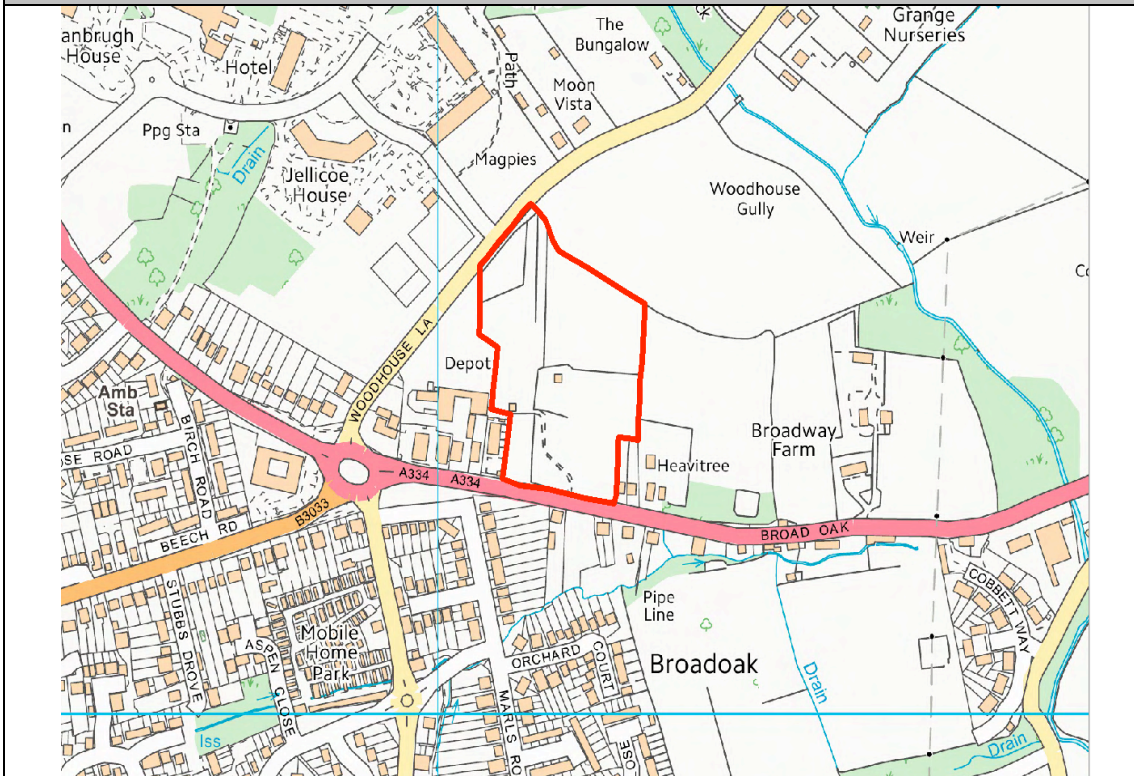
SITE DETAILS	
Site Description & Character of Surrounding Area: The site forms part of a pub beer garden on the B3354 in Boorley Green, laid to grass. The site is level and regular-shaped, with Winchester Road forming the north-eastern boundary and pasture to the south-west. The existing Pear Tree PH forms the eastern boundary with car parking and outdoor seating area. An existing residential property adjoins the northern boundary. The site lies outside the urban edge of Boorley Green and in the Hedge End – Botley gap, as defined in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029.	
Ownership: Unknown	
Planning History: Q/16/79206 Pre-application enquiry for erection of 4no. dwellings with associated car parking, landscaping and access (September 2016). Q/07/61520 Pre-application enquiry for proposed infill development (November 2007). Planning permission for 1,400 dwellings and associated development was permitted in November 2013 on the site adjacent to the north-east (ref O/12/71514). Planning permission for 680 dwellings adjacent to the west of the site permitted at appeal in November 2016 (ref O/15/75953).	
Land Uses Investigated: Residential	
Location: Outside but adjacent to the urban edge	
Status in Local Plan: Allocated as countryside and within the local gap in the Adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. Winchester Road and the footpath to the north of the site are identified as strategic networks within the draft Local Plan 2011-2029.	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: 5-10 years	Net Residential Yield: 7
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: Potential direct access from Winchester Road or pub car park.			
Rights of Way: Footpath adjacent to northern boundary. 890m to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Winchester Road – 3 Southampton/Boorley Green, X15 Hamble/Eastleigh (weekdays only)			30m
Railway Station: Hedge End			990m
Health Centre: St Luke's Surgery			1.5km
Primary School: Botley C of E Primary School			1.5km
Secondary School: Wildern School			1.8km
Shopping Centre / Hypermarket: Botley village centre			1.8km
Designated Open Space: Watkin Road			170m
Community Facilities: The Community Centre, Hedge End Brook House Masonic Centre Botley Centre			1.4km 1.5km 1.5km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Road traffic on B3354
Conservation Area	X	Listed Building	X
Contamination	Unlikely	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	Level	Landscape Character Area	Horton Heath Undulating Farmland
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is located outside the urban edge and within the countryside in the Hedge End – Botley gap, but is almost surrounded by two recent planning permissions for strategic scale development. This could provide a substantial new client base for the pub or mean it is subject to substantial pressure for redevelopment. The pub seems to be in a viable use and the loss of its beer garden may compromise its ability to operate therefore any proposal would need to demonstrate that the viability of the public house would not be affected by the development. The site is located outside the urban edge and therefore a policy change would be necessary for the site to be developed.			
Availability: A pre-application enquiry was made in September 2016 for residential development (4 dwellings) of the site (Q/16/79206), which suggests that the site may be available for development.			
Achievability: At the present time, there is no evidence that the beer garden is surplus to the pub's requirements. The site is located outside the urban edge and therefore a policy change would be necessary for the site to be developed however massive change is proposed in this location as the result of the large-scale residential development permitted.			

SITE REFERENCE: SLAA-3-27-C	SIZE (ha): 3.2 Net site area (ha): 2.08	SOURCE: Persimmon Homes and Urquhart Development and Management Services Ltd.
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ADDRESS: Land at Grange Road, Botley **PARISH:** Botley

REASON FOR ASSESSING: Submitted for consideration in 2016 by the developer and the agent on behalf of the landowners.



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located to the east of Hedge End, and immediately to the east of the depot and round-a-bout junction with A334 Grange Road and Woodhouse Lane. To the north and east the site is bordered by countryside with some scattered development along the A34 road frontage.

Ownership: Maurice Frank Doe and John Doe

Planning History: Z/38081/000/00 Prior approval for a sectored 14.75m telecommunications mast on northern boundary of site, permitted 2001. No strategic planning history on site. Pre-application enquiry received for 99 dwellings on the site (re Q/17/79802).

Land Uses Investigated: Housing

Location: Outside but adjacent to the urban edge

Status in Local Plan: The site is located within the countryside and local gap in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The west of the site is safeguarded as a strategic waste facility within the HCC Minerals and Waste Plan (2013).

Site Potential:

Density (dph): 35
Timescale: 6-10 years
Loss of Employment Land: No

Existing Dwellings on Site: 0
Net Residential Yield: 73

ACCESSIBILITY			
Access to the Site: Directly from adjacent A334, Broad Oak, and Woodhouse Lane adjacent to the north west of site			
Rights of Way: None			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Broad Oak – 3 Southampton/Boorley Green, X9 Bishops Waltham/Eastleigh, X15 Hamble/Eastleigh (weekdays only)			120m
Railway Station: Hedge End			1.7km
Health Centre: Hedge End Medical Centre			930m
Primary School: Botley C of E Primary School			1km
Secondary School: Wildern School			900m
Shopping Centre / Hypermarket: Hedge End Village Centre			1.2km
Designated Open Space: Woodhouse Lane Recreation Ground			220m
Community Facilities: Brook House Masonic Centre Botley Centre			630m 670m
CONSTRAINTS			
Air Quality Management Area	Southern edge of site within Botley High Street AQMA	Agricultural Land Classification	Mainly Grade 2, some Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Contamination	X	Flood Risk	Flood Zone 1
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	Two oaks beside southern perimeter
Conservation Area	X	Archaeological Sites	X
Historic Parks and Gardens	X	Listed Building	X
Nature Conservation Designations	X	Biodiversity Opportunity Areas	X
Priority Habitat	X	Biodiversity Action Pan Priority Areas and Links	X
Topography	Flat	Landscape Character Area	Horton Heath undulating farmland
Minerals and Waste Safeguarding	West of site within a liquid waste treatment safeguarded site (2.2ha)	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site occupies an edge of settlement location, adjacent to a mixture of commercial uses including a petrol station and liquid waste recycling and transfers facility, which is safeguarded in the adopted Hampshire Minerals & Waste Local Plan 2013. The relationship with these existing uses would need to be carefully considered. It is identified as lying within the settlement gap between Hedge End and Botley, which is very narrow in this vicinity. A policy change would therefore be necessary for the site to be developed. It is noted that the site is located close to the proposed Botley Bypass route and associated widening of Woodhouse Lane. The edge of settlement location raises challenges about the intensity of development and its design along with the potential impact on the separation of settlements. The proximity of the site to a busy road will also need to be addressed.			
Availability: The agent representing the landowners has indicated that the site could become available within five years to 31 st March 2021.			
Achievability: The site is a greenfield site with no known abnormal costs and property prices in this part of the borough are comparatively strong. The northern boundary of this site abuts the area identified as Option F in the December 2015 Local Plan Issues and Options consultation. The suitability and achievability of this site is largely dependent on what decisions are taken about strategic growth to the north and the future of the settlement gap in this vicinity. Considered in isolation it is unlikely to be deliverable without a change in local plan policy in respect of the countryside allocation and location within the settlement gap.			

SITE REFERENCE: SLAA-3-28-C	SIZE (ha): 5.2 Net site area (ha): 3.12	SOURCE: WYG
ADDRESS: Land south of Snakemoor Lane		PARISH: Botley
REASON FOR ASSESSING: Submitted for consideration in 2016		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is located to the east of the B3354 Winchester Road, and south of Snakesmoor Lane. The long eastern boundary of the site comprises a land drain, with water flowing down the gently sloping hill south towards Ford Lake, which provides the southern boundary. The site is currently in agricultural use. The eastern boundary comprises mature trees and hedgerow, part of which is identified as a Site of Importance for Nature Conservation. The Botley Golf Course development of 1,400 homes has been permitted to the south of Chancellor's Lane south of the site.</p>		
Ownership: Boyes & Denham families		
Planning History: None		
Land Uses Investigated: Employment, residential		
Location: Outside urban edge		
Status in Local Plan: The site is identified as countryside in the adopted Local Plan 2001-2011 and draft Eastleigh Borough Local Plan 2011-29.		
Site Potential:		
Density (dph): n/a	Existing Dwellings on Site: 0	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment: No		

ACCESSIBILITY			
Access to the Site: None at present. Potential direct vehicular access from Snakemoor Lane or Winchester Road. A number of options need to be assessed including public transport, pedestrian/cycle connections to Hedge End station.			
Rights of Way: Nearest footpath 557m			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Winchester Road –3 Southampton/Boorley Green, X15 Hamble/Eastleigh (weekdays only)			210m
Railway Station: Hedge End			910m
Health Centre: St Lukes Surgery			1.8km
Primary School: Wellstead School			1.7km
Secondary School: Wyvern College			2.5km
Shopping Centre / Hypermarket: Hedge End Retail Park			2.3km
Designated Open Space: Cheltenham Gardens			930m
Community facilities: Horton Heath Community Centre			1.2km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Northern area - Grade 3, southern area – Grade 2
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Contamination	X	Flood Risk	Eastern boundary Flood Zone 2 and 3 (surface water flood risk)
Proximity to International Nature Conservation Designations	Within 25m of a tributary	Tree Preservation Orders	Blanket TPO alongside Winchester Road
Conservation Area	X	Archaeological Sites	X
Historic Parks and Gardens	The Croft adjacent to west	Listed Building	X
Nature Conservation Designations	Alder Strip SINC within site	Biodiversity Opportunity Areas	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links	Chalcroft Priority Biodiversity Link
Topography	Gently undulating hillside spur, ground highest on northern boundary	Landscape Character Area	Horton Heath Undulating farmland (9)
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site is in a countryside location and is more than 4 kilometres from access to the strategic road network (the M27). The site also has a number of environmental constraints (surface water drainage and nature conservation designations and assets), however these are not considered to be a significant constraint to delivery, subject to appropriate mitigation where appropriate. Transport-related impacts on the local road network will need to be considered.</p> <p>To the west of this site, planning permission has been granted for 950 dwellings at Chalcroft Farm, Horton Heath. Further to the south, planning permission has been granted for 1,400 dwellings on land to the south of Chancellors Lane to the south of the site. Once complete that will leave this site playing an important role in ensuring the separation of the settlements of Hedge End, Horton Heath and Botley / Boorley Green. The Secretary of State has also recently granted permission for residential development on a large tract of land (c680 dwellings) between the golf course development and the railway line south-east of Hedge End Station. As a result, this site and other sites in the vicinity of Denhams Corner are of greater importance in preventing the complete coalescence of the settlements, making this site unsuitable for residential development without a significant change in local plan policy.</p>			
Availability: The agent has previously advised that the site could become available for development in the short term.			
Achievability: The site is greenfield and could be attractive to the market, subject to the provision of suitable access and the mitigation of environmental constraints. However, this will depend on the capacity of the local highway network to accept this and forthcoming developments at Horton Heath and Boorley Green. Unlikely to be achievable without a change in local plan policy.			

SITE REFERENCE: SLAA-3-30-C	SIZE (ha): 24.6 Net site area (ha): 9.85	SOURCE: WYG/Highwood
ADDRESS: Land at Denham's Corner		PARISH: Botley + FOHH
REASON FOR ASSESSING SLAA site submitted for consideration in 2016		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site comprises agricultural land and woodland, part of which (approximately 20%) is identified as a Site of Importance for Nature Conservation (SINC) or as ancient woodland. The site adjoins Snakemoor Lane and Botley Road on its southern and western boundaries respectively, with a watercourse as a natural eastern boundary. A small pond lies alongside a land drain in the north-east section of the site. Lane End House, to the south west of the site, comprises the only building on site. The remainder of the site is undeveloped.		
Ownership: The Denham family		
Planning History: No strategic planning history on site		
Land Uses Investigated: Employment, residential		
Location: Outside urban edge		
Status in Local Plan: It is identified as countryside outside the urban edge in the adopted Local Plan 2001-2011 and draft Eastleigh Borough Local Plan 2011-29.		
Site Potential:		
Density (dph): n/a	Existing Dwellings on Site: 1	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment: No		

ACCESSIBILITY			
Access to the Site: Potential direct access available from the north from Snakemoor Lane, and to the south west from Winchester Road.			
Rights of Way: Footpaths within the northern section of site.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Snakemoor Lane – X10 Southampton/Waltham Chase		220m	
Botley Road – X9 Bishops Waltham/Eastleigh, X10 Southampton/Waltham Chase, X15 Hamble/Eastleigh (weekdays only)		230m	
Railway Station: Hedge End		1.4km	
Health Centre: St Lukes Surgery		2.2km	
Primary School: Fair Oak Infant and Junior schools		1.7km	
Secondary School: Wyvern College		1.9km	
Shopping Centre / Hypermarket: Fair Oak village centre		2.4km	
Designated Open Space: Valerian Close/Burnetts Lane		800m	
Community facilities: Horton Heath Community Centre		670m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	North section Grade 4 Southern section Grade 2 and 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline northern part of site	Significant Noise Generating Uses	X
Contamination	X	Flood Risk	Eastern boundary within Flood Zone 2 and 3 and susceptible to surface water flood risk
Proximity to International Nature Conservation Designations	Within 25m of a tributary	Tree Preservation Orders	Mixed species TPO in west of site
Conservation Area	X	Archaeological Sites	X
Historic Parks and Gardens	X	Listed Building	X
Nature Conservation Designations	Ancient Woodland (Scorey's Copse) and a SINC (Scorey's Copse Rush Pasture)	Biodiversity Opportunity Areas	X
Priority Habitat	Lowland Mixed Deciduous Woodland, Coastal and Floodplain Grazing Marsh, Lowland Meadows,	Biodiversity Action Plan Priority Areas and Links	Chalcroft PBL
Topography	Undulating hillside with brow in Scorey's Copse	Landscape Character Assessment	Horton Heath Undulating Farmland (9)
Minerals and Waste Safeguarding	X	Other	X

DELIVERABILITY / DEVELOPABILITY

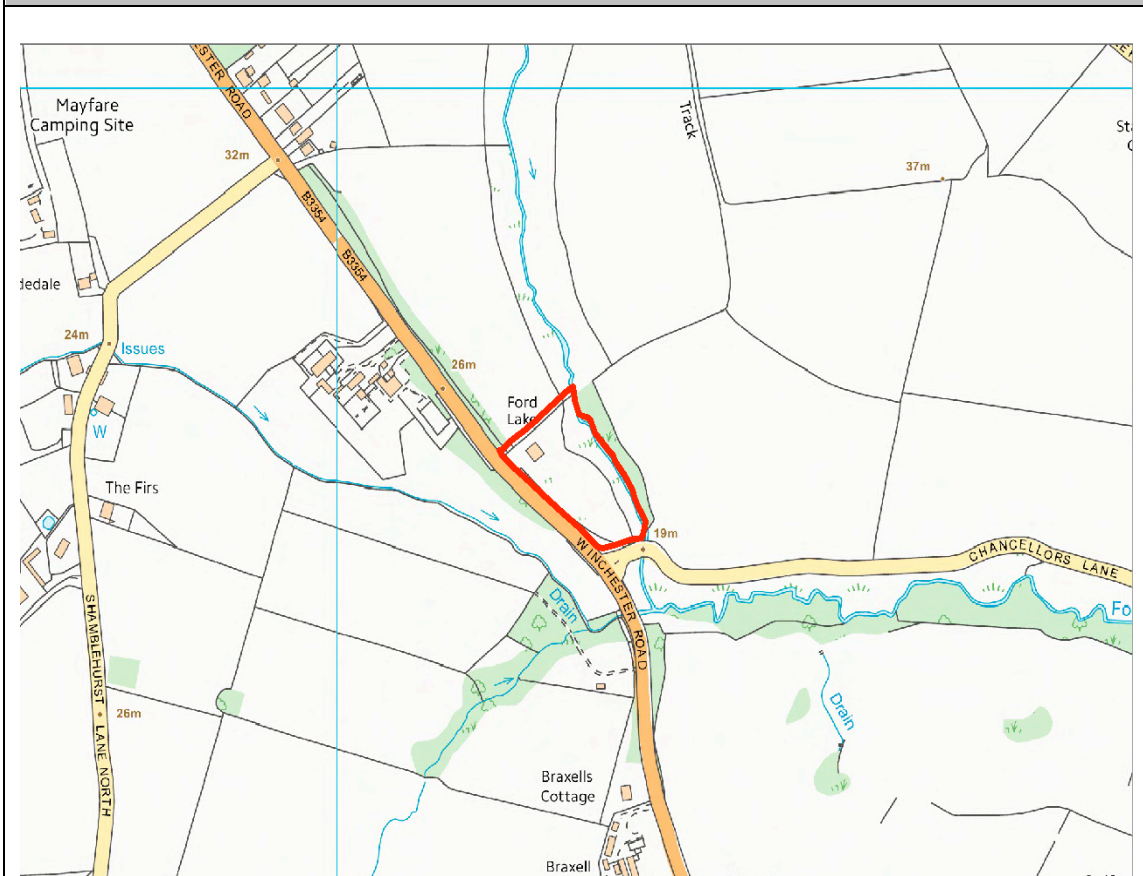
Suitability: This site is in a countryside location and is more than 4 kilometres from access to the strategic road network (the M27). The site is subject to environmental constraints associated with nature conservation designations (ancient woodland and a Site of Importance for Nature Conservation), which reduce the developable area. The assessment assumes that 4.9 hectares of the site is not available as a result of these environmental constraints. Any development would incorporate appropriate buffers. Direct road access to the site is possible by Snakemoor Lane, although transport-related impacts on the local road network will need to be considered. Whilst the site is located on a crossroads it is a junction of two B roads and the site lies some considerable distance from the strategic highway network which would significantly reduce its attractiveness to businesses.

To the west of this site, planning permission has been granted for 950 dwellings at Chalcroft Farm, Horton Heath. Further to the south, planning permission has been granted for 1,400 dwellings on land to the south of Chancellors Lane to the south of the site. Once complete that will leave this site playing an important role in ensuring the separation of the settlements of Hedge End, Horton Heath and Botley / Boorley Green. The Secretary of State has also recently granted permission for residential development on a large tract of land (c680 dwellings) between the golf course development and the railway line south-east of Hedge End Station. As a result, this site and other sites in the vicinity of Denhams Corner are of greater importance in preventing the complete coalescence of the settlements, making this site unsuitable for residential development without a significant change in local plan policy.

Availability: The agent has previously indicated that the site is anticipated to be available in the short term.

Achievability: The site is greenfield and could be attractive to the market, subject to the provision of suitable access and the mitigation of environmental constraints. However, this will depend on the capacity of the local highway network to accept this and forthcoming developments at Horton Heath and Boorley Green.

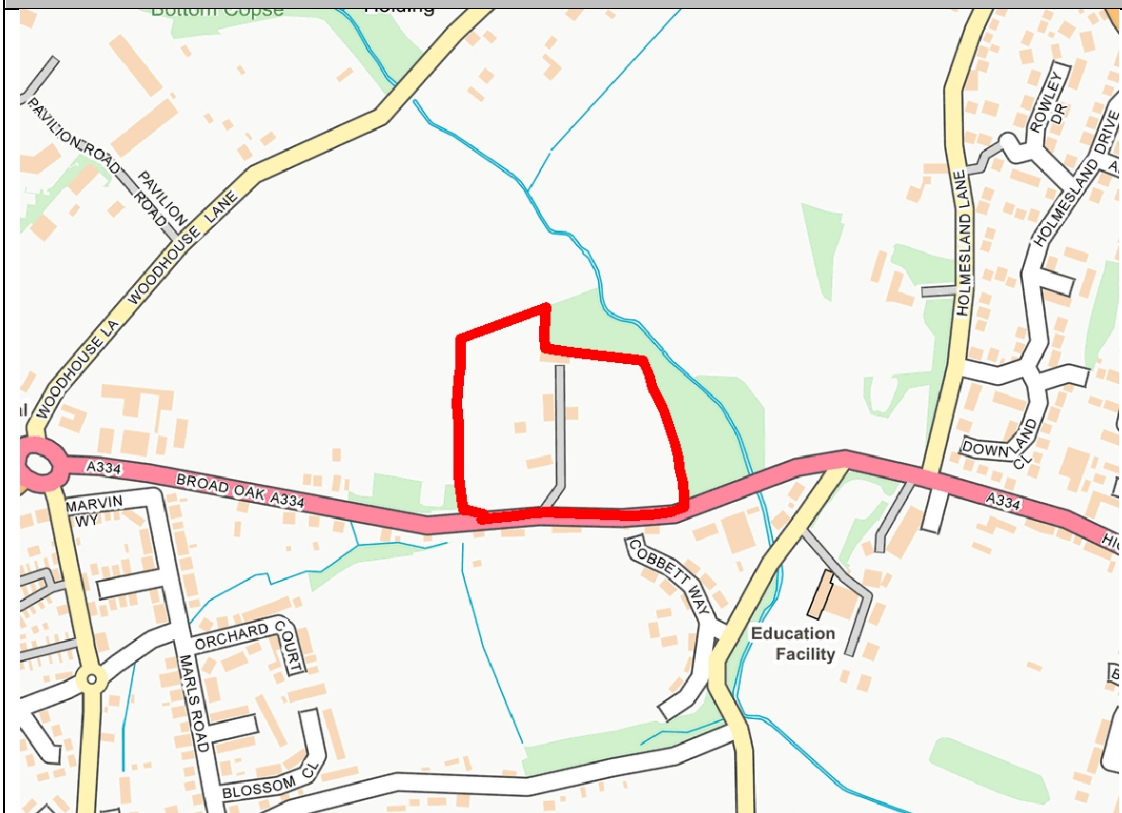
SITE REFERENCE: SLAA-3-31-C	SIZE (ha): 1.3 Net site area (ha): 0.59	SOURCE: Landowner
ADDRESS: Land at Ford Lake, Winchester Rd, Botley		PARISH: Botley
REASON FOR ASSESSING: Submitted for consideration		



SITE DETAILS	
Site Description & Character of Surrounding Area: The site lies immediately to the west of the B3354, Winchester Road and north of Chancellor Lane. The eastern boundary is followed by a watercourse. The site comprises the grounds of Ford Lake House with House and tennis courts towards the northern perimeter of the site surrounded by predominantly undeveloped countryside. The site has planting on the eastern and western boundaries.	
Ownership: Mr Nix	
Planning History: No strategic planning history.	
Land Uses Investigated: Mixed use – retail, housing and open space.	
Location: Outside urban edge	
Status in Local Plan: Designated as countryside in both adopted Local Plan 2001-2011 and draft Local Plan 2011-2019. Over half of the site is designated as a SINC.	
Site Potential:	
Density (dph): n/a	Existing Dwellings on Site: 1
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment: No	

ACCESSIBILITY			
Access to the Site: From the B3354 Winchester road adjacent to site.			
Rights of Way: None			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Winchester Road – X15 Eastleigh/Hamble			100m
Railway Station: Hedge End Station			850m
Health Centre: St Lukes Surgery			1.7km
Primary School: Fair Oak Infant and Junior schools			2.6km
Secondary School: Wyvern Technical College			2.6km
Shopping Centre / Hypermarket: Hedge End Retail Park			2.3km
Designated Open Space: Cheltenham Gardens			920m
Community Facilities: Horton Heath Community Centre			1.5km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 2
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Contamination	X	Flood Risk	Flood Zone 1. Surface water and other flood risk on eastern boundary
Proximity to International Nature Conservation Designation	Tributary on eastern boundary	Tree Preservation Orders	Group TPO along western boundary
Conservation Area	X	Archaeological Sites	
Historic Parks and Gardens	X	Listed Building	X
Nature Conservation Designations	SINC Alder Strip	Biodiversity Opportunity Areas	X
Priority Habitat	Lowland Mixed Deciduous Woodland,	Biodiversity Action Pan Priority Areas and Links	Chalcroft PBL
Topography	Flat	Landscape Character Area	Horton Heath undulating farmland
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: This site lies in an area of open countryside some distance from services and facilities. Development of this site would conflict with the open nature of the area. As such there are some doubts about the suitability of the site when considered in isolation. The assessment assumes that 0.65 hectares of the site is not available as a result of the SINC designation on the site.</p> <p>To the west of this site, planning permission has been granted for 950 dwellings at Chalcroft Farm, Horton Heath. Further to the south, planning permission has been granted for 1,400 dwellings on land to the south of Chancellors Lane to the south of the site. Once complete that will leave this site playing an important role in ensuring the separation of the settlements of Hedge End, Horton Heath and Botley / Boorley Green. The Secretary of State has also recently granted permission for residential development on a large tract of land (c680 dwellings) between the golf course development and the railway line south-east of Hedge End Station. As a result, this site and other sites in the vicinity of Denhams Corner are of greater importance in preventing the complete coalescence of the settlements, making this site unsuitable for residential development without a significant change in local plan policy.</p>			
Availability: The landowner has previously indicated that the site is anticipated to be available in the short term.			
Achievability: The site is a largely greenfield site with no known abnormal costs. As a result of the SINC designation on a significant part of the site, there is no reasonable prospect of development within the plan period.			

SITE REFERENCE: SLAA-3-32-C	SIZE (ha): 3.60 Net site area (ha): 2.34	SOURCE: Urquhart Development and Management Services Ltd.
ADDRESS: Land north of Grange Road		PARISH: Botley
REASON FOR ASSESSING: Site submitted for consideration in 2016 by the agent		



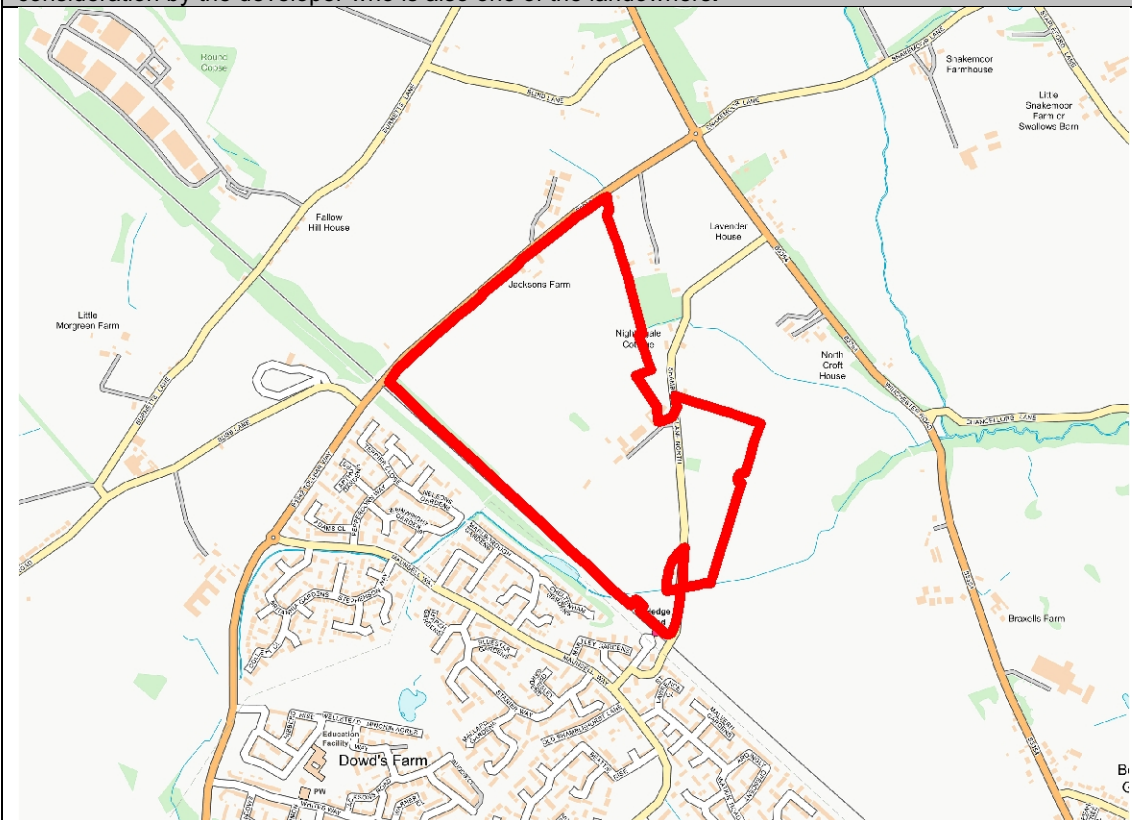
SITE DETAILS	
Site Description & Character of Surrounding Area: The site is located to the east of Hedge End and west of Botley, immediately to the north of A334 Broad Oak. The site currently accommodates Broadway Farm, which consists of residential and commercial use and open pasture. The buildings on the site include a dwelling, various commercial structures, portable workshops and storage container units. To the north, east and west the site is bordered by countryside with some scattered development along the A334 road frontage.	
Ownership: Doe family	
Planning History: No recent history of relevance	
Land Uses Investigated: Residential and community facilities	
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. Botley to Southampton strategic network runs along the southern boundary in the Adopted Local Plan 2001-2011. Approximately half the site is safeguarded for sharp sand and gravel in 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: Yes (approximately 30% used for commercial purposes including storage)	

ACCESSIBILITY			
Access to the Site: Directly from A334 Broad Oak, adjacent to south.			
Rights of Way: None			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Broad Oak – 3 Southampton/Boorley Green, X9 Bishops Waltham/Eastleigh, X15 Eastleigh/Hamble (weekdays only)			90m
Railway Station: Botley			1.7km
Health Centre: Botley Surgery			690m
Primary School: Botley C of E Primary School			690m
Secondary School: Wildern School			1.2km
Shopping Centre / Hypermarket: Botley Village Centre			930m
Designated Open Space: Botley Recreation Ground			500m
Community Facilities: Brook House Masonic Centre Botley Centre			330m 370m
CONSTRAINTS			
Air Quality Management Area	Southern edge of site within Botley High Street AQMA	Agricultural Land Classification	Grade 2
Cables / Pylons / Electricity Lines / Oil Pipelines	Two oil pipelines and one overhead cable cross site	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 25m of a tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1. Site adjacent to east is covered by Flood Zone 2 and 3	Nature Conservation Designations	Woodhouse Gully Wood SINC adjacent to east
Historic Parks and Gardens	'Holmesland' park adjacent	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Area	X
Priority Habitat	Wet Woodland and Lowland Mixed Deciduous Woodland adjacent	Biodiversity Action Plan Priority Areas and Links'	Wildern
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is located outside the urban edge within the local and strategic gap and therefore a change in policy would be required to enable it to come forward. The redevelopment of the site is likely to compromise the gap between Hedge End and Botley. It is noted that the site is located close to the proposed Botley Bypass route. The site is within a BAP priority area and any redevelopment would need to incorporate appropriate mitigation which may constrain the amount of development on the site. Similarly, the existence of pipelines across the site would need to be addressed in any future redevelopment proposals.			
Availability: The agent representing the landowners has indicated that the site could become available within five years to 31 st March 2021.			
Achievability: As a result of the site's location in the countryside and in the gap between Hedge End and Botley, there is no reasonable prospect of development within the plan period.			

SITE REFERENCE: SLAA-3-33-C	SIZE (ha): 1.10 Net site area (ha): 0.88	SOURCE: Bryan Jezeph Consultancy (Triangle Property Developments Ltd) and landowner
ADDRESS: Land north of Myrtle Cottage, Winchester Road		PARISH: Botley
REASON FOR ASSESSING: Site submitted for consideration in 2016 by agent and by one of the landowners. The site was included in the SLAA Interim Update (December 2015) within SLAA-3-4-C.		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is located northeast of Boorley Green, and west of the B3354 Winchester Road. The site currently accommodates a residential use, with part of the land used for the storage of logs by an arboricultural contractor. The buildings on the site include two dwellings and various non-descript structures. The north, south and west of the site is bordered by countryside and agricultural land, with some scattered development along the B3354 frontage. The Macdonald Botley Park Hotel and Spa and Golf Course is located opposite the site, east of the B3354.</p>		
<p>Ownership: Mr and Mrs Proudfoot (Apple Tree Cottage), Mrs G Loth (Oak Cottage and land to the north of the site)</p>		
<p>Planning History:</p> <ul style="list-style-type: none"> No recent history of relevance on the site. O/15/75953 Outline planning permission for 680 dwellings adjacent to the west of the site was permitted at appeal in November 2016. O/12/71514 Resolution to issue outline planning permission with all matters reserved (except for access) for the development of 1400 homes and associated development on land adjacent to the east of the B3354 in February 2013. Reserved matters for 441 dwellings granted in February 2016 (R/15/77595). Reserved matters for the remainder of the site is currently under consideration (R/16/79505). 		
Land Uses Investigated: Residential		
Location: Outside urban edge		
<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. Land to the east of the site was allocated as for proposed housing, a local centre and school in the draft Local Plan 2011-2029.</p>		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 2	
Timescale: Within next 5 years	Net Residential Yield: 24	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Three existing access points from the B3345 which currently serve the residential dwellings and land used for storage			
Rights of Way: A footpath runs adjacent to the northern boundary			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Winchester Road – 3 Southampton/Boorley Green, X15 Hamble/Eastleigh (weekdays only)			220m
Railway Station: Hedge End			830m
Health Centre: St Luke's Surgery			1.5km
Primary School: Botley C of E Primary School			1.8km
Secondary School: Wildern School			1.7km
Shopping Centre / Hypermarket: Botley Village Centre			2km
Hedge End Retail Park			2.2km
Designated Open Space: Footpath to Shamblehurst Lane North			85m
Watkin Road			450m
Community Facilities: Botley Centre			1.7km
Brook House Masonic Centre			1.7km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3b
Cables / Pylons / Electricity Lines / Oil Pipelines	One low voltage electric pole	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Possible due to former land uses	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	Flat	Landscape Character Area	Horton Heath Undulating Farmland
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site lies in the middle of an area with consent for major development. Land to the east has consent for 1,400 dwellings and land to the west has consent for 680 dwellings following a recent appeal. It is therefore considered that the site would be suitable for residential development. The current gap designation no longer serves a purpose in this context and it is likely that when the settlement boundary is reviewed, the site would no longer be considered as countryside.			
Availability: The agent and one of the landowners have indicated that the site could become available for development within 5 years to 31 st March 2021.			
Achievability: There are no known constraints that would prevent the site from coming forward in the next five years.			

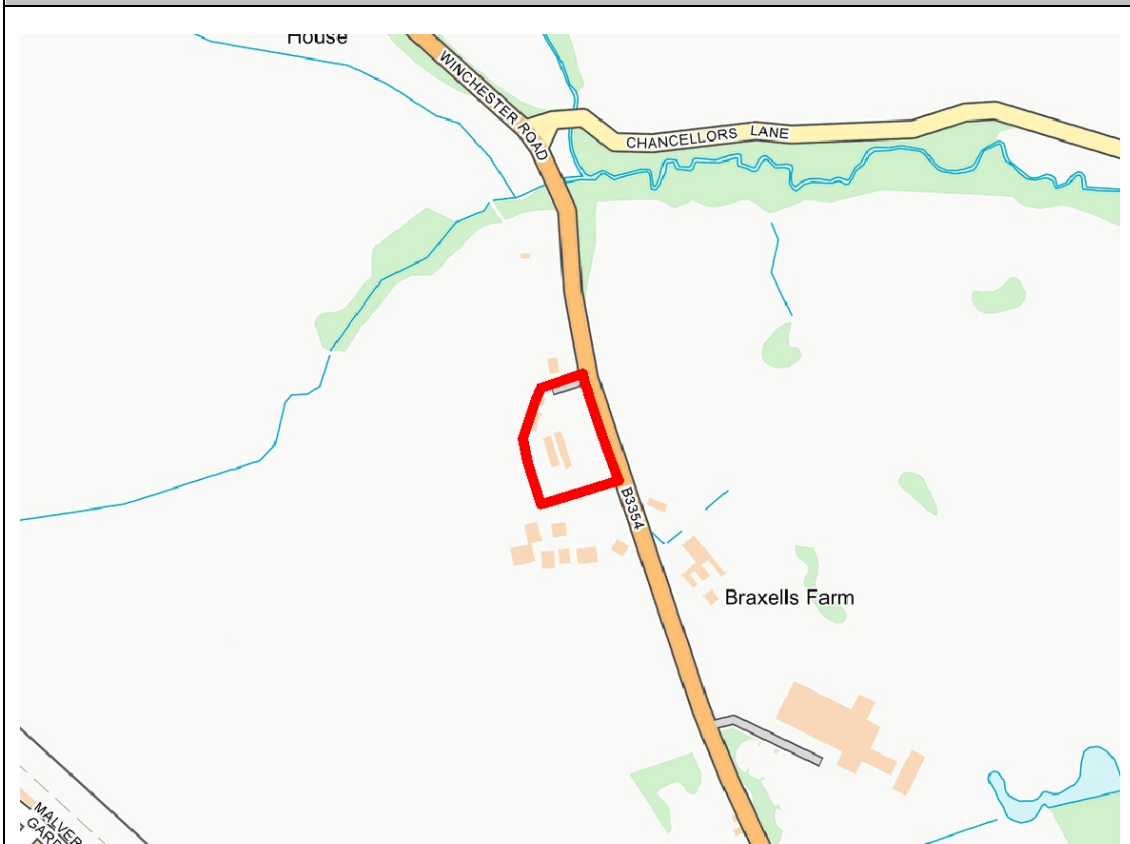
SITE REFERENCE: SLAA-3-34-C	SIZE (ha): 39 Net site area (ha): 19.5	SOURCE: Orchard Homes and Developments Limited
ADDRESS: Land north of Hedge End Railway Station		PARISH: Botley
REASON FOR ASSESSING: Submitted 2015 for consideration (SLAA-9-23-C). Submitted in 2016 for consideration by the developer who is also one of the landowners.		



SITE DETAILS	
Site Description & Character of Surrounding Area: The site lies adjacent to the Eastleigh to Hedge End railway line, comprising the entire south-western boundary of this triangular site. The B3342 provides the northern boundary, with the southern tip the Shamblehurst Lane, as the south-eastern boundary. The northern section of the site is open countryside, comprising four rectangular fields, and Jacksons Farm. The southern half of the site contains mature trees and vegetation, some small fields of grazing land and stabling, an industrial light engineering usage, and Merehurst Farm.	
Ownership: Multiple ownerships	
Planning History: No strategic planning history on site. 680 dwellings on adjacent land to the south-east granted planning permission by the Secretary of State in November 2016 (ref O/15/75953). Outline consent also granted for c1,400 dwellings at Boorley Fields east of the B3354 on 28 November 2013 (ref O/12/71514 and subsequent reserved matters).	
Land Uses Investigated: Residential and employment	
Location: Outside urban edge	
Status in Local Plan: Countryside and settlement gap in both the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029.	
Site Potential:	
Density (dph): 35	Existing Dwellings on Site: 3
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment: Possible loss (Mereworth Industrial Estate)	
Employment uses: 0m ²	

ACCESSIBILITY			
Access to the Site: Direct access on to Bubb Lane proposed.			
Rights of Way: Draft strategic Cycleway adjacent site, parallel railway on south western boundary			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Bubb Lane – X9 Eastleigh/Bishops Waltham		450m	
Winchester Road – X15 Eastleigh/Hamble (weekdays only)		520m	
Railway Station: Hedge End Station		527m	
Health Centre: St Lukes Surgery		1.5km	
Primary School: Wellstead Primary School		1.1km	
Secondary School: Wildern School		2.1km	
Shopping Centre / Hypermarket: Hedge End Retail Park		1.km	
Designated Open Space: Cheltenham Gardens		380m	
Community Facilities: Horton Heath Community Centre / Drummond Community Centre		1.3km / 1.2km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 2 to north, Grade 3 south
Cables / Pylons / Electricity Lines / Oil Pipelines	Regional high and medium pressure gas pipelines dissect the site	Significant Noise Generating Uses	X
Contamination	X	Flood Risk	South of site within Flood Zone 2 and 3. Intermediate surface water flood risk to north-east and south
Proximity to International Nature Conservation Designations	Within 25m of tributary	Tree Preservation Orders	X
Conservation Area	X	Archaeological Sites	X
Historic Parks and Gardens	X	Listed Building	X
Nature Conservation Designations	X	Biodiversity Opportunity Areas	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Pan Priority Areas and Links	Chalcroft PBL and Railway PBL
Topography	Site slopes from north down to the south	Landscape Character Area	Horton Heath Undulating farmland
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site adjoins the settlement of Hedge End, although it is separated from the existing settlement by a railway line which currently provides a strong and well defined urban edge. There is a railway station immediately adjoining the south-western boundary. The transport implications of such a development would need careful consideration. There are mature hedgerows and trees which are an important component of the landscape character. These also offer nature conservation and green infrastructure opportunities. The various pipelines running through the site are other notable constraints. The existing industrial estate seems to be in viable use containing a large number of small vehicle repair related uses. The site promoter has expressed the intention to retain commercial uses in this area of the site.</p> <p>The site could be considered further as part of a strategic location. However, given appeals allowing over 2,000 dwellings in the vicinity of this site in recent years, this site and other sites in the vicinity of Denhams Corner are of greater importance in preventing the complete coalescence of the settlements of Hedge End, Botley (Boorley Green) and Horton Heath, making this site unsuitable for residential development without a significant change in local plan policy.</p>			
Availability: The developer has previously indicated that the site is anticipated to be available in the short term.			
Achievability: The transport infrastructure required to support the development may be costly given reduced carriageway width along lengths of Shamblehurst Lane North and the pinch-point at the railway bridge. The site is predominantly a greenfield site with no abnormal costs.			

SITE REFERENCE: SLAA-3-35-C	SIZE (ha): 0.8 Net site area (ha): 0.72	SOURCE: WYG
ADDRESS: Land south of Long Garden Cottage, Winchester Road		PARISH: Botley
REASON FOR ASSESSING: Site submitted for consideration in 2016 by agent.		



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located to the west of Hedge End and north of Boorley Green, adjacent to the B3354 Winchester Road. The site currently accommodates business, general Industrial and storage and distribution. There are buildings on site which are used as offices, for the service and repair of heavy goods vehicles, storage and distribution for two haulage companies and storage of building materials and equipment. The immediate area around the buildings is hard standing whilst the rest of the site comprises grassland. The site is surrounded by countryside, with a cluster of agricultural buildings/dwellings adjacent to the south boundary and to the southeast of the site.

The site was previously included in the SLAA Interim Update (December 2015) within SLAA 3-4-C.

Ownership: Metis Homes

Planning History:

- Q/15/76394 Pre-application enquiry for the demolition of existing buildings and erection of 10 dwellings with public open space
- Q/14/74578 Pre-application enquiry for erection of 14 detached dwellings
- Q/13/72093 Pre-application enquiry for residential development for 13 dwellings following removal of haulage business
- O/15/75953 Outline planning permission for up to 680 residential units, mixed use comprising of retail and/or community/healthcare use, land for primary school, open space and sports pitches adjacent to the west of the site permitted in November 2016 at appeal (SLAA-3-37-C).
- O/12/71514 February 2013 - resolution to issue outline planning permission with all matters reserved (except for access) for the development of 1400 homes and associated development on land adjacent to the east of the B3354, which includes Botley Park Hotel and Golf Course. Reserved matters for 441 dwellings granted in February 2016 (R/15/77595). Reserved matters for the remainder of the site is currently under consideration (R/16/79505).

Land Uses Investigated: Residential			
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. Land to the east of the site was allocated as proposed housing, employment, a local centre and school in the draft Local Plan.			
Site Potential:			
Density (dph): 30		Existing Dwellings on Site: 0	
Timescale: 5-10 years		Net Residential Yield: 22	
Loss of Employment Land: Yes (Site is in B1a, B2 and B8 use)			
ACCESSIBILITY			
Access to the Site: Existing access point at the north of the site from the B3354			
Rights of Way: None			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Winchester Road – 3 3 Southampton/Boorley Green, X15 Hamble/Eastleigh (weekdays only)		160m	
Railway Station: Hedge End		690m	
Health Centre: St Luke's Surgery		1.5km	
Primary School: Botley C of E Primary School		2.2km	
Secondary School: Wildern School		2.2km	
Shopping Centre / Hypermarket: Hedge End Retail Park		2.2km	
Designated Open Space: Footpath between B3354 and Shamblehurst Lane North		310m	
Community Facilities: Botley Centre Brook House Masonic Centre		2km 2.1km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grades 1 and 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Potential from existing land use	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	Botley Golf Course Wood SINC adjacent to northeast
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Area	Horton Heath Undulating Farmland
Priority Habitat	Lowland Mixed Deciduous Woodland adjacent	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site lies in the middle of an area with consent for major development. Land to the east has consent for 1,400 dwellings and land to the west has consent for 680 dwellings following a recent appeal. It is therefore considered that the site would be suitable for residential development. The current gap designation no longer serves a purpose in this context and it is likely that when the settlement boundary is reviewed, the site would no longer be considered as countryside. Subject to a resolution of ground conditions arising from onsite wastewater treatment works, 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: The agent has indicated that the site could become available for development within 5 years to 31 st March 2021.			
Achievability: Subject to the resolution of ground conditions and any issues arising from the on-site waste water treatment works, the site could come forward in the next 5-10 years.			

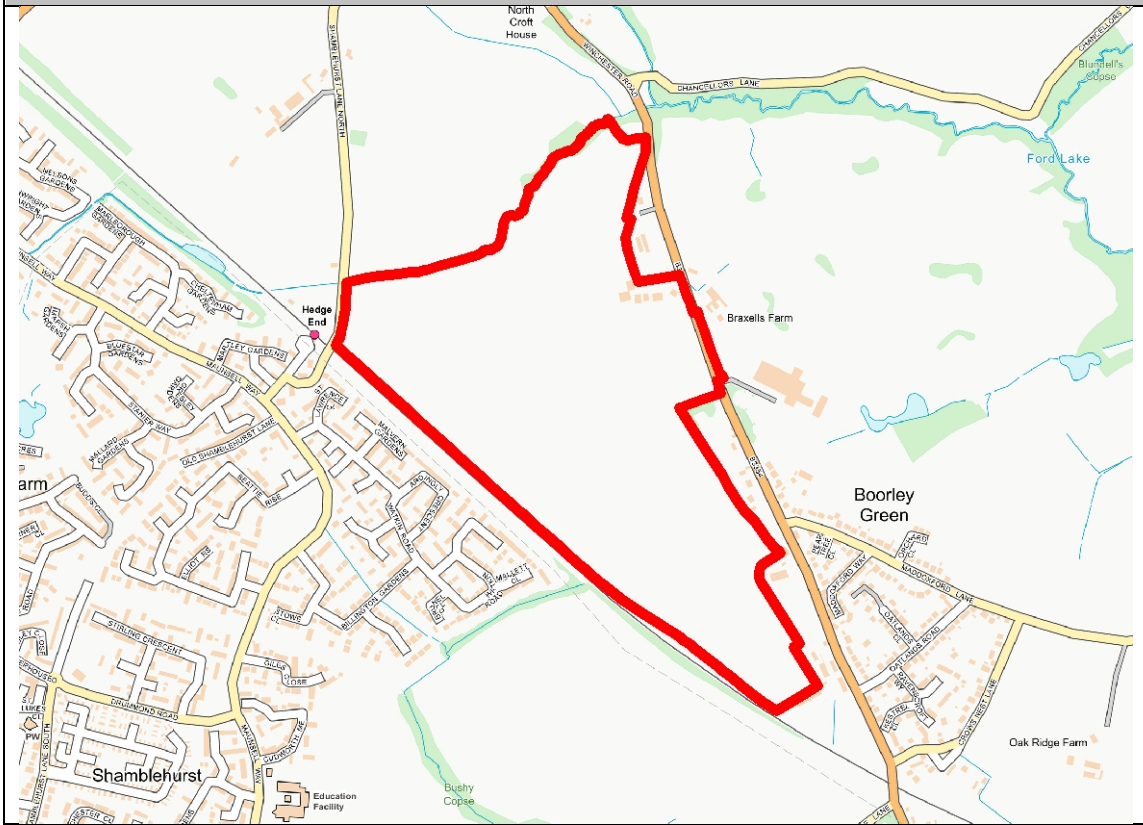
SITE REFERENCE: SLAA-3-36-C	SIZE (ha): 10.1 Net site area (ha): 5.05	SOURCE: Carter Jonas
ADDRESS: Land adjoining Holly Tree Farm		PARISH: Botley
REASON FOR ASSESSING: Site submitted for consideration in 2016 by the agent. Previously included within the SLAA Interim Update (December 2015) as part of SLAA-3-7-C.		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is located in open countryside to the east of Boorley Green and north of Botley. The north-eastern extent of the site is immediately west of the River Hamble and adjacent to Maddoxford Lane. The Botley to Hedge End railway line is located beyond to the south. Parts of the southern and eastern boundaries comprise a SINC. The site primarily accommodates an agricultural use with some storage. The buildings on the site include a bungalow, barn and storage building. The site is well enclosed by trees and hedgerows and is bordered by countryside and farmland that has been promoted for future development.</p>		
Ownership: A R Cozens		
<p>Planning History:</p> <ul style="list-style-type: none"> • No recent history of relevance on the site. • Land adjacent to west – Q/16/79200 Pre-application enquiry submitted in September 2016 for the outline development of approximately 49 dwellings, public open space, landscaping and infrastructure access to be agreed. • Land adjacent to north and west – Q/15/76821 EIA Screening opinion for erection of up to 200 residential units and associated open space and infrastructure (August 2015). • Land adjacent to west – Q/08/62902 Enquiry for a proposed conservation area (April 2008). 		
Land Uses Investigated: Residential and community facilities		
Location: Outside urban edge		
<p>Status in Local Plan: Designated as countryside within the Adopted Local Plan 2001-2011 and draft Local Plan 2011-2029 and within the countryside gap in the draft Local Plan. The footpath that crosses the site has been identified as a strategic network in the draft Local Plan. Parts of the southern and eastern boundaries are designated a SINC and the site is underlain by potential minerals resources.</p>		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 1	
Timescale: 5-10 years	Net Residential Yield: 151	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access point from Maddoxford Lane			
Rights of Way: Footpath across west of site			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Winchester Road – 3 Boorley Green/Southampton, X15 Eastleigh/Hamble		700m	
Railway Station: Botley		1.2km	
Health Centre: Botley Surgery		1.3km	
Primary School: Botley C of E Primary School		1.2km	
Secondary School: Wildern		2.5km	
Shopping Centre / Hypermarket: Botley Village Centre		1.2km	
Designated Open Space: None nearby. Countryside surrounding site		Adjacent	
Community Facilities: Botley Centre / Botley Market Hall / Brook House Masonic Centre		1.2km / 1.2km / 1.3km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 1 and 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Gas pipeline by western boundary	Significant Noise Generating Uses	Train line south/southwest
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	Medieval Farmstead adjacent to north of the site
Proximity to International Nature Conservation Designations	Tributary adjacent	Tree Preservation Orders	X
Flood Risk	East within Flood Zone 2 (medium probability) and 3 (high probability)	Nature Conservation Designations	Holly Tree Farm Meadow and Wood SINC in east, Newhouse Farm Woodland & Swamp SINC adjacent south
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Mostly flat with a slope from northeast to south	Landscape Character Area	Horton Heath Undulating Farmland
Priority Habitat	Coastal and Floodplain Grazing Marsh and Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary
Minerals and Waste Safeguarding	Whole site within soft sand and sharp sand and gravel mineral safeguarding areas	Other	Maddoxford Farm House - Special Local Architectural and Historic Interest
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site lies in the middle of open countryside remote from existing facilities and services. It is in a designated settlement gap, contains features designated as a SINC and, in part, may be underlain by minerals resources. Residential development is being promoted to the west and north of the site although no planning permissions have yet been granted. Boorley Green is a small village with minimal facilities. Over 2,000 dwellings have been permitted in recent years to the west of the settlement. With other potential development proposals to the south of Boorley Green, this land to the east will be the only remaining land within the settlement gap which will prevent the complete merging of Botley, Boorley Green and Hedge End. On that basis, it is considered that this site is unsuitable for development in isolation without a change in local plan policy. However, this may need to be reviewed depending on the outcome of the current pre-application enquiries.</p>			
<p>Availability: The agent has indicated that the site could become available for development within 5 years to 31st March 2021. The safeguarding of the site for minerals extraction may delay development coming forward.</p>			
<p>Achievability: Unlikely to be achievable in isolation. However, if the current pre-application inquiries ultimately result in planning applications that are permitted then this site could be considered as part of a larger development as the village of Boorley Green would have been surrounded in its entirety by new development.</p>			

SITE REFERENCE: SLAA-3-37-C	SIZE (ha): 45.45 Net site area (ha): 22.7	SOURCE: Terence O'Rourke on behalf of housebuilders with options
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ADDRESS: Land north of Hedge End and railway line (2)	PARISH: Botley
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REASON FOR ASSESSING: Identified formerly as part of SDA area of search



SITE DETAILS

Site Description & Character of Surrounding Area: The site is a gently-undulating landscape in mainly pasture use, with a number of mature trees and hedgerows forming field boundaries. The site falls gradually towards the railway line on the western boundary, beyond which lie modern low-medium density residential areas in Hedge End. The eastern boundary is defined by B3354 Winchester Road, which is generally well-screened by existing trees and hedgerows, the low-density settlement of Boorley Green and Botley Park golf course and hotel. A stream, forming a tributary of the River Hamble, is located at the north of the site. Beyond this is SLAA site SLAA-3-4-C and countryside. The site submission comprised a larger site that also included SLAA-3-4-C. As a planning application was submitted for the area considered within this pro-forma, the larger site was split into two parts for consideration within the SLAA accordingly.

Ownership: Various. The Hedge End Consortium has options and/or promotional agreements for all landholdings.

Planning History: Outline planning permission was granted in November 2016, by the Secretary of State following an appeal, for 680 residential units, mixed use comprising of retail and/or community/healthcare use, land for two-form entry primary school, open space and sports pitches, access roads and all other associated and necessary on-site infrastructure including details of the new junction arrangement for the main point of access into the development (ref O/15/75953).

Land Uses Investigated: Residential / employment / community uses

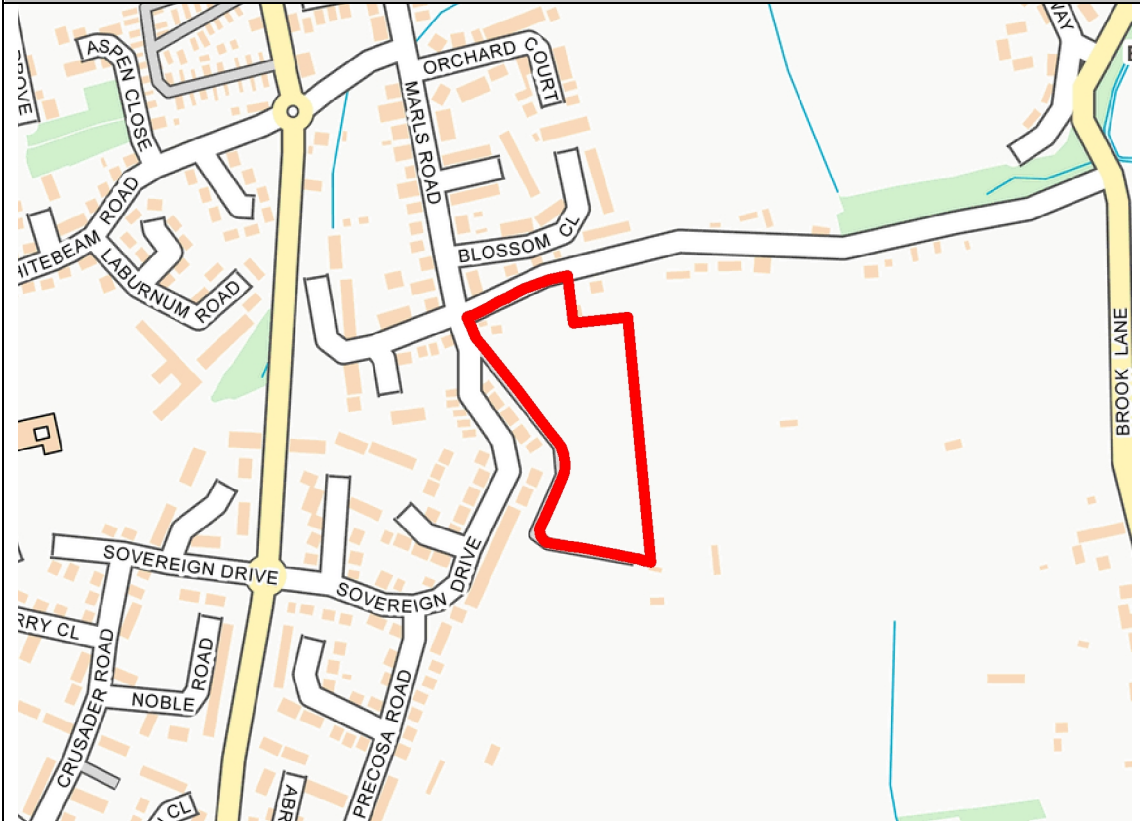
Location: Adjacent to urban edge

Status in Local Plan: 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. A footpath which crosses the site and the B3345 and railway adjacent to the site have been identified as strategic networks within the draft Local Plan. Also within the draft Local Plan are two large sites allocated for proposed housing to the east and southwest, and a proposed new road bypassing Botley to the south.

Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: Within next 5 years	Net Residential Yield: 680
Loss of Employment: No	

ACCESSIBILITY			
<i>It is noted that the planning consent includes new facilities including a new primary school, community and/or healthcare provisions.</i>			
Access to the Site: Planning permission provides for direct vehicular access from Shamblehurst Lane North together with pedestrian and public transport improvements including improved access and additional vehicle parking at Hedge End railway station.			
Rights of Way: Footpath within site boundary. 480m to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Winchester Road – X15 Hamble/Eastleigh, 3 Southampton/Boorley Green			330m
Railway Station: Hedge End			620m
Health Centre: St Luke's Surgery			1.3km
Primary School: Botley C of E Primary School			1.8km
Secondary School: Wildern School			1.7km
Shopping Centre / Hypermarket: Hedge End Retail Park			2km
Botley Village Centre			2km
Designated Open Space: Watkin Road			260m
Community facilities: The Drummond Community Centre			1.2km
Botley Centre			1.6km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 1 and 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Water pipeline, high pressure gas pipeline on western boundary	Significant Noise Generating Uses	Railway and B3354
Conservation Area	X	Listed Building	Peartree Inn locally listed
Contamination	Medium/low Likelihood on eastern boundary. Majority of site unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 25m of a tributary	Tree Preservation Orders	Some adjacent to western boundary
Flood Risk	Area along northern boundary within Flood Zone 2 and 3 at Ford Brook, areas of surface water flood risk	Nature Conservation Designations	SINC - Botley Golf Course Wood to north east, Bottom Copse/Bushy Copse to west
Historic Parks and Gardens	The Croft adjacent to north	Biodiversity Opportunity Areas	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Chalcroft, Railway
Topography	Gently undulating	Landscape Character Area	Horton Heath Undulating Farmland (9)
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site submission comprised a larger site that also included SLAA-3-4-C. As a planning application was submitted for the area considered within this pro-forma, the larger site was split into two parts for consideration within the SLAA accordingly. The site has been granted outline permission on appeal and the site is therefore considered suitable.			
Availability: The site promoter has indicated the site could be developed within the next five years.			
Achievability: There are no identified barriers to the delivery of the site and therefore, given the recent planning consent, the site is considered to be achievable.			

SITE REFERENCE: SLAA-3-38-C	SIZE (ha): 1.7 Net site area (ha): 1.3	SOURCE: Bryan Jezeph Consultancy
ADDRESS: Land south of Marls Road, Hedge End		PARISH: Botley
REASON FOR ASSESSING: Submitted for consideration in 2016		



SITE DETAILS		
Site Description & Character of Surrounding Area: This site occupies an area to the east of Hedge End. The land is flat and is relatively well enclosed by hedgerows and pockets of woodland and scrub, particularly to the south of the site. Adjacent to the north and west of the site are residential properties and to the east and south is open space scattered with development. The larger site SLAA-3-14-C abuts the site to the east and, as well as being submitted separately, this site was included as part of that larger submission.		
Ownership: Messrs L and A Watts		
Planning History: The site was considered as part of a larger site in 2004 Greenfield Housing Sites (Ref: HE1/2). The site was subsequently promoted for residential use at the 2004 Local Plan Inquiry. The Inspector concluded that whilst the site was sustainable (accessible by public transport), development would reduce the physical openness of the remaining gap between Brook Lane and Precosa Road / Sovereign Drive, the extension of development into the countryside would be readily perceived by walkers on the public footpath network in the area and it would visibly reduce the local gap to a significant extent. Planning permission for 106 new dwellings immediately to the south of the site was granted at appeal in October 2015 (F/13/73606).		
Land Uses Investigated: Residential		
Location: Outside but adjacent to urban edge (western and northern boundary)		
Status in Local Plan: The site is located within the countryside and local gap within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. In addition, the north and west of the site is allocated for landscape improvements within the adopted Local Plan 2001-2011.		
Site Potential:		
Density (dph): 35	Existing Dwellings on Site: 0	
Timescale: 5-10 years	Net Residential Yield: 45	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Pedestrian and vehicle access to the site from Marls Road, which is a minor road.			
Rights of Way: Footpath runs along northern, western and southern boundaries. Bridleway adjacent to north.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Kings Copse Avenue – 3 Southampton/Boorley Green, X9 Bishops Waltham/Eastleigh, X15 Hamble/Eastleigh (weekdays only)		240m	
Railway Station: Hedge End		2.3km	
Health Centre: Hedge End Medical Centre		960m	
Primary School: Freegrounds Infant and Junior Schools		470m	
Secondary School: Wildern		1.2km	
Shopping Centre / Hypermarket: Hedge End District Centre		1.2km	
Designated Open Space: Bedford Close		310m	
Community facilities: HEYCA Centre		1.2km	
Hedge End 2000 centre		1.4km	
Hedge End Library		1.3km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Several pipelines cross the site	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	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	Local gap
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	X
Landscape Character Area	Botley Farmlands and Woodland	Minerals and Waste Safeguarding	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: In addition to being submitted as a standalone site, the site was submitted as part of a larger site considered under SLAA-3-14-C. The site is located in an area of sensitivity both with regard to landscape character and also in terms of the gap function between the settlements of Hedge End and Botley. The site to the south was allowed at appeal in October 2015. Development of the site would result in erosion of the local gap between Hedge End and Botley, particularly as part of a wider development with SLAA-3-14-C and would require a change in planning policy in respect of the allocations as countryside and part of the local gap.			
Availability: The landowner/developer anticipates the site will be available within the next 5 years.			
Achievability: Should a change in planning policy be implemented and the above constraints overcome, development for residential use could be achievable on the site.			

SITE REFERENCE: SLAA-3-39-C	SIZE (ha): 3.8 Net site area (ha): 2.47	SOURCE: Planning application search
ADDRESS: Land south of Maddoxford Lane, Boorley Green		PARISH: Botley
REASON FOR ASSESSING: Site has a resolution to permit outline planning permission in March 2017		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located to the east of Boorley Green and the low density residential development on Crows Nest Lane. The land is currently used for agricultural purposes and accommodates a single farmhouse and associated outbuildings in the south-east. It is a relatively level site which is well-enclosed by mature trees and hedgerows on the eastern and southern boundaries, trees on the western boundary, and hedgerow to the north along the road frontage.		
Ownership: Unknown		
Planning History: Resolution to permit outline permission for demolition of existing residential dwelling and associated farm buildings, development of up to 50 dwellings with access from Maddoxford Lane, site infrastructure, open space and associated landscaping (ref O/16/79600) in March 2017. The site adjacent to the west also has resolution to permit outline planning permission for 50 dwellings (ref O/16/78389) in March 2017.		
Land Uses Investigated: Residential		
Location: Outside the urban edge		
Status in Local Plan: 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. Land north and east of Boorley Green, adjacent to the north of this site, was allocated for residential development in the draft Local Plan 2011-2029 (see policy BO1). Most of the site is underlain by minerals resources safeguarded in the adopted HCC Minerals & Waste Local Plan (2013).		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 1	
Timescale: In next 5 years	Net Residential Yield: 50 (as per planning application)	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Potential direct vehicular access from Maddoxford Lane.			
Rights of Way: 270m to nearest footpath. 710m to nearest bridleway			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Winchester Road – 3 Southampton/Boorley Green, X15 Hamble/Eastleigh (weekdays only)		330m	
Railway Station: Botley		1.4km	
Health Centre: Botley Surgery		1.3km	
Primary School: Botley C of E Primary School		1.2km	
Secondary School: Wildern School		2.3km	
Shopping Centre / Hypermarket: Botley Village Centre		1.3km	
Designated Open Space: Falcon Way		230m	
Botley Recreation Ground		1.2km	
Community facilities: Botley Centre / Brook House Masonic Centre / Botley Market Hall		1.2km / 1.3km 1.3km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Gas and oil pipeline and overhead cable cross site north to south	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	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Mostly level	Landscape Character Area	Horton Heath Undulating Farmland (9)
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Railway PBL and Hamble Valley PB to south and east
Minerals and Waste Safeguarding	Majority of site within a sharp sand and gravel mineral safeguarding area (3.6ha)	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The resolution to permit planning consent for 50 dwellings indicates the site is suitable for development.			
Availability: The agent has indicated that the site could become available for development within 5 years to 31 st March 2021.			
Achievability: Greenfield site, located in an area attractive to the market, with some constraints that could be overcome. Site offers poor access to local services by sustainable transport modes.			