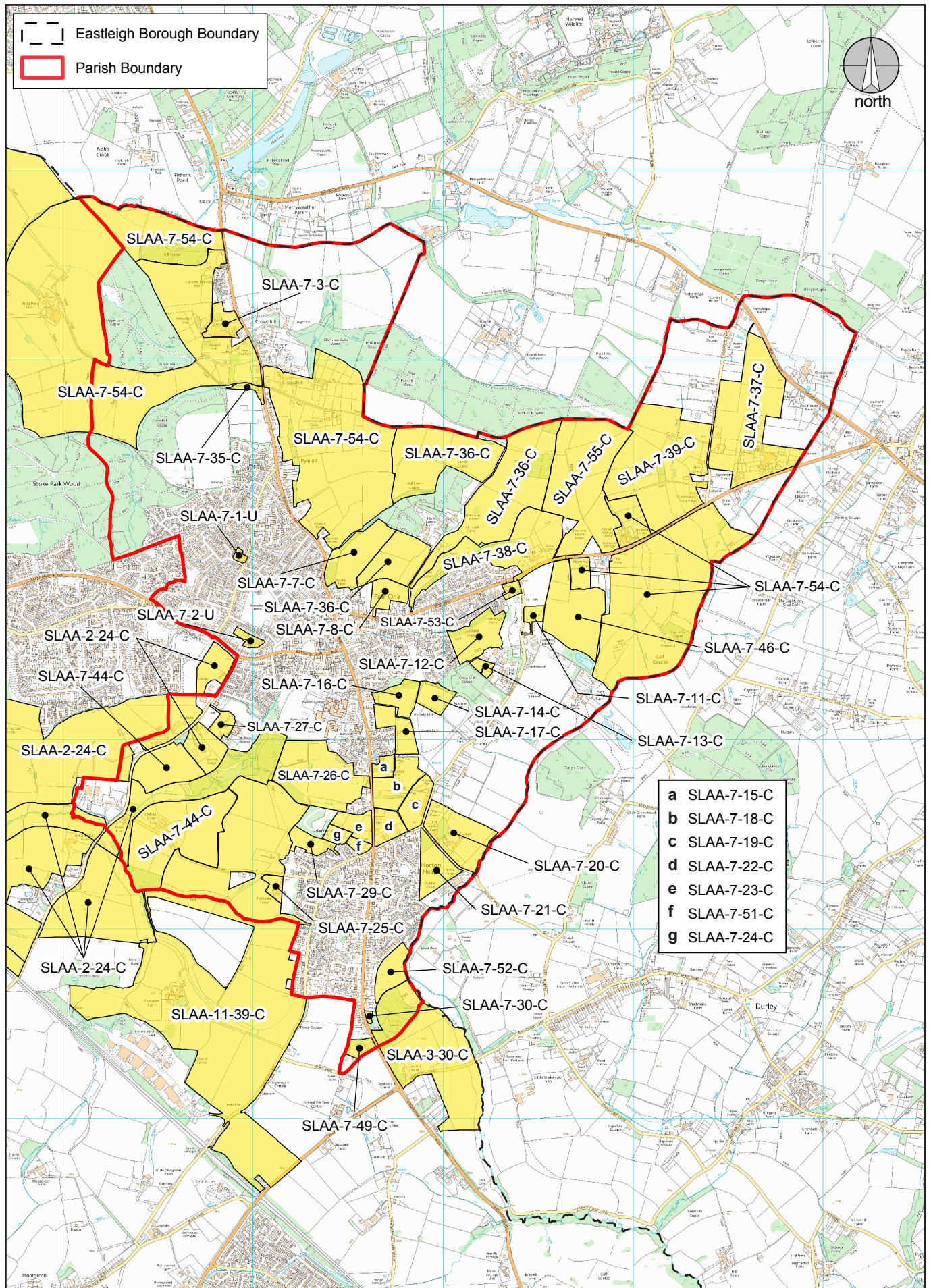


Strategic Land Availability Assessment (SLAA) - Fair Oak and Horton Heath



SITE REFERENCE: SLAA-7-1-U	SIZE (ha): 0.3 Net site area (ha): 0.3	SOURCE: EBC officers
ADDRESS: Latham Road/Sandy Lane Local Centre, Fair Oak		PARISH: Fair Oak
REASON FOR ASSESSING: Identified from aerial photography as having potential to explore further		



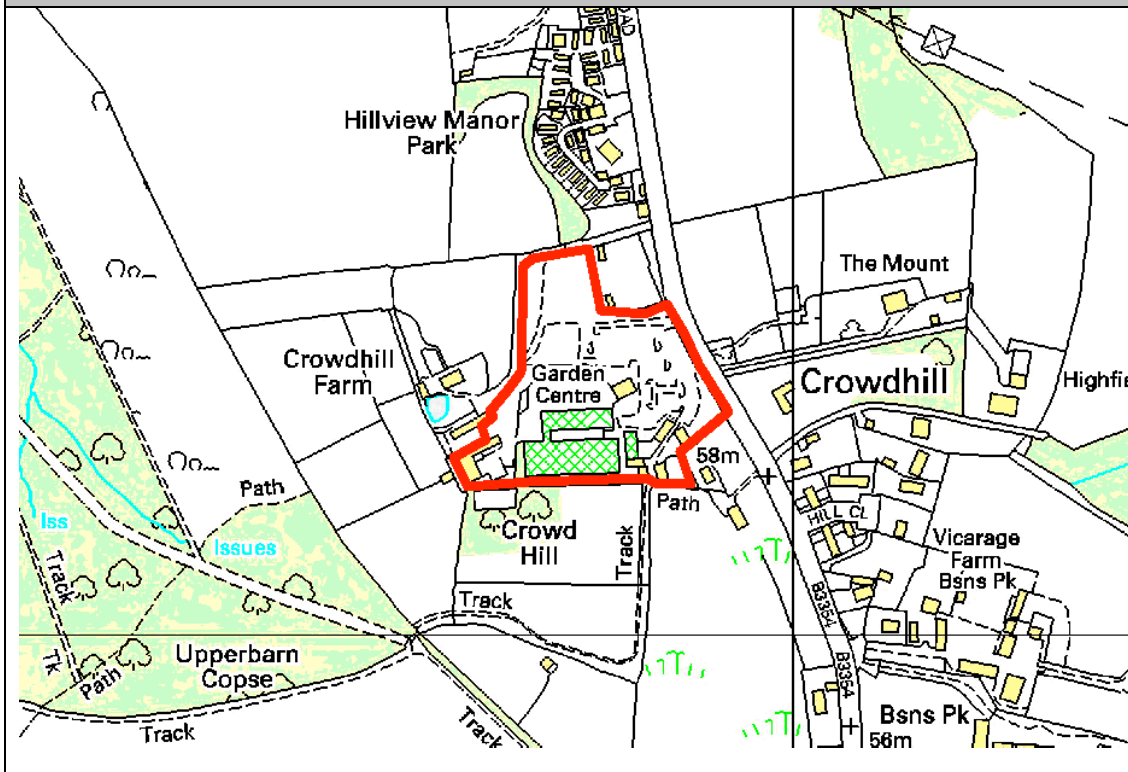
SITE DETAILS	
Site Description & Character of Surrounding Area: The site is located on the north-west side of Fair Oak within a mixture of inter-war and post-war residential developments. There is no distinctive sense of character to the area. The site itself comprises of a mixed retail and residential development, in a single L shape block wrapping around the corner of Latham Road and Sandy Lane. The building has single and two storey elements and is in a poor condition. The remainder of the site is laid out to hard landscaping, the predominant use of this area being car parking.	
Ownership: 11 landowners	
Planning History: None	
Land Uses Investigated: Residential/retail	
Location: Within urban edge	
Status in Local Plan: Site has no site-specific allocations within the adopted Local Plan 2001-2011. Site is allocated as a district centre within the draft Local Plan 2011-2029.	
Site Potential:	
Density (dph): 35	Existing Dwellings on Site: 7
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment Land: Yes (retail)	

ACCESSIBILITY			
Access to the Site: Current access via Latham Road			
Rights of Way: 80m to nearest footpath. 280m to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Sandy Lane – 2 Fair Oak/Southampton, X9 Eastleigh/Bishops Waltham, 69 Winchester/Fareham		50m	
Railway Station: Hedge End		3.2km	
Health Centre: Stokewood Surgery		530m	
Primary School: Fair Oak Junior and Infant Schools		1.2km	
Secondary School: Wyvern		980m	
Shopping Centre / Hypermarket: Latham Road/Sandy Lane Neighbourhood Parade Fair Oak Village Centre		Within site boundary 540m	
Designated Open Space: New Century Park		300m	
Community Facilities: Fair Oak Village Hall Fair Oak Library		390m 450m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	Southern water sewer adjacent east	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	X
Flood Risk	Zone 1 Low Probability	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	X	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals & Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site currently accommodates a local shopping centre with some residential uses above. Subject to the satisfactory retention of the retail uses within the site, the site is considered to be developable and offers the potential to improve the character of the area through a development that takes advantage of its function and location. Development would need to preserve or enhance the existing retail units.			
Availability: There are no known legal constraints that would restrict development on the site. The multiple property owners of the site were previously contacted to enquire about availability for potential development however no responses were received.			
Achievability: The site performs an important function within the local community but the existing buildings would appear to be coming towards the end of their natural life. The site is not available for development however, and therefore it is concluded that there is no reasonable prospect of redevelopment within the plan period.			

SITE REFERENCE: SLAA-7-2-U	SIZE (ha): 0.927 Net site area (ha): 0.83	SOURCE: EBC officers
ADDRESS: Land between Fair Oak Road and Shorts Road		PARISH: Fair Oak
REASON FOR ASSESSING: Site identified from aerial photography		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located on the western side of Fair Oak. The site consists of a number of residential gardens located between Fair Oak Road & Shorts Road. Within the site is a disused pit which has a number of trees growing within it that are subject to a TPO. The ground slopes from north to south. There is currently no vehicular access to the site.		
Ownership: 50+ owners		
Planning History: Refusal for piecemeal residential development on part of site.		
Land Uses Investigated: Residential		
Location: Within urban edge		
Status in Local Plan: No site-specific allocations within the Local Plan		
Site Potential:		
Density (dph): 35	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 currently no vehicular access to the site. This may be achievable from Fair Oak Road or Shorts Road.			
Rights of Way: Within 400m of a public footpath. 1.4km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Fair Oak Road/Shorts Road stops. Services Bluestar 2, Southampton to Fair Oak; X15, Hamble to Eastleigh via Netley, Hedge End, Botley and Fair Oak; X9, Bishops Waltham to Eastleigh; and 69, Winchester to Fareham.			130m
Railway Station: Eastleigh			3.26km
Health Centre: Stoke Park			410m
Primary School: Fair Oak Junior School			665m
Secondary School: Wyvern Technology College			700m
Shopping Centre / Hypermarket: The Co-op, Latham Road, Fair Oak			420m
Designated Open Space: Fair Oak recreation ground, Shorts Road			100m
Community Facilities: Fair Oak Village Hall			110m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Possibly	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	Adjacent to site
Flood Risk	Zone 1 Low Probability	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	X	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals & Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site comprises parts of the rear gardens of a number of properties located in the built-up area of Fair Oak, and close to the village centre. Access to the site does not currently exist but could potentially be achieved through the demolition of a residential property. The disused pit on the western side of the site represents a notable constraint. However, the site is well related to existing facilities and services. In principle, the development of this site for residential uses would appear to be acceptable.			
Availability: The multiple site owners were contacted to enquire about availability of the site for redevelopment. 6 responses were received that did not support redevelopment of the site, and 1 response was positive. There are no known legal constraints that would restrict development on the site.			
Achievability: There is no reasonable prospect of this site coming forward for development in the plan period.			

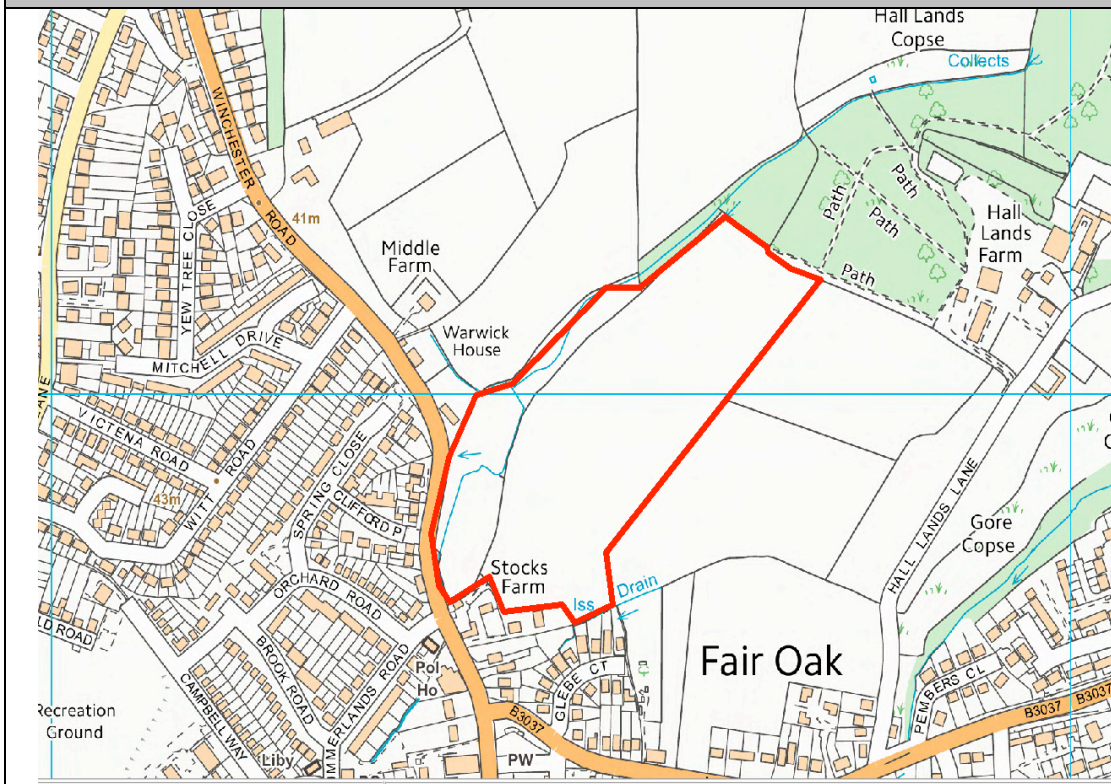
SITE REFERENCE: SLAA-7-3-C	SIZE (HA): 2.49 Net site area (ha): 1.62	SOURCE: Gregory Gray Associates
ADDRESS: Fair Oak Garden Centre, Winchester Road		PARISH: Fair Oak
REASON FOR ASSESSING: Previously submitted for consideration		



SITE DETAILS	
Site Description & Character of Surrounding Area: The site is presently in use as a garden centre, and comprises in addition to the garden centre a bungalow, two storey house, two barns, and car parking for 172 cars. This site occupies an area to the north of Fair Oak, and lies west of Winchester Road. It is separated from the existing urban edge of Fair Oak. There is frontage development along Winchester Road, and to the west of the site is open countryside. The site is enclosed by planting on the boundaries and a mobile home park to the north.	
Ownership: The Garden Centre Group	
Planning History: None	
Land Uses Investigated: Residential, employment	
Location: Outside urban edge	
Status in Local Plan: The site is allocated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029.	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 3
Timescale: 16+ years	Net Residential Yield: 46
Loss of Employment Land: Yes (retail)	

ACCESSIBILITY			
Access to the Site: There is existing vehicular and pedestrian access from Winchester Road (B3354).			
Rights of Way: Footpath adjacent to site south east. 330m to nearest bridleway.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Winchester Road – X9 Eastleigh/Bishops Waltham, 69 Winchester/Fareham			220m
Railway Station: Eastleigh			3.3km
Health Centre: Stokewood Surgery			1.6km
Primary School: Fair Oak Infant and Junior Schools			2.3km
Secondary School: Wyvern			2.2km
Shopping Centre / Hypermarket: Latham Road / Sandy Lane neighbourhood parade Fair Oak Village Centre			1.3km 1.7km
Designated Open Space: Upperbarn Copse			570m
Community Facilities: Fair Oak Library Fair Oak Village Hall			1.6km 1.7km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	Crowdhill Farmhouse (Grade II) adjacent to the west.
Contamination	High likelihood on eastern part of site. Rest of site is fairly low likelihood.	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	Slopes (downwards) south to north	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Stoke Park boundary merges with southern boundary.
Minerals & Waste Safeguarding	X	Landscape Character Area	Bishopstoke – Fair Oak Woodland and Farmland
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site forms part of ribbon development that runs along Winchester Road between the settlements of Fair Oak and Colden Common (the latter of which lies within Winchester City Council boundary). The development would lie in isolation to the existing settlement boundaries. Accessibility to local services and facilities is poor. However, there is development in the vicinity and there is already a mobile home park to the north of the site. The new Crowdhill 330 dwelling residential development to the south (allocated in the Revised Pre-Submission Eastleigh Borough Local Plan 2011-29) means this site is now less removed from the urban boundary and closer to new community facilities that were provided as part of that development (O/13/73707 and subsequent reserved matters).			
Availability: The site has previously been promoted for residential development however the current use has recently upgraded their facilities so redevelopment of the site is unlikely to come forward in the short term.			
Achievability: The site is a greenfield use and there are no known abnormal costs associated with the development of the site. The agent also acknowledges that the landowners are in a position to be able to afford the cost of developing the site.			

SITE REFERENCE: SLAA-7-7-C	SIZE (ha): 6.6 Net Site Area (ha): 3.63	SOURCE: Drew Smith Group (also submitted as part of strategic location with Highwood Group)
ADDRESS: Land at Stocks Farm, Winchester Road, Fair Oak		PARISH: Fair Oak & Horton Heath
REASON FOR ASSESSING: Site submitted for consideration in 2016		



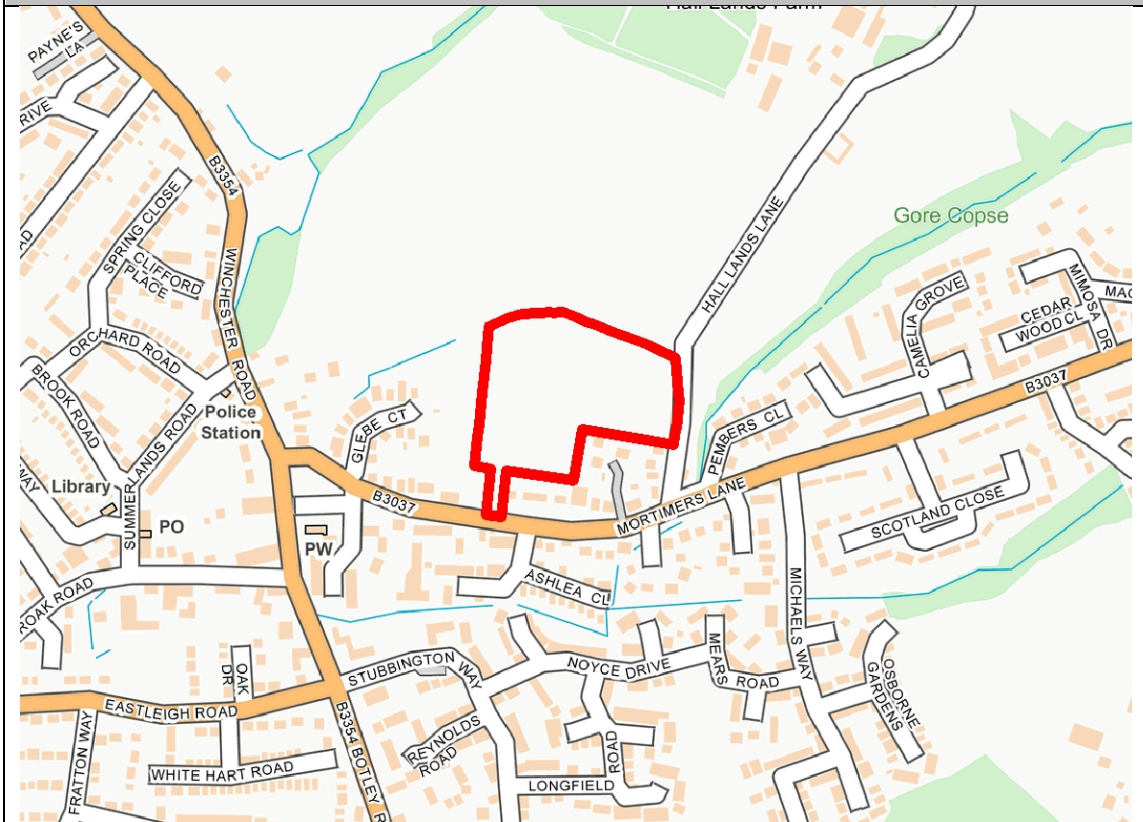
SITE DETAILS	
Site Description & Character of Surrounding Area: This elevated site is located on the eastern edge of Fair Oak, where there is some frontage development along the eastern side of Winchester Road. The site is open in nature, with a watercourse running along the north-western part of the site. There is a low hedgerow on the western border. Ground levels rise from west to east. The site is presently used for agriculture.	
Ownership: Mr & Mrs. C. Lavington	
Planning History: The site was promoted for residential use at the 2004 Local Plan Review Inquiry. The Inspector concluded that the site was in a reasonably sustainable location and on this basis had the potential to be considered as a reserve housing site. However, the Inspector went on to add that housing on this site would spoil the landscape setting and the attractive settlement form of this part of Fair Oak. This outweighed any sustainability advantages and therefore the site was ruled out for further assessment as potential reserve provision.	
Land Uses Investigated: The site is being promoted for residential use	
Location: Outside but adjacent to the urban edge	
Status in Local Plan: The site is allocated as countryside within the adopted Local Plan 2001-2011 and the draft Local Plan 2011-2029. The site is adjacent to SINC on north-east boundary. The majority of the site is safeguarded for soft sand in the HCC Minerals and Waste Plan (2013). The site falls within the Option C area in the December 2015 Local Plan Issues & Options consultation document.	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: 10-20 years	Net Site Yield: 109
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: Vehicular access to the site may be achievable from Winchester Road. There is also a path from Hall Lands Lane.			
Rights of Way: 560m to nearest Footpath. 800m to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Winchester Road – 2 Winchester/Southampton			210m
Railway Station: Eastleigh			3.8km
Health Centre: Stokewood Surgery			1.1km
Primary School: Fair Oak Infant and Junior Schools			924m
Secondary School: Wyvern College			830m
Shopping Centre / Hypermarket: Fair Oak Village Centre			390m
Designated Open Space: New Century Park			610m
Community Facilities: Fair Oak Library Fair Oak Village Hall			450m 620m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Likely (former nursery and service/repair yard)	Archaeological Sites	HCC Archaeological Alert, possible prehistoric enclosure
Proximity to International Nature Conservation Designations	Within 25m of tributary	Tree Preservation Orders	Small area along the west boundary.
Flood Risk	Low (site within Flood Zone 1). Low probability of surface water flooding	Nature Conservation Designations	Hall Lands Wood SINC adjoins the eastern part of the site
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Elevated and sloping significantly downwards	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	X
Landscape Character Assessment Area	Character area 7 - Bishopstoke - Fair Oak Woodland and Farmland	Minerals and Waste Safeguarding	Majority of site within a soft sand mineral safeguarding area (5.9ha)
DELIVERABILITY / DEVELOPABILITY			
Suitability: Whilst the site is reasonably well located in relation to existing services and facilities and public transport, the landscape impact of development on this site (even if only its western part) is an important consideration. The urban edge is clearly defined by Winchester Road in this vicinity. Further consideration should be given to potential ecological impacts on the SINC network and SAC headwaters and buffers should be provided as appropriate. Considered in isolation, the site does not appear suitable for residential development. The site was also included in the site submission for a wider strategic site considered in SLAA-7-54-C.			
Availability: The site promoter indicates that the site is available for development. The safeguarding of most of the site for soft sand extraction may delay development coming forward.			
Achievability: The site is greenfield and there are not considered to be any significant costs of constraints associated with development. There would appear to be a reasonably good prospect of delivering a residential development at this site over the course of the plan period. Strategic road infrastructure may be required if this site is considered as part of a larger strategic location.			

SITE REFERENCE: SLAA-7-8-C	SIZE (ha): 2.5 Net Site Area (ha): 1.1	SOURCES: Bryan Jezeph Consultancy on behalf of Radian Homes
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ADDRESS: Land north of Mortimers Lane, Fair Oak	PARISH: Fair Oak & Horton Heath
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REASON FOR ASSESSING: Site submitted for consideration in 2016



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located on the north eastern side of Fair Oak. Whilst it has a frontage onto Mortimers Lane, the ground levels rise to the north where the site has an elevated and prominent position above the properties on Mortimers Lane.

Ownership: Emery Family

Planning History: The site promoted for residential use at the 2004 Local Plan Review Inquiry. The Inspector concluded that whilst the site's location offered a reasonable choice of sustainable transport modes to major employment, retail and higher education facilities, any development would result in a substantial incursion onto open, elevated land which forms a backdrop to the settlement. Housing on the site, even if confined to the southern part, would be likely to obtrude into views from the south-east and would be particularly intrusive when seen from Hall Lands Lane.

Planning application proposing residential development (46 dwellings) on the southern part of this site was withdrawn in July 2016, following non-determination (ref F/13/73648). Land west of the site was refused planning permission for five dwellings in November 2016 (ref F/16/79141).

Land Uses Investigated: Residential

Location: Outside but adjacent to the urban edge

Status in Local Plan: Site is designated as countryside within the adopted local plan and was partly allocated for residential development in the draft Local Plan 2011-2029. Part of the site is safeguarded for soft sand in the HCC Minerals and Waste Plan (2013).

Site Potential:		Existing Dwellings on Site: 0	
Density (dph): 30		Net Site Yield:	34
Timescale: Within 5 years			
Loss of Employment Land: No			

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access could be achievable from Mortimers Lane.			
Rights of Way: Footpath adjacent to site east. 1km to nearest bridleway			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Mortimers Lane – 69 Winchester/Fareham			160m
Railway Station: Eastleigh			4km
Health Centre: Stokewood Surgery			1.2km
Primary School: Fair Oak Infant and Junior Schools			750m
Secondary School: Wyvern College			650m
Shopping Centre / Hypermarket: Fair Oak Village Centre			370m
Designated Open Space: Noyce Drive			280m
Community facilities:			
Fair Oak Library			500m
Fair Oak Village Hall			670m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood (former nursery and service and repair yard) likely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 25m of a tributary	Tree Preservation Orders	X
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	X
Historic Parks and Gardens	Fair Oak Park adjacent to the east boundary	Biodiversity Opportunity Areas	X
Topography	The site slopes downwards from north to south	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Landscape Character Area	Character area 7- Bishopstoke - Fair Oak Woodland and Farmland	Minerals and Waste Safeguarding	Soft sand mineral safeguarding area
DELIVERABILITY / DEVELOPABILITY			
Suitability: The elevated nature of the northern part of the site, combined with the open and rural landscape character of the area, acts as a constraint on the development of this site. Due to the topography of this location, the southern part of the site may have a lesser detrimental impact on the landscape and may have potential for development. Further consideration should be given to potential ecological impacts on the SINC network and SAC headwaters and buffers should be provided as appropriate. Policy FO2 of the draft Local Plan 2011-2029 identified an area of 1ha as being suitable and the assessment has been based on this size. Alternatively, there may be scope to consider this site as part of a strategic location with land to the north.			
Availability: The agent has indicated that the site could become available for development within 5 years to 31 st March 2021.			
Achievability: The site is greenfield and there are not considered to be any significant costs or constraints associated with development other than the landscape impact of development on the northern part of the site.			

SITE REFERENCE: SLAA-7-11-C	SIZE (ha): 0.97 Net Site Area (ha) 0.97	SOURCE: WYG (Parsons Construction Ltd)
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ADDRESS: Land east of Knowle Lane, Fair Oak	PARISH: Fair Oak & Horton Heath
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REASON FOR ASSESSING: Site submitted for consideration in 2016



SITE DETAILS

Site Description & Character of Surrounding Area: The site occupies an area to the east of the urban edge of Fair Oak. It is well defined by mature boundary planting along the northern, southern, and western borders. There is an established commercial use to the southwest of the site, and the site to the south has a number of buildings that create an urban character to the area. The site is currently in use for aggregate sales and storage.

Ownership: Parsons Construction Ltd

Planning History: Planning permission granted in May 2011 for the erection of 2no. detached industrial buildings with ancillary offices (ref: F/10/66975) immediately south of the site. This area was included within the site submission however it has been excluded from the SLAA as planning consent was granted. Current planning application submitted September 2015 for 2 industrial (B1c/B2) buildings with ancillary offices including parking, landscaping and associated works (ref: F/15/77002)
Permission for 73 dwellings on land to the north between this site and Mortimer's Lane granted at appeal March 2014 (ref O/13/72490)

Land Uses Investigated: Employment and residential

Location: Outside urban edge

Status in Local Plan: Allocated as countryside in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. Part of the site is allocated for employment in the adopted Local Plan 2001-2029. The southernmost extent of the site is within a safeguarded site as designated in the HCC Minerals and Waste Plan (2013).

Site Potential:
Density (dph): 30
Timescale: Within next 5 years
Loss of Employment Land: Intensification of employment uses

Existing Dwellings on Site: 0
Net Residential Yield: 0

Employment uses:
Industrial: 2,275m² (as per planning application)

ACCESSIBILITY			
Access to the Site: There is existing vehicular from Knowle Lane that would appear to be suitable for accommodating new development, subject to improvement.			
Rights of Way: 520m to nearest footpath. 1.4km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Mortimers Lane – Winchester/Fareham			310m
Railway Station: Hedge End			3.8km
Health Centre: Stokewood Surgery			1.7km
Primary School: Fair Oak Infant and Junior Schools			1.2km
Secondary School: Wyvern College			1km
Shopping Centre / Hypermarket: Fair Oak village centre			1.1km
Designated Open Space: Knowle Hill Park			130m
Community Facilities: Fair Oak Library Fair Oak Village Hall			1.2km 1.4km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	High likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	X
Historic Parks and Gardens	Fair Oak Park adjacent to the north	Biodiversity Opportunity Areas	X
Topography	Gentle slope downwards (south)	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals & Waste Safeguarding	Household waste recycling centre safeguarded site on site access.	Landscape Character Area	Knowle Hill Farmland and Woodland
DELIVERABILITY / DEVELOPABILITY			
Suitability: Now that permission has been granted for residential development on land immediately to the north of this development, given its current use, there would be benefit to be gained from a more visually sensitive use of this site. This could be in the form of implementation of the current employment consent, with or without the additional B1/B8 employment uses currently the subject of a further planning application, or through residential use of the site. There is a likelihood of contamination on the site. In terms of landscape impact, whilst there are some views of the site from land to the east and north, the site is fairly well screened by mature planting on the boundaries. Further consideration should be given to potential ecological impacts on the SINC network and buffers should be provided as appropriate.			
Availability: The agent has indicated that the site could become available for redevelopment within 5 years to 31 st March 2021.			
Achievability: The site has the potential for employment or residential use. Based on current planning application, the assessment has assumed an employment use for the site.			

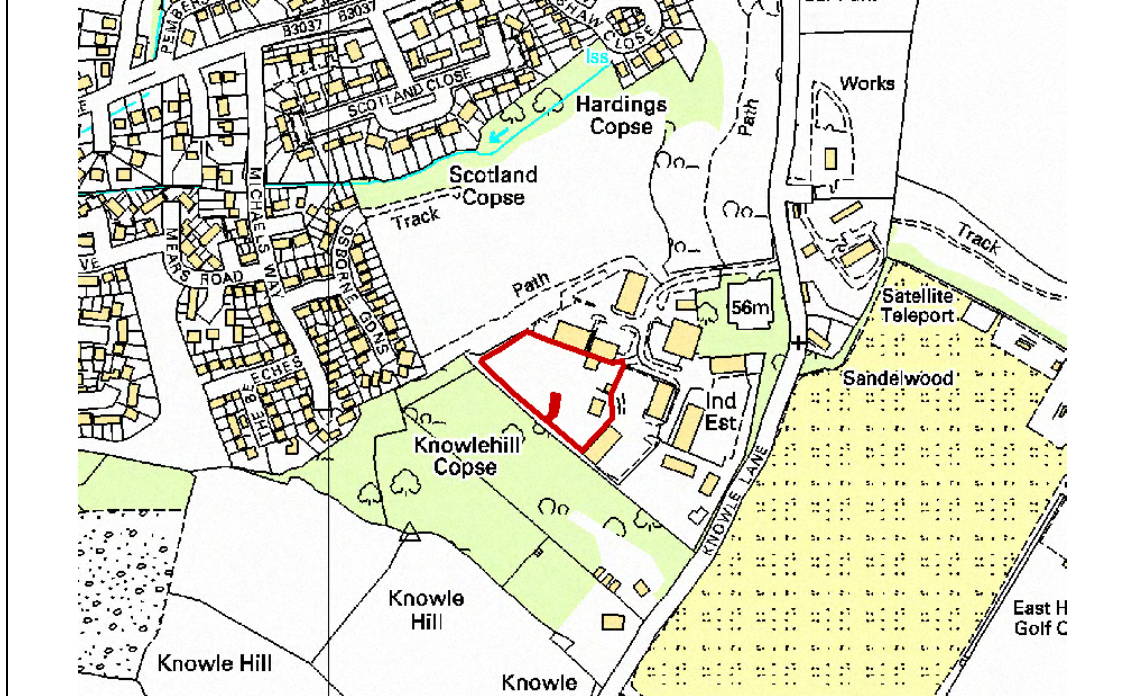
SITE REFERENCE: SLAA-7-12-C	SIZE (ha): 5.0 Net Site Area (ha): 3.0	SOURCE: Chris Pride
ADDRESS: Land at Scotland Close, Fair Oak		PARISH: Fair Oak & Horton Heath
REASON FOR ASSESSING: Site previously submitted for consideration & allocation in adopted Local Plan Review		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site occupies an area to the east of the urban edge of Fair Oak and it comprises overgrown, vacant land that was previously a tip. The area is suburban in character – residential development adjoins the site to the north and west, and an industrial estate is immediately to the south east. The ground slopes significantly from east to west.		
Ownership: Fair Oak Property Ltd		
Planning History: Allocation in Local Plan Review for development subject to a geotechnical study to investigate contamination relating to previous use of the site as a tip.		
Land Uses Investigated: Residential, education, institutional, recreational or employment		
Location: Within urban edge		
Status in Local Plan: Allocated under policy FO3 of the 2011-29 local plan for educational, recreational or institutional development subject to guarantees that contamination can be overcome. Policy 88.H of the adopted local plan included housing in the allocation. A small part of the site is within a safeguarded site as designated in the HCC Minerals and Waste Plan (2013). In addition, part of the site on the northern boundary is safeguarded for soft sand.		
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 existing vehicular access from Osborne Gardens but this would need to be improved if the site was to be developed and the potential for its improvement is limited by its passage through an existing residential estate.			
Rights of Way: 510m to nearest footpath. 2.3km to nearest bridleway.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Mortimers Lane – 69 Winchester/Fareham			210m
Railway Station: Hedge End			3.6km
Health Centre: Stokewood Surgery			1.8km
Primary School: Fair Oak Infant and Junior School			870m
Secondary School: Wyvern College			760m
Shopping Centre / Hypermarket: Fair Oak village centre			810m
Designated Open Space: Knowle Hill Park and Knowle Hill Copse			Adjacent
Community Facilities:			
Fair Oak Library			920m
Fair Oak Village Hall			1.1km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	High likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designation	Within 25m of tributary	Tree Preservation Orders	All trees on the northern boundary
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	None on site but Knowle Lane Open Space SINC is adjacent to the eastern boundary
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes from west to east	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	X
Minerals & Waste Safeguarding	Household waste recycling centre safeguarded site in east and soft sand mineral safeguarding area on northern boundary. (0.25ha)	Landscape Character Area	Knowle Hill Farmland and Woodland
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site accommodates a variety of ecological interests and its soft landscaping has become a prominent feature within the local area. The difficulties relating to access and topography of the site also represent significant constraints on the site. There is still no indication that contamination issues can be overcome despite the long-standing allocation for development. It cannot be considered suitable, despite its location within the urban edge, until it can be proved that the contamination issue can be overcome.			
Availability: The agent previously indicated the site could be available within the medium term.			
Achievability: This site has a number of constraints which cast significant doubt on the achievability of development on it.			

SITE REFERENCE: SLAA-7-13-C	SIZE (ha): 0.7 Net Site Area (ha): 0.63	SOURCE: Council Planning Officers
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ADDRESS: Land at Deer Park Farm Industrial Estate, Fair Oak	PARISH: Fair Oak & Horton Heath
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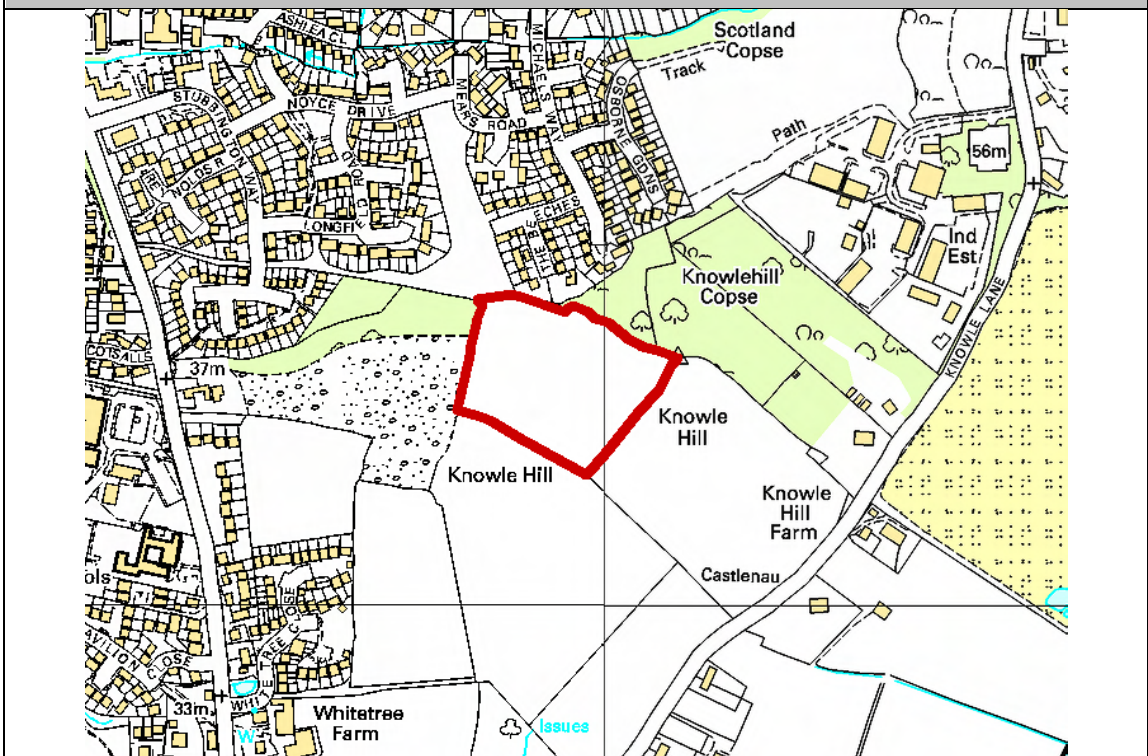
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential



SITE DETAILS	
Site Description & Character of Surrounding Area: The site adjoins Deer Park Farm Industrial Estate and comprises of a dwelling house and curtilage. It is south east of the settlement of Fair Oak, and there is a strong boundary to the south and west created by a block of woodland (Knowlehill Copse). There was formerly a tip immediately north of the site.	
Ownership: Not known	
Planning History: None	
Land Uses Investigated: Employment and residential	
Location: Outside the urban edge	
Status in Local Plan: Allocated as countryside (and not part of the adjacent employment site) within the adopted Local Plan 2001-2011. Allocated as an existing employment use (Policy DM12) in the draft Local Plan 2011-29.	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 1
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment Land: No	
Employment Uses:	
Business Park: 0m ²	
Industrial: 0m ²	
Warehouse: 0m ²	

ACCESSIBILITY			
Access to the Site: There is existing vehicular and pedestrian access from Knowle Lane.			
Rights of Way: 1.2km to nearest footpath. 2.2km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Mortimers Lane – 69 Winchester/Fareham			380m
Railway Station: Hedge End			3.4km
Health Centre: Stokewood Surgery			1.7km
Primary School: Fair Oak Infant and Junior Schools			780m
Secondary School: Wyvern College			690m
Shopping Centre / Hypermarket: Fair Oak village centre			850m
Designated Open Space: Knowle Hill Copse			Adjacent
Community Facilities: Fair Oak Library Fair Oak Village Hall			980m 1.2km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Tip and industrial estate adjacent to the site
Conservation Area	X	Listed Building	X
Contamination	High likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	Blanket Tree Preservation Order on southern tip of site
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	X
Minerals & Waste Safeguarding	Within 10m of household waste recycling centre safeguarded site	Landscape Character Area	Knowle Hill Farmland and Woodland
DELIVERABILITY / DEVELOPABILITY			
Suitability: While the site is nominally within an area of existing employment use and adjacent to an existing industrial estate, it is actually the garden / curtilage of a residential property. Being within the urban edge redevelopment would be in accordance with Government policy. The boundary of trees to the south of the site would provide a natural boundary to the industrial park.			
Availability: The availability of the site is unknown.			
Achievability: The site is predominantly greenfield and it is unlikely that there will be any significant abnormal development costs. The site could be developed for either employment or residential use. However, given that there is no indication that it is available for redevelopment, it must be considered unachievable at this time.			

SITE REFERENCE: SLAA-7-14-C	SIZE (ha): 2.3 Net site area (ha): 1.5	SOURCE: Council Planning Officers
ADDRESS: Land west of Knowle Lane & east of Botley Road, Fair Oak		PARISH: Fair Oak & Horton Heath
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		



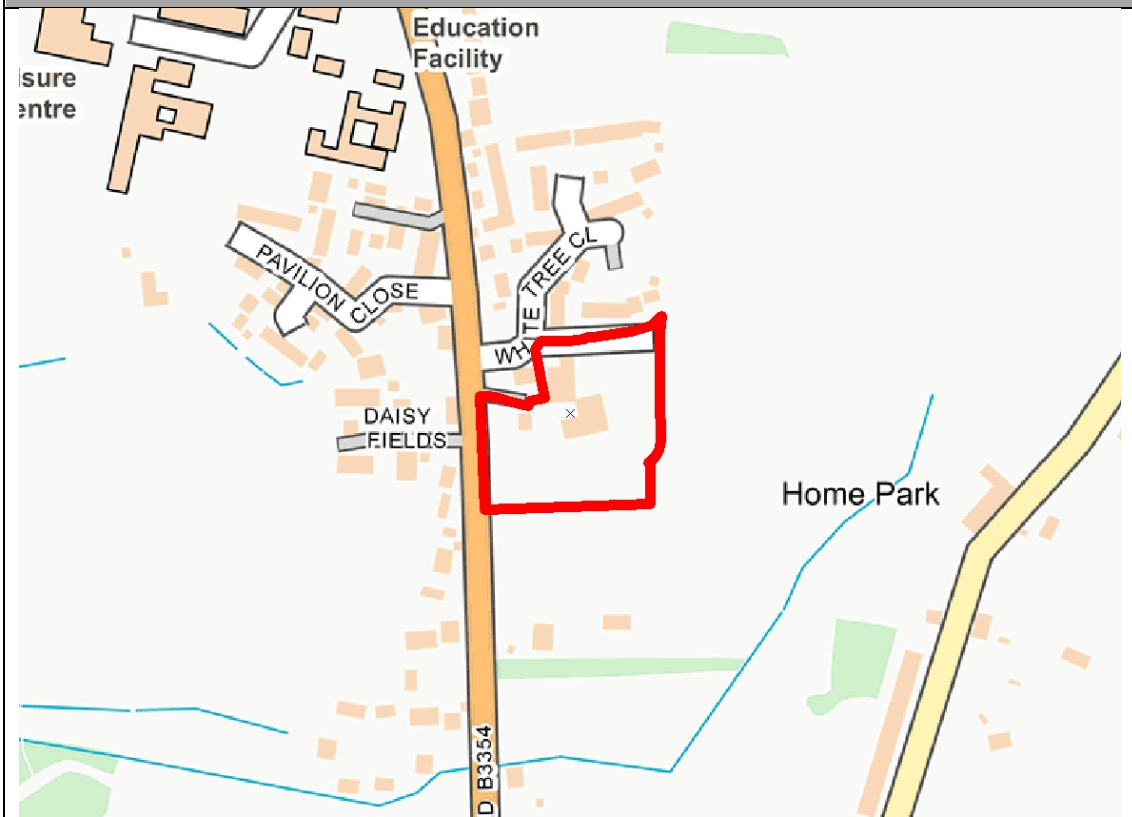
SITE DETAILS	
Site Description & Character of Surrounding Area: This site forms part of a larger area at 'Whitetree Farm' which was allocated for public open space (with some enabling development on the Botley Road frontage) under Policy 78.H of the adopted local plan. This allocation was implemented and the site is allocated as public open space in the draft 2011-29 local plan. The site is located to the south of Fair Oak, and adjoins the Local Plan Review defined urban edge on part of the northern boundary. There is a strong boundary to the north east created by a block of woodland which is also a designated SINC and TPO area (Knowlehill Copse). Residential development lies to the north, and informal open space surround the site to the south, east, and west. The site forms part of the local gap that separates Fair Oak from Horton Heath.	
Ownership: Fair Oak and Horton Heath Parish Council	
Planning History: Application for 22 dwellings (refs: Z/26045/000/00 and Z/26045/001/00) refused 1982. 45 dwellings approved in 2003 (Z/40514/000/00). Outline application for cemetery (Z/40514/110/00) approved in 2003 and change of use from agriculture to open space also approved in 2003 (Z/40514/002/00).	
Land Uses Investigated: Residential	
Location: Outside the Urban Edge	
Status in the Local Plan: See site description above. In the adopted Local Plan and draft Local Plan this site is located within the Countryside and Local Gap. 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 is at present only accessible via foot from Knowle Lane or Botley Road. Access would only be feasible if the broader area was developed which would enable access to the site.			
Rights of Way: 350m to nearest footpath. 1.6km to nearest bridleway			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Botley Road. Services X9, Bishops Waltham to Eastleigh via Swanmore and Hedge End; and X15, Hamble to Eastleigh via Netley, Hedge End, Botley and Fair Oak.	380m		
Railway Station: Hedge End	3.23km		
Health Centre: Stokewood Surgery	1.48km		
Primary School: Fair Oak Junior Schools	550m		
Secondary School: Wyvern College	465m		
Shopping Centre / Hypermarket: Fair Oak village centre	655m		
Designated Open Space: Knowlehill Copse	Onsite and adjacent		
Community Facilities: Fair Oak Library	640m		
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	High likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	One Tree Preservation Order (TPO) within the site, and blanket TPO on northern border and small area of south western site border
Flood Risk	Low (site is within Flood Zone 1)	Nature Conservation Designations	None on site but Knowlehill Copse SINC is immediately north of the site.
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slope downwards (southwards). Elevated	Other	Local gap
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Knowle Park
Minerals & Waste Safeguarding	Whole site within a soft sand mineral safeguarding area	Landscape Character Area	Knowle Hill Farmland and Woodland
DELIVERABILITY / DEVELOPABILITY			
Suitability: Any development in this location would require a change to the Fair Oak Settlement Boundary to incorporate the site. The site is adjacent to a former landfill and has potential contaminated land issues. The site was specifically created as informal open space in view of a deficit in the Fair Oak / Horton Heath area. Any development would therefore be required to make alternative provision of at least equivalent value. There are also visual impact considerations on this site with it being visible from a wide variety of viewpoints. Only pedestrian access to the site exists at present. There are therefore significant doubts about the suitability of the site.			
Availability: The Parish Council have indicated that the site is not available for development as it was specifically transferred to their ownership for open space provision.			
Achievability: The site is greenfield, and achievability is likely to be constrained by access, contaminated land issues and topography. Given that there is no intention to develop the site it is concluded that there is no reasonable prospect of development within the plan period.			

SITE REFERENCE: SLAA-7-15-C	SIZE (ha): 1.17 Net site area (ha): 0.94	SOURCE: Fair Oak Parish Council
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ADDRESS: White Tree Farm (within urban edge)	PARISH: Fair Oak and Horton Heath
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REASON FOR ASSESSING: Identified as a potential site for the relocation of parish council offices.



SITE DETAILS

Site Description & Character of Surrounding Area: The site adjoins the urban edge of Fair Oak to the north and west and currently accommodates fairly dilapidated agricultural buildings associated with the former farm holding of Whitetree farm. To the south of the site is open countryside that forms part of the strategic gap between Fair Oak and Horton Heath, currently this area is made up largely of public open space.

Ownership: Mr Gosney

Planning History: Planning permission was granted for new parish office and residential development on the site in May 2016 (F/15/77211)

Land Uses Investigated: Employment, parish offices, residential

Location: Partially within the urban edge

Status in Local Plan: Allocated as part of a wider area of proposed housing in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The majority of the site is also located within the countryside and local gap. The southeast of the site is safeguarded for soft sand in the HCC Minerals and Waste Plan (2013).

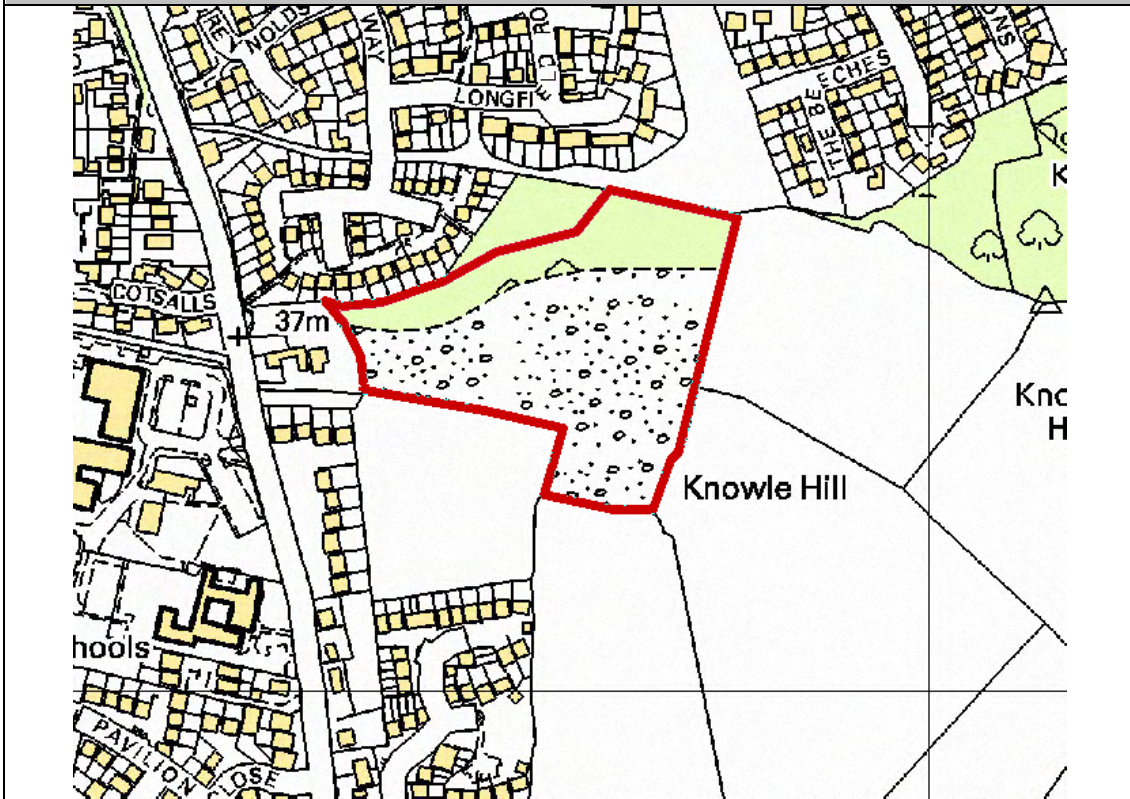
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: Within next 5 years	Net Residential Yield: 17 (based on consent)
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: Existing access is available via Botley Road. A new access from White Tree Close may be feasible			
Rights of Way: Footpath within site boundary, 1.8km to nearest bridleway			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Daisy Fields/Botley Road. Services X9, Bishops Waltham to Eastleigh via Swanmore and Hedge End; and X15, Hamble to Eastleigh via Netley, Hedge End, Botley and Fair Oak.			70m
Railway Station: Hedge End			2.85km
Health Centre: Stokewood Surgery			1.39km
Primary School: Fair Oak Junior Schools			330m
Secondary School: Wyvern College			360m
Shopping Centre / Hypermarket: Fair Oak village centre			790m
Designated Open Space: Land to east and south of site			60m
Community Facilities: St Thomas' Church			810m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Likely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	One tree in centre
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes west to east	Landscape Character Area	Knowle Hill Farmland and Woodland
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Knowle Park
Minerals and Waste Safeguarding	Soft sand mineral safeguarding area in southeast	Other	Local gap
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site was granted planning permission in May 2016 and is therefore considered suitable for residential development and Parish offices.			
Availability: The site is being promoted for development and is therefore considered to be available.			
Achievability: The site is considered achievable for the reasons outlined above.			

SITE REFERENCE: SLAA-7-16-C	SIZE (ha): 2.8 Net site Area (ha) 1.8	SOURCE: Zion Projects
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ADDRESS: Sunnybank Farm, Fair Oak	PARISH: Fair Oak & Horton Heath
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REASON FOR ASSESSING: Site previously submitted for consideration



SITE DETAILS

Site Description & Character of Surrounding Area: This site occupies an area to the south of Fair Oak, east of Botley Road. It forms part of the gap separating Fair Oak from Horton Heath, however there is frontage development along Botley Road. The site was formerly a sand and gravel pit, and is now vacant with overgrown vegetation. The open site slopes downwards from east to west and residential development wraps around the north and west of the site. Fields adjoin the site to the south and east.

Ownership: Lloyds Bank Plc as trustees for the estate of Stanley Boyes (Deceased)

Planning History: Pre-application enquiries for use of the site for community uses. Planning application (ref: F/10/67881) for a nursing home on the west of the site withdrawn in November 2010.

Land Uses Investigated: The agent has suggested that the site is considered for a centre for wellbeing. D1 (Non-residential institution), D2 (assembly and leisure) or sui generis (i.e. community clubs) uses are considered on the site.

Location: Outside 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. In the draft Local Plan, the site is surrounded by an "existing open space and recreation" designation reflecting the earlier plan allocation.

Site Potential:
Density (dph): 30
Timescale: 10-15 years
Loss of Employment Land: No
Existing Dwellings on Site: 0
Net Residential Yield: N/a

Employment Use:
 Leisure Club

ACCESSIBILITY			
Access to the Site: Access to the site is at present via footpath from Botley Road which runs through the site. Development would require a new access from Botley Road. The agent has specified that an access road is achievable from the northern boundary.			
Rights of Way – 100m to nearest footpath. 1.7km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Botley Road. Services X9, Bishops Waltham to Eastleigh via Swanmore and Hedge End; and X15, Hamble to Eastleigh via Netley, Hedge End, Botley and Fair Oak.			260m
Railway Station: Hedge End			3.25km
Health Centre: Stokewood Surgery			1.32
Primary School: Fair Oak Junior Schools			400m
Secondary School: Wyvern Technology College			300m
Shopping Centre / Hypermarket: Fair Oak village centre			525m
Designated Open Space: Knowlehill Copse			79m
Community Facilities: St Thomas' Church			514m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	High likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	All trees at the southern tip of the site
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Ground slopes west to east	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Knowle Park
Minerals & Waste Safeguarding	Adjoins soft sand mineral safeguarding area	Landscape Character Area	Knowle Hill Farmland and Woodland
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is a former landfill and studies will need to demonstrate that the land is suitable for development in this regard. The site is also visually prominent in the landscape. As such, there are some doubts about the suitability of the site. There are also access constraints dependent on the scale and detail of scheme. It will also be important to ensure that any proposed community use on this site does not undermine the existing level of facilities and services within the area and would contribute towards sustainable development.			
Availability: The agent previously advised the site would be available for development within the short term. Following discussions with the interested party on this site, there is some doubt as to whether such a timescale is realistic.			
Achievability: There are a number of potentially abnormal costs associated with the development of this site. The development would be dependent on external funding however there is an active interest in this site by the local community. It implications of the previous landfill use would need to be understood before it could be determined that development on this site is achievable.			

SITE REFERENCE: SLAA-7-17-C	SIZE (ha): 3.1 Net site area (ha): 2.0	SOURCE: Council Planning Officers
ADDRESS: Land north & east of Whitetree Farm, off White Tree Close, Fair Oak		PARISH: Fair Oak & Horton Heath
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: This site occupies an area to the south of Fair Oak, east of Botley Road and adjoins the urban edge on the western boundary. The site forms part of the Knowle Hill Farmland and Woodland Character Assessment Area. It is bordered by residential development to the west and south, and informal open space to the east and north. There is planting and tree cover on the northern, and part of the eastern, site boundaries. The site is within the defined local gap and is public open space separating Fair Oak from Horton Heath.</p>		
Ownership: Not known		
<p>Planning History:</p> <ul style="list-style-type: none"> • Z/31300/000/00: outline application for residential development and playing field withdrawn 1989. • Z/31300/001/00: outline application for 105 dwellings and playing field refused 1991. • Z/40514/000/00: full application for 45 dwellings on land to south of site permitted in July 2005. Legal agreement signed which conveyed land, including this site, for use as an urban park. 		
Land Uses Investigated: Residential, open space, and community uses		
Location: Outside but adjacent to the Urban Edge		
<p>Status in the Local Plan: In the adopted Local Plan and draft Local Plan this site is located within the Countryside and Local Gap. However the adopted Local Plan also shows that this site and the surrounding areas to the west, south and east are proposed for housing. The majority of the site is safeguarded for soft sand in the HCC Minerals and Waste Plan (2013).</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: Access to the site is from White Tree Close. Development would require improved access from Botley Road.			
Rights of Way: 100m to nearest footpath. 1.6km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Botley Road. Services X9, Bishops Waltham to Eastleigh via Swanmore and Hedge End; and X15, Hamble to Eastleigh via Netley, Hedge End, Botley and Fair Oak.			210m
Railway Station: Hedge End			3.06km
Health Centre: Stokewood Surgery			1.4km
Primary School: Fair Oak Junior schools			375m
Secondary School: Wyvern Technology College			325m
Shopping Centre / Hypermarket: Fair Oak village centre			670m
Designated Open Space: White Tree Close recreation ground			140m
Community Facilities: Wyvern Technology College			325m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	High likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	Three on the northern boundary
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	Local gap
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Knowle Park
Minerals & Waste Safeguarding	Majority of site within a soft sand mineral safeguarding area (approximately 2.6ha)	Land Character Area	Knowle Hill Farmland and Woodland
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is in informal recreation use with access from White Tree Close and a car park for the facility immediately to the south-west of the site. It was created as open space after a deficit in the area was identified and the site allocated in Policy 78.H of the adopted local plan. Any development would, therefore, have to make alternative provision of at least equivalent amenity value. The site is likely to have been contaminated from previous use which will need to be investigated. The north western part of the site may be physically capable of being developed and assimilated within the urban edge of Fair Oak, subject to suitable highway access being identified.			
Availability: Not known			
Achievability: Potential contaminated land issues and loss of open space (which may be protected by legal covenant) suggest there is some doubt about the achievability of development on this site. As its availability is not known it is considered that there is no reasonable prospect of developing this site within the plan period.			

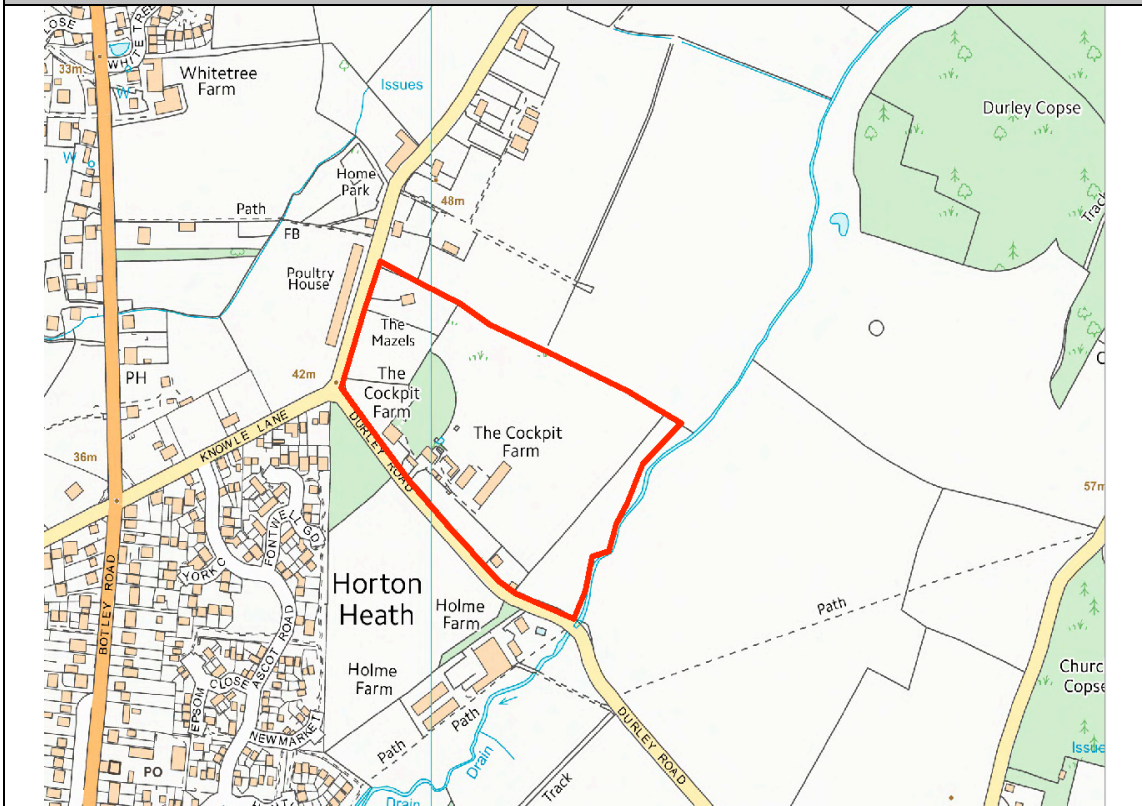
SITE REFERENCE: SLAA-7-18-C	SIZE (ha): 4.6 Net Site Area (ha): 2.76	SOURCE: Council Planning Officers						
ADDRESS: Land East of Botley Road and South of White Tree Close, Fair Oak		PARISH: Fair Oak & Horton Heath						
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential								
SITE DETAILS								
<p>Site Description & Character of Surrounding Area: The site lies adjacent to the urban edge of Fair Oak. The site forms part of the countryside gap separating Fair Oak and Horton Heath, albeit that there is sporadic ribbon development along Botley Road. The site is public open space consisting of a play area, informal open space, skate park and parking for the recreation facilities. There is planting and tree cover on the southern boundary. A footpath runs across the site. There is a large residential property in the middle of the site with access from Botley Road.</p>								
<p>Ownership: Fair Oak and Horton Heath Parish Council</p>								
<p>Planning History: Application (ref: Z/31300/001/00) refused for 105 dwellings, playing fields and associated changing rooms and car parking. Site part of area covered by former Local Plan Review policy 78.H White Tree Farm. The square parcel of land beyond the north-west corner of the site was allocated for between 15 and 20 dwellings and a new parish office under Policy FO4 of the draft Local Plan 2011-29. This was granted permission for 17 dwellings and new parish office in May 2016 (F/15/77211).</p>								
<p>Land Uses Investigated: Residential</p>								
<p>Location: Outside but adjacent to the urban edge</p>								
<p>Status in Local Plan: Designated as countryside and within the local gap within the adopted Local Plan 2001-2011. Part of a wider area allocated for proposed housing and mixed uses, to be developed in accordance with a development brief approved by the Council. The site is designated as countryside and within the countryside gap in the draft Local Plan 2011-2029. In addition, the northern section of the site is allocated as open space. The north of the site is safeguarded for soft sand in the HCC Minerals and Waste Plan (2013).</p>								
<p>Site Potential:</p> <table border="0"> <tr> <td>Density (dph): 30</td> <td>Existing Dwellings on Site: 1</td> </tr> <tr> <td>Timescale: Unlikely in plan period</td> <td>Net Site Yield: 0</td> </tr> <tr> <td>Loss of Employment Land: No</td> <td></td> </tr> </table>			Density (dph): 30	Existing Dwellings on Site: 1	Timescale: Unlikely in plan period	Net Site Yield: 0	Loss of Employment Land: No	
Density (dph): 30	Existing Dwellings on Site: 1							
Timescale: Unlikely in plan period	Net Site Yield: 0							
Loss of Employment Land: No								

ACCESSIBILITY			
Access to the Site: Existing access is via a path from Botley Road. Development would be likely to require a new access onto Botley Road.			
Rights of Way: Footpath within site boundary. 1.8km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Botley Road. Services X9, Bishops Waltham to Eastleigh via Swanmore and Hedge End; and X15, Hamble to Eastleigh via Netley, Hedge End, Botley and Fair Oak.			124m
Railway Station: Hedge End			2.79km
Health Centre: Stokewood Surgery			1.48km
Primary School: Fair Oak Junior Schools			420m
Secondary School: Wyvern Technology College			450m
Shopping Centre / Hypermarket: Fair Oak village centre			880m
Designated Open Space: Within site			within site
Community Facilities: Wyvern Technology College			450m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	High likelihood on northern part of site	Archaeological Sites	X
Proximity to International Nature Conservation Designations	South and south eastern boundary is within 25m of tributary	Tree Preservation Orders	One on tree in the centre of the site
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slope downwards (southwards)	Other	Settlement gap
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Knowle Park
Minerals & Waste Safeguarding	Soft sand mineral safeguarding area	Landscape Character Area	Knowle Hill Farmland and Woodland
DELIVERABILITY / DEVELOPABILITY			
Suitability: Although the site immediately adjoins the urban edge it forms part of a particularly vulnerable gap between Fair Oak and Horton Heath, which is extremely narrow in this vicinity. The land is informal open space and was specifically created and vested in the parish council for this use. As such the loss of this should be resisted unless it can be suitably replaced. There may also be contaminated land issues on this site as it adjoins a former sand and gravel pit. Taking the above into account, it is difficult to envisage how the development of this site could contribute towards sustainable development in Fair Oak.			
Availability: The availability of the site is not known.			
Achievability: Given that the site was specifically created for informal open space use and that it's availability for development is unknown, development cannot be demonstrated to be achievable.			

SITE REFERENCE: SLAA-7-19-C	SIZE (ha): 3.12 Net Site Area (ha): 2.03	SOURCE: Dreweatt Neate
ADDRESS: Land south of Yew Tree Cottage, Knowle Lane		PARISH: Fair Oak & Horton Heath
REASON FOR ASSESSING: Previously submitted for consideration		
SITE DETAILS		
Site Description & Character of Surrounding Area: This site occupies an area to the north of Horton Heath, and lies west of Knowle Lane. It is an open site that is slightly elevated, with long distance views from the west towards Eastleigh. The site immediately adjoins the settlement on the northern boundary. The site is in use for grazing, although there are buildings on the eastern boundary including a long poultry shed and a residential dwelling.		
Ownership: J. Cheke		
Planning History: None		
Land Uses Investigated: Residential		
Location: Outside the urban edge		
Status in Local Plan: Identified as countryside and settlement gap in both the adopted Local Plan 2001-2011 and the draft Local Plan 2011-29.		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 1	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is achievable from Knowle Lane.			
Rights of Way – Footpath within site boundary. 2km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Botley Road. Services X9, Bishops Waltham to Eastleigh via Swanmore and Hedge End; and X15, Hamble to Eastleigh via Netley, Hedge End, Botley and Fair Oak.			320m
Railway Station: Hedge End			2.67km
Health Centre: Stokewood Surgery			1.64km
Primary School: Fair Oak Junior Schools			590m
Secondary School: Wyvern Technology College			610m
Shopping Centre / Hypermarket: Fair Oak village centre			1.04km
Designated Open Space: White Tree Close recreation ground			88m
Community Facilities: Wyvern Technology College			610m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Low likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	North western boundary within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes (downwards) south to north	Landscape Character Area	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals & Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: Knowle Lane provides a well-defined northern edge to Horton Heath, and the development of this site would almost completely erode the undeveloped gap separating Horton Heath from Fair Oak. Development would only be suitable if the concept of retaining a gap between Fair Oak and Horton Heath was abandoned and development was to be brought forward on a comprehensive basis on the whole of the gap. In addition, the elevated position of the site and the generally open existing landscape character would mean that development would have a significant detrimental landscape impact.			
Availability: The agent previously indicated the site could come forward within the short-term.			
Achievability: The site is a greenfield use and there are no known abnormal costs associated with the development of the site. However, it is unlikely to be achievable without a significant change in council policy towards settlement gaps and it is therefore concluded that this site is unlikely to be developed within the plan period.			

SITE REFERENCE: SLAA-7-20-C	SIZE (ha): 7.7 Net Site Area (ha): 4.24	SOURCE: Agent representing land owners
ADDRESS: Cockpit Farm, Durley Road, Horton Heath		PARISH: Fair Oak & Horton Heath
REASON FOR ASSESSING: Submitted for consideration in 2015		



SITE DETAILS	
Site Description & Character of Surrounding Area: This site occupies an area to the north east of Horton Heath and to the north of Durley Road. With the exception of the farm house and outbuildings, other residential properties fronting Durley Road and The Mazels, the land is open with mature planting on the boundaries. A water course runs down the eastern boundary beyond which lies the East Horton Golf Course and the borough boundary. The site is detached from the existing urban edge and is in agricultural use.	
Ownership: J. Cheke and others	
Planning History: Outline application for residential development for up to 4no. dwellings with access from Knowle Lane (access only, all other matters reserved) on the north-west of the site refused April 2017 (ref O/17/79795).	
Land Uses Investigated: Residential	
Location: Outside urban edge	
Status in Local Plan: The site is designated as countryside within the adopted Local Plan 2001-2011 and the draft Local Plan 2011-2029.	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 3
Timescale: 6-10 years	Net Residential Yield: 124
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is achievable from Cockpit Farm.			
Rights of Way – 160m to nearest footpath. 3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Botley Road. Services X9, Bishops Waltham to Eastleigh via Swanmore and Hedge End; and X15, Hamble to Eastleigh via Netley, Hedge End, Botley and Fair Oak.			435m
Railway Station: Hedge End			2.5km
Health Centre: Stokewood Surgery			1.89km
Primary School: Fair Oak Junior Schools			840m
Secondary School: Wyvern Technology College			930m
Shopping Centre / Hypermarket: Fair Oak village centre			1.28km
Designated Open Space: White Tree Close recreation ground			360m
Community Facilities: Horton Heath Village Hall			840m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	Cockpit house is Grade II listed
Contamination	Medium likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	The south-eastern boundary is within 25m of a tributary	Tree Preservation Orders	X
Flood Risk	Low (site within Flood Zone 1). There is a medium to high risk of flooding on the south-eastern boundary (this part of the site is within Flood Zones 2 and 3)	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes (downwards) north to south	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Chalcroft, Knowle Park
Minerals & Waste Safeguarding	X	Landscape Character Area	Knowle Hill Farmland and Woodland
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is relatively well screened through landscape planting but is also visually separated from the settlement of Horton Heath by the planting and existing roads. As such there may be some difficulties integrating development within the existing settlement. Although not forming part of the settlement gap between Fair Oak and Horton Heath, the Knowle Lane boundary abuts the gap boundary. Development in this location would reduce the perception of separation of the two settlements and might only be suitable if the concept of this gap was to be abandoned and there was larger scale development in this area that sought to fully incorporate this and adjoining land into one or other of the settlements. Accessibility to local services and facilities is not ideal.			
Availability: The agent previously indicated the site could come forward within the short term.			
Achievability: The site is greenfield land and there are unlikely to be any significant costs associated with this.			

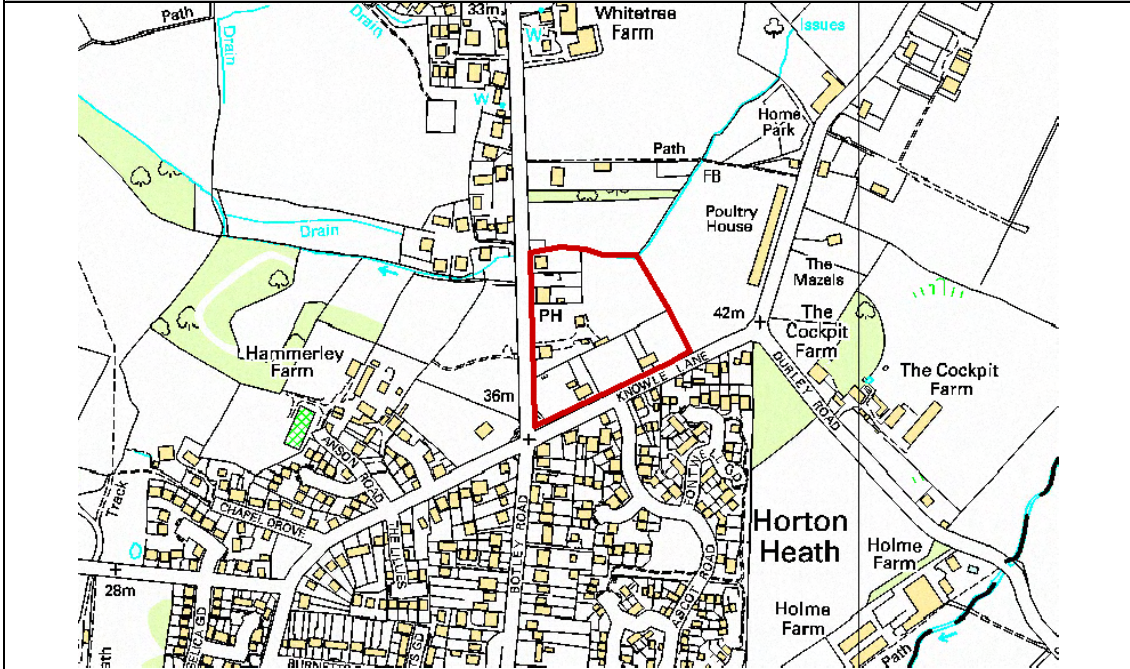
SITE REFERENCE: SLAA-7-21-C	SIZE (ha): 4.15 Net Site Area (ha) 2.70	SOURCE: Foreman Homes
ADDRESS: Land west of Durley Road, Horton Heath		PARISH: Fair Oak & Horton Heath
REASON FOR ASSESSING: Submitted for consideration in 2016		
SITE DETAILS		
Site Description & Character of Surrounding Area: This site occupies an area to the north east of Horton Heath, and lies west of Durley Road. The land is open, but enclosed on the western, north-eastern and southern boundaries with mature planting. The site immediately adjoins the settlement on the western boundary. The northern most part of the site is defined by mature vegetation. The site is in use for grazing.		
Ownership: John Checke		
Planning History: None		
Land Uses Investigated: Residential, community and open space		
Location: Outside but adjacent to the urban edge (western boundary)		
Status in Local Plan: Countryside		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 0	
Timescale: Within next 5 years	Net Residential Yield: 81	
Loss of Employment: No		

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is available from Holme Farm. There is also pedestrian access from Newmarket Close, and a new access point may be achievable from here if the site was developed.			
Rights of Way – 165m to nearest footpath. 3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Botley Road. Services X9, Bishops Waltham to Eastleigh via Swanmore and Hedge End; X10, Southampton to Waltham Chase; and X15, Hamble to Eastleigh via Netley, Hedge End, Botley and Fair Oak.			325m
Railway Station: Hedge End			2.34km
Health Centre: Stokewood Surgery			1.93km
Primary School: Fair Oak Junior Schools			900m
Secondary School: Wyvern Technology College			950m
Shopping Centre / Hypermarket: Fair Oak village centre			1.38km
Designated Open Space: White Tree close recreation ground			415m
Community Facilities: Horton Heath Village Hall			640m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	The Cockpit (Grade II) within 50m of north-east of site
Contamination	Low Likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	Small belt along centre of the west boundary.
Flood Risk	Low (Flood Zone 1)	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes (downwards) north to south	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Chalcroft
Minerals & Waste Safeguarding	X	Landscape Character Area	Knowle Hill Farmland and Woodland
DELIVERABILITY / DEVELOPABILITY			
Suitability: Durley Road provides a firm edge for the settlement and this site is an obvious candidate for a modest extension to Horton Heath that would not compromise gap or landscape or other important considerations, particularly given the presence of the large buildings associated with Holme Farm beyond the south-eastern boundary of the site. The site is relatively well screened through landscape planting, particularly so from the existing settlement. Accessibility to local services and facilities is not ideal. The site would require a change in planning policy in respect of its designation as countryside. Further consideration should be given to potential ecological impacts on the Chalcroft PBL and a natural habitat corridor provided.			
Availability: The developer has indicated the site could become available for development within 5 years to 31 st March 2021.			
Achievability: Setting aside the current countryside designation, the site would be suitable for residential development.			

SITE REFERENCE: SLAA-7-22-C	SIZE (ha): 2.3 Net Site Area (ha): 1.5	SOURCE: Hampshire County Council
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ADDRESS: Land east of Botley Road & North of Knowle Lane, Horton Heath	PARISH: Fair Oak & Horton Heath
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REASON FOR ASSESSING: Submitted for consideration



SITE DETAILS

Site Description & Character of Surrounding Area: This site occupies an area to the north of the urban edge of Horton Heath, east of Botley Road. It forms part of the gap separating Horton Heath and Fair Oak, although there is ribbon development along Botley Road along much of the gap. The site has a variety of uses including public house, residential, a farm shop, storage/workshop buildings and grassland. There are hedgerows on parts of the western site boundary, and sporadic tree cover across the site.

Ownership: Multiple land owners including HCC

Planning History: Various associated with current uses

Land Uses Investigated: Hampshire County Council suggest that residential is considered on the site.

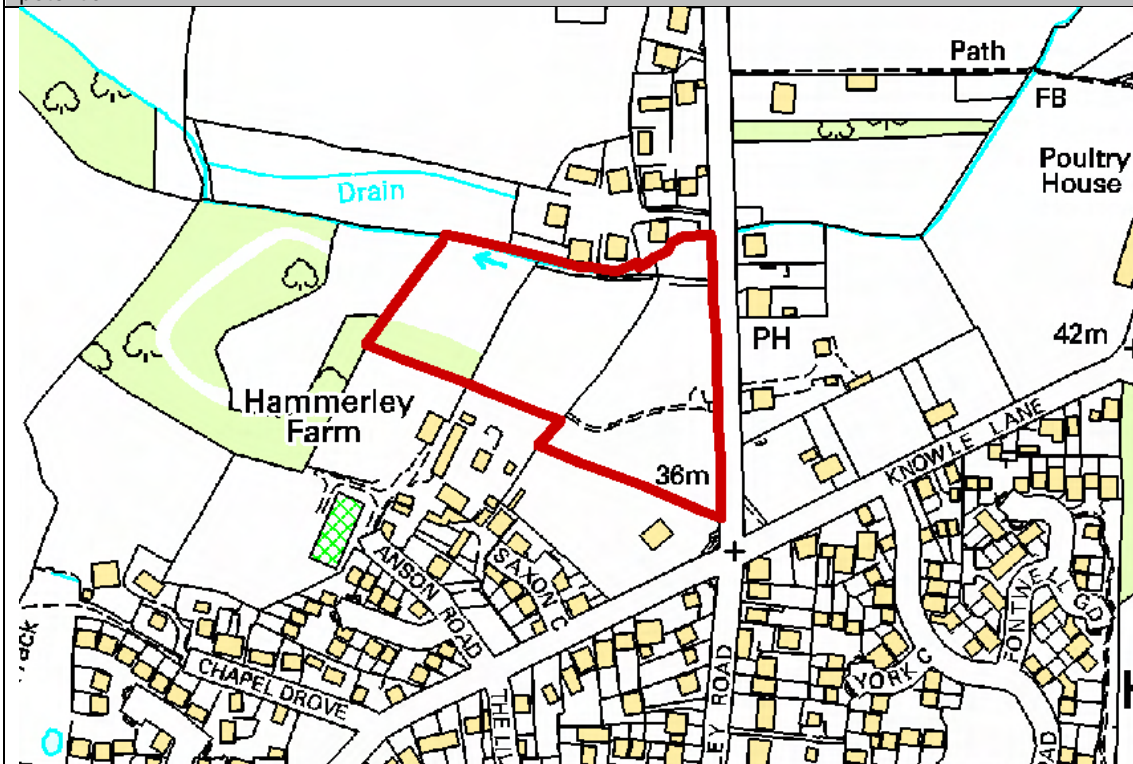
Location: Outside the urban edge

Status in Local Plan: Site is designated as countryside and is located within the local gap within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029.

Site Potential:
Density (dph): 30
Timescale: Unlikely in plan period
Loss of Employment Land: Public house & farm shop
Existing Dwellings on Site: 6 & 1 pub
Net Residential Yield: 0

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is available from Botley Road and Knowle Lane. Development would require access improvements.			
Rights of Way – 100m to nearest footpath. 2km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Botley Road. Services X9, Bishops Waltham to Eastleigh via Swanmore and Hedge End; and X15, Hamble to Eastleigh via Netley, Hedge End, Botley and Fair Oak.			115m
Railway Station: Hedge End			2.54km
Health Centre: Stokewood Surgery			1.6km
Primary School: Fair Oak Junior Schools			590m
Secondary School: Wyvern Technology College			650km
Shopping Centre / Hypermarket: Fair Oak Village Centre			1.10km
Designated Open Space: Public Open Space west of Botley Road, Horton Heath			85m
Community Facilities: Horton Heath Village Hall			730m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Northern boundary within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	The land slopes downwards from north to south	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Knowle Park, Wyvern
Minerals & Waste Safeguarding	X	Landscape Character Area	Knowle Hill Farmland and Woodland
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site already accommodates a number of buildings, albeit at relatively low intensity and contributing towards the semi-rural character of the area. This area forms part of a settlement gap between Fair Oak and Horton Heath, which is already extremely narrow and vulnerable. Any further development/redevelopment of this area would involve the complete erosion of this gap. It would also compromise the well-defined urban edge of Horton Heath. More intensive development on the site would only be suitable if the concept of retaining a gap between Fair Oak and Horton Heath was abandoned and development was to be brought forward on a comprehensive basis on the whole of the gap.			
Availability: Hampshire County Council previously indicated that the elements of the site within their ownership could be available within the short term. The availability of the rest of the site is currently unknown.			
Achievability: The site would require a significant change in council policy towards settlement gaps for more intensive development on the site. As a result of the uncertainty regarding the availability of the site, it is considered that there is no reasonable prospect of the site coming forward within the plan period.			

SITE REFERENCE: SLAA-7-23-C	SIZE (ha): 2.3 Net site area (ha): 1.5	SOURCE: Council Planning Officers
ADDRESS: Land north of Burnetts Lane and west of Botley Road, Horton Heath		PARISH: Fair Oak & Horton Heath
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		



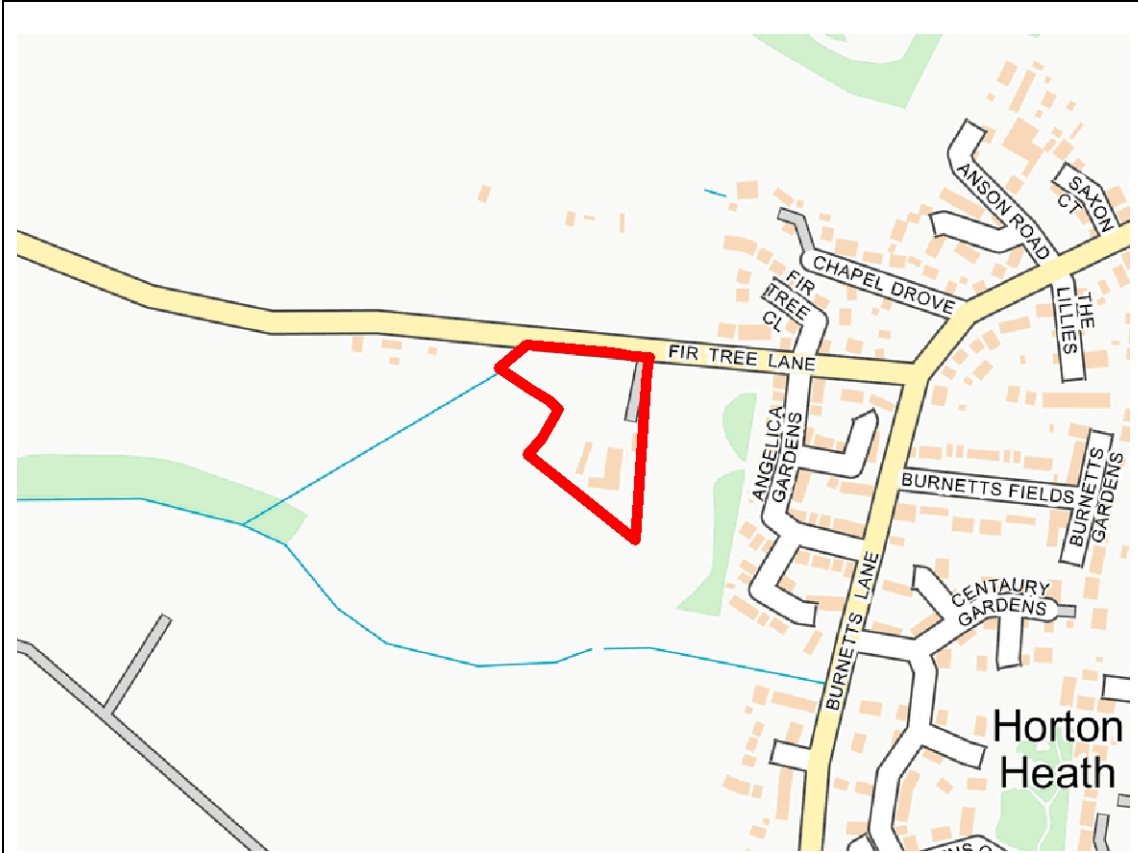
SITE DETAILS	
Site Description & Character of Surrounding Area: This site occupies an area to the north of Horton Heath, west of Botley Road. The land is punctuated by field boundaries, and a public footpath runs through the site. There is tree cover on the field boundaries. The site is within the gap separating Horton Heath from Fair Oak; albeit that there is frontage development on Botley Road throughout the gap. The site is currently designated public open space.	
Ownership: Fair Oak and Horton Heath Parish Council	
Planning History: Outline application (ref: 16934) for residential development refused 1976. A planning application has received a resolution to permit residential development (67 dwellings) on land to the south-west of Hammerley Farm (F/15/77500). A pre-application enquiry has been received proposing residential development on Hammerley Farm itself (Q/16/78845) immediately to the south-west of the site.	
Land Uses Investigated: Residential	
Location: Adjacent to the Urban Edge	
Status in the Local Plan: Site is located within the Countryside and Local Gap between Horton Heath and Fair Oak, and an existing Open Space as designated in both the adopted Local Plan and draft Local Plan. Hammerley Farm, immediately to the south-west of the site is allocated for employment use under Policy FO5 of the draft 2011-29 local plan.	
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: Existing vehicular and pedestrian access is available from Botley Road. Development would require access improvements.			
Rights of Way: 172m to nearest footpath. 2.6km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Botley Road – X9 Eastleigh/Bishop's Waltham, X15 Eastleigh/Hamble (weekdays only)			Adjacent
Railway Station: Hedge End			2.6km
Health Centre: Stokewood Surgery			1.4km
Primary School: Fair Oak Infant and Junior Schools			480m
Secondary School: Wyvern			590m
Shopping Centre / Hypermarket: Fair Oak village centre			1.1km
Designated Open Space: Lapstone Farm Wildlife Site within site			0m
Community Facilities: Horton Heath Community Centre			740m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood on western edge of site	Archaeological Sites	X
Proximity to International Nature Conservation Designation	Northern boundary within 25m of tributary	Tree Preservation Orders	Small line along the north boundary of the site
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Undulating and slopes northwards	Other	Local gap
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Knowle Park, Wildern, Wyvern
Minerals & Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: This site is located within the Countryside and Local Gap; any development would therefore require a change to the Horton Heath Settlement Boundary to incorporate the site. At present the site forms part of an area of designated open space and would need to be re-provided elsewhere if the site was to be developed. The site also contributes towards the visual separation of Horton Heath and Fair Oak and development on this site would lead to a significant erosion of this gap.			
Availability: The Parish Council has indicated that the site is not available for development.			
Achievability: The site is a greenfield and there are no significant constraints associated with development, however given the lack of suitable alternative open space sites and that fact that the site is not available, it is considered that there is no reasonable prospect of developing this site within the plan period.			

SITE REFERENCE: SLAA-7-24-C	SIZE (ha): 1.1 Net site area (ha): 0.8	SOURCE: Foreman Homes						
ADDRESS: Hammerley Farm, Anson Road, Horton Heath		PARISH: Fair Oak & Horton Heath						
REASON FOR ASSESSING: Submitted for consideration in 2016								
SITE DETAILS								
<p>Site Description & Character of Surrounding Area: This site occupies an area to the north of the settlement of Horton Heath, west of Burnetts Lane. There is mature tree cover on the site boundaries. The north-western part of the site projects into an area of undeveloped countryside. The western part of the site is within the presently defined local gap separating Horton Heath from Fair Oak. Half of the site however is within the existing urban edge of Horton Heath. The site contains a mix of employment uses, redundant farm building, and grassland. The site adjoins Saxon Court Cottage and The Cottage which together comprise a Grade II listed building known as Saxon Court.</p>								
<p>Ownership: Foreman Homes Ltd and Y Butt</p>								
<p>Planning History: Planning permission for 13 dwellings on the site was granted in 1994 which was not implemented. The site was promoted for residential use as part of a larger site at the 2004 Local Plan Inquiry. The Inspector concluded that development of this larger site for housing would have had an unacceptable impact on the local gap and would not reduce daily car journeys. A full application proposing 38 dwellings was submitted in December 2016 (F/16/79704). This has not yet been determined. The site is allocated for employment uses (use class B1b, B1c and B2) in the draft 2011-2029 Plan under Policy FO5.</p> <p>Land immediately to the south-west is in receipt of a committee resolution to permit residential development – 67 dwellings – (F/15/77500).</p>								
<p>Land Uses Investigated: The landowners have previously suggested that the site is considered for residential and employment uses. The site promoter has indicated that the preferred use is residential.</p>								
<p>Location: Eastern half of site within urban edge.</p>								
<p>Status in Local Plan: Western part in countryside, settlement gap and identified as open space.</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: 5 – 10 years</td> <td>Net Residential Yield: 26</td> </tr> <tr> <td colspan="2">Loss of Employment Land: Yes</td> </tr> </table>			Density (dph): 30	Existing Dwellings on Site: 0	Timescale: 5 – 10 years	Net Residential Yield: 26	Loss of Employment Land: Yes	
Density (dph): 30	Existing Dwellings on Site: 0							
Timescale: 5 – 10 years	Net Residential Yield: 26							
Loss of Employment Land: Yes								

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is achievable from Anson Road. Development would require access improvements.			
Rights of Way: 525m to nearest footpath. 2.6km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Burnetts Lane – X10 Bishops Waltham/Southampton		150m	
Botley Road – X9 Bishops Waltham/Eastleigh Bus Station, X15 Hamble/Eastleigh (weekdays only)		180m	
Railway Station: Hedge End		2.5km	
Health Centre: Stokewood Surgery		1.5km	
Primary School: Fair Oak Infant and Junior Schools		550m	
Secondary School: Wyvern		660m	
Shopping Centre / Hypermarket: Fair Oak village centre		1.1km	
Designated Open Space: Lapstone Farm Wildlife Site		Adjacent	
Community Facilities: Horton Heath Community Centre		660m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	High voltage electricity lines	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	Adjoining site
Contamination	Medium likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	X
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	Local gap Waste water sewer
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Wyvern
Minerals & Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: There is considered to be some potential for redevelopment of the existing developed areas of the site to provide a more positive contribution to the character and appearance of the area. The site may be suitable for residential development, and commercial re-use of these areas would also appear to be appropriate. Increasing the footprint of buildings into the undeveloped areas of the site would however appear to be difficult to justify in terms of the impact on the local gap and countryside. Furthermore, the western part of the site is within the presently defined local gap separating Horton Heath from Fair Oak, and therefore a change in planning policy would be required for development to proceed on this part of the site. Further transport assessments will be required to understand the impact of any additional development on the existing highways. Whilst the site's potential for residential development has been considered, it is noted that the current policy direction as articulated in the draft 2011-2029 Local Plan is to retain this site for employment use (see policy FO5). It is considered that the site meets the definition of a brownfield site within the Town and Country Planning (Brownfield Land Register) Regulations 2017.</p>			
<p>Availability: The site promoter anticipates that the site could become available for residential development within 5 years to 31st March 2021.</p>			
<p>Achievability: The site is anticipated to be available within a short timeframe and is being promoted for residential development. However, the current policy direction as articulated in the draft 2011-2029 Local Plan is to retain this site for employment use. It may be difficult to justify development on the western part of the site given the likely impact on the local gap and countryside, and a change in planning policy would be required in order to develop this part of the site.</p>			

SITE REFERENCE: SLAA-7-25-C	SIZE (ha): 1.04 Net site area (ha): 0.35	SOURCE: Richard Tear Ltd and Council Planning Officers
ADDRESS: Land at Foxholes Farm, off Fir Tree Lane, Horton Heath		PARISH: Fair Oak & Horton Heath
REASON FOR ASSESSING: Site previously submitted for consideration		




SITE DETAILS	
Site Description & Character of Surrounding Area: This site occupies an area to the west of the settlement of Horton Heath. The land includes Foxholes Farm house and Foxholes Farm and has tree cover on the site boundaries. It is within open countryside, and there are long distance views to the south and west. Public open space is located adjacent to the site to the east.	
Ownership: Mr Marsh	
Planning History: The site was considered as part of a larger area for a MDA at the 2004 Local Plan Inquiry. The MDA was not pursued. Land immediately to the south and west of the site is part of a larger allocated site which has a resolution to grant permission outline planning permission (O/14/75735 – 950 dwellings). A pre-application enquiry has been received proposing residential development (Q/16/79027).	
Land Uses Investigated: Residential	
Location: Adjacent to the Urban Edge in the adopted plan. Within the urban edge in the draft 2011-29 local plan	
Status in the Local Plan: The site is located in the Countryside and includes a large area of public Open Space to the east of the site as designated in the adopted Local Plan. In the draft Local Plan this site forms part of a larger proposed housing area that covers a large area land to the west of Horton Heath, the area to the east of the site is designated public Open Space. The south-easternmost corner of the site is within a safeguarded site as designated in the HCC Minerals and Waste Plan (2013).	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 1
Timescale: Within next 5 years	Net Residential Yield: 10
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is available from Fir Tree Lane. The site could be accessed via the land directly to the south which has a resolution to grant planning permission.			
Rights of Way – Footpath within site boundary. 3.2km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Burnetts Lane. Service X10, Southampton to Waltham Chase via Bishops Waltham.			200m
Railway Station: Hedge End			2km
Health Centre: Stokewood Surgery			1.56km
Primary School: Fair Oak Junior Schools			900m
Secondary School: Wyvern Technology College			1km
Shopping Centre / Hypermarket: Fair Oak Village Centre			1.42km
Designated Open Space: Part of site			Within site
Community Facilities: Horton Heath Village Hall			560m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	Overhead power lines	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood in south east section of site	Archaeological Sites	X
Proximity to International Nature Conservation Designations	North western corner within 25m of a tributary	Tree Preservation Orders	X
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes west	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Wyvern
Landscape Character Assessment	Liquid waste treatment safeguarded site in south-eastern corner	Minerals and Waste Safeguarding area	Area to the south of the site
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is visible from a number of wider viewpoints, particularly to the west and is not well located in terms of accessibility to local services and facilities. By the nature of the landscape character of this part of the borough, landscape planting can only partly mitigate for development. However, there is merit in considering this site as part of a larger development where scale and masterplanning may help to address some of these concerns. The site could be assessed further as part of a possible Bishopstoke strategic location. The site is mostly greenfield and located within the countryside, therefore a policy change to amend the urban edge would be necessary for development to come forward.			
Availability: The agent anticipates the site will become available within the next 5 years.			
Achievability: There are no known abnormal costs associated with the development of the site and, given the site promoter has indicated the immediate availability of the site, a delivery timescale within 5 years of the plan period is considered to be reasonable.			

SITE REFERENCE: SLAA-7-26-C	SIZE (ha): 12.9 Net site area (ha): 6.45	SOURCE: Council Planning Officers
ADDRESS: Land west of Botley Road and south of Wyvern School, Fair Oak		PARISH: Fair Oak & Horton Heath
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is located to the south of the settlement of Fair Oak, and the urban edge wraps around the eastern and northern boundary of the site. It comprises of a play area, playing fields, informal open space, SINC and fallow countryside. Whilst there is residential development to the north and east, there is a SINC wooded area to the west, and the site projects into an area that is rural in character. There is planting and tree cover on the site boundaries. The site forms part of the gap separating Fair Oak and Horton Heath.</p>		
<p>Ownership: Fair Oak & Horton Heath Parish Council</p>		
<p>Planning History: Various applications under reference 17252 including:</p> <ul style="list-style-type: none"> • Z/17252/013 for residential development and playing fields refused 1991. • Z/17252/012 for golf course withdrawn 1995. • Z/17252/015 for the change of use of farm buildings to light industrial and storage withdrawn 1993. • Z/12752/013 for the change of use of agricultural land to playing fields permitted 1994. • F/16/78246 Construction of Cricket Scorebox and storage cabin granted May 2016 		
<p>Land Uses Investigated: None – site ruled out following visit</p>		
<p>Location: Outside the Urban Edge</p>		
<p>Status in the Local Plan: Located in the Countryside and Gap between Fair Oak and Horton Heath as designated in both the adopted Local Plan 2001 - 2011 and draft Local Plan 2011 - 2029. In the draft Local Plan the majority of the site is also allocated for open space and recreation use other than the south-western quarter of the site which is designated as SINC as part of a larger SINC to the west of the site. The majority of the site is safeguarded for soft sand in 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: No</p> <p>Existing Dwellings on Site: 2</p> <p>Net Residential Yield: 0</p>		

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is available from Pavilion Close. There is unlikely to be any need for new access if the site is developed.			
Rights of Way – Footpath within site boundary. 1.8km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Botley Road. Services provide access to Eastleigh, Swanmore, Bursledon, Hedge End, Botley, and Bishops Waltham			270m
Railway Station(s): Hedge End			2.86km
Health Centre: Stokewood Surgery			1.10km
Primary School: Fair Oak Junior Schools			230m
Secondary School: Wyvern			350m
Shopping Centre / Hypermarket: Fair Oak village centre			750m
Designated Open Space: On site			Adjacent
Community Facilities: Wyvern College			410m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	High likelihood on north west part of site	Archaeological Sites	X
Proximity to International Nature Conservation Designation	Southern boundary of the site is within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	Wyvern Technology Centre SINC within the western half of the site
Historic Parks and Gardens	Lakesmere House School through W of site	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Hedgerows, Lowland Meadows, Lowland Mixed Deciduous Woodland, Purple Moor Grass and Rush Pastures, Wet Woodland	Biodiversity Action Plan Priority Areas and Links'	Wyvern
Minerals & Waste Safeguarding	Majority of site within a soft sand mineral safeguarding area (10.9ha)	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: Although the site immediately adjoins the urban edge, it would be necessary to change the Fair Oak Settlement Boundary to incorporate the area to enable development. This is a large area of public open space which provides a degree of separation between Fair Oak and Horton Heath. The development of this site would conflict with the open nature of the area and result in the erosion of the gap between Fair Oak and Horton Heath. Development of the site could also have a detrimental impact on the SINC woodland to the west. The site is presently used for playing fields and there appears to be no obvious need to relocate them.			
Availability: Not known. The safeguarding of the site for soft sand extraction may delay development coming forward.			
Achievability: Given that the landowners have not responded or registered an interest in developing this site, and given the most recent planning application for a use ancillary to the recreation facility, it is considered that there is no reasonable prospect of delivering any development at this site in the plan period.			

SITE REFERENCE: SLAA-7-27-C	SIZE (ha): 1.38 Net site area (ha): 1.10	SOURCES: WYG (for Linden Homes (South))
ADDRESS: Land east of Allington Lane (Quobleigh Pond), Fair Oak		PARISH: Fair Oak & Horton Heath
REASON FOR ASSESSING: Submitted for consideration in 2016		
		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site lies to the south of the urban edge of Fair Oak, is fairly well screened, and has a semi-rural character. It is characterised by open spaces interspersed with development (school, church, Fair Oak Lodge, former nursery etc). Quobleigh Ponds Wood SINC is located to the east of the site.		
Ownership: Linden Homes (South)		
Planning History: Site forms part of a wider site allocated as reserve housing site in the adopted Local Plan 2001-2011. The Inspector at the Local Plan Inquiry concluded that subject to a sensitively located and designed scheme, the landscape impact of a housing development on this site could be acceptable if there was a need to find additional sites for housing. Land to the west and north of the site was granted planning permission for residential development (72 dwellings) at appeal in December 2014 (ref: O/13/72471).		
Land Uses Investigated: Residential		
Location: Outside but adjacent to the urban edge		
Status in the Local Plan: This site is designated within the countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. In addition, the adopted Local Plan allocates the site, within a wider area, as a reserve housing site. The majority 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: Within next 5 years	Net Residential Yield: 33	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is available from Allington Lane. There is unlikely to be any need for new access if the site is developed.			
Rights of Way: 150m to nearest footpath. 1.6km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Fair Oak Road. Services Bluestar 2, Southampton to Fair Oak; and X15, Hamble to Eastleigh via Netley, Hedge End, Botley, and Fair Oak.			380m
Railway Station: Eastleigh			3.27km
Health Centre: Stokewood Surgery			640m
Primary School: Fair Oak Junior School			580m
Secondary School: Wyvern			720m
Shopping Centre / Hypermarket: Fair Oak village centre			770m
Designated Open Space: Blackberry Drive recreation ground			380m
Community Facilities: Fair Oak Village Hall			560m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unknown	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	Blanket Tree Preservation Order over the site
Flood Risk	Low (Flood Zone 1)	Nature Conservation Designations	Quobleigh Ponds and Wood SINC located to the east
Historic Parks and Gardens	Lakesmere House School	Biodiversity Opportunity Areas	X
Topography	Flat	Other	Historic Park and Garden at The King's School. Public Rights of Way along the north and east boundaries of the site
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals & Waste Safeguarding	Majority of site within soft sand mineral safeguarding area	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: A change in policy to incorporate this site into the Fair Oak Settlement Boundary would be required. As indicated above, the site was included within a wider area identified as a reserve housing site in the adopted Local Plan. It is a sensitive site with a number of constraints, and is not located in an optimum position in terms of accessibility to local services and facilities. At the time of the last Local Plan Inquiry, the Inspector concluded that if needed, the development of this site could be acceptable. Such a view is not disagreed with now and, on balance, it is considered appropriate to consider the site as part of a broad location for development. There are concerns about potential impacts on Great Crested Newts and noise impacts. Residential development to the north and west of the subject site was allowed at appeal (72 dwellings). There may be some scope to consider this site as part of the Bishopstoke strategic site SLAA 2-24-C that includes land to the south and west.			
Availability: The agent has indicated the site could become available within 5 years to 31 st March 2021.			
Achievability: Market values are relatively healthy in this part of the borough for housing development. There are no other unknown abnormal costs that could hinder development. It is considered development could be delivered at this site within the next five years.			

SITE REFERENCE: SLAA-7-29-C	SIZE (ha): 2.05 Net site area (ha): 1.33	SOURCE: Landowner
ADDRESS: Land adjacent the Kestrels, off Chapel Drive, Horton Heath		PARISH: Fair Oak & Horton Heath
REASON FOR ASSESSING: Submitted for consideration		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site lies to the northwest of Horton Heath and is partially screened by trees bordering the north and west edges. The site is greenfield, part of which appears to be used for agriculture and has a semi-rural character. A number of residential properties lie immediately south of the site area which presently have unscreened views across the site.		
Ownership: Mr Smith		
Planning History: The site was promoted for residential use at the previous Local Plan Inquiry. The Inspector concluded that development of this site for housing would have an unacceptable impact on the local gap and would not reduce daily car journeys. The northern part of the site was included as part of a strategic location to the south and west of Horton Heath. Resolution to permit on land to the west of the site for 950 dwellings. The site is subject to a resolution to permit for 67 dwellings (F/15/77500) though no decision has yet been issued.		
Land Uses Investigated: Residential and open space		
Location: Adjacent to the Urban Edge		
Status in the Local Plan: Located in the Countryside and Local Gap as designated in the adopted Local Plan. In the draft Local Plan the site has been allocated as part of a wider proposed housing area.		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 0	
Timescale: Within next 5 years	Net Residential Yield: 67	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: New vehicular and pedestrian access would be required, possibly through Chapel Drove. Resolution to grant outline permission for 950 dwellings on land to west of the site – there may be scope to create a new access through this site.			
Rights of Way: Footpath adjacent to west of site. 3.1km to nearest bridleway			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Service X10, Southampton to Waltham Chase via Bishops Waltham.			225m
Railway Station: Hedge End			2.5km
Health Centre: Stokewood Surgery			1.41km
Primary School: Fair Oak Junior Schools			2.33km
Secondary School: Wyvern Technology College			765m
Shopping Centre / Hypermarket: Fair Oak village centre			1.15km
Designated Open Space: Public Open Space Immediately north of the site			70m
Community Facilities: Horton Heath Village Hall			680m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	High voltage electricity lines	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood on eastern edge of site	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	Local gap
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Wyvern
Landscape Character Area	Character area 9 – Horton Heath Undulating Farmland	Minerals and Waste Safeguarding	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: Development of this site would result in a small reduction of gap between Horton Heath and Fair Oak and may have a detrimental visual impact on the character of the area. A change to the Settlement Boundary would be required to incorporate this site into Horton Heath in order to deliver any development in this location. Access to the site from the existing highway would be reliant on adjoining land. There is some merit in considering this site in combination with adjoining sites as a strategic location.			
Availability: The landowners anticipate that the site could come forward within the next 5 years.			
Achievability: The site is a greenfield use. There could be some potential costs to clear contaminated land to the east of the site, however further assessment would be required to determine the level of risk this constraint poses. Development would have to conform to a site layout that does not affect the TPO area to the western boundary and minimises the visual impact on the Local Gap, this could potentially be achieved by placing Open Space to the west of the site area. However, in view of the current planning situation there appears to be reasonable prospect that this site could be delivered within the next 5 years.			

SITE REFERENCE: SLAA-7-30-C	SIZE (ha): 0.20 Net Site Area (ha): 0.20	SOURCE: Savills						
ADDRESS: Land south of the Brigadier Gerard Public House, Botley Road, Horton Heath		PARISH: Fair Oak & Horton Heath						
REASON FOR ASSESSING: Previously submitted for consideration								
SITE DETAILS								
<p>Site Description & Character of Surrounding Area: This site occupies an area to the south of Horton Heath and east of Botley Road. It is presently used as a pub beer garden and children's play area. The western boundary of the site is formed by Botley Road. Adjacent to the east and south is woodland that adjoins (but is not included within) Scorey's Copse SINC. The pub building to the north lies within the urban edge.</p>								
<p>Ownership: Wadworth & Co Ltd</p>								
<p>Planning History: Planning permission was granted to extend pub car park on the northern part of the site and relocate the children's play area to the south of the car park in September 2016 (ref F/16/78980)</p>								
<p>Land Uses Investigated: Residential, community building</p>								
<p>Location: Outside urban edge</p>								
<p>Status in Local Plan: The site is designated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029.</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: 16+ years</td> <td>Net Residential Yield: 6</td> </tr> <tr> <td>Loss of Employment Land: No</td> <td></td> </tr> </table>			Density (dph): 30	Existing Dwellings on Site: 0	Timescale: 16+ years	Net Residential Yield: 6	Loss of Employment Land: No	
Density (dph): 30	Existing Dwellings on Site: 0							
Timescale: 16+ years	Net Residential Yield: 6							
Loss of Employment Land: No								

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is available from Botley Road via the access for the Brigadier Public House.			
Rights of Way: 50m to nearest footpath. 2km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Botley Road – X9 Bishops Waltham/Eastleigh, X10 Bishops Waltham/Southampton, X15 Hamble/Eastleigh (weekdays only)			80m
Railway Station: Hedge End			1.5km
Health Centre: St Lukes Surgery, Hedge End and Stokewood Surgery, Fair Oak			2.3km
Primary School: Fair Oak Infant and Junior Schools			1.5km
Secondary School: Wyvern			1.6km
Shopping Centre / Hypermarket: Fair Oak village centre Hedge End Retail Park			2km 2.7km
Designated Open Space: Horton Heath Community Centre			330m
Community Facilities: Horton Heath Community Centre			310m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	X
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	None on site, but Scorey's Copse SINC is close to the site to the east
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Chalcroft
Minerals & Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The woodland provides a firm edge for the settlement, and this suggests that the site may have some development potential. There is residential development on the opposite side of Botley Road running southwards to the junction with Blind Lane. However, the site also provides outdoor seating for the public house and contributes to the character and appearance of the area by reason of its openness. There are also concerns about the importance of the open site on the local gap. Permission has also recently been granted for an extension of the pub car park into the northern part of this site. An appropriate buffer would be needed between any development and the adjoining SINC to the east. The site is currently designated as countryside and therefore a change in planning policy would be required.			
Availability: The recent development to expand the public house car park and relocate the children's play area suggest the site would not be available for redevelopment in the short term. The agent previously indicated that the site could come forward within the medium term			
Achievability: The site is a greenfield use and there are no known abnormal costs associated with the development of the site.			

SITE REFERENCE: SLAA-7-35-C	SIZE (ha): 0.71ha Net site area (ha): 0.64	SOURCE: Savills				
ADDRESS: Land at Fox and Hounds Public House, Winchester Rd		PARISH: Fair Oak and Horton Heath				
REASON FOR ASSESSING: Submitted for consideration in 2015						
SITE DETAILS						
<p>Site Description & Character of Surrounding Area: The site focus is the operational Fox and Hounds Public House and its car park and garden with additional land to the west and south. Additional land to the west included in this submission, comprises open countryside. The site is located on the west side of the B3354 adjacent to existing residential units forming ribbon development along the road to both the north and south. A small water course runs parallel to the east west boundary, with Crowdhill Copse lying further west.</p>						
<p>Ownership: Enterprise Inns plc</p>						
<p>Planning History: Z/25607/006/00 Full application for the construction of a 20 bedroom single storey Hotel. Refused 1995, Other applications for minor PH detailing. Immediately to the south and adjoining site: O/13/73707. 330 dwellings and ancillary matters, permitted 25/09/2014. R/15/76118 Reserved Matters for Phase II permitted 15/06/2015.</p>						
<p>Land Uses Investigated: Residential</p>						
<p>Location: Outside the urban edge</p>						
<p>Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The site to the south is allocated for employment within the draft Local Plan 2011-2029.</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: 5-10 years</td> <td>Net Residential Yield: 19</td> </tr> </table> <p>Loss of employment land: Possibly (Public House)</p>			Density (dph): 30	Existing Dwellings on Site: 0	Timescale: 5-10 years	Net Residential Yield: 19
Density (dph): 30	Existing Dwellings on Site: 0					
Timescale: 5-10 years	Net Residential Yield: 19					

ACCESSIBILITY			
Access to the Site: Existing access from the B3354 that runs adjacent to the site.			
Rights of Way: A footpath track runs parallel the northern boundary.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Winchester Road – 69 Winchester/Fareham, X9 Bishops Waltham/Eastleigh		Adjacent	
Railway Station: Eastleigh		3.4km	
Health Centre: Stokewood Surgery		1.3km	
Primary School: Fair Oak Infant and Junior Schools		1.8km	
Secondary School: Wyvern College, Fair Oak		1.8km	
Shopping Centre / Hypermarket: Fair Oak Sandy Lane / Latham Road Neighbourhood Parade Fair Oak Village Centre		910m 1.3km	
Designated Open Space: Stoke Park Woods		Adjacent	
Community Facilities: Fair Oak Village Hall Fair Oak Library		1.3km 1.2km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Contamination	X	Flood Risk	Flood Zone 1. Western section has EA surface water flood risk
Proximity to International Nature Conservation Designation	Western section is within 25m of a tributary	Tree Preservation Orders	Western section has group TO, No.359.
Conservation Area	X	Archaeological Sites	X
Historic Parks and Gardens	Stoke Park Woods, former Deer Park of historic importance from 1205	Listed Building	Local listed building opposite site to east: Tudor Cottage, Winchester Road.
Nature Conservation Designations	SINC: Crowdhill Copse 40m to west.	Biodiversity Opportunity Areas	X
Priority Habitat	Lowland mixed deciduous woodland.	Biodiversity Action Pan Priority Areas and Links	Stoke Park Priority B D A crosses the site to the west.
Topography	Relatively flat site	Landscape	Settled lowland mosaic ancient forest.
Minerals and Waste Safeguarding	X	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: The site forms part of ribbon development that runs along Winchester Road between the settlements of Fair Oak and Colden Common (the latter of which lies within Winchester City Council boundary). The development would lie in isolation to the existing settlement boundaries and accessibility to local services and facilities is poor however there may be some scope to consider this site in connection with development to the south (330 dwellings) which is currently under construction. There may be some scope to consider this site as part of a wider strategic location for development with associated Highways infrastructure. The potential loss of the pub facility is of concern and it would be necessary to demonstrate the facility is no longer viable or to accommodate the public house within the redevelopment of the site. A change in planning policy would be required to address the location outside the urban edge and designation as countryside. It is considered that the eastern half of the site meets the definition of a brownfield site within the Town and Country Planning (Brownfield Land Register) Regulations 2017.

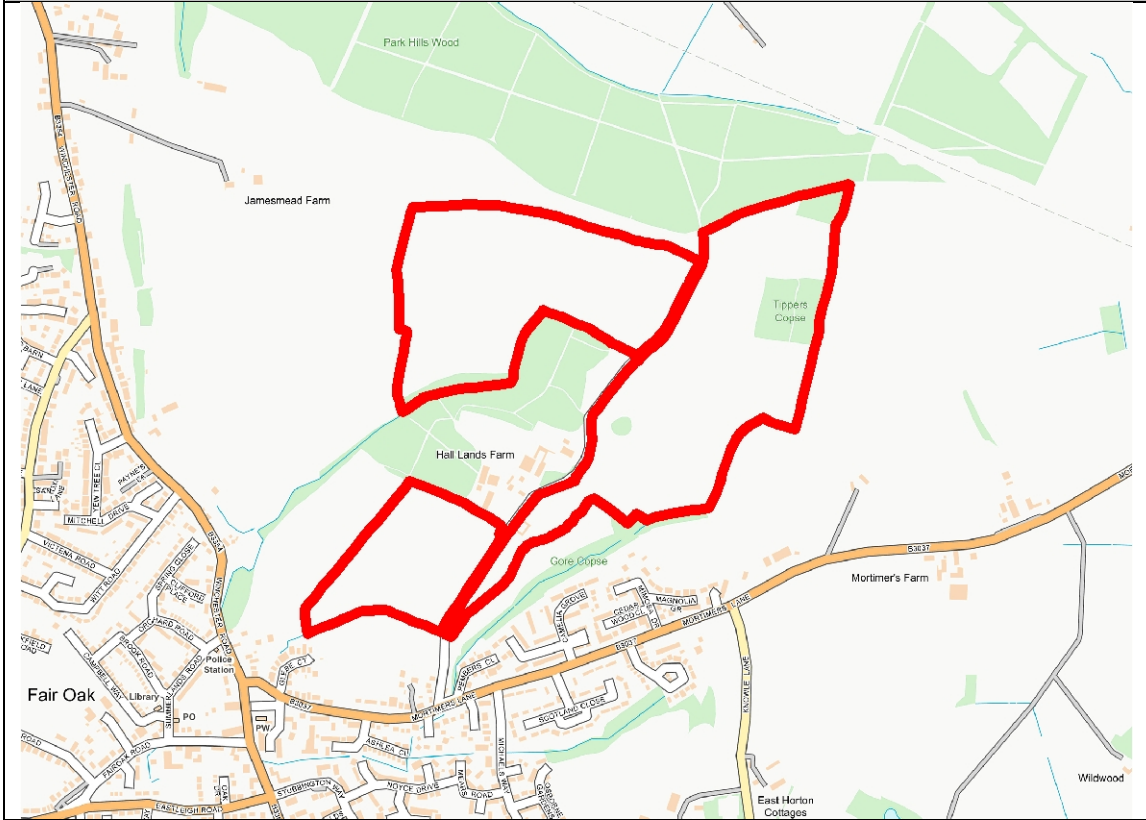
Availability: The agent previously indicated the site could come forward for development within the 5-10 year period.

Achievability: There are no known abnormal costs associated with this site however it would be necessary to address the loss of the public house or accommodate it within the re-development. A change in planning policy would be required to address the location outside the urban edge and designation as countryside.

SITE REFERENCE: SLAA-7-36-C	SIZE (ha): 41.9 Net site area (ha): 20.21	SOURCE: Drew Smith Group (also submitted as part of strategic location with Highwood Group)
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ADDRESS: Land at Hall Land Farm, Hall Lands Lane	PARISH: Fair Oak and Horton Heath
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REASON FOR ASSESSING: Site submitted for consideration in 2016



SITE DETAILS

Site Description & Character of Surrounding Area: The site lies to the north of Fair Oak and comprised open farm land and wraps around Hall Lands Farm and a large ancient woodland in the centre of the site. Park Hills Wood demarcates the northern boundary, and a water course runs along the southern. The western part of the site slopes upwards in a north easterly direction to the brow of the hill. There are far-reaching views from the southern and central parts of the site south-westwards towards Fair Oak and beyond.

Note: The site submission included a 3.58 hectare plot to the northwest that is located outside the Eastleigh Borough Council boundary and is therefore not relevant to this assessment.

Ownership: Emery & Miles Families

Planning History: Pre-application enquiry for residential development up to 1,000 houses with supporting infrastructure (ref Q/15/75766)
Resolution to permit application on adjacent site (to the southeast) for 250 dwellings, with access from Mortimer's Lane and pedestrian/cycle links, open space and landscaping (ref O/15/77190)

Land Uses Investigated: Residential

Location: Outside of the Urban Edge

Status in the Local Plan: Located in the countryside policy area in the adopted Local Plan 2001 - 2011 and draft Local Plan 2011 - 2029. A significant portion 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: 10-20 years	Net Residential Yield: 606
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: Hall Lands Lane runs through the centre of the site, it joins Mortimer's Lane to the south of the site.			
Rights of Way: A footpath, runs north to south along Hall Lands Lane and one crosses the north of the site. A Bridleway follows the north west boundary.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Mortimers Lane – 69 Winchester/Fareham			510m
Railway Station: Eastleigh Station			4.5km
Health Centre: Stokewood Surgery			1.8km
Primary School: Fair Oak Infant and Junior School			1.4km
Secondary School: Wyvern Technology College			1.3km
Shopping Centre / Hypermarket: Fair Oak Village Centre			1km
Designated Open Space: Knowle Hill Park			690m
Community facilities: Fair Oak Library, Fair Oak Village Hall and Scout Hut			1.2km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Contamination	Medium likelihood (former nursery and service/repair yard)	Flood Risk	Flood Zone 1. Low probability of surface water flooding southern part of site
Proximity to International Nature Conservation Designations	Within 25m of a tributary	Tree Preservation Orders	Hall Lands Copse & Gore Copse both adjacent to site
Conservation Area	X	Archaeological Sites	Adjacent - possible historic enclosure
Historic Parks and Gardens	Remains of Fair Oak Park, in south eastern part of site	Listed Building Mortimer's Farmhouse, barn & Granary	Adjacent to the site south of Mortimer's Lane All Grade II listed
Nature Conservation Designations	Tippers Copse (SINC) within site, Hall Lands Farm Wood, Gore Copse and Park Hill Wood adjacent (SINCs)	Biodiversity Opportunity Areas	X
Priority Habitat	Lowland mixed deciduous woodland	Biodiversity Action Plan Priority Areas and Links	X
Topography	Slopes upwards to north east	Landscape Character Area	Character area 7: Bishopstoke - Fair Oak woodland & farmland
Minerals and Waste Safeguarding	Soft sand mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site is currently designated as countryside; the Fair Oak urban edge would need to be significantly extended to incorporate this site in order to develop the land. The elevated nature of the southern and central parts of the site, combined with the rural landscape character of the area act as a significant constraint on the development of the site. The site has long distance views to the south and east towards the South Downs National Park. Consideration of the possible harm to the character and appearance of the area needs to be given. The SINC located towards the northeast boundary will also need to be considered carefully. This area, which covers approximately 1.49 ha has been removed from the net site area. An appropriate buffer should be provided.</p> <p>The site was also included in the site submission for a wider strategic site considered in SLAA-7-54-C.</p>			
<p>Availability: The site promoter indicates that the site is available for development. A significant portion of the site is safeguarded for sharp sand and gravel, which may delay development being delivered on the site, particularly in combination with other safeguarded areas within the wider strategic site.</p>			
<p>Achievability: This site is greenfield and there are not considered to be any significant costs or constraints associated with development. Strategic road infrastructure may be required as part of a larger strategic development.</p>			

SITE REFERENCE: SLAA-7-37-C	SIZE (ha): 21.49 Net Site Area (ha): 10.75	SOURCE: Drew Smith Group
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ADDRESS: Land to the east of Stroudwood Lane	PARISH: Fair Oak and Horton Heath
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REASON FOR ASSESSING Site submitted for consideration in 2016



SITE DETAILS

Site Description & Character of Surrounding Area: The site comprises largely open countryside in agricultural use. There are a number of farm buildings along the Mortimer's Lane and Stroudwood Lane frontages including a large equine rehabilitation and training centre and substantial residential property along Mortimer's Lane and livery stables on Stroudwood Lane. The western and eastern boundaries are formed by tree and hedge field boundaries. To the north is Portsmouth / Winchester Road (B2177) and to the south is Mortimer's Lane (B3037). The site is largely flat arable fields with trees forming part of the field boundaries.

Ownership: Various

Planning History: A number of applications related to equine and agricultural uses (including agricultural workers' dwellings)

Land Uses Investigated: Agent suggests residential development, playing fields or open space

Location: Outside urban edge

Status in Local Plan: Countryside, small SINC adjacent to part of south-western boundary. Northern tip underlain by potential minerals resource in HCC Minerals and Waste Plan (2013).

Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 5
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: Stroudwood Lane runs along the western edge of the site. Portsmouth Road bounds the site to the north.			
Rights of Way: Bridleway 480m, footpath 560m			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Mortimer's Lane – 69 Fareham/Winchester		530m	
Railway Station: Eastleigh		5.9km	
Health Centre: Stokewood Surgery		3.3km	
Primary School: Fair Oak Infant and Junior Schools		2.7km	
Secondary School: Wyvern Technical College		2.6km	
Shopping Centre / Hypermarket: Fair Oak Centre		2.7km	
Designated Open Space: Knowle Hill Park		1.7km	
Community facilities: Acorn Social Club and Scout Hut / Fair Oak Library / Fair Oak Village Hall		2.4km / 2.6km / 2.8km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4 (northern tip Grade 3)
Cables / Pylons / Electricity Lines / Oil Pipelines	High voltage wires cross southern section. Pylons adjacent to south east corner	Significant Noise Generating Uses	X
Contamination	X	Flood Risk	Flood Zone 1. Potential for some surface water flooding
Proximity to International Nature Conservation Designations	Within 25m of a tributary	Tree Preservation Orders	Two in south of site
Conservation Area	X	Archaeological Sites	X
Historic Parks and Gardens	X	Listed Building	Stroudwood Farmhouse, Grade II 108m to east
Nature Conservation Designations	X	Biodiversity Opportunity Areas	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links	X
Topography	Flat	Landscape Character Area	Character area 7 - Stroudwood levels
Minerals and Waste Safeguarding	Brick clay mineral safeguarding area in north (10.8ha)	Other	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The individual site submission included additional land to the west however this overlapped with the individual site submission for SLAA-7-39-C. The assessments have assumed Stroudwood Lane forms the boundary between the two sites.</p> <p>Further consideration should be given to potential ecological impacts on the River Hamble headwaters and SINC network and buffers should be provided as appropriate. Considered in isolation this is a remote site, distant from local facilities and amenities. It lies exposed in open countryside which provides an important setting for the South Downs National Park to the east. There are significant concerns about the landscape impact of development in this location.</p>			
<p>Availability: The site promoter indicates that the site is available for development. The safeguarding of part of the site for brick clay extraction may delay development coming forward in this area.</p>			
<p>Achievability: The site is greenfield and there are no known abnormal costs associated with the development of the site however, given the concerns about the suitability of the site for development, it is concluded that there is no reasonable prospect of development coming forward on the site within the plan period.</p>			

SITE REFERENCE: SLAA-7-38-C	SIZE (ha): 13.0 Net Site Area (ha): 6.5	SOURCE: Drew Smith Group (also submitted as part of strategic location with Highwood Group)
ADDRESS: Pember's Farm/'Cooper' land at Mortimer Lane		PARISH: Fair Oak and Horton Heath
REASON FOR ASSESSING: Submitted for consideration in 2016		



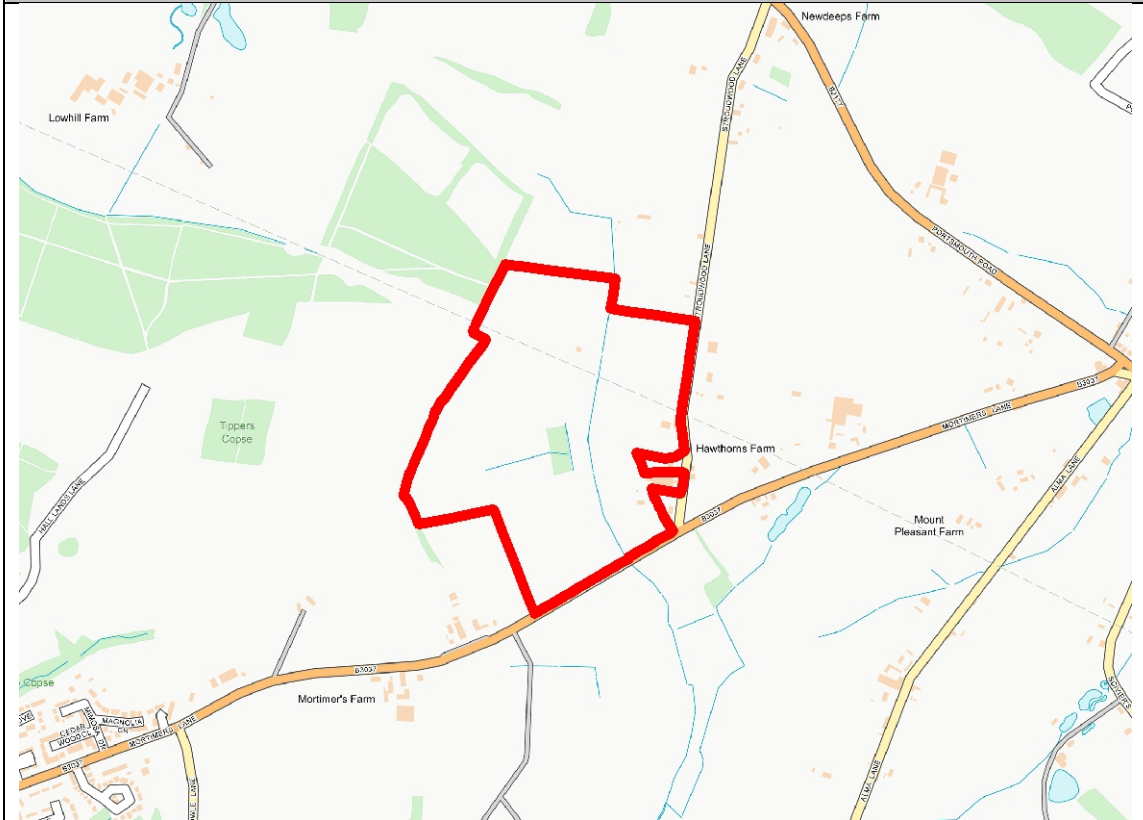
SITE DETAILS	
Site Description & Character of Surrounding Area: The site is an irregular shape, with a long thin extension westward. The western arm is located between Hall Lands Lane and the eastern residential edge of Fair Oak and includes Gore Copse SINC and a small watercourse. Mortimers Lane and residential properties form the southern boundary. The site is surrounded on its other boundaries by predominantly open farmland. The northern and eastern portions of the site comprise fields associated with Pembers Hill Stud Farm.	
Ownership: K & A Cooper	
Planning History: Local Area Committee resolved to grant outline planning consent for 250 dwellings and related facilities on the 25 th January 2017 (ref O/15/77190).	
Land Uses Investigated: Residential with open space	
Location: Outside but adjacent to the urban edge (south west of the site)	
Status in Local Plan: Site is designated as countryside within the adopted Local Plan 2001-2011 and the draft Local Plan 2011-2029. There is a SINC in the western extension. Part 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: 1
Timescale: Within next 5 years	Net Residential Yield: 250
Loss of Employment: No	(as per planning application)

ACCESSIBILITY			
Access to the Site: Access could be achieved from Mortimers Lane.			
Rights of Way: Footpath within site boundary. 610m to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Mortimers Lane – 69 Winchester/Fareham	260m		
Railway Station: Eastleigh	4.6km		
Health Centre: Stokewood Surgery	1.8km		
Primary School: Fair Oak Junior and Infant Schools	1.2km		
Secondary School: Wyvern	1.2km		
Shopping Centre / Hypermarket: Fair Oak Centre	1.1km		
Designated Open Space: Knowle Hill Park	370m		
Community facilities:			
Acorn Social Club	960m		
Scout Hut	900m		
Fair Oak Library	1.1km		
Fair Oak Village Hall	1.3km		
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Contamination	X	Flood Risk	Flood Zone 1. Potentially susceptible to surface water flooding
Proximity to International Nature Conservation Designations	Within 25m of a tributary	Tree Preservation Orders	Along boundaries of western arm including Gore Copse (ancient woodland)
Conservation Area	X	Archaeological Sites	X
Historic Parks and Gardens	Site within Fair Oak Park	Listed Building	Adjacent to southern boundary – Mortimers Farm House
Nature Conservation Designations	Gore Copse SINC within the site	Biodiversity Opportunity Areas	X
Priority Habitat	Gore Copse: Lowland and Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links	X
Topography	flat	Landscape Character Area	Character area 7- Bishopstoke- Fair Oak Woodland and Farmland
Minerals and Waste Safeguarding	Soft sand mineral safeguarding area (8.6ha)	Other	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site was submitted as part of a larger area included SLAA-7-55-C however, as this part of the site has a resolution to grant outline planning consent, the site was split for the purposes of the SLAA assessment.</p> <p>The site has a resolution to grant planning permission and can therefore be considered to be suitable for development. Hampshire County Council has confirmed that a mineral safeguarding report submitted by the developer in respect of the current planning application satisfactorily demonstrates that sterilisation of potential economic mineral reserves would not occur.</p> <p>The site was also included in the site submission for a wider strategic site considered in SLAA-7-54-C.</p>			
Availability: The agent indicates that the site is available for development.			
Achievability: The site is greenfield and there are no known abnormal costs associated with the development of this site. Strategic road infrastructure may be required if this site is considered as part of a larger strategic location.			

SITE REFERENCE: SLAA-7-39-C	SIZE (ha): 24.82 Net Site Area (ha): 11.56	SOURCE: Drew Smith Group (also submitted as part of strategic location with Highwood Group)
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ADDRESS: Land to the west of Stroudwood Lane	PARISH: Fair Oak and Horton Heath
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REASON FOR ASSESSING: Site submitted for consideration in 2016



SITE DETAILS

Site Description & Character of Surrounding Area: The site is to the north of Mortimer's Lane and west of Stroudwood Lane. The eastern boundary of the site is formed by Stroudwood Lane in the north and the rear of the built curtilage of Glen Farm to the south. Mortimer's Lane forms the southern boundary with the northern and western boundaries comprising hedged field boundaries. The site consists primarily agricultural fields used for grazing and some existing agricultural structures.

Ownership: Hill and Emery families

Planning History: A number of planning applications submitted associated with the farm/stable/agricultural uses within the site

Land Uses Investigated: Residential

Location: Outside urban edge

Status in Local Plan: Site is designated as countryside within the adopted Local Plan 2001-2011 and the draft Local Plan 2011-2029. There is a SINC located within the centre of site.

Site Potential:
Density (dph): 30
Timescale: 5-20 years
Loss of Employment Land: No
Existing Dwellings on Site: 1
Net Residential Yield: 347

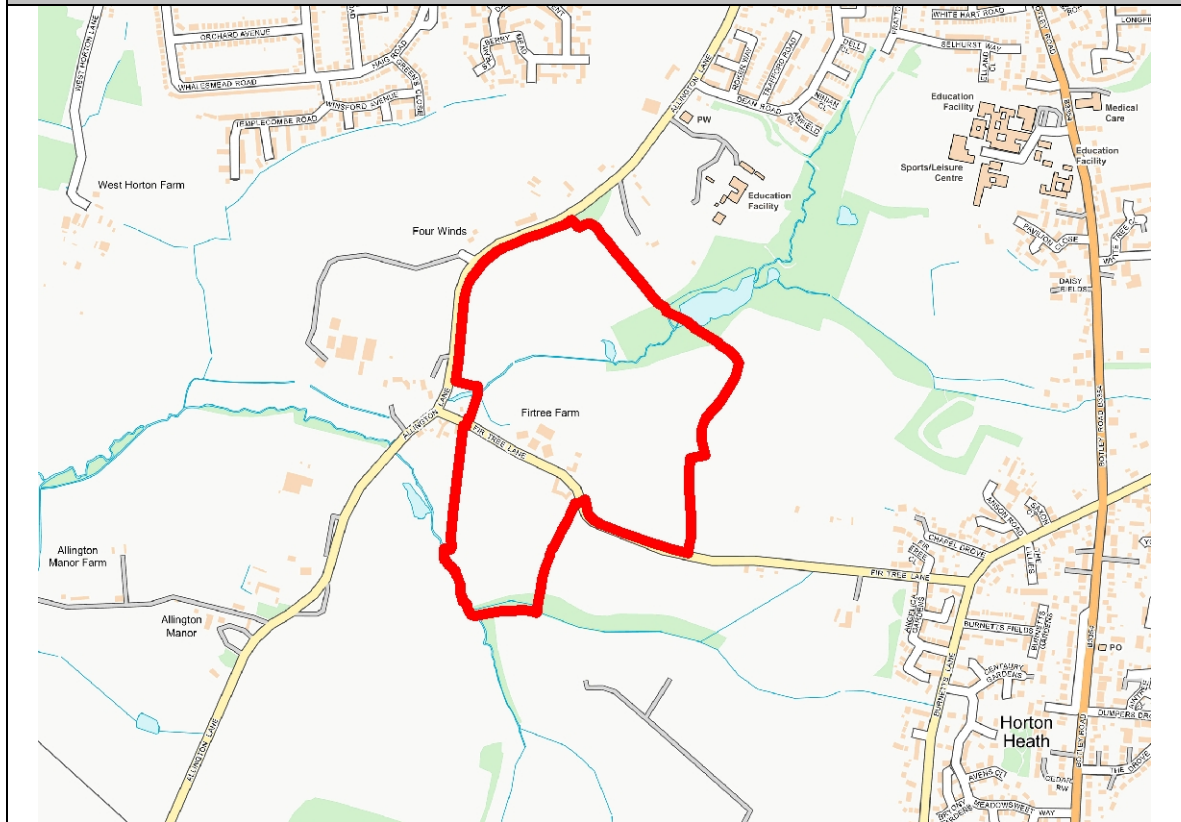
Employment uses: Assumes 1.7 ha of employment space, as per information submitted by the developer
Business Park: 5,100m²
Industrial: 6,800m²
Warehouse: 8,500m²

ACCESSIBILITY			
Access to the Site: The site adjoins Mortimer's Lane on the southern boundary			
Rights of Way: Footpath runs along western boundary joining a bridleway on the north-western edge of the site			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Mortimer's Lane – 69 Winchester/Fareham			Adjacent
Railway Station: Eastleigh			5.4km
Health Centre: Stokewood Surgery			2.8km
Primary School: Fair Oak Junior and Infant Schools			2.2km
Secondary School: Wyvern			2.1km
Shopping Centre / Hypermarket: Fair Oak Centre			2km
Designated Open Space: Knowle Hill Park			1.2km
Community facilities: St Thomas Church Fair Oak Library Fair Oak Village Hall			1.9km 2.1km 2.3km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	Pylons run across the northern part of the site east to west	Significant Noise Generating Uses	X
Contamination	X	Flood Risk	Flood Zone 1. Potentially susceptible to surface water flooding
Proximity to International Nature Conservation Designations	Within 25m of a tributary	Tree Preservation Orders	Along field boundaries within site
Conservation Area	X	Archaeological Sites	X
Historic Parks and Gardens	X	Listed Building	Mortimers Farm outside of site south western corner
Nature Conservation Designations	Stroud Wood SINC in centre of site	Biodiversity Opportunity Areas	X
Priority Habitat	Stroud Wood: Lowland mixed deciduous woodland	Biodiversity Action Plan Priority Areas and Links	X
Topography	Falls away from brow of hill north eastwards	Landscape Character Area	Stroudwood Levels and Bishopstoke – Fair Oak Woodland and Farmland
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The individual site submission included additional land that overlapped with the individual site submission for SLAA-7-37-C. The assessments have assumed Stroudwood Lane forms the boundary between the two sites.</p> <p>This site lies in an isolated location in open countryside some considerable distance from existing facilities. Development in this location would have a significant impact on the character of the landscape given the topography of the area. Further consideration should be given to potential ecological impacts on the River Hamble headwaters and SINC network and buffers should be provided as appropriate. If considered in isolation development on this site would be judged as unsuitable for these reasons.</p> <p>The site was also included in the site submission for a wider strategic site considered in SLAA-7-54-C. It is considered there may be merit in considering this site as part of the wider strategic site, where scale and masterplanning may help to address some of these concerns and therefore this is reflected in the site potential above.</p>			
Availability: Site promoter indicates that site is available for development.			
Achievability: The site is largely greenfield. The movement or undergrounding of the pylons running across the site may result in some additional cost. Strategic road infrastructure may be required if this site is considered as part of a larger strategic location.			

SITE REFERENCE: SLAA-7-44-C	SIZE (ha): 28.82 Net site area (ha): 12.56	SOURCE: Savills on behalf of Drew Smith Homes (also submitted as part of strategic location with Highwood Group)
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ADDRESS: Land at Firtree Farm, Fir Tree Lane	PARISH: Fair Oak and Horton Heath
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REASON FOR ASSESSING: Site submitted for consideration in 2016



SITE DETAILS

Site Description & Character of Surrounding Area: The site is dissected by Fir Tree Lane with Allington Lane providing the north-western boundary. Largely open farmland, there is a cluster of buildings on site at Fir Tree Farm. A small light industrial estate, Moon River Pines, is located adjacent to the western boundary of the site. Streams run along north and western boundaries.

Ownership: Ardani, Davies and Laird families

Planning History: Local Area Committee resolved to grant outline permission for the construction of up to 450 dwellings with new road and access onto Fir Tree Lane and Allington Lane on the 29th March 2017. With associated highway modifications, infrastructure, public open space, landscaping and drainage. Detailed matter for consideration - access. (O/16/79354). Note: the application site omits areas of land associated with Fir Tree Farmhouse.

Local Area Committee resolved to grant outline planning permission for 950 dwellings on the adjacent West Horton Heath site on the 8th June 2015 (re O/14/75735).

Land Uses Investigated: Residential

Location: Outside of the urban edge

Status in the Local Plan: The site is designated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. An area in the northeast of the site is also designated as a SINC. The south of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).

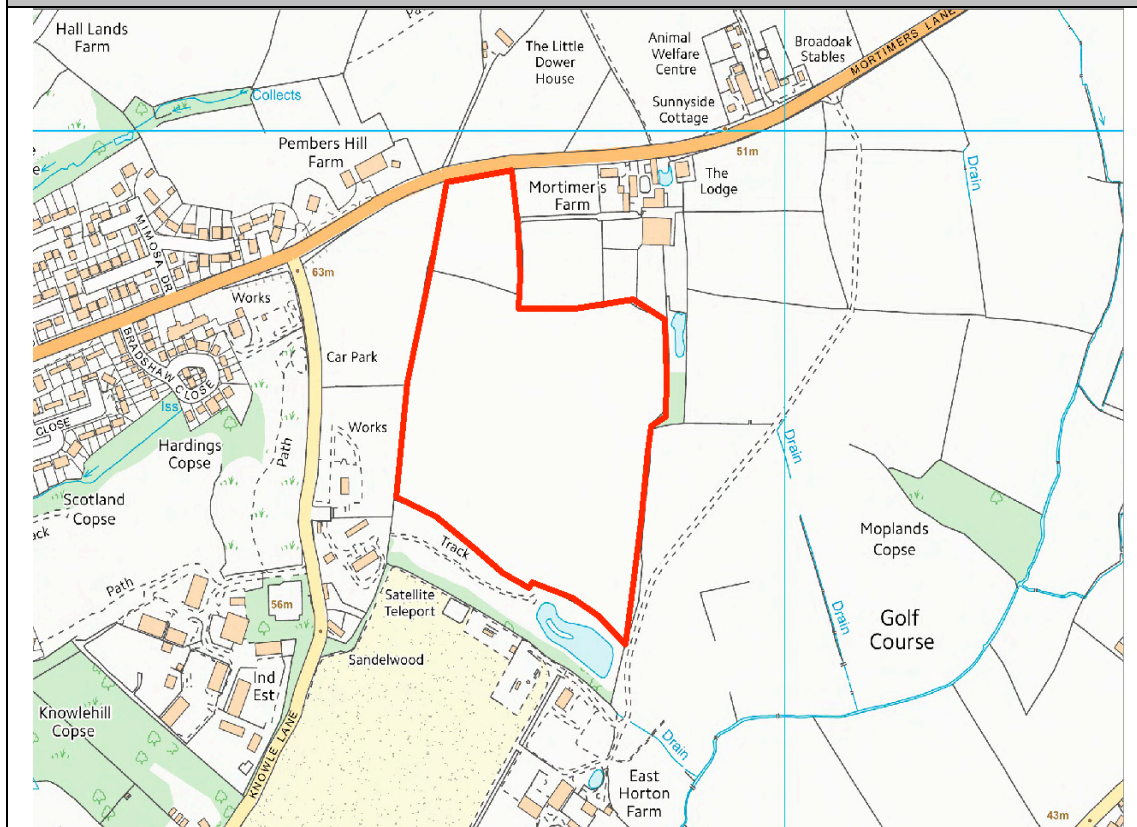
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 3
Timescale: Within next 5 years	Net Residential Yield: 450
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: Vehicular access to Fir Tree Farm from Fir Tree Lane. Likely that Fir Tree Lane would need to be upgraded.			
Rights of Way: Footpath runs across the northern part of site			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Fair Oak Road. Services Bluestar 2, Southampton to Fair Oak; and X15, Hamble to Eastleigh via Netley, Hedge End, Botley and Fair Oak.			900m
Railway Station: Hedge End			2.86km
Health Centre: Stokepark Surgery			1km
Primary School: Fair Oak Junior School			950m
Secondary School: Wyvern Technology College			1km
Shopping Centre / Hypermarket: Fair Oak Centre			1.3km
Designated Open Space: Fir Tree Lane			665m
Community facilities: Fair Oak Village Hall			1.08km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Contamination	X	Flood Risk	Flood zone 2 and 3 through centre of the site and in the southwestern corner.
Proximity to International Nature Conservation Designations	Within 25m of a tributary	Tree Preservation Orders	X
Conservation Area	X	Archaeological Sites	X
Historic Parks and Gardens	Lakesmere House School	Listed Building	Fir Tree Farmhouse Grade II Listed
Nature Conservation Designations	Quobleigh Pond Woods (SINC) – northern part of site	Biodiversity Opportunity Areas	X
Priority Habitat	Other wet woodland Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links	PBL – Chalcroft western part of site. Wyvern PBA crosses centre of site.
Topography	Flat	Landscape Character Area	9 – Horton Heath Undulating Farmland
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area in south (9.3ha)	Other	Public footpath running from southwest corner to northeast corner
DELIVERABILITY / DEVELOPABILITY			
Suitability: The Local Area Committee resolved to grant outline planning consent for 450 dwellings on the site on the 29 th March 2017 (excluding the area around Fir Tree Farmhouse) therefore the site can be considered to be suitable for residential development. The site was also included in the site submission for a wider strategic site considered in SLAA-2-24-C. The strategic assessment proposes a strip of open space across the centre of the site.			
Availability: The agent has indicated that the site could become available for development within 5 years to 31 st March 2021.			
Achievability: Site is largely greenfield and there are no known abnormal costs. Strategic road infrastructure may be required if this site is considered as part of a larger strategic location.			

SITE REFERENCE: SLAA-7-46-C	SIZE (ha): 10.8 Net Site Area (ha): 5.4	SOURCE: Drew Smith Group (also submitted as part of strategic location with Highwood Group)
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ADDRESS: Land south of Mortimers Lane (1)	PARISH: Fair Oak and Horton Heath
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REASON FOR ASSESSING: Submitted for consideration in 2016



SITE DETAILS

Site Description & Character of Surrounding Area: The site lies south of Mortimer's Lane and east of Knowle Lane, Fair Oak. Most of the boundaries of this site comprise tree and hedged field boundaries although part of the site does run right up to Mortimer's Lane in the north. To the south is a former sandpit which is still being monitored since restoration. The greens of East Horton golf course lie to the east. The site is in agricultural use and benefits from long views downhill south eastwards.

Ownership: Mrs Mills

Planning History: No planning history on the site. To the west between the site and Knowle Lane is an aggregates depot, a telecoms recovery facility and (to the north) a site with planning permission for 73 dwellings. Opposite to the north-west corner of the site, north of Mortimer's Lane, a planning application has been submitted for 250 dwellings (SLAA-7-38-C).

Land Uses Investigated: Residential

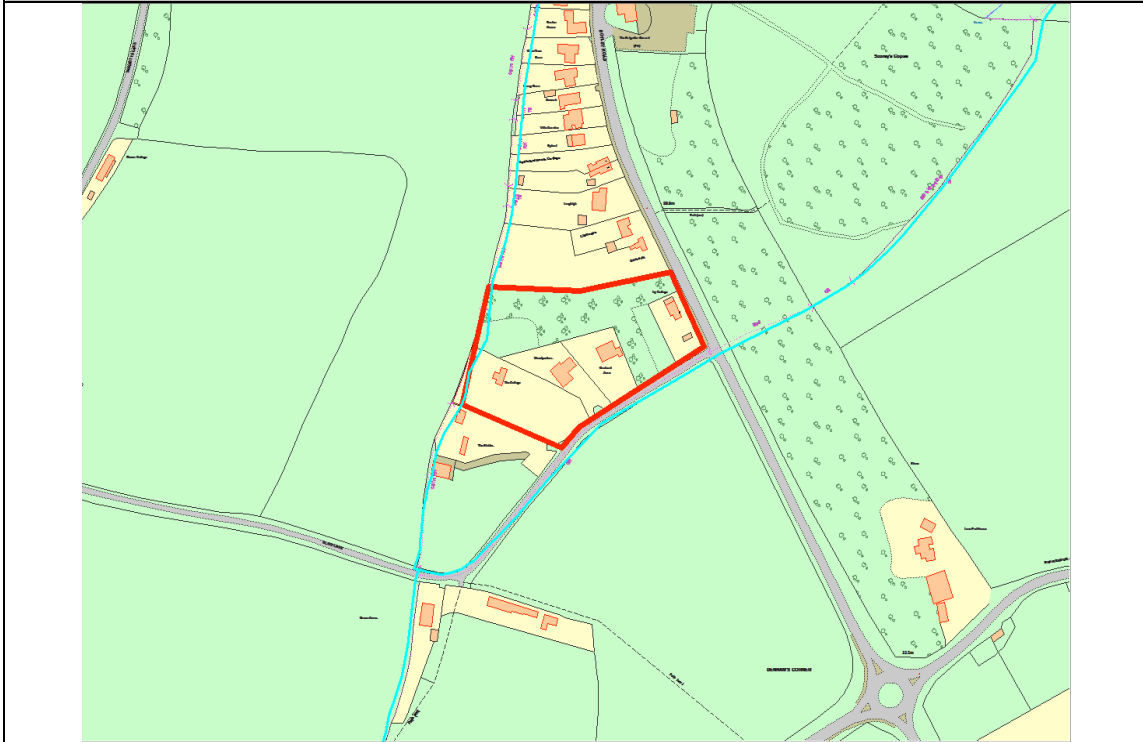
Location: Outside urban edge

Status in Local Plan: The site is designated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029 and is underlain by potential minerals resources as allocated in the HCC Minerals and Waste Plan (2013).

Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: 10-15 years	Net Residential Yield: 162
Loss of Employment Land: No	

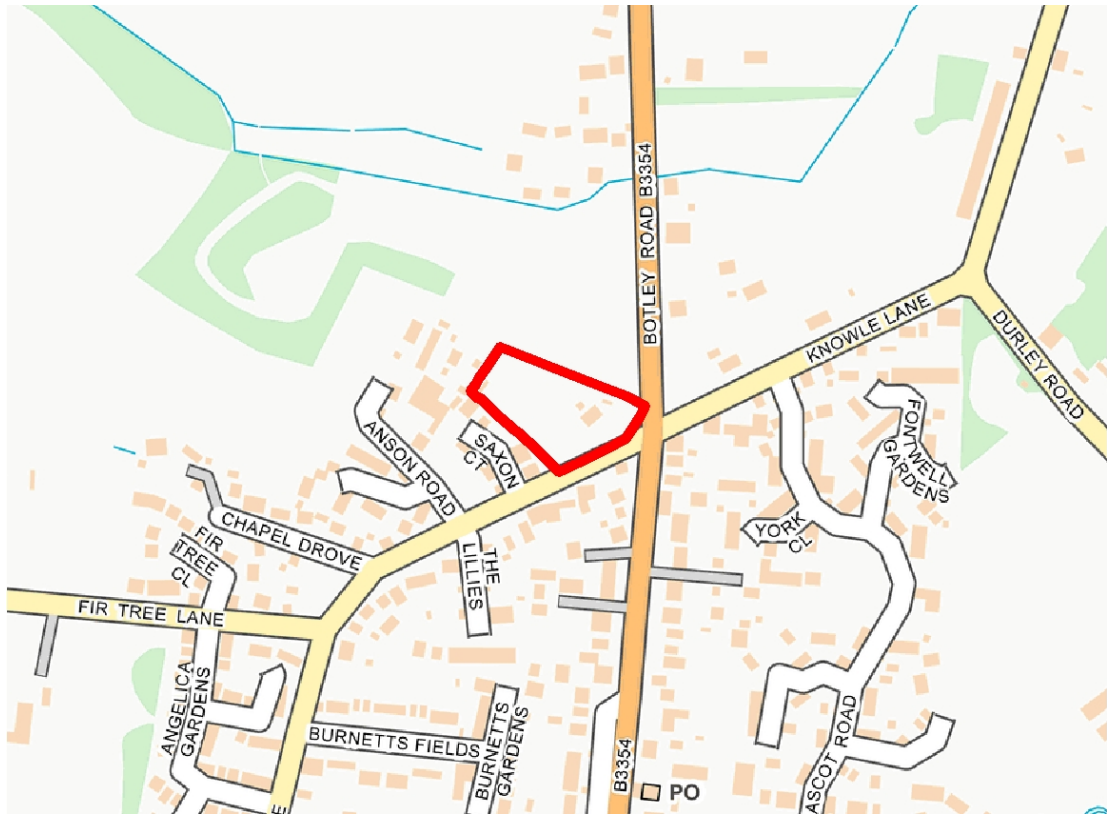
ACCESSIBILITY			
Access to the Site: There isn't currently any vehicular access to the site. Mortimers Lane adjoins the north of the site and the road into the East Horton Golf Course abuts the south-east corner of the site.			
Rights of Way: 250m to nearest footpath, 980m to nearest bridleway.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Mortimers Lane – 69 Winchester/Fareham			530m
Railway Station: Hedge End			3.9km
Health Centre: Stokewood Surgery			2.2km
Primary School: Fair Oak Infant and Junior Schools			1.4km
Secondary School: Wyvern College			1.3km
Shopping Centre / Hypermarket: Fair Oak Village Centre			1.4km
Designated Open Space: Knowle Hill Park			330m
Community facilities: Fair Oak Library / Fair Oak Village Hall			1.4km / 1.6km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Waste processing plant to west of site
Contamination	Knowle Lane Sand Pit adjoining at south west inert construction waste	Flood Risk	Flood Zone 1
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Conservation Area	X	Archaeological Sites	X
Historic Parks and Gardens	Adjacent to north – Fair Oak Park	Listed Building	Adjacent to Mortimers Farmhouse, Barn & Granary Grade II listed
Nature Conservation Designations	Adjacent to south - Land at Knowle Lane (SINC)	Biodiversity Opportunity Areas	X
Priority Habitat	Lowland mixed deciduous woodland (adjacent to west) Purples Moor Grass and Rush Pastures (adjacent to south)	Biodiversity Action Plan Priority Areas and Links	Link - Knowle Park 1.3km to south west
Topography	Undulating	Landscape Character Area	Knowle Hill Farmland & Woodland
Minerals and Waste Safeguarding	Whole site within a soft sand mineral safeguarding area; household waste recycling centre safeguarded site within 100m	Other	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site lies to the east of the Fair Oak settlement boundary and is not well located in terms of accessibility to local services and facilities. The noise generating adjacent uses would need to be considered carefully. There would be a significant impact on the landscape character of the area as the site extends significantly beyond the urban edge, There are long views in a south-eastern direction from the site. There are concerns about ecological issues and the watercourse along the south-western boundary. Development on the site would require a change in policy designation of the site as countryside. If considered in isolation development on this site would be judged as unsuitable for these reasons. The site was also included in the site submission for a wider strategic site considered in SLAA-7-54-C. It is considered there may be merit in considering this site as part of the wider strategic site, where scale and masterplanning may help to address some of these concerns and therefore this is reflected in the site potential above.</p>			
<p>Availability: The site promoter has indicated that the site is available for development. The safeguarding of the site for soft sand extraction may delay development on the site.</p>			
<p>Achievability: The site is a greenfield site and there are no known abnormal costs associated with the development of this site although there may be minerals extraction / contamination issues to be addressed. Strategic road infrastructure may be required if this site is considered as part of a larger strategic location.</p>			

SITE REFERENCE: SLAA-7-49-C	SIZE (ha): 1.14 Net Site Area (ha): 0.91	SOURCE: SDA Planning Ltd
ADDRESS: North-west of Blind Lane		PARISH: Fair Oak & Horton Heath
REASON FOR ASSESSING Site submitted for consideration		



SITE DETAILS	
Site Description & Character of Surrounding Area: The site is located immediately to the west of the B3354 Winchester Road. Blind Lane comprises the southern boundary. The Stables provides the south western perimeter. The northern boundary is heavily vegetated. The southern two-thirds of the site area made up of the curtilages of four substantial residential dwellings with the remainder of the site to the north comprising a large swathe of mature trees. The north-eastern corner of the site, including the residential property fronting Botley Road (but not the outbuilding to the south), lies within the urban edge. The remainder of the site including the three properties fronting Blind Lane lie within the countryside.	
Ownership: The Cottage – Mr Eric Anderson, The Orchard - Mr Olivier Cater, Remainder unknown	
Planning History: F/14/74339 Erection 3 no. 4 bed dwellings. Refused 29/05/2015 at The Orchard. Appeal dismissed. F/14/74337 Erection 2 no. 4 bed dwellings. Refused 28/05/2015, at The Cottage. Appeal dismissed.	
Land Uses Investigated: Residential	
Location: Partly inside (north-eastern corner) and partly outside urban edge	
Status in Local Plan: Majority of the site is designated as countryside and local gap within the adopted Local Plan 2001-2011 and draft Local plan 2011-2029, excluding the north-eastern corner of the site that lies within the urban edge.	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 4
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: Immediately from Winchester road to the east and Blind Lane to the south east.			
Rights of Way: 130m to nearest footpath, no bridleways nearby.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: X9 Bishops Waltham/Eastleigh, X10 Bishops Waltham/Southampton, X15 Hamble/Eastleigh (weekdays only)			240m
Railway Station: Hedge End			1.4km
Health Centre: St Luke's Surgery			2km
Primary School: Fair Oak Infant and Junior Schools			1.7km
Secondary School: Wyvern College			1.8km
Shopping Centre / Hypermarket: Fair Oak Centre Hedge End Retail Park			1.7m 2.6km
Designated Open Space: Horton Heath Community Centre Valerian Close / Burnetts Lane			480m 580m
Community Facilities: Horton Heath Community Centre			470m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Majority Grade 3, Northern section Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Contamination	X	Flood Risk	X
Proximity to International Nature Conservation Designation	X	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	X	Biodiversity Action Plan Priority Areas and Links	Entirely within the 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 adjacent to the urban edge to the south of Horton Heath (a small part of the site is within the urban edge). The majority of the site is in the settlement gap between Horton Heath, Hedge End and Botley (Boorley Green). Whilst there is some scattered development along Botley Road to the north, this development is located within an area that is semi-rural in character. The intensification of development on this site in this part of open countryside would have an adverse impact on the landscape character of the area and would lead to a greater perception of the settlements coalescing.</p> <p>The appeal Inspector's conclusion, in dismissing the appeal (F/14/74339), was that the scheme (3x4-bed dwellings) "would unacceptably harm the character and appearance of the surrounding rural area.... would have an urbanising impact on the surrounding countryside and would encroach into and undermine the purpose of the local gap".</p> <p>Consequently, this site is considered unsuitable for further residential development.</p>			
<p>Availability: The site was previously put forward by a planning agent but two appeals on the site have been dismissed. The current availability of the site is unknown.</p>			
<p>Achievability: There are no known abnormal costs associated with the site, property prices are strong in this part of the borough albeit that the presence of 4 substantial residential properties on the majority of the site could make it difficult to achieve a viable scheme.</p>			

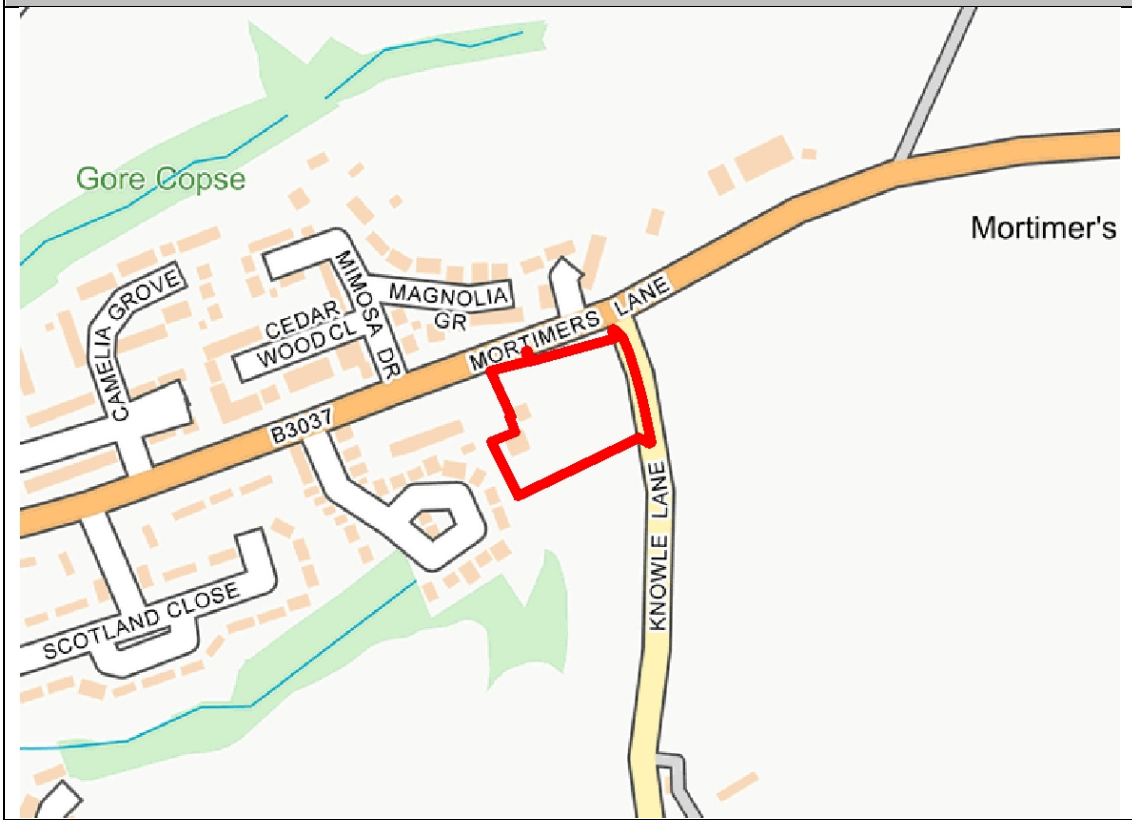
SITE REFERENCE: SLAA-7-51-C	SIZE (ha): 0.7 Net site area (ha): 0.63	SOURCE: Foreman Homes Ltd						
ADDRESS: Lechlade		PARISH: Fair Oak & Horton Heath						
REASON FOR ASSESSING: Site submitted for consideration in 2016 by the developer								
								
SITE DETAILS								
<p>Site Description & Character of Surrounding Area: The site is located at the north of Horton Heath, by the B3354 Botley Road, Burnetts Lane and Knowle Lane crossroads. The site currently accommodates a residential use with one dwelling and associated garage and outbuildings. The site is well enclosed with trees on all boundaries and a substantial hedgerow provides additional privacy along Burnetts Lane. To the east and south is residential land and to the northeast is a small industrial yard. Immediately north of the site, and beyond to the northwest, is open space that consists of Lapstone Farm Wildlife Site and Playing Fields.</p>								
<p>Ownership: L A Cannell</p>								
<p>Planning History: No recent history of relevance on the site itself though there is a pre-application enquiry for residential development (Q/16/78845) on land to the west (which is allocated for employment under policy FO5 of the draft 2011-29 local plan and further residential proposals beyond to the south-west of that).</p>								
<p>Land Uses Investigated: Residential</p>								
<p>Location: Outside urban edge</p>								
<p>Status in Local Plan: Designated as countryside and within the local gap in the draft Local Plan 2011-2029 and Adopted Local Plan 2001-2011. The crossroad adjacent to the site is allocated for junction improvements and the B3354 is identified as a strategic network within the draft Local Plan. Land adjacent to the northwest is allocated for proposed employment in the Adopted Local Plan.</p>								
<p>Site Potential:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Density (dph): 30</td> <td style="width: 50%;">Existing Dwellings on Site: 1</td> </tr> <tr> <td>Timescale: Within next 5 years</td> <td>Net Residential Yield: 18</td> </tr> <tr> <td>Loss of Employment Land: No</td> <td></td> </tr> </table>			Density (dph): 30	Existing Dwellings on Site: 1	Timescale: Within next 5 years	Net Residential Yield: 18	Loss of Employment Land: No	
Density (dph): 30	Existing Dwellings on Site: 1							
Timescale: Within next 5 years	Net Residential Yield: 18							
Loss of Employment Land: No								

ACCESSIBILITY			
Access to the Site: Two existing access points, from B3354 and Burnetts Lane			
Rights of Way: None			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Burnetts Lane – X10 Bishops Waltham/Southampton Botley Road – X9 Bishops Waltham/Eastleigh Bus Station, X15 Hamble/Eastleigh (weekdays only)		60m 80m	
Railway Station: Hedge End		2.4km	
Health Centre: Stokewood Surgery		1.6km	
Primary School: Fair Oak Junior and Infant Schools		610m	
Secondary School: Wyvern Technology College		720m	
Shopping Centre / Hypermarket: Fair Oak Village Centre		1.2km	
Designated Open Space: Lapstone Farm Wildlife Site Lapstone Playing Fields		Adjacent north-east 550m	
Community Facilities: Horton Heath Community Centre		590m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3b
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	Saxon Court (Grade II) within 40m of south-western boundary
Contamination	X	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	Strip along north-eastern boundary
Flood Risk	Flood Zone 1 (Low probability)	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Area	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Wyvern adjacent to north
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is located within the countryside. Given the surrounding land uses, it is considered that residential development in this location would fit within the envelope of existing built form. The layout of any proposed development should be orientated to protect the TPO area to the northeast of the site, and the setting of Saxon Court (Grade II listed building) to the southwest of the site. There are concerns about potential impacts on Great Crested Newts on the site and the ability to provide suitable access.			
Availability: The developer has indicated that this site could become available within 5 years to 31 st March 2021.			
Achievability: There are no significant constraints that are likely to pose major costs or delays to the development of this site. As a result it is considered that development on this site within the next 5 years would be reasonable.			

SITE REFERENCE: SLAA-7-52-C	SIZE (ha): 3.1 Net site area (ha): 2.0	SOURCE: Foreman Homes Ltd
ADDRESS: Land lying south of Huntingdon Gardens		PARISH: Fair Oak & Horton Heath
REASON FOR ASSESSING: Site submitted for consideration in 2016 by the developer		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site occupies land to the south-east of Horton Heath, and currently comprises of a vacant field that is designated as Scorey's Copse Meadow SINC. Scorey's Copse and Scorey's Copse Rush Pasture designated SINCS provide screening to the south. To the west and northwest is residential development and it appears that the site is visible from the rear of properties directly adjacent. Horton Heath Stream flows along the eastern boundary of the site and beyond this is Oakmore House and Estate.</p>		
<p>Ownership: J and C Brosnan</p>		
<p>Planning History:</p> <ul style="list-style-type: none"> • Q/07/61232 Enquiry for a proposed development on the site (August 2007) including small portions of land adjacent to the northeast and west of the site. • Q/06/56330 Enquiry for possible future development of land to the rear of Huntingdon Gardens (February 2006) on the north half of the site. 		
<p>Land Uses Investigated: Residential</p>		
<p>Location: Outside to urban edge</p>		
<p>Status in Local Plan: Designated as countryside within the Adopted Local Plan 2001-2011 and draft Local Plan 2011-2029.</p>		
<p>Site Potential:</p>		
<p>Density (dph): 30</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: The only potential access to the site appears to be from Huntingdon Gardens, although a formal access would need to be arranged, and significant upgrade works to the road along Huntingdon Gardens would be required or an alternative access via third-party landownership.			
Rights of Way: Footpath through Scorey's Copse and Rush Pasture within 50m of southern boundary			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Botley Road – X9 Bishops Waltham/Easteleigh, X10 Bishops Waltham/Southampton, X15 Hamble/Easteleigh (weekdays only)			170m
Railway Station: Hedge End			1.8km
Health Centre: Stokewood Surgery			2.2km
Primary School: Fair Oak Junior and Infant Schools			1.3km
Secondary School: Wyvern Technology College			1.4km
Shopping Centre / Hypermarket: Fair Oak Village Centre Hedge End Retail Park			1.9km 3km
Designated Open Space: Horton Heath Community Centre			230m
Community Facilities: Horton Heath Community Centre			200m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3b
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Tributary adjacent	Tree Preservation Orders	X
Flood Risk	East of site in Flood Zone 2 (medium probability) and 3 (high probability)	Nature Conservation Designations	Scoreys Copse Meadow SINC covers the whole site, Scorey's Copse Rush Pasture and Scorey's Copse SINC adjacent to south
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Purple moor grass and rush pastures and some coastal and floodplain grazing marsh	Biodiversity Action Plan Priority Areas and Links'	Chalcroft
Minerals & Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: There are numerous constraints that would need to be overcome in order to develop this site such as; Scoreys Copse Meadow SINC covers the whole site; Flood Zone 2 covers the east half of the site; and the lack of existing access would mean that a new access would most likely be required via land in third-party ownership, or Huntingdon Gardens which is a quiet residential street that would require significant upgrade works to cope with increased vehicular access. The Settlement Boundary would also require an extension to include this site in order to enable any development.			
Availability: The developer has indicated that the site could become available for development within 5 years to 31 st March 2021. The landowners are not presently aware of the inclusion of this site as a SLAA submission.			
Achievability: It is likely that the number of constraints could pose a significant cost to the development of this site. As a result, there does not appear to be reasonable prospect of developing this site within the plan period.			

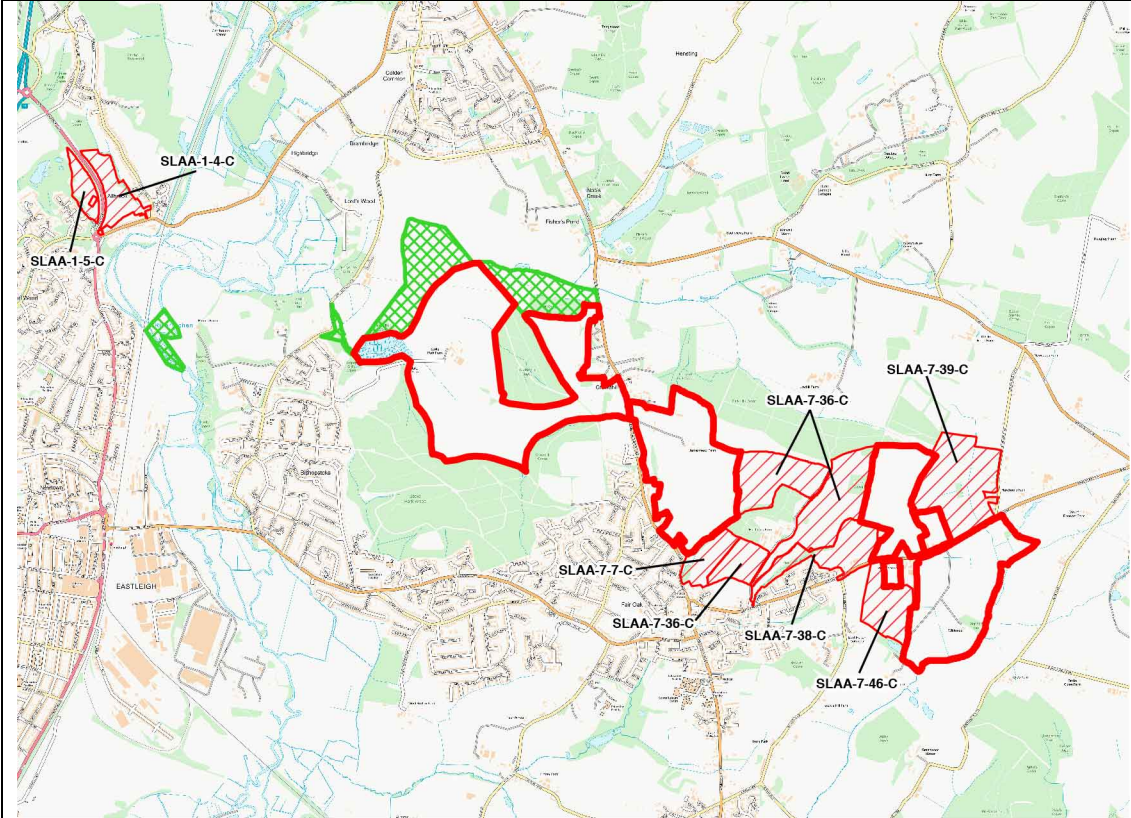
SITE REFERENCE: SLAA-7-53-C	SIZE (ha): 0.7 Net site area (ha): 0.63	SOURCE: WYG (Parsons Construction Limited)
ADDRESS: Land at corner of Mortimers Lane and Knowle Lane		PARISH: Fair Oak & Horton Heath
REASON FOR ASSESSING: Submitted for consideration in 2016 by the developer's consultant		



SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located to the east of Fair Oak, at the corner of Knowle Lane and B3038 Mortimer's Lane. The site currently accommodates a waste transfer station and aggregate facility. Buildings on the site include a plant and various non-descript structures, whilst the rest of the site is largely hardstanding. To the north the site is bordered by a hedge, which screens the site from Mortimers Lane. Beyond Mortimers Lane and bordering the west of the site are residential properties. To the east is countryside and East Horton Golf Club course. Immediately to the south are copses and an area of informal open space that is designated as a SINC (that itself has been previously been allocated for development).		
Ownership: Mr D Robbie, Mr M Robbie, Mr S Robbie and Ms S Robbie		
Planning History: The site is currently subject to a planning application F/16/78074 for 27 dwellings with access from Knowle Lane, associated parking and landscaping and infrastructure following demolition of the existing buildings and structures. Planning permission was granted for residential development (73 dwellings) at appeal in February 2015 (O/13/72490) on land adjacent to the east of Knowle Lane A planning application proposing up to 250 dwellings has been received to the north of Mortimer's Lane (Pembers Hill Farm O/15/77190).		
Land Uses Investigated: Residential		
Location: Mostly within the urban edge. A sliver of the site by the eastern boundary is outside but adjacent to the urban edge.		
Status in Local Plan: A sliver of the site by the eastern boundary is designated as countryside within the Adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. Mortimer's Lane has been identified as a strategic network in the draft Local Plan 2011-2029. The western boundary is safeguarded for soft sand in the HCC Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): 38	Existing Dwellings on Site: 0	
Timescale: Within next 5 years	Net Residential Yield: 27	
Loss of Employment: Yes (Waste transfer station and aggregates facility)		

ACCESSIBILITY			
Access to the Site: Existing access point from Knowle Lane			
Rights of Way: 410m to nearest footpath, 820m to nearest bridleway			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Mortimers Lane – 69 Winchester/Fareham			190m
Railway Station: Hedge End			3.9km
Health Centre: Stokewood Surgery			1.8km
Primary School: Fair Oak Junior and Infant Schools			1.1km
Secondary School: Wyvern College			1km
Shopping Centre / Hypermarket: Fair Oak Village Centre			1km
Designated Open Space: Knowle Hill			Adjacent south
Community Facilities:			
Fair Oak Library			1.1km
Fair Oak Village Hall			1.3km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Likely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1 (low probability)	Nature Conservation Designations	Knowle Lane Open Space SINC adjacent to south
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Gentle slope northeast to southwest	Landscape Character Area	Sliver by eastern boundary within Knowle Hill Farmland and Woodland
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Soft sand mineral safeguarding area along eastern boundary	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is within the urban edge and adjacent to existing residential development on Mortimer's Lane / Bradshaw Close. It is in an existing use that is not ideally compatible with its generally residential setting. Planning applications have also been received for residential development on the land opposite to the east of Knowle Lane and to the north of Mortimer's Lane. The developer has provided Hampshire County Council (HCC) with evidence that prior extraction of mineral on the site is not practicable or viable. However, HCC have indicated that incidental recovery of the sand could be suitable and should be encouraged. It is considered that the site meets 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 any potential on-site contamination being addressed, the site is considered achievable.			

SITE REFERENCE: SLAA-7-54-C	SIZE (ha): 190.1 Net site area (ha): 93.14**	SOURCE: Highwood Group with Drew Smith
ADDRESS: Land to the north of Bishopstoke and Fair Oak		PARISH: Bishopstoke
REASON FOR ASSESSING: Site submitted for consideration in 2016		



<p>SITE DETAILS</p> <p>The site was submitted as part of a larger strategic site by the Drew Smith/Highwood group, which included land to the south of Bishopstoke/Fair Oak. This wider area has been split into two separate elements - the northern (this site) and the southern element (see SLAA-2-24-C).</p> <p>Within the northern strategic site, some areas were submitted separately as well as part of the strategic site. Development of these sites in isolation are considered on the following SLAA assessments:</p> <table border="0"> <tr> <td>SLAA-1-4-C</td> <td>SLAA-7-36-C</td> <td>SLAA-7-39-C</td> </tr> <tr> <td>SLAA-1-5-C</td> <td>SLAA-7-38-C</td> <td>SLAA-7-46-C</td> </tr> <tr> <td>SLAA-7-7-C</td> <td></td> <td></td> </tr> </table> <p>These sites are identified with red hatching on the above plan for completeness.</p> <p>The site promoter has also identified separate areas surrounding the development as having potential for open space amounting to c.39.5ha. These are shown in green cross-hatching on the above plan.</p> <p>The site submission also included c. 83ha of open space located outside of Eastleigh Borough Council's boundary, to the west, in the area between SLAA-7-54-C and SLAA-1-4-C/SLAA-1-5-C</p> <p>**The site area and net site area relate to the unhatched area on the plan only.</p>	SLAA-1-4-C	SLAA-7-36-C	SLAA-7-39-C	SLAA-1-5-C	SLAA-7-38-C	SLAA-7-46-C	SLAA-7-7-C		
SLAA-1-4-C	SLAA-7-36-C	SLAA-7-39-C							
SLAA-1-5-C	SLAA-7-38-C	SLAA-7-46-C							
SLAA-7-7-C									

<p>Site Description & Character of Surrounding Area: This site comprises several distinct areas for development on a strategic scale. It comprises predominantly undeveloped land. The site includes an area directly northeast of Allbrook for the provision of strategic road link to accommodate the growth from the proposed development. The area to the north of Bishopstoke has strong southern and western boundaries created by a large area of woodland comprising Stoke Park Woods and Crowdhill Copse and surrounds Upperbarn Copse. The areas of proposed open space, identified in the green hatching on the plan above, include the Brick Kiln Copse SINC. The village of Crowdhill is located immediately north of the centre of the site. The area to the north of Fair Oak is bounded to the north by Park Hills Wood and by open countryside to the south and east. The site includes Bowlake Fish Farm, Stoke Park Farm and a golf club. Stroudwood Lane forms the eastern boundary of the strategic site.</p>
<p>Ownership: Multiple landowners</p>
<p>Planning History: Local Area Committee resolved to grant outline planning consent for 250 dwellings and related facilities ON SLAA-7-38-C on the 25th January 2017 (ref O/15/77190). Q/15/75766 Pre-application enquiry in January 2015 for a residential development up to 1,000 houses with supporting infrastructure. This application includes part of the site adjacent to the north of Mortimers Lane. Land to the south – O/13/73660 Outline planning permission for residential development of up to 60 dwellings, allotments, extension to existing cemetery and public open space with access off Stoke Common Road including additional bridleway link (all matters reserved except access). Granted June 2014. R/15/76716 Reserved matters approved in October 2015. Land to the south – O/13/73707 Outline planning permission for a residential development to provide up to 330 new dwelling units, new community building, public open space, and provision of new vehicular access from Winchester Road following demolition of existing buildings and stopping of existing access. Granted September 2014. R/15/77100 Reserved matters approved for Phase 3 in December 2015. SLAA-1-5-C previous formed part of a wider area included in 2004 Greenfield Housing Sites (Ref: E3). It was excluded from further investigation due to concerns about intrusion into the local gap and the potential impacts on the SINC. SLAA-7-7-C was promoted for residential use at the 2004 Local Plan Review Inquiry. The Inspector concluded that the site was in a reasonably sustainable location and on this basis had the potential to be considered as a reserve housing site. However, the Inspector went on to add that housing on this site would spoil the landscape setting and the attractive settlement form of this part of Fair Oak. This outweighed any sustainability advantages and therefore the site was ruled out for further assessment as potential reserve provision.</p>
<p>Land Uses Investigated: Mixed use comprising residential, employment, retail, open space and community facilities</p>
<p>Location: Outside but adjacent to the urban edge (south western boundary)</p>
<p>Status in Local Plan: The majority of the site is designated as countryside and parts are designated as local gap within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The south-eastern extent of SLAA-1-4-C is allocated for proposed housing and open space in the draft Local Plan 2011-2029. A small part of the western boundary of SLAA-1-5-C is allocated for proposed landscape improvements in the adopted Local Plan 2001-2011. The B3354 Winchester Road and B3037 Mortimers Lane adjacent to the site have been identified as strategic networks within the draft Local Plan. The area north of Bishopstoke is adjacent to a significant amount of designated open space within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029 and adjacent to two sites allocated for proposed housing within the draft Local Plan 2011-2029. Parts of the site fall within the Option C area in the December 2015 Local Plan Issues & Options consultation document. Large parts of the site are safeguarded for soft sand and/or sharp sand and gravel in the HCC Minerals and Waste Plan (2013). There are a number of SINCS within the site (identified below).</p>

Site Potential:	
For SLAA-2-24-C (i.e excluding the hatched areas on the above plan):	
Density (dph): 30	Existing Dwellings on Site: 4
Timescale: 5-20 years	Net Residential Yield: 2,743
Loss of Employment Land: Potentially (Bowlake Fish Farm, Stoke Park Farm, East Horton Golf Club and St Francis Animal Welfare)	
Employment uses: Assumes 7 ha of employment space, as per information submitted by the developer	
Business Park: 21,000m ²	
Industrial: 28,000m ²	
Warehouse: 35,000m ²	
For the wider strategic site comprising SLAA-1-4-C, SLAA-1-5-C, SLAA-7-7-C, SLAA-7-36-C, SLAA-7-38-C, SLAA-7-39-C, SLAA-7-46-C and SLAA-7-54-C (i.e. including the hatched areas on the above plan)	
Density (dph): 30	Existing Dwellings on Site: 8
Timescale: 0-20 years	Net Residential Yield: 4,730
Loss of Employment Land: Potentially (Bowlake Fish Farm, Stoke Park Farm, East Horton Golf Club and St Francis Animal Welfare)	
Employment uses: Assumes 8.7 ha of employment space, as per information submitted by the developer	
Business Park: 26,100m ²	
Industrial: 34,800m ²	
Warehouse: 43,500m ²	
Please note: The site potential could be increased should the proposed additional open space outside the main development areas be considered appropriate to offset some of the on-site open space requirements.	
ACCESSIBILITY	
Access to the Site: Strategic road infrastructure will be required to allow the highway network to accommodate the growth resulting from the strategic development.	
Rights of Way: Numerous footpaths and bridleways cross the site.	
Proximity to Local Services (All distances are approximate and, due to the scale of the site, are calculated from the centre of the Allbrook, North of Bishopstoke and North of Fair Oak areas of the site):	
Bus Stop: B3335 Allbrook Hill – X9 Bishops Waltham/Eastleigh, E1 Southampton/Winchester (via Colden Common and Twyford), E2 Southampton/Winchester (via Otterbourne and Compton) Winchester Road – 69 Winchester/Fareham, X9 Bishops Waltham/Eastleigh 2 Winchester/Southampton and Mortimers Lane – 69 Winchester/Fareham	350m Adjacent Adjacent
Railway Station: Eastleigh	3.4km
Health Centre: Boyatt Wood Surgery Stokewood Surgery Old Anchor Surgery	1.5km 2km / 1.5km 2km / 1.5km
Primary School: Scantabout Primary School Stoke Park Infant and Junior Schools Fair Oak Infant and Junior Schools	1km 1.4km 1.5km
Secondary School: Thornden Secondary School Wyvern College	1km 2.3km / 1.4km
Shopping Centre / Hypermarket: Boyatt Wood Shopping Centre Bishopstoke Riverside Neighbourhood Parade / Fair Oak Village Centre Fair Oak Village Centre	1.5km 1.8km / 1.9km 1.2km
Designated Open Space: Allbrook Recreation Ground Stoke Park Wood, Crowd Hill Copse and Upper Barn Copse Park Hill Woods, Hall Lands Copse	350m Adjacent Adjacent
Community facilities: Allbrook Scout Hut / Chandler's Ford Library Fair Oak Village Hall Fair Oak Library	310m / 1.6km 1.7km / 1.5km 1.8km / 1.3km

CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grades 3 and 4
Cables / Pylons / Electricity Lines / Oil Pipelines	Overhead pylons and cable cross north tip and SLAA-7-39-C. Oil pipeline crosses east	Significant Noise Generating Uses	Allbrook Way, Waste processing plant south of Mortimer's Lane.
Contamination	An area north of Bishopstoke currently in use as fish ponds Medium likelihood on part of SLAA-1-4-C, SLAA-7-7-C due to previous uses. Knowle Lane Sand Pit adjoining at south west inert construction waste	Flood Risk	Fish farms and boundary of area to the north of Bishopstoke in flood zone 3 and at risk of surface water flooding
Proximity to European Conservation Designations	Within 25m of a tributary	Tree Preservation Orders	Various individual and group TPOs on Allbrook sites and area north of Fair Oak
Conservation Area	X	Archaeological Sites	Two possible bronze age long barrows and undated enclosure in west
Historic Parks and Gardens	Stoke Park Woods Deer Park in west, Fair Oak Park	Listed Building	Crowdhill Farmhouse (Grade II) on site. 1 Poplar Cottage, Willow Cottage and 3 buildings at Mortimers Farm adjacent
Nature Conservation Designations	River Itchen SAC Moplands Copse, Tippers Copse, Stroud Wood and Gore Copse SINC on site. Adjacent to Lincolns Copse, Stoke Park Woods, Upper Barn Copse, Crowdhill Copse, Hill Copse, Judges Gully Copse and Meadow, Brick Kiln Copse, Fielders Farm Meadow, Chesnut Gully Wood, Park Hill Wood, Knowle Lane and Hall Lands Copse SINC	Biodiversity Opportunity Areas	Northern part of site Itchen Valley BOA
Priority Habitat	Lowland mixed deciduous woodland	Biodiversity Action Plan Priority Areas and Links	West in Itchen Valley PBA, Bowlake PBL and Stoke Park PBA Link - Knowle Park 1.3km to south west
Topography	Mixed - flat with some sloped/undulating areas	Landscape Character Area	Broom Hill Farmland and Woodland; Bishopstoke- Fair Oak Woodland and Farmland; Stroudwood Levels; and Knowle Hill Farmland & Woodland
Minerals and Waste Safeguarding	Some parts of site within soft sand and/or sharp sand and gravel mineral safeguarding areas	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: The wider strategic site stretches across the northern extent of the built-up area of Bishopstoke and Fair Oak. To the west, the site is physically separated from the built-up areas of Fair Oak and Bishopstoke by woodland and bounds the village of Crowdhill. To the east, the site connects to the north of Fair Oak and beyond. It is considered that Stroudwood Lane provides a logical and defensible boundary to development in this area in the east.

The topography provides for long distance views to the north and the potential for impact on the landscape character of the area. The nature conservation designations covering and adjacent to the site would need to be considered very carefully. Further consideration should be given to potential ecological impacts including protected species, invasive species, the SINC network and SAC and buffers should be provided as appropriate.

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

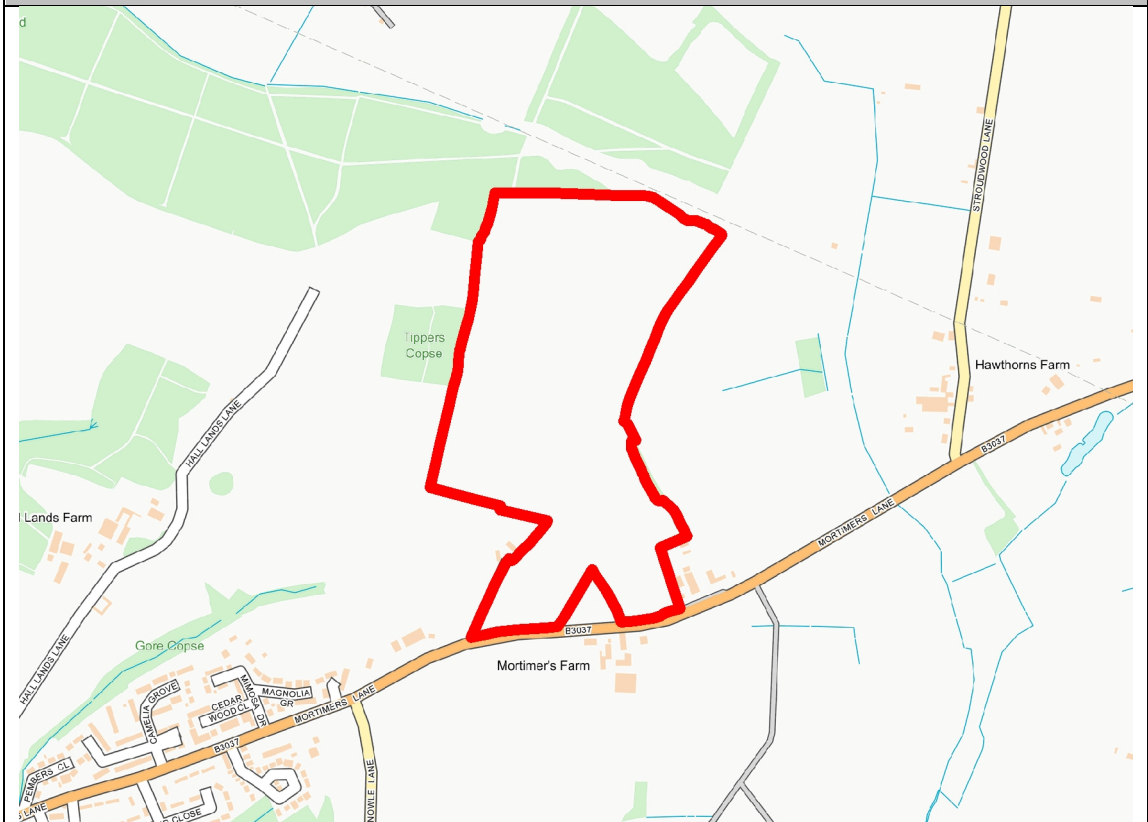
Availability: The agent has previously indicated that the site could become available in the short term. Parts of the site are safeguarded for soft sand and sharp sand and gravel, which may delay development in these areas.

Achievability: This site is largely greenfield in an area with a number of nature conservation designations that would need to be considered in any development proposals. A new strategic road link would be required to allow the highway network to accommodate the growth resulting from the strategic development, which would require land that is in third party ownership.

SITE REFERENCE: SLAA-7-55-C	SIZE (ha): 21.8 Net Site Area (ha): 10.9	SOURCE: Drew Smith Group (also submitted as part of strategic location with Highwood Group)
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ADDRESS: Land north of Mortimers Farm, Mortimers Lane	PARISH: Fair Oak and Horton Heath
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REASON FOR ASSESSING: Submitted for consideration in 2016



SITE DETAILS

Site Description & Character of Surrounding Area: This irregular shaped site lies to the east of Fair Oak in open countryside. To the south, the site is bordered by Mortimers Lane. Little Dower House and St Francis Animal Welfare facility are located adjacent to the south west and south east of the site respectively. Adjacent to the western boundary is Tippers Copse, which is designated for nature conservation. Trees, hedges and fences currently form field boundaries within the site.

Ownership: K & A Cooper

Planning History: The site was part of a larger site subject to a pre-application enquiry for a residential development up to 1000 houses with supporting infrastructure in January 2015. The site (SLAA-7-38-C) to the west has a resolution to grant permission for 250 dwellings and related facilities (ref O/15/77190).

Land Uses Investigated: Residential with informal and formal open space

Location: Outside urban edge

Status in Local Plan: Site is designated as countryside within the adopted Local Plan 2001-2011 and the draft Local Plan 2011-2029. A small part of the site in the south is safeguarded for soft sand in the HCC Minerals and Waste Plan (2013).

Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: 5-10 years	Net Residential Yield: 327
Loss of Employment: No	

ACCESSIBILITY			
Access to the Site: Access could be achieved via the southern part of the site from Mortimers Lane.			
Rights of Way: Footpath and bridleway within site boundary			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Mortimers Lane – 69 Winchester/Fareham		810m	
Railway Station: Eastleigh		5km	
Health Centre: Stokewood Surgery		2.3km	
Primary School: Fair Oak Junior and Infant Schools		1.8km	
Secondary School: Wyvern		1.7km	
Shopping Centre / Hypermarket: Fair Oak Centre		1.6km	
Designated Open Space: Knowle Hill Park		820m	
Community facilities: Acorn Social Club and Scout Hut Fair Oak Library and Fair Oak Village Hall		1.5km 1.7km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Contamination	Medium likelihood (located close to former landfill sites)	Flood Risk	Flood Zone 1. Potentially susceptible to surface water flooding
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Conservation Area	X	Archaeological Sites	X
Historic Parks and Gardens	Fair Oak Park south part of site	Listed Building	Adjacent Little Dower House Locally listed, adjacent Mortimers Farm House Grade II
Nature Conservation Designations	Tippers Copse SINC adjacent to west	Biodiversity Opportunity Areas	X
Priority Habitat	Gore Copse: Lowland and Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links	X
Topography	Flat	Landscape Character Area	Character area 7- Bishopstoke- Fair Oak Woodland and Farmland
Minerals and Waste Safeguarding	Soft sand mineral safeguarding area in south (approximately 0.9ha)	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: The site was submitted as part of a larger area included SLAA-7-38-C however, as that part of the site has a resolution to grant outline planning consent, the site was split for the purposes of the SLAA assessment. The site mainly consists of open fields and is designated as countryside within the Local Plan. The site is located within an area that is very open in character and there are significant concerns about the potential landscape impact of development in this location particularly as the northern part of the site stretches out towards the South Downs National Park boundary. If considered in isolation development on this site would be judged as unsuitable for these reasons. The site was also included in the site submission for a wider strategic site considered in SLAA-7-54-C. It is considered there may be merit in considering this site as part of the wider strategic site, where scale and masterplanning may help to address some of these concerns and therefore this is reflected in the site potential above.

Availability: The agent indicates that the site is available for development. As a change in planning policy is required, a timeframe of 5-10 years if considered more appropriate. The safeguarding of part of the site for soft sand extraction may delay development coming forward in that area.

Achievability: The site is greenfield and there are no known abnormal costs associated with the development of this site. Strategic road infrastructure may be required if this site is considered as part of a larger strategic location.