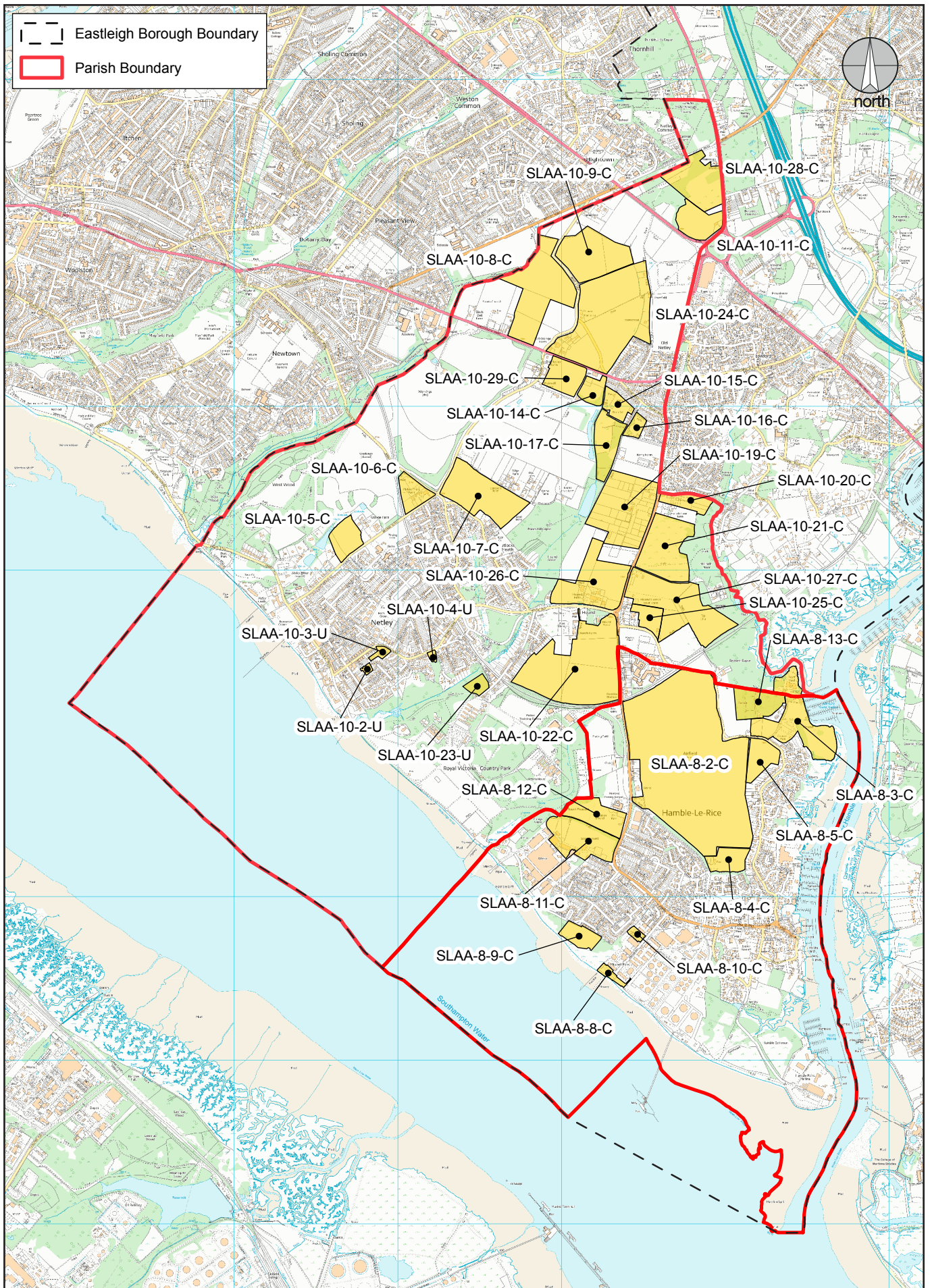


Strategic Land Availability Assessment (SLAA) - Hound/Netley and Hamble-le-Rice



SITE REFERENCE: SLAA-10-2-U	SIZE (ha): 0.32 Net site area (ha): 0.32	SOURCE: EBC officers
ADDRESS: Rear gardens of 11-13 & 25-29 Sea View Estate & Orchard west of Sea View Estate, Netley Abbey		PARISH: Hound
REASON FOR ASSESSING: Identified from aerial photography for further consideration		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located on the eastern side of Netley Village Centre. It comprises of the residential curtilages of a number of properties on the Sea View Estate and a separate undeveloped parcel of land. The site does not currently have vehicular access to it. Whilst there is a reasonable level of tree cover on the site, the trees are not subject of TPOs. The character of the area to the west of the site is traditional Victorian terraces and semi-detached properties whilst there are more modern semi-detached properties on its eastern side.		
Ownership: 11 owners across the site		
Planning History: None		
Land Uses Investigated: Residential		
Location: Within the 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. Access may be achievable from Station Road or New Road to the detriment to the current use. The site has reasonable accessibility to local and higher level services and facilities because it is not directly on a bus route.			
Rights of Way: 297m to nearest footpath and 1.5km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Station Road – X15 Hamble/Eastleigh (weekdays only), 6 Southampton/Hamble			110m
Railway Station: Netley			630m
Health Centre: Blackthorn Health Centre			1.6km
Primary School: Netley Abbey Junior and Infant schools			740m
Secondary School: The Hamble School			1.7km
Shopping Centre / Hypermarket: Netley Station Road local centre Netley Victoria Road local centre			92m 370m
Designated Open Space: Station Ground Recreation Ground Royal Victoria Country Park			350m 740m
Community Facilities: Netley Library Netley Methodist Church Hall Abbey Hall			110m 280m 670m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	X
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	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	X	Landscape Character Area	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is within the defined built up area of Netley where there is a presumption in favour of development. The most significant constraint on this site is access to it, which would require the removal of an existing surrounding property or loss of the public car park.			
Availability: The multiple site owners were contacted to enquire about availability of the site for redevelopment. Two responses were received that did not support redevelopment of the site and one neutral response. No expressions of interest in redevelopment have been received. There are no known legal constraints that would restrict development on the site.			
Achievability: As no interest in redevelopment has been expressed from the multiple landowners, there is no reasonable prospect of the site coming forward for redevelopment within the plan period.			

SITE REFERENCE: SLAA-10-3-U	SIZE (ha): 0.6 Net site area (ha): 0.44	SOURCE: EBC officers
ADDRESS: Catholic Church and gardens of Station Road, Netley		PARISH: Hound
REASON FOR ASSESSING: Identified in aerial photography for further consideration		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located within Netley, fronting onto Station Road. It comprises of the residential curtilages of a number of properties and the Catholic Church. Part of the site comes up to the frontage of Station Road as it turns a corner. At present this part of the site is occupied by the Catholic Church which is a relatively small, single storey building. Properties within the vicinity of the site are generally late 19th/early 20th century buildings, although there are some modern properties too.		
Ownership: 13 owners across the site		
Planning History: None relevant		
Land Uses Investigated: Residential, community		
Location: Within the urban edge		
Status in Local Plan: No site-specific allocations within the Local Plan		
Site Potential:		
Density (dph): 35		Existing Dwellings on Site: 2
Timescale: Unlikely in plan period		Net Residential Yield: 0
Loss of Employment Land: No (community use to be retained/relocated)		

ACCESSIBILITY			
Access to the Site: Current access to the church is off Station Road. Access to the gardens would need to be secured through the church site.			
Rights of Way: 1.9km to nearest bridleway and 639m to nearest footpath.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Station Road – X15 Hamble/Eastleigh (weekdays only), 6 Southampton/Hamble			50m
Railway Station: Netley			500m
Health Centre: Blackthorn Health Centre			1.5km
Primary School: Netley Abbey Junior and Infant schools			620m
Secondary School: The Hamble School			1.6km
Shopping Centre / Hypermarket: Netley Station Road local centre Netley Victoria Road local centre			200m 420m
Designated Open Space: Station Road Recreation Ground			220m
Community Facilities: Netley Library Netley Methodist Church Hall Abbey Hall			250m 320m 710m
CONSTRAINTS			
Any redevelopment of this site, which in part occupies a prominent location within the street scene, will need to be of a high quality.			
Air Quality Management Area	X	Agricultural Land Classification	X
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	X	Tree Preservation Orders	Blanket TPO adjacent to south west boundary
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	X	Landscape Character Area	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is located within the built-up area of Netley and is accessible to a range of facilities and services. Subject to the retention (or appropriate relocation) of the community use within the site, the site is considered to be suitable for redevelopment. There is an opportunity for the built form to make a positive contribution to the character and appearance of the area. The assessment assumes that approximately 25% of the site will need to be retained for the existing community use.			
Availability: The multiple site owners were contacted to enquire about availability of the site for redevelopment. One response was received that did not support redevelopment of the site and no expressions of interest in redevelopment were received. There are no known legal constraints that would restrict development on the site.			
Achievability: The site occupies a location that is considered to be attractive to the market. There is limited existing development on the site. As no interest in redevelopment has been expressed from the multiple landowners, there is no reasonable prospect of the site coming forward for redevelopment within the plan period.			

SITE REFERENCE: SLAA-10-4-U	SIZE (ha): 0.29 Net site area (ha): 0.29	SOURCE: EBC officers
ADDRESS: Former British Legion Club, Station Road, Netley		PARISH: Hound
REASON FOR ASSESSING: Identified in aerial photography for its development potential		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located on the eastern side of Netley and comprises the former British Legion Club and the car park. The existing building is of a non-descript character and appearance, which would appear to be coming towards the end of its natural life. Mature trees along the eastern and southern boundary are subject to a tree preservation order.		
Ownership: British Legion		
Planning History: Application to demolish club house and replace with a 3-storey club house with stewards flat, erection of 8 houses with associated car parking and landscaping withdrawn February 2015 (ref F/14/75327). Application for construction of 6no. three bedroom, 1no. four bedroom and 2no. five bedroom dwellings with associated parking, garages and amenity space, following demolition of former club building submitted February 2017 (ref F/17/80123).		
Land Uses Investigated: Residential, community		
Location: Within urban edge		
Status in Local Plans: Approximately 0.016ha of the site is allocated as countryside and local gap within the adopted Local Plan 2001-2011 and draft Local Plan 2011–2029.		
Site Potential:		
Density (dph): 35	Existing Dwellings on Site: 0	
Timescale: Within next 5 years	Net Residential Yield: 10	
Loss of Employment Land: Yes (former community use)		

ACCESSIBILITY			
Access to the Site: Current access is via Station Road.			
Rights of Way: 1.1km to nearest footpath and 2.3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Station Road – X15 Hamble/Eastleigh (weekdays only), 6 Southampton/Hamble		110m	
Railway Station: Netley		240m	
Health Centre: Blackthorn Health Centre		1.3km	
Primary School: Netley Abbey Junior and Infant schools		720m	
Secondary School: The Hamble School		1.3km	
Shopping Centre / Hypermarket: Netley Station Road local centre Netley Victoria Road local centre		480m 730m	
Designated Open Space: Station Road Recreation Ground Royal Victoria Country Park		390m 580m	
Community Facilities: Netley Library Netley Methodist Church Hall Hound Parish Hall		520m 620m 820m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	X
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	X	Tree Preservation Orders	Blanket cover of all trees and species adjacent south
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	X	Landscape Character Area	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding Area	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site previously accommodated a community use and is located within the defined built up area of Netley. The site is reasonably accessible to a range of facilities and services. A small area (approximately 0.016ha) to the south of the site is located within the local gap, which may be a constraint on the layout of the site. It is considered that the site may be suitable for redevelopment. 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 site is currently being marketed as a development opportunity.			
Achievability: Following the closure of the former club, the site is being promoted for development.			

SITE REFERENCE: SLAA-10-5-C	SIZE (ha): 3.7 Net site area (ha) 2.41	SOURCE: DLP Planning Ltd
ADDRESS: Land adjoining Grange Farm, Grange Road, Netley		PARISH: Hound (Netley Abbey)
REASON FOR ASSESSING: Submitted for consideration by the agent on behalf of the landowner		
		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is an area of open grazing land located on the north-western edge of Netley. It is currently in the defined strategic gap separating Netley and Southampton. Netley Abbey Conservation Area wraps around the northern, southern and western boundaries. To the immediate north-west is a local nature reserve. The site is well screened on its boundaries.</p>		
<p>Ownership: Barrie Price</p>		
<p>Planning History:</p> <ul style="list-style-type: none"> • Application for Jehovah Witness Meeting Hall allowed on appeal on south-western part of the site (Z/29049/001/00). • Applications refused on northern part of site for mineral extraction (Z/15923/). • Pre-application enquiries for affordable housing on this site have been investigated. • Outline planning application received for 89 dwellings on the majority of the site (excluding plot in south-west corner) O/16/78014. Resolution to permit 03/11/16, subject to recommended conditions and reasons, completion of a S106 agreement, and future reserved matters applications going to Bursledon, Hamble-le-Rice and Hound Local Area Committee for determination. 		
<p>Land Uses Investigated: Residential, community, open space and care home.</p>		
<p>Location: Outside but adjacent to the urban edge</p>		
<p>Status in Local Plan: The site is designated as countryside and is within the strategic gap in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The majority of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).</p>		
<p>Site Potential:</p> <p>Density (dph): 37</p> <p>Timescale: Within next 5 years</p> <p>Loss of Employment Land: No</p> <p>Existing Dwellings on Site: 0</p> <p>Net Residential Yield: 89 (as per application)</p>		

ACCESSIBILITY			
Access to the Site: The site has existing pedestrian and vehicular access from Grange Road.			
Rights of Way: 21m to nearest footpath and 3.6km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Grange Road – X15 Hamble/Eastleigh (weekdays only), 6 Southampton/Hamble			Adjacent
Railway Station: Netley			940m
Health Centre: Blackthorn Health Centre			1.7km
Primary School: Netley Abbey Junior and Infant schools			250m
Secondary School: Oasis Academy Mayfield			1.4km
Shopping Centre / Hypermarket: Netley Victoria Road local centre			670m
Designated Open Space: Westwood Woodland Park			Adjacent
Community Facilities: Netley Methodist Church Hall Abbey Hall Netley Library			640m 650m 810m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 1
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	Netley Abbey Conservation Area adjoins the site	Listed Building	To the north-east of site
Contamination	High likelihood	Archaeological Sites	HRS Area of High Archaeological Potential adjacent north east and south west.
Proximity to International Nature Conservation Designation	Within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	Adjoins Westwood Woodland Park Local Nature Reserve and SINC
Historic Parks and Gardens	Netley Abbey adjacent south west	Biodiversity Opportunity Areas	The Solent/Hamble Valley
Topography	Flat	Landscape Character Area	Netley Abbey Coastline
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary
Minerals and Waste Safeguarding	Majority of site within a sharp sand and gravel mineral safeguarding area (2.99ha)	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is significantly constrained by being part of the gap separating Netley and Southampton, partially enclosed by the Netley Abbey Conservation Area and adjoining a Local Nature Reserve/Woodland Park. It also has a sensitive landscape setting. The possibility of mineral deposits under the site may also act as a constraint to it coming forward in the short-term. There are reservations as to the suitability of development on this site but it could enable an enhanced access to the Local Nature Reserve/Woodland Park to the west of the site. However, officers have, on balance, come to the view that these concerns are over-ridden by the fact that the Council is not able to demonstrate a five-year supply of housing land and have recommended that outline planning permission be granted for residential development on the site. Hampshire County Council have confirmed that, in the absence of mineral operator interest, prior extraction of sand and gravel is not required. Recent planning permission indicates the site is suitable for development.			
Availability: The agent anticipates the site will become available within the next 5 years.			
Achievability: The site has received resolution to permit outline planning consent for 89 dwellings. There is, therefore, a strong likelihood that the development will be delivered within the next 5 years.			

SITE REFERENCE: SLAA-10-6-C	SIZE (ha): 3 Net site area (ha): 1.95	SOURCE: Orchard Homes & Developments Ltd
ADDRESS: Abbey Fruit Farm, Grange Road, Netley		PARISH: Hound (Netley Abbey)
REASON FOR ASSESSING: Submitted for consideration		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is located on the north western edge of Netley. The site is triangular shaped which is enclosed by roads and a railway line along with some planting. Development is presently focussed in the southern part of the site, and current land uses are an equestrian school and industrial estate. There is a mobile phone mast on the northern part of the site.</p>		
<p>Ownership: Chris Waight, John Waight and Michael Waight</p>		
<p>Planning History: Outline permission (ref: Z/19430/012/00) granted 11/12/2002 for 20 livery stables with office, toilet, store, storage barn, horse walking area, open ménage and car parking. Resolution to permit residential development for up to 80 dwellings and 5 light industrial buildings (ref: O/13/72895) Outline application submitted in November 2016 for 93 dwellings (ref: O/16/79466). Committee resolution to grant made on 27th January 2017.</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 strategic gap in the adopted Local Plan 2001-2011. Allocated for proposed residential and employment development in the draft Local Plan 2011-2029 (Policy HO1). The north and west of the site is safeguarded for sharp sand and gravel within the HCC Minerals and Waste Plan (2013).</p>		
<p>Site Potential:</p>		
<p>Density (dph): 47</p> <p>Timescale: Within next 5 years</p> <p>Loss of Employment Land: Possibly</p>	<p>Existing Dwellings on Site: 1</p> <p>Net Residential Yield: 92 (as per application)</p>	

ACCESSIBILITY			
Access to the Site: The site is bounded by Grange Road and Woolston Road. Vehicular access to the site is currently available from Grange Road. There is a dedicated pedestrian footway on Grange Road.			
Rights of Way: Footpath adjacent to south of the site. 2.4km to nearest bridleway.			
Proximity to Local Services (<i>All Distances are Approximate</i>):			
Bus Stop: Grange Road – X15 Hamble/Eastleigh (weekdays only), 6 Southampton/Hamble			Adjacent
Railway Station: Netley			950m
Health Centre: Blackthorn Health Centre			1.6km
Primary School: Netley Abbey Junior and Infant schools			410m
Secondary School: Oasis Academy Mayfield			1km
Shopping Centre / Hypermarket: Netley Victoria Road local centre			1.1km
Netley Station Road local centre			1.1km
Designated Open Space: Westwood Woodland Country Park			520m
Community Facilities: Hound Parish Hall			570m
Netley Methodist Church Hall			1km
Abbey Hall and Netley Library			1.1km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 1
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Rail
Conservation Area	X	Listed Building	X
Contamination	High Likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	Adjoins Local Nature Reserve & SINC
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	The Solent/Hamble Valley adjacent south west
Topography	Flat	Landscape Character Area	Hound Plain
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary, Railway
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area (1.74ha)	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site was previously designated as countryside and settlement gap but was allocated for housing and employment development within the draft Local Plan 2011-2029. Outline planning permission was granted in 2013 and the Local Area Committee resolved to grant planning consent in January 2017 on a new application. Hampshire County Council have confirmed that the site is considered too small for viable extraction of sharp sand and gravel mineral resource.			
Availability: An outline planning application was submitted in November 2016 for 93 dwellings, and as such the site is considered to be available now or within a short timeframe.			
Achievability: The site may have some minerals potential which could hinder the achievability of development on this site in the short term.			

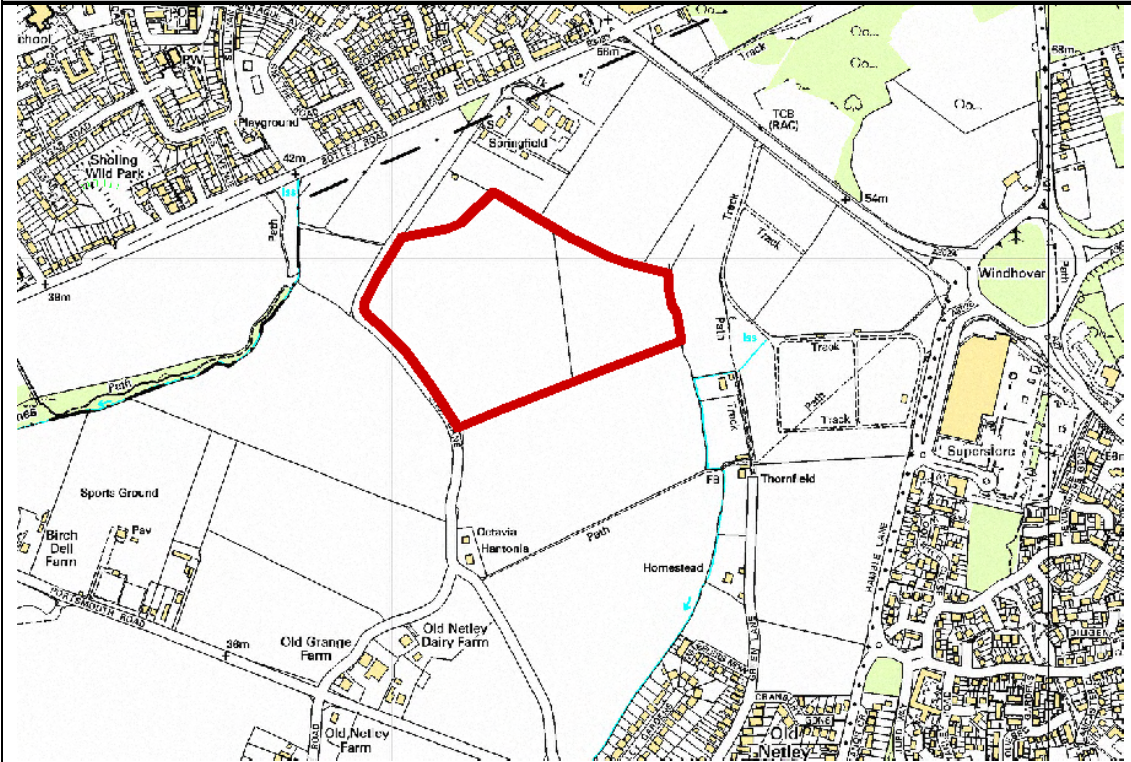
SITE REFERENCE: SLAA-10-7-C	SIZE (ha): 11.5 Net site area (ha): 5.75	SOURCE: D2 Planning representing Sheet Anchor Properties						
ADDRESS: Land east of Grange Road, Netley		PARISH: Hound (Netley Abbey)						
REASON FOR ASSESSING: Site submitted for consideration in 2016								
SITE DETAILS								
<p>Site Description & Character of Surrounding Area: The site is located on the northern edge of Netley village and occupies an area of undulating open countryside that is currently used for grazing. The site falls within the currently defined strategic gap separating Netley and Southampton. There is mature planting and tree cover on the western and southern boundaries.</p>								
<p>Ownership: Maria Hazell</p>								
<p>Planning History: Application (ref: 19509) for gravel extraction, siting and operation of aggregate and concrete plants, and importation of suitable material for restoration for agricultural use refused 1979. Application (ref: 19509/1) for the formation of new access to Grange Road serving land to the east of Grange Road and Woolston Road permitted 1981. Section 53 Determination (ref: 19509/2) for the construction of a fish farm refused 1985. Outline planning application (ref: O/14/75435) for residential development of up to 250 dwellings, including allotments and public open space. Refused, appeal dismissed December 2015. Outline planning application (ref: O/15/76147) for residential development of up to 230 dwellings, including allotments and public open space. Refused, appeal due to be heard.</p>								
<p>Land Uses Investigated: Uses associated with expansion of Netley (i.e. housing and employment).</p>								
<p>Location: Outside but adjacent to the urban edge</p>								
<p>Local Plans: Allocated as strategic gap and countryside in adopted Local Plan 2001-2011. Allocated as countryside and countryside gap in draft Local Plan 2011 – 2029. The majority of the site is safeguarded for sharp sand and gravel within 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: 0</td> </tr> <tr> <td>Timescale: Not applicable</td> <td>Net Residential Yield: 0</td> </tr> <tr> <td>Loss of Employment Land: No</td> <td></td> </tr> </table>			Density (dph): 30	Existing Dwellings on Site: 0	Timescale: Not applicable	Net Residential Yield: 0	Loss of Employment Land: No	
Density (dph): 30	Existing Dwellings on Site: 0							
Timescale: Not applicable	Net Residential Yield: 0							
Loss of Employment Land: No								

ACCESSIBILITY			
Access to the Site: The site abuts both Grange Road and Woolston Road but there is currently no direct vehicular access into this site. There is a public footpath which runs north to south through the site.			
Rights of Way: Footpath within site boundary 1.9km to nearest bridleway			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Woolston Road – X15 Hamble/Eastleigh (weekdays only), 6 Southampton/Hamble	Adjacent		
Railway Station: Netley	880m		
Health Centre: Blackthorn Health Centre	1.2km		
Primary School: Netley Abbey Junior and Infant schools	670m		
Secondary School: Oasis Academy Mayfield	1.2km		
Shopping Centre / Hypermarket: Netley Victoria Road local centre Netley Station Road local centre	1.3km 1.3km		
Designated Open Space: Butlocks Heath Recreation and Priors Hill Copse	Adjacent		
Community facilities: Hound Parish Hall Netley Methodist Church Hall Netley Library	270m 1.3km 1.4km		
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 1
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	Flood Zone 1	Nature Conservation Designations	Adjoins Priors Hill Copse to the east designated as SINC and ancient woodland
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Undulating rising gently north	Landscape Character Area	Area 13 – Hound Plain
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area across majority of site (10.1ha)	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: Development on this site would have a significant impact on the landscape of the area resulting in erosion of the physical gap between Netley and Southampton, as concluded by the Planning Inspector. The site is reasonably well related to the urban edge of Netley. There are no significant constraints on the site which would restrict development. Further consideration should be given to potential ecological impacts, including the Solent Complex, SINC network and hedgerow network and sufficient buffers should be provided as appropriate. The capacity of the local highway network to accommodate such development has not yet been established. The site is located outside the urban edge and therefore a policy change would be necessary for the site to be developed. The developer has confirmed that Hampshire County Council had no objection to the proposed development with regards to the impact on minerals in respect of application ref: O/15/76147, subject to a condition to cover the incidental recovery of minerals.			
Availability: Information submitted by the agent in 2015 indicated that the land owner of the site is prepared to make the site available for residential development and that there is developer who would develop the site within the next 5 years.			
Achievability: The site is greenfield and with no known abnormal costs. A change in planning policy would be necessary should development come forward.			

SITE REFERENCE: SLAA-10-8-C	SIZE (ha): 14.3 Net site area (ha): 7.15	SOURCE: Ian Judd and Partners
ADDRESS: Land west of Shop Lane, Bursledon		PARISH: Hound
REASON FOR ASSESSING: Site submitted by owners and near to urban edge of Southampton in part		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located to the west of Old Netley and east of Southampton. It is within the currently defined strategic gap, and in open countryside. The north western boundary and north tip of the site have tree coverage. A watercourse runs along part of the western boundary of the site. The site would appear to be currently used for agriculture.		
Ownership: King Edward VI School		
Planning History: Application (ref: Z/3333/000/00) granted permission for change of use from agricultural land to sports field (13 July 1994). Pre-application enquiry for the construction of a solar array farm with associated infrastructure (ref. Q/15/76145). 08/05/2015.		
Land Uses Investigated: Residential, employment and community uses considered.		
Location: Outside urban edge		
Status in Local Plan: Countryside, settlement gap, potentially underlain by minerals resources		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 0	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment: No		
Employment uses:		
Business Park: 0		
Industrial: 0		
Warehouse: 0		

ACCESSIBILITY			
Access to the Site: The site does not currently have vehicle or pedestrian access. Vehicular access may be feasible from Portsmouth Road or Shop Lane. Securing pedestrian access could be more difficult.			
Rights of Way: 460m to nearest footpath. More than 3km to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Portsmouth Road – X4 Southampton/Portsmouth, X5 Southampton/Gosport		Adjacent	
Railway Station: Sholing		2.1km	
Health Centre: Bursledon Surgery		1.3km	
Primary School: Valentine Primary School		520m	
Secondary School: Oasis Mayfield Academy		870m	
Shopping Centre / Hypermarket: Tesco Extra, Bursledon		1km	
Designated Open Space: VT Group Sports Club		Adjacent	
Community Facilities: Sholing Community Centre		1.1km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 1 with urban to the north
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Low likelihood on western boundary	Archaeological Sites	X
Proximity to International Nature Conservation Designations	North western boundary within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	SINC on western boundary
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes gradually north to south	Other	Minerals resources potentially underlie part of site
Priority Habitat	Lowland Mixed Deciduous Woodland, Wet Woodland	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Whole site within sharp sand and gravel mineral safeguarding area	Landscape Character Area	Hound Plain
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is heavily constrained by its location within the countryside and detachment from the existing urban edge. Development of the site in isolation would urbanise the predominantly rural character of the area and significantly compromise the separation between Bursledon and Southampton. It would also generate additional vehicle movements onto Hamble Lane which suffers from congestion. For these reasons, the site is considered unsuitable for development.			
Availability: The availability of the site is unknown. The safeguarding of the site for sharp sand and gravel extraction may delay development coming forward.			
Achievability: The site is unsuitable due to its separation from the urban edge and countryside location. With no clear information on its availability, there is no reasonable prospect of developing this site within the plan period.			

SITE REFERENCE: SLAA-10-9-C	SIZE (ha): 10.0 Net site area (ha): 5.0	SOURCE: Ian Judd and Partners
ADDRESS: Land east of Shop Lane and south of Botley Road, Bursledon		PARISH: Hound
REASON FOR ASSESSING: Site submitted by owners and near to urban edge of Southampton in part		



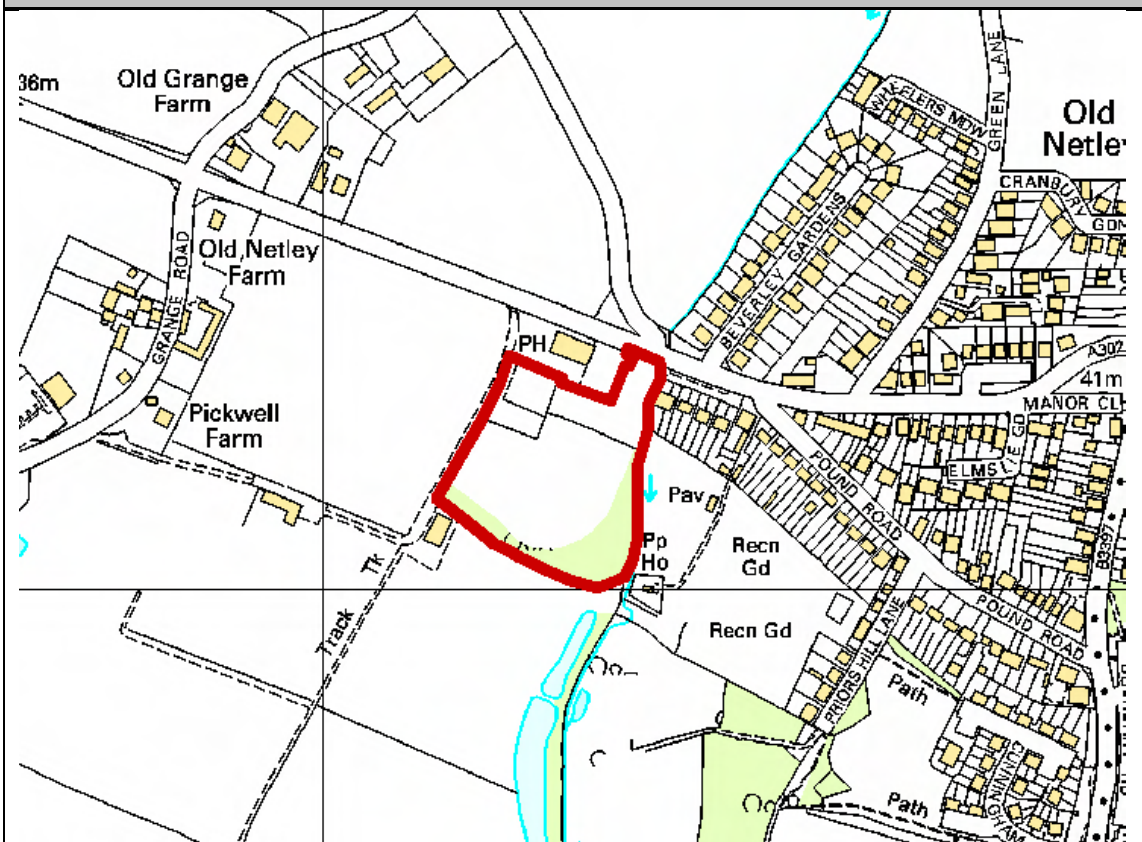
SITE DETAILS	
Site Description & Character of Surrounding Area: The site is located to the west of Old Netley and east of Southampton. It is in open countryside and forms part of the gap separating Bursledon and Southampton. The site is accessible from Shop Lane. The site would appear to be fallow land.	
Ownership: Collins Family	
Planning History: None	
Land Uses Investigated: Housing, employment, community uses and open space.	
Location: Outside urban edge	
Status in Local Plan: This site is located in the countryside gap as designated in the adopted Local Plan 2001-2011. The whole site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment Land: No	
Employment Uses:	
Business Park: 0 m ²	
Industrial: 0 m ²	
Warehouse: 0 m ²	

ACCESSIBILITY			
Access to the Site: The site does not currently have vehicle or pedestrian access. Vehicular access may be feasible from Shop Lane. Securing pedestrian access could be more difficult.			
Rights of Way: 850m to nearest footpath. More than 3km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only)		650m	
Portsmouth Road – X4, X5, X15 Hamble/Eastleigh (weekdays only)		650m	
Railway Station: Bursledon		2.2km	
Health Centre: Bursledon Surgery		1.1km	
Primary School: Valentine Primary School		780m	
Secondary School: Oasis Academy Mayfield		1.2km	
Shopping Centre / Hypermarket: Tesco Extra, Bursledon		720m	
Designated Open Space: VT Group Sports Ground		630m	
Community Facilities: The Lowford Centre, Bursledon		1.1km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Mainly Grade 3. Some Grade 4 to north east
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline to the far east corner	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	High likelihood on eastern part of site	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes gradually east to west	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Old Netley
Minerals and Waste Safeguarding	Whole site within sharp sand and gravel mineral safeguarding area	Landscape Character Area	Hound Plain
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is heavily constrained by its location within the countryside, in a narrow undeveloped piece of land which provides a gap between Southampton and Bursledon, and its detachment from the existing urban edge. Any development would urbanise the predominantly rural character of the area and significantly compromise the separation between Bursledon and Southampton. The site is further constrained by an oil pipeline running through the eastern part of the site. The highway capacity of Hamble Lane also represents a significant constraint. For these reasons, the site is considered to be unsuitable for residential development. The site could be considered further as part of a broad location including adjoining land.			
Availability: The agent has not specified when the site is likely to become available. The safeguarding of the site for sharp sand and gravel extraction may delay development coming forward.			
Achievability: The site is considered unsuitable due to its countryside gap location detached from the urban edge. There is also no clear information regarding the site's availability and as a result there is no reasonable prospect of developing this site within the plan period.			

SITE REFERENCE: SLAA-10-11-C	SIZE (ha): 4.58 Net site area (ha): 2.75	SOURCE: Pegasus Group (Cranberry Investments Limited)
ADDRESS: Land at junction of Peewit Hill and West End Road, Bursledon		PARISH: Hound
REASON FOR ASSESSING: Site close to urban edge of Bursledon and to Junction 8 of M27. Submitted in 2016.		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located to the north of Bursledon and forms part of the countryside gap separating Bursledon, Southampton and Hedge End. It is detached from the urban edge by the Windhover roundabout. There is some planting on borders but is generally open, and there are long distance views from the site to the south (Hythe and Southampton Docks), and medium distance views to the east and west. Windhover (Netley Common South) SINC lies to the north of the site. The site is currently used for grazing although there are some farm buildings on the south-eastern edge.		
Ownership: Cranberry Investments Limited		
Planning History: Outline application (ref: Z/25708/000/00) for construction of roads and sewers for a proposed science park and sheltered housing refused 1982. Appeal later withdrawn in 1982 and no further action taken. Outline application (ref: Z/25708/001/00) for 3 non-food retail outlets (8360m ²) and 378 car parking spaces with access from West End Road refused and dismissed at appeal 1988. Outline application (ref: Z/25708/002/00) for 3 non-food retail outlets (8300m ²) and 463 car parking spaces with access from West End Road refused and dismissed at appeal 1988.		
Land Uses Investigated: Residential / employment and open space.		
Location: Outside urban edge		
Status in Local Plan: Countryside gap and adjacent to SINC as designated within the adopted Local Plan (2001-2011) and draft Local Plan (2011-2029). The whole site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 0	
Timescale: Unlikely	Net Site Yield: 0	
Loss of Employment: No		
Employment Uses:		
Business Park: 0 m ²		
Industrial: 0 m ²		
Warehouse: 0 m ²		

ACCESSIBILITY			
Access to the Site: The site is bounded by Windhover Roundabout, West End Road (A27) and Bursledon Road (A324). Vehicular access to the site is considered to be achievable from these roads although detailed work will be needed to assess its impact. There are already pedestrian footways on all roads surrounding the site.			
Rights of Way: 150m to nearest footpath. More than 3km to nearest bridleway.			
Proximity to Local Services (<i>All Distances are Approximate</i>):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only)	290m		
Railway Station: Bursledon	1.9km		
Health Centre: Bursledon Surgery	880m		
Primary School: Hightown Primary School	830m		
Secondary School: Oasis Academy Mayfield	1.9km		
Shopping Centre / Hypermarket: Tesco Extra, Bursledon	330m		
Designated Open Space: Off Peewit Hill	330m		
Community Facilities: The Lowford Centre, Bursledon	890m		
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline	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	Within site and blanket TPO adjoining northern boundary
Flood Risk	Flood Zone 1	Nature Conservation Designations	SINC adjoining northern boundary
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	Strategic gap
Priority Habitat	Lowland Meadows, Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary, Netley & Bursledon Commons
Minerals and Waste Safeguarding	Whole site within sharp sand and gravel mineral safeguarding area	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site submission included an area to the northwest however the site assessment only included the area identified by the site promoter as suitable for development. The site occupies a particularly sensitive location in terms of its location within the open countryside separating Bursledon, Southampton and Hedge End. It is a predominantly open site, currently used for grazing and as such contributes positively towards the character and appearance of the area. Any significant development on this site is likely to have a significant and unacceptable impact on the character of the area and the degree of separation between settlements. The site is physically separated from its nearest settlement, Bursledon, by a series of roads that have a high volume of traffic and thus perhaps difficult to integrate into the urban form of Bursledon.</p>			
<p>Availability: The agent has indicated that the site could become available for development within 5 years to 31st March 2021. The safeguarding of the site for sharp sand and gravel extraction may delay development coming forward.</p>			
<p>Achievability: The site is unsuitable due to its separation from the urban edge and countryside location and it is concluded that there is no reasonable prospect of developing this site within the plan period.</p>			

SITE REFERENCE: SLAA-10-14-C	SIZE (ha): 2.2 Net site area (ha): 1.43	SOURCE: Southern Planning Practice (on behalf of Hall & Woodhouse Ltd)
ADDRESS: Land rear of The Plough Inn, Portsmouth Road, Bursledon		PARISH: Hound
REASON FOR ASSESSING: Site submitted for consideration 2016 and adjoins urban edge of Bursledon		



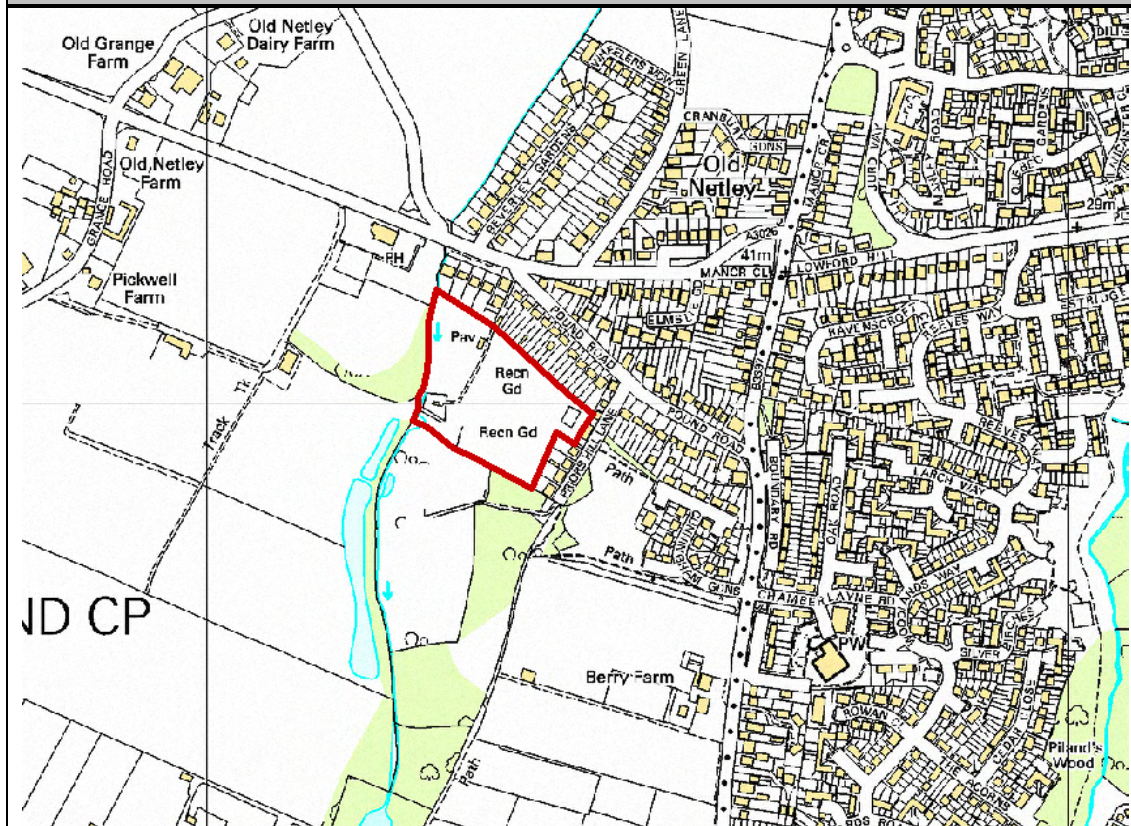
SITE DETAILS	
Site Description & Character of Surrounding Area: The site is located on the western side of Bursledon and forms part of the gap separating Bursledon and Southampton in an area of open countryside. There is tree cover and planting on the western, southern and eastern boundaries of the site. The site is currently used for a variety of uses including a radio-controlled car racing track, equestrian and grazing land.	
Ownership: Hall & Woodhouse Ltd	
Planning History: Pre-application enquiry for the construction of 40-50 dwellings with access from Portsmouth Road (ref. Q/15/77593).	
Land Uses Investigated: Residential	
Location: Outside but adjacent to the urban edge	
Status in Local Plan: The site is designated as part of the strategic gap within the adopted Local Plan 2001-2011 and the countryside gap within the draft Local Plan 2011-2029. The majority of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: The site has a frontage onto Portsmouth Road and would appear physically capable of providing a new access point. Further work would be needed to assess the impact on highway safety and movements. There is already a pedestrian footway on Portsmouth Road.			
Rights of Way: 291m to nearest footpath. 1.7km to nearest bridleway.			
Proximity to Local Services (All Distances are Approximate):			
Bus Stop: Portsmouth Road – X4 Portsmouth/Southampton, X5 Gosport/Southampton			Adjacent
Railway Station: Hamble			1.7km
Health Centre: Bursledon Surgery			940m
Primary School: Netley Abbey Junior and Infant Schools			1.6km
Secondary School: The Hamble School			1.7km
Shopping Centre / Hypermarket: Tesco Extra, Bursledon Lowford local centre			970m 1km
Designated Open Space: Open space south of Pound Road and West of Priors Hill Lane			Adjacent
Community Facilities: Pilands Wood Centre, Bursledon The Lowford Centre, Bursledon			630m 910m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3 with some grade 1 to south west
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	X	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Eastern boundary within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Old Netley
Minerals and Waste Safeguarding	Majority of site within sharp sand and gravel mineral safeguarding area	Landscape Character Area	Hound Plain
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site lies adjacent to the urban edge and therefore a change in policy to incorporate the site within the urban edge would be necessary. The recently refurbished Plough Inn is a significant feature in the landscape that is otherwise characterised by openness with some agricultural buildings to the southwest. The site is of importance in preventing the coalescence of Bursledon and Southampton, as demonstrated through its inclusion within the strategic/countryside gap. There are also concerns about the capacity of the local road network and the oil pipeline running through the site would require further consideration.			
Availability: The agent has indicated that the site could become available for development within 5 years to 31st March 2021.			
Achievability: The site is a greenfield use and further work would be necessary to demonstrate the implications of the oil pipeline running through the site. Development 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-10-15-C	SIZE (ha): 2.3 Net site area (ha): 1.5	SOURCE: Council Planning Officers
-------------------------------------	---	--

ADDRESS: Open space south of Pound Road & west of Priors Hill Lane, Bursledon	PARISH: Hound
--	----------------------

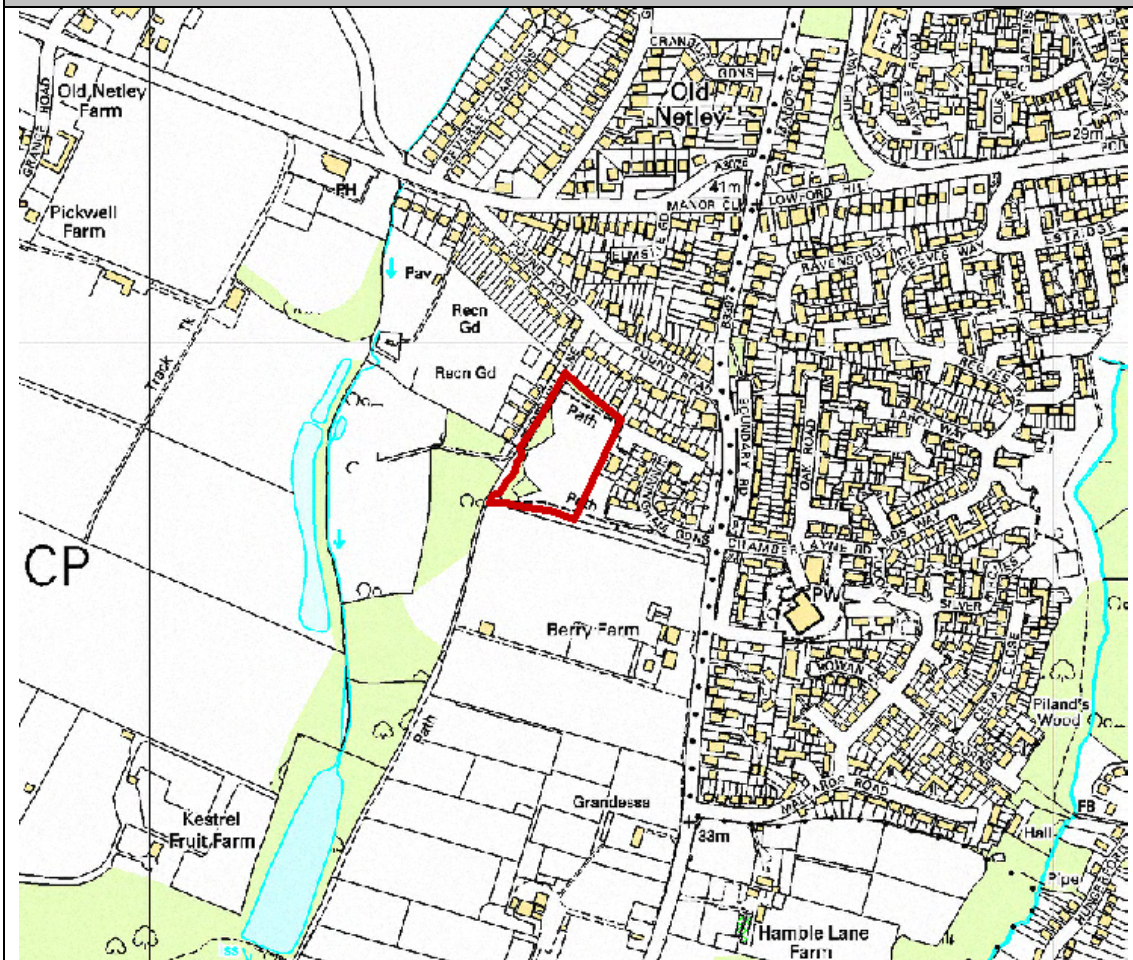
REASON FOR ASSESSING: Site adjoins urban edge of Bursledon



SITE DETAILS	
Site Description & Character of Surrounding Area: This site occupies an area to the west of Bursledon, and is an area of open space that is adjacent to the settlement's edge. There are residential properties to the north and east of the site and a SINCE to the south.	
Ownership: Not confirmed	
Planning History: None	
Land Uses Investigated: Residential/Community. Employment uses were discounted due to the proximity of residential properties on the northern and eastern boundaries, combined with the potential difficulties in accessing the site.	
Location: Outside but adjacent to the urban edge	
Status in Local Plan: The site is allocated as countryside and existing open space in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The site is within the strategic gap in the adopted Local Plan 2001-2011 and the countryside gap in the draft Local Plan 2011-2029. The west and south of the site is safeguarded for sharp sand and gravel within the HCC Minerals and Waste Plan (2013).	
Site Potential:	Existing Dwellings on Site: 0
Density (dph): 30	Net Residential Yield: 0
Timescale: Unlikely in plan period	
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: There is currently a narrow vehicular access to the site available from Pound Road to the north. There does not appear to be that much potential to improve this access point. The highway to the east of the site is of similar sub-standard width and is similarly constrained in terms of scope for improvement. Access from the west of the site, whilst it may be physically capable of being achieved, could have a significant impact on the degree of separation between Bursledon and Southampton and would require third party land. There are already pedestrian footways serving the site.			
Rights of Way: Footpath adjacent east. 1.4km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Pound Road – X4 Portsmouth/Southampton, X5 Gosport/Southampton		170m	
Railway Station: Hamble		1.8km	
Health Centre: Bursledon Surgery		800m	
Primary School: Bursledon Junior and Infant Schools		990m	
Secondary School: The Hamble School		1.6km	
Shopping Centre / Hypermarket: Bursledon Pilands Centre neighbourhood parade Lowford local centre Tesco Extra, Bursledon		500m 890m 950m	
Designated Open Space: On site		0m	
Community Facilities: Pilands Wood Centre, Bursledon The Lowford Centre, Bursledon		450m 800m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
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	Western boundary within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	SINC adjoins southern boundary
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'	Hamble Estuary, Old Netley
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area	Landscape Character Area	Hound Plain
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site immediately adjoins the urban edge of Bursledon and has the potential to be well integrated into the urban area. However, because the site is located outside the urban edge a policy change would be necessary for the site to be developed. The site is well enclosed by mature planting on the south and west. The site is particularly constrained however by its open space designation and as such the open space would need to be relocated. Access to the highway is questionable in terms of the scale of development proposed and the capacity of existing and potential access points. The capacity of Hamble Lane is acknowledged to be a constraint which requires further investigation, as is the oil pipeline running through the site. For these reasons, there are doubts about the suitability of this site for development in isolation. The site could be considered as part of a broad location for development.			
Availability: The intentions of the current landowners have yet to be formally ascertained.			
Achievability: As it cannot be confirmed that the site is available and, given that the site is not free from constraint and a change in planning policy would be necessary, there is no reasonable prospect of redevelopment of the site within the plan period.			

SITE REFERENCE: SLAA-10-16-C	SIZE (ha): 1.3 Net site area (ha): 0.72	SOURCE: Council Planning Officers
ADDRESS: Open space east of Priors Hill Lane, Bursledon		PARISH: Hound
REASON FOR ASSESSING: Site adjoins urban edge of Bursledon		



SITE DETAILS	
Site Description & Character of Surrounding Area: This site occupies an area to the west of Bursledon, and is currently open space. The site is flat, enclosed by trees and is served by pedestrian access.	
Ownership: Eastleigh Borough Council	
Planning History: Outline planning permission was refused in May 1986 for residential development on a wider site including land to the east. Permission was subsequently granted for a scheme involving development to the east (Z/28757/000/00). Planning permission granted for 166 dwellings on Berry Farm immediately to the south of this site (F/15/76582) in March 2016.	
Land Uses Investigated: Residential/Community. Employment uses were discounted due to the proximity of residential properties on the northern, eastern and western boundaries.	
Location: Adjacent but outside of the urban edge	
Status in Local Plan: The site is allocated as countryside and existing open space within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029 and is within the countryside gap in the draft Local Plan 2011-2029. The majority of the site is safeguarded for sharp sand and gravel within the HCC Minerals and Waste Plan (2013).	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: 10-15 years	Net Residential Yield: 22
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: There is currently no vehicular access to the site. Access may be achievable from the Berry Farm development to the south. There are already pedestrian footways serving the site.			
Rights of Way: Footpath adjacent to west boundary of site. 1.6km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Pound Road – X4 Portsmouth/Southampton, X5 Gosport/Southampton			120m
Railway Station: Hamble			1.7km
Health Centre: Bursledon Surgery			770m
Primary School: Bursledon Infant and Junior Schools			850m
Secondary School: The Hamble School			1.5km
Shopping Centre / Hypermarket: Bursledon Pilands Centre neighbourhood parade Lowford local centre Tesco Extra, Bursledon			375m 830m 1km
Designated Open Space: On site			0m
Community Facilities: Pilands Wood Centre, Bursledon The Lowford Centre, Bursledon			290m 750m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
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	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Area	Hound Plain
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary adjacent to the west of the site.
Minerals and Waste Safeguarding	Majority of site within sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site immediately adjoins the urban edge of Bursledon and has the potential to be well integrated into the urban area. The site is well enclosed by mature planting on the southern and western boundaries. There may be scope to develop part of the site while maintaining and improving the open space provision on the rest of the site or by finding a suitable replacement elsewhere (depending on the capacity of the recreation ground to the west of Priors Hill Lane immediately to the west of this site). The assessment therefore assumes at least 0.5ha of open space would remain a constraint to development on the site. Further consideration should be given to potential ecological impacts on the SINC network and buffers should be provided as appropriate.</p> <p>The capacity of Hamble Lane is acknowledged to be a constraint that requires further investigation as is the oil pipeline running through the site. However, the granting of permission for 166 dwellings on land immediately to the south suggests that this site could be suitable for residential development, with the potential for access through the adjacent site.</p> <p>The site is located outside the urban edge and therefore a policy change would be necessary for the site to be developed.</p>			
Availability: Owned by Eastleigh Borough Council			
Achievability: Achievability depends of a decision of the borough Council to release the site for development and a successful resolution to the various constraints identified. A change in planning policy would be necessary.			

SITE REFERENCE: SLAA-10-17-C	SIZE (ha): 5.2 Net site area (ha): 3.12	SOURCE: Southern Planning Practice						
ADDRESS: Land south of Recreation Ground, off Portsmouth Road, Bursledon		PARISH: Hound						
REASON FOR ASSESSING: Site submitted by landowner and adjoins the urban edge of Bursledon								
SITE DETAILS								
<p>Site Description & Character of Surrounding Area: The site is located on the south-western edge of Bursledon. To the north and east of the site are recreation grounds. The site is a designated SINC (Priors Hill Brickworks SINC), and there is a blanket Tree Preservation Order across the site, reflecting its predominantly well-treed character. The site is within the currently defined strategic gap separating Bursledon, Southampton, Hamble and Netley.</p>								
<p>Ownership: Mr M James</p>								
<p>Planning History: None on the site. Site adjacent to the east has full planning permission for the construction of 166 dwellings with associated access off Hamble Lane, parking, landscaping and open space, and highway works at the junction of Portsmouth Road and Hamble Lane following demolition of existing dwelling and former agricultural buildings. Granted 11/03/2016 (ref. F/15/76582).</p>								
<p>Land Uses Investigated: Open space / recreation land. This was suggested by the agent to enable the recreation ground to the north to be developed for housing.</p>								
<p>Location: Outside urban edge</p>								
<p>Status in Local Plan: Countryside and strategic gap as designated in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. An area of SINC covers the site. The majority of the site is safeguarded for sharp sand and gravel 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: 0</td> </tr> <tr> <td>Timescale: Unlikely in plan period</td> <td>Net Site Yield: 0</td> </tr> <tr> <td>Loss of Employment: No</td> <td></td> </tr> </table>			Density (dph): 30	Existing Dwellings on Site: 0	Timescale: Unlikely in plan period	Net Site Yield: 0	Loss of Employment: No	
Density (dph): 30	Existing Dwellings on Site: 0							
Timescale: Unlikely in plan period	Net Site Yield: 0							
Loss of Employment: No								

ACCESSIBILITY			
Access to the Site: There is currently a very narrow vehicular access to the site available from Priors Hill Lane on the north-eastern boundary. There does not appear to be much potential to improve this access point. There are already pedestrian footways serving the site.			
Rights of Way: Footpath adjacent east. 1.8km to nearest bridleway.			
Proximity to Local Services (<i>All Distances are Approximate</i>):			
Bus Stop: Pound Road – X4 Portsmouth/Southampton, X5 Gosport/Southampton		220m	
Hamble Lane – X15 Hamble/Eastleigh (weekdays only)		350m	
Railway Station: Hamble		1.6km	
Health Centre: Bursledon Surgery		940m	
Primary School: Bursledon Junior and Infant Schools		1km	
Secondary School: The Hamble School and Oasis Mayfield Academy		1.4km	
Shopping Centre / Hypermarket: Pilands Centre neighbourhood parade Lowford local centre		500m 1km	
Designated Open Space: Open space south of Pound Road and west of Priors Hill Lane Open space east of Priors Hill		Adjacent Adjacent	
Community Facilities: Pilands Wood Centre, Bursledon The Lowford Centre, Bursledon		460m 920m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Western boundary within 25m of tributary	Tree Preservation Orders	Blanket Tree Preservation Order on all trees within the site
Flood Risk	Flood Zone 1	Nature Conservation Designations	SINC
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat but uneven	Other	X
Priority Habitat	Purple Moor Grass and Rush Pastures to the centre of the site, Lowland Mixed Deciduous Woodland to the northeast of the site.	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary
Minerals and Waste Safeguarding	Majority of site within sharp sand and gravel mineral safeguarding area (5ha)	Landscape Character Area	Hound Plain

DELIVERABILITY / DEVELOPABILITY

Suitability: The site is significantly constrained by the SINC designation and blanket Tree Preservation Order and general ground condition. The site is also constrained by the limited vehicular access. Notwithstanding the development of Berry Farm to the east for residential use, this site is considered unsuitable for residential development. Even the use of this site as a viable replacement for the open space to the north would be extremely problematic.

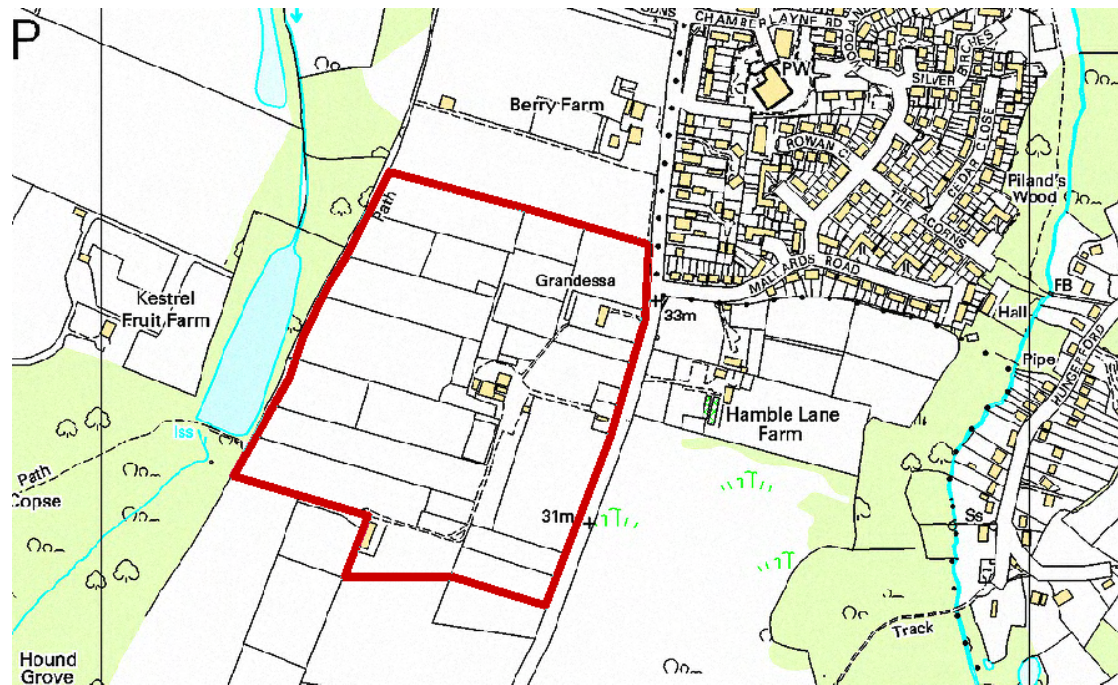
Availability: The agent acting on behalf of the landowner has indicated that the site would be available within the next five years. The safeguarding of the site for sharp sand and gravel extraction may delay development coming forward.

Achievability: The site has numerous constraints that compromise the achievability of development for open space uses. The site has a significantly different character to the land to the north and is not considered to be a viable alternative to replace this existing facility as it could not provide similar or equivalent facilities. As a result, there is no reasonable prospect of developing the site within the plan period.

SITE REFERENCE: SLAA-10-19-C	SIZE (ha): 13.8 Net site area (ha): 6.9	SOURCE: Ian Judd
-------------------------------------	--	-------------------------

ADDRESS: Land west of Hamble Lane, Bursledon	PARISH: Hound
---	----------------------

REASON FOR ASSESSING: Site adjoins the urban edge of Bursledon



SITE DETAILS

Site Description & Character of Surrounding Area: This site occupies an area to the south of Bursledon, west of Hamble Lane. The land is flat, and punctuated by field boundaries. There is a strong boundary to the west created by a block of woodland including a SINC. A public footpath runs through the woodland adjoining the western site boundary. It forms part of the gap separating Bursledon from Netley & Hamble. The site is currently used for a variety of uses including paddocks / grazing land, open air storage, farm shop and planting.

Ownership: Unknown

Planning History: The site was part of a larger site considered within the 'Working Assessment of Greenfield Sites in Eastleigh Borough' (2004), site reference BU3. Planning permission has been granted for 166 dwellings on land immediately adjacent to the north (F/15/76582)

Land Uses Investigated: Employment, residential, open space, community uses.

Location: Outside urban edge

Status in Local Plan: Allocated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The site is within the local gap in the adopted Local Plan 2001-2011 and the countryside gap in the draft Local Plan 2011-2029. A strip of the site along the eastern boundary is allocated for proposed landscape improvements within the adopted Local Plan 2001-2011. The majority of the site, excluding a small portion of the northeast, is safeguarded for sharp sand and gravel within the HCC Minerals and Waste Plan (2013).

Site Potential:
Density (dph): 30
Timescale: 10-15 years
Loss of Employment Land: Possible (Itchen Fruit Company and Berry Farm)

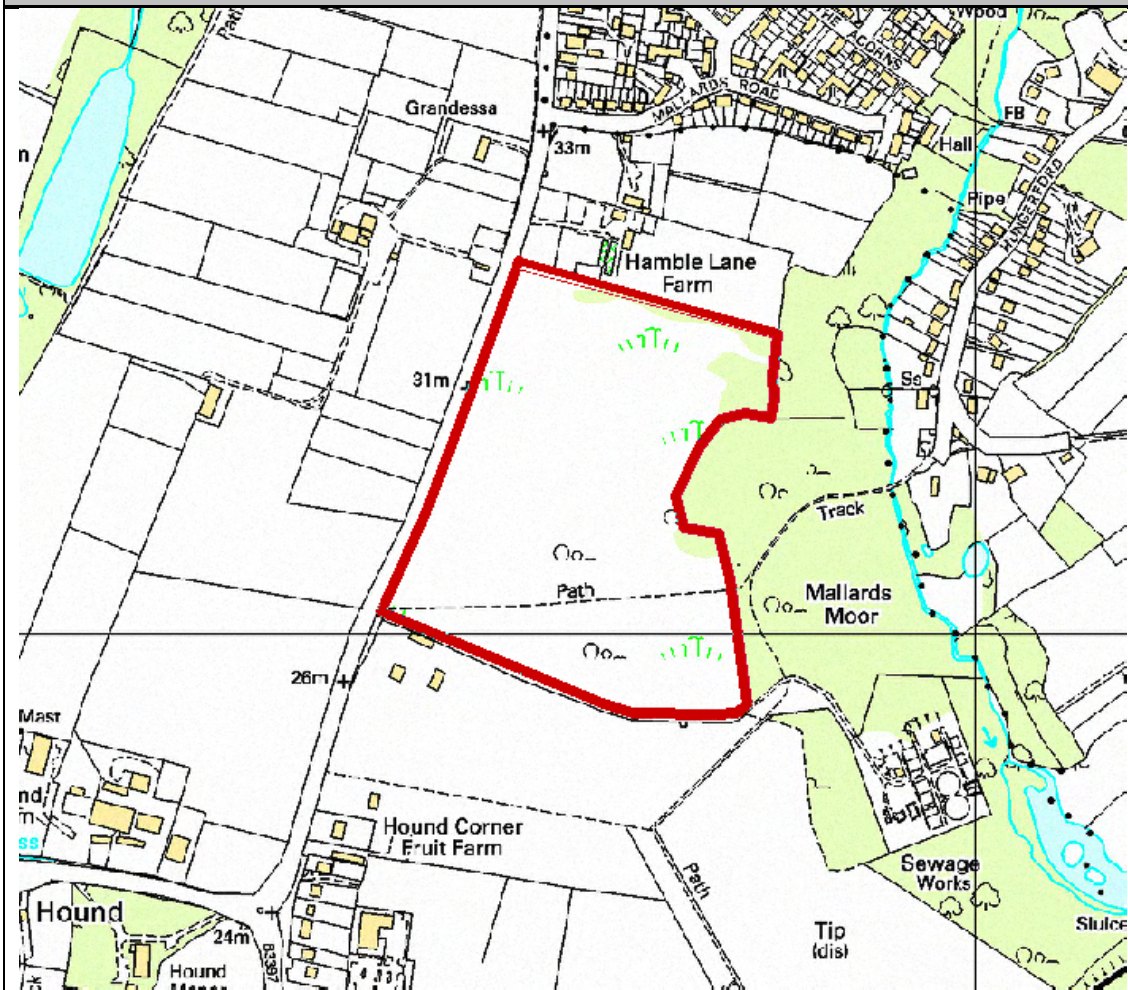
Existing Dwellings on Site: 1
Net Residential Yield: 0

ACCESSIBILITY			
Access to the Site: The site is currently accessible by foot and vehicle from Hamble Lane.			
Rights of Way: Footpath adjacent west. 680m to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only)		400m	
Railway Station: Hamble		1.2km	
Health Centre: Blackthorn Health Centre		680m	
Primary School: Bursledon Infant and Junior Schools		1km	
Secondary School: The Hamble School		1km	
Shopping Centre / Hypermarket: Pilands Centre neighbourhood parade Lowford local centre		480m 1.2km	
Designated Open Space: Priors Hill Copse		490m	
Community facilities: Pilands Wood Centre, Bursledon Hound Parish Hall The Lowford Centre, Bursledon		510m 810m 910m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood on parts of site	Archaeological Sites	X
Proximity to International conservation designations	Tributary adjacent to west	Tree Preservation Orders	On western boundary
Flood Risk	Flood Zone 1, however there are patchy areas likely at risk of surface water flooding.	Nature Conservation Designations	Priors Hill Brickworks SINC to west.
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Assessment	Hound Plain
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary PBA to west
Minerals and Waste Safeguarding	Majority of site within a sharp sand and gravel mineral safeguarding area (13ha)	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: Whilst the site is reasonably well located in terms of accessibility to services and, despite the presence of a large residential property and agricultural buildings within the site, it performs an important landscape function and contributes to the sense of separation between Bursledon and the settlements to the south. If development continues to creep any further southwards down Hamble Lane beyond the boundary of the recently permitted Berry Farm scheme to include this site it would effectively result in the coalescence of Bursledon and Hound (Netley). Further consideration of ecological impacts is required, including on the Solent Complex and SINC network and buffer should be provided as appropriate. The highway capacity of Hamble Lane also represents a significant constraint. The site is located outside the urban edge and therefore a policy change would be necessary for the site to be developed. For these reasons, it is considered that this site is unsuitable for development.			
Availability: The availability of the site is unknown. The safeguarding of the site for sharp sand and gravel extraction may delay development coming forward.			
Achievability: As a result of the site being located within the local gap and there being no information on when the site might become available, there is no reasonable prospect of development of the site within the plan period.			

SITE REFERENCE: SLAA-10-20-C	SIZE (ha): 2.8 Net site area (ha): 1.82	SOURCE: Persimmon Homes (previously Genesis Town Planning)
ADDRESS: Land south of Mallards Road, Bursledon		PARISH: Hound
REASON FOR ASSESSING: Site submitted for consideration in 2016 by the developer and adjoins the urban edge of Bursledon		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: This site occupies an area to the immediate south of Bursledon. The site is open and well screened to the east. Pylands Wood SINC and the Old Bursledon Conservation Area are immediately east of the site. The site forms part of the gap separating Bursledon and Hamble.</p>		
<p>Ownership: Mr & Mrs G Taylor</p>		
<p>Planning History: The site was considered as a reserve housing site for the Local Plan Review. The Inspector concluded that a well contained settlement would not be significant upon the gap. Any visual coalescence would be minimised by the intervening woodland and changes in topography. A high-quality landscaping plan would provide a softer edge to the settlement than what exists at present. The highway network could accommodate development on the site. When assessed against the other five potential reserve sites, the Council discounted it because it was considered that development would have a greater landscape impact than some of the other sites and there was less open space / recreational benefit achievable from this site than others. It was acknowledged however that in comparison to some of the alternative sites, the site performed less negatively in transport/accessibility terms.</p> <p>The site was also considered within the 'Working Assessment of Greenfield Sites in Eastleigh Borough' (2004), site reference BU2.</p> <p>A planning application for 80 dwellings on this land was submitted in 2015 but refused in March 2016 (O/15/76491) on countryside and gap grounds but also due to a lack of information on ecological impacts, SuDS and s106 contributions. The applicants (Persimmon) have appealed and a public inquiry is to be held in June 2017.</p> <p>The Berry Farm application for 166 dwellings was granted consent on the opposite side of Hamble Lane to the north west of this site (F/15/76582)</p>		
<p>Land Uses Investigated: Employment, residential, woodland / buffer planting and open space</p>		
<p>Location: Outside urban edge</p>		
<p>Status in Local Plan: Countryside and local gap as designated within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2020. The western half of the site is underlain by minerals resources safeguarded by the adopted HCC Minerals and Waste Plan (2013).</p>		
<p>Site Potential:</p> <p>Density (dph): 30</p> <p>Timescale: Unlikely in plan period</p> <p>Loss of Employment Land: No</p> <p>Business Park: 0 m²</p> <p>Industrial: 0 m²</p> <p>Warehouse: 0 m²</p> <p>Existing Dwellings on Site: 0</p> <p>Net Residential Yield: 0</p>		

ACCESSIBILITY			
Access to the Site: The site is currently accessible by foot and vehicle from Mallards Road.			
Rights of Way: 80m to nearest footpath. 758m to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only)		330m	
Railway Station: Hamble		1.3km	
Health Centre: Blackthorn Health Centre		780m	
Primary School: Bursledon Infant and Junior Schools		690m	
Secondary School: The Hamble School		1.1km	
Shopping Centre / Hypermarket: Pilands Centre neighbourhood parade Lowford local centre		270m 910m	
Designated Open Space: Mallards Moor		Adjacent	
Community Facilities: Pilands Wood Centre, Bursledon The Lowford Centre, Bursledon		330m 910m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	Adjoins Old Bursledon Conservation Area	Listed Building	X
Contamination	X	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	SINC to east
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Hamble Valley adjacent east
Topography	Slopes down from west to east.	Landscape Character Assessment	Hound Plain
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site occupies a sensitive location in terms of proximity to environmental designations and providing a gap between Bursledon and other settlements. While it is noted that this does not preclude it from being considered for development, a change in policy to incorporate the site into the urban edge would be required. Further consideration of ecological impacts is required, including on the Solent Complex and SINC network and buffer should be provided as appropriate.</p> <p>The site is relatively self-contained, with the ground levels and vegetation reducing the potential visual impact of development. In terms of proximity to local services, it is recognised that it is not in particularly close proximity but neither is it that far away. It is well served by public transport and acceptable highway access from the site to Hamble Lane is considered feasible, albeit with the recognised highway capacity issues suffered on Hamble Lane itself. Minerals resources on the western part of the site would require further investigation.</p> <p>The Berry Farm application brings development further down Hamble Lane to the west though it would not extend as far as development to the east whereas development on the subject site would extend further south, eroding the gap between Bursledon and Hound, and it is therefore concluded that the site would be unsuitable for development.</p>			
<p>Availability: The developer has indicated that they intend to develop the site following granting of a suitable planning permission, and the site can therefore be considered to be available.</p>			
<p>Achievability: The site is predominantly greenfield and there are no known constraints that would adversely affect its viability. However, given the concerns about suitability as a result of the erosion of the gap and the need for a change in planning policy, it is concluded that there is no reasonable prospect of developing this site within the plan period.</p>			

SITE REFERENCE: SLAA-10-21-C	SIZE (ha): 9.9 Net site area (ha): 4.95	SOURCE: Ward International Consulting Ltd & Ian Judd
ADDRESS: Land east of Hamble Lane, Bursledon		PARISH: Hound
REASON FOR ASSESSING: Site submitted by agent and is close to the urban edge of Bursledon		



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located to the south of Bursledon and forms part of the gap separating Bursledon, Hamble and Netley. The site itself is undeveloped and does not appear to be managed for any particular agricultural or equestrian use, having an overgrown and semi-derelict appearance. It is bordered to the east by woodland that is a Site of Importance for Nature Conservation (SINC).

Ownership: Not known

Planning History: None

Land Uses Investigated: Residential/Employment & Open space

Location: Outside urban edge

Status in Local Plan: Allocated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The site is within the local gap in the draft Local Plan 2021-2029 and the countryside gap in the draft Local Plan 2011-2029. A strip of the site along the western boundary is allocated for proposed landscape improvements within the adopted Local Plan 2001-2011. The site is safeguarded for sharp sand and gravel within the HCC Minerals and Waste Plan (2013).

Site Potential:

Density (dph): 30

Timescale: Unlikely in plan period

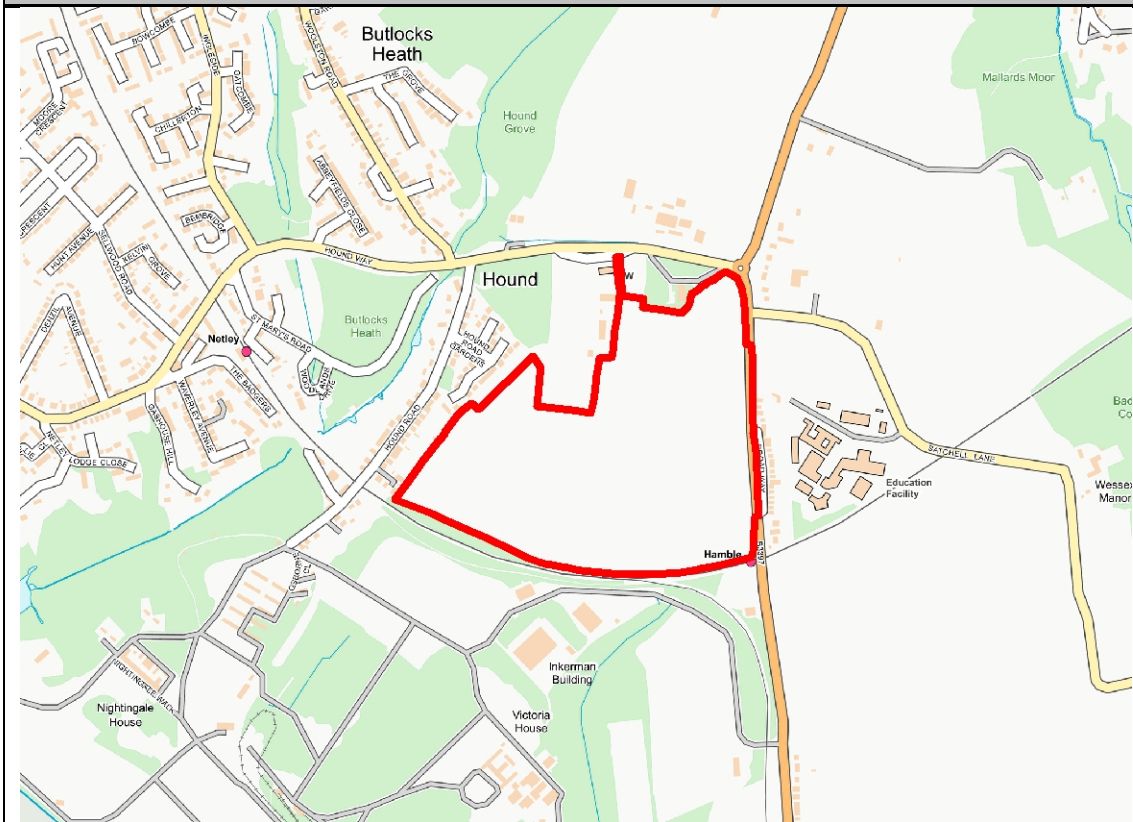
Loss of Employment Land: No

Existing Dwellings on Site: 0

Net Residential Yield: 0

ACCESSIBILITY			
Access to the Site: The site adjoins Hamble Lane which provides potential vehicular access to the site. The capacity of Hamble Lane to accommodate this additional traffic growth is questionable. There are already pedestrian footways on Hamble Lane. There is a public footpath running east to west through the site.			
Rights of Way: Footpath within site. Bridleway adjacent east.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only)		560m	
Railway Station: Hamble		1km	
Health Centre: Blackthorn Health Centre		480m	
Primary School: Bursledon Infant and Junior Schools		980m	
Secondary School: The Hamble School		790m	
Shopping Centre / Hypermarket: Pilands Centre neighbourhood parade Lowford local centre		600m 1.2km	
Designated Open Space: Mallards Moor		Adjacent	
Community Facilities: The Pilands Wood Centre, Bursledon HYPE Youth Centre		610m 750m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipelines	Significant Noise Generating Uses	X
Conservation Area	Old Bursledon Conservation Area on eastern boundary	Listed Building	X
Contamination	High likelihood	Archaeological Sites	Battle HQ, Hamble airfield in southwest
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	Mallards Moor SINC adjacent to east
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Hamble Valley adjacent east
Topography	Flat	Land Character Assessment	Hound Plain
Priority Habitat	Lowland Mixed Deciduous Woodland, Wet Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary
Minerals and Waste Safeguarding	Majority of site within sharp sand and gravel mineral safeguarding area (9.7ha)	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site occupies a very sensitive location within the area of countryside separating Southampton, Bursledon and Hedge End. The site is currently open and undeveloped and any significant development of the site would be likely to have a notable adverse impact on the character of the area reducing the separation between Bursledon and Hamble. The capacity of Hamble Lane to accommodate additional traffic movements is also subject of considerable debate and this would need to be carefully considered. For these reasons, the site is considered unsuitable for development in isolation.			
Availability: The agent previously indicated that the land would be available in the short term. The safeguarding of the site for sharp sand and gravel extraction may delay development coming forward.			
Achievability: The site is greenfield with relatively few on-site constraints other than the oil pipeline. The most significant factor in influencing the achievability of this site is whether the local highway network is capable of accommodating additional vehicular traffic and the costs associated with any necessary highway improvements.			

SITE REFERENCE: SLAA-10-22-C	SIZE (ha): 23 Net site area (ha): 11.50	SOURCE: SLAA submission 2015
ADDRESS: Land west of Hamble Lane, Netley		PARISH: Hound (Netley Abbey)
REASON FOR ASSESSING: Site submitted for consideration by the agent on behalf of the landowner		



SITE DETAILS

Site Description & Character of Surrounding Area: The site is a flat, open and undeveloped area (it is fallow agricultural land) of countryside located to the immediate south of the small ribbon development known as Hound. It forms part of the gap separating Hamble, Netley and Bursledon. The land is currently used for grazing. There is a public footpath running through the site. To the south of the site is Hamble railway station and the police training centre and to the east is Hamble Community College. The site is within the currently defined local gap.

Ownership: Taylor Wimpey

Planning History:

- Z/29805/001/00: extraction of hoggin and restoration of land (with domestic waste) to agricultural use withdrawn 3 March 1988.
- WIR 21849/1: extraction of sand and gravel. Application refused 2 November 1975 so as to safeguard agricultural land.
- WIR 21849/2: extraction of sand and gravel. Application refused 2 November 1973 so as to safeguard agricultural land.
- O/13/73479: up to 225 residential units plus 60 bed care home and 40 bed extra care units. Application refused 24 November 2014. Appeal dismissed by Secretary of State in November 2016

Land Uses Investigated: Employment, residential and open space

Location: Outside but adjacent to the urban edge

Status in Local Plan: Designated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The site is within the local gap in the adopted Local Plan 2001-2011 and the countryside gap in the draft Local Plan 2011-2029. A strip of the site along the eastern boundary is allocated for proposed landscape improvements within the adopted Local Plan 2001-2011. The majority of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013). The southeast of the site is within a proposed safeguarded site in the HCC Minerals and Waste Plan (2013).

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

ACCESSIBILITY			
Access to the Site: The site is bounded by Hamble Land and Hound Way. Vehicular access to the site would need to be secured from these routes There is a dedicated pedestrian footway on Hamble Lane. A public footway crosses the site.			
Rights of Way: Footpath within site boundary. 815m to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only), 6 Hamble/Southampton		Adjacent	
Railway Station: Hamble		Adjacent	
Health Centre: Blackthorn Health Centre		430m	
Primary School: Hamble Primary School		970m	
Secondary School: The Hamble School		330m	
Shopping Centre / Hypermarket: Netley neighbourhood parade		1.2km	
Designated Open Space: Hound Corner Ecology Park		Adjacent	
Community facilities: HYPE Youth Centre		410m	
Hamble Sea Scouts Headquarters		560m	
Hound Parish Hall		980m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 1, + non-agricultural toward the south west of site
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Railway line
Conservation Area	X	Listed Building	Adjacent listed Church of St Mary, Hound (II*) and Hound Manor (II) adjoins site
Contamination	High likelihood	Archaeological Sites	Moderate potential for medieval remains in northern areas. Pillbox in southeast corner
Proximity to International Nature Conservation Designations	Northern boundary within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1 with some risk of surface water flooding.	Nature Conservation Designations	X
Historic Parks and Gardens	Royal Victoria Country Park adjacent south	Biodiversity Opportunity Areas	The Solent/Hamble Valley adjacent south
Topography	Flat	Landscape Character Area	Hound Plain (13)
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Railway
Minerals and Waste Safeguarding	Majority of site within a sharp sand and gravel mineral safeguarding area; south-eastern corner within a proposed sand and gravel quarry safeguarded site	Other	Local gap

DELIVERABILITY / DEVELOPABILITY

Suitability: Although the site technically adjoins the urban edge of Netley, the site and its environs has a more rural than urban feel to it and the site forms an important part of the gap between the settlements of Netley & Hamble. A policy change would be necessary for the site to be developed since it is located outside the urban edge. On its own, development of this site could lead to an unacceptable urbanisation of the area, however in combination with other sites there is potential to create a more sustainable community with additional services and facilities. There are concerns about the potential impact on the highway network and specifically Hamble Lane. Potential minerals deposits under the site may compromise the potential of site in the short term. The Secretary of State upheld the Council's assessment of the importance of this site's openness in preventing the coalescence of settlements in dismissing the appeal on the site in November 2016. Consideration should be given to potential ecological impacts including on the Solent Complex, SINC network and Priority Biodiversity Areas, with buffers provided as appropriate.

Availability: The agent anticipates the site would be viable and deliverable within a five-year period however given the change in policy required, a longer timescale would be necessary. The safeguarding of the site for minerals extraction may also delay development coming forward.

Achievability: The site is greenfield. The potential minerals deposits and likely highway network improvements could impact on the viability of developing this site. Given the recent dismissal of the appeal for the residential redevelopment of the site, the site is not considered to be achievable within the plan period.

SITE REFERENCE: SLAA-10-23-U	SIZE (ha): 1.1 Net site area (ha): 0.88	SOURCE: Representation on consultation draft Local Plan
-------------------------------------	--	--

ADDRESS: Hound Road, Netley, Hound	PARISH: Hound
---	----------------------

REASON FOR ASSESSING: Representation on consultation draft Local Plan



SITE DETAILS

Site Description & Character of Surrounding Area: This site is heavily wooded and located to the south and east of the urban edge of Netley, and is currently designated as a SINC. The site has a stream running through from NE to SW. To the northeast of the site is an industrial estate. To the southeast are further residential properties on Hound Road and Royal Victoria Country Park. It forms part of the gap separating Hamble and Netley. It lies at the end of Hound Road, which is a cul-de-sac at the southwest corner of the site.

Ownership: S Booth

Planning History: None

Land Uses Investigated: Residential and employment

Location: Outside but adjacent to the urban edge

Status in Local Plan: Countryside and local gap as designated in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. SINC designation throughout the site.

Site Potential:

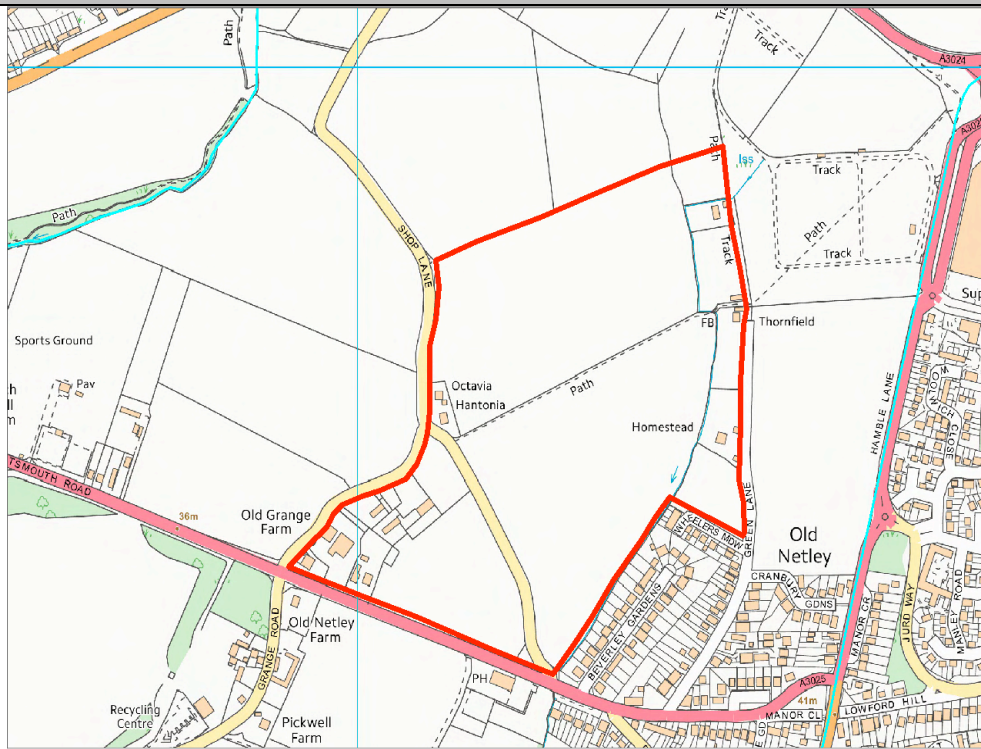
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: Unlikely within plan period	Net Residential Yield: 0
Loss of Employment Land: No	

Employment Uses:

Business Park: 0 m ²
Industrial: 0 m ²
Warehouse: 0 m ²

ACCESSIBILITY			
Access to the Site: The site adjoins Hound Road. Hound Road is narrow, and without parking restrictions. In sections the road can become congested with parking resulting in single line traffic.			
Rights of Way: 127m to nearest footpath, 1.7km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Station Road – X15 Hamble/Eastleigh (weekdays only), 6 Hamble/Southampton			340m
Railway Station: Netley			300m
Health Centre: Blackthorn Health Centre			1.1km
Primary School: Netley Abbey Junior and Infant Schools			1km
Secondary School: The Hamble School			980m
Shopping Centre / Hypermarket: Netley Station Road local centre Netley Victoria Road local centre			780m 1km
Designated Open Space: Royal Victoria Country Park			Adjacent
Community Facilities: Netley Library Hound Parish Hall Netley Methodist Church Hall			800m 910m 930m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	X
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Northern part of site previously used as a landfill	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	Blanket TPO on northern boundary and some TPOs on southern part of site
Flood Risk	Flood Zone 1	Nature Conservation Designations	SINC Netley Lodge
Historic Parks and Gardens	Hound Royal Victoria Country Park	Biodiversity Opportunity Areas	The Solent
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland, Wood-Pasture and Parkland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary, The Solent
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area along boundaries	Landscape Character Area	Victorian Parkland
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site has a number of significant constraints including its designation as a SINC, the significant tree coverage some of which is part of blanket TPO areas to the north and south edges, its previous use as a landfill and its location within the gap separating Netley and Hamble. Taking this into account, it is considered that this site is unsuitable for any development.			
Availability: The landowner previously promoted this site for development through the Local Plan process via consultation representation. However no further interest in developing the site has been registered and is therefore presumed to be unavailable.			
Achievability: There are numerous constraints covering this site which given its comparatively small size would make a development in this location unviable. As a result there is no reasonable prospect of developing this site within the plan period.			

SITE REFERENCE: SLAA-10-24-C	SIZE (ha): 25 Net site area (ha): 12.5	SOURCE: Foreman Homes
ADDRESS: Land to the east of Shop Lane		PARISH: Hound
REASON FOR ASSESSING: Submitted for consideration		



SITE DETAILS	
Site Description & Character of Surrounding Area: The site is open countryside and lies to the north west of Old Netley village. Shop Lane provides a clear western perimeter, with the A3026 at the southern end of the site. The site follows Green Lane at its eastern edge. The Beverley Gardens estate borders the site on the southeast corner. To the southwest, there are residential units and industrial premises. Shop Lane is a single width carriageway south of its junction with Grange Road and Green Lane becomes a single carriageway access only track north of the junction with Wheelers Meadow	
Ownership: The Doe Family	
Planning History: Z/27480/000/00 Full residential application. Refused 30/04/1984. Outline permission granted for adjacent site to the northeast boundary (including northeast corner of the site) up to 182 dwellings and associated landscaping, open space and infrastructure, and diversion of public right of way, with access from Bursledon Road (ref. O15/77121) granted in August 2015.	
Land Uses Investigated: Residential development	
Location: Outside but adjacent to the urban edge	
Status in Local Plan: Countryside and strategic gap as designated within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. Mostly underlain sharp sand and gravel as safeguarded in the adopted HCC Minerals and Waste Plan 2013.	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 7 + 1 Care Home
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment Land: Yes (care home and one business unit both to the west of the site)	

ACCESSIBILITY			
Access to the Site: Direct from Shop Lane to south of site.			
Rights of Way: Public footpath diagonally crosses site from Shop Lane to Green Lane.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Portsmouth Road – X4 Gosport/Southampton, X5 Portsmouth/Southampton		Adjacent	
Railway Station: Bursledon		1.9km	
Health Centre: Bursledon Surgery		830m	
Primary School: Bursledon Infant and Junior Schools		1.2km	
Secondary School: Oasis Academy Mayfield		1.3km	
Shopping Centre / Hypermarket: Lowford local centre Tesco Extra, Bursledon		920m 600m	
Designated Open Space: Open space south of Pound Road and West of Priors Hill Lane		550m	
Community Facilities: The Lowford Centre, Bursledon Pilands Wood Centre, Bursledon		820m 890m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Mainly Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Contamination	Former landfill site, now Bursledon Car Boot site, to southwest	Flood Risk	Flood Zone 1 with surface water risk around southern perimeter
Proximity to International Nature Conservation Designations	Eastern boundary within 25m of tributary	Tree Preservation Orders	X
Conservation Area	X	Archaeological Sites	X
Historic Parks and Gardens	X	Listed Building	
Nature Conservation Designations	SINC just off site to south west	Biodiversity Opportunity Areas	Old Netley BDL
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links	Old Netley BDL
Topography	Sloping up northwards, by 10m over whole site	Landscape Character Area	Hound Plain
Minerals and Waste Safeguarding	Majority of site within a sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is heavily constrained by its location within the countryside which would require a policy change to include the site within the urban edge, congested highway network, narrow roads in the vicinity of the site and the high visual sensitivity of the area as part of the gap that separates Bursledon from Southampton. The highway capacity of Hamble Lane also represents a constraint with the Hamble Lane AQMA to the east. The site does not appear to be particularly suitable for development in isolation taking these things into consideration.			
Availability: Agent indicates that site will be available in the next five years. The safeguarding of the site for minerals extraction may delay development coming forward.			
Achievability: The site is a greenfield site, with no known abnormal costs. In pure viability terms, the site is likely to be achievable. It is not known whether all of the landowners of the individual premises (including an employment site and a care home) within the Shop Lane triangle in the southwestern corner of the site are supportive of redevelopment. As a result, there is no reasonable prospect of developing the site within the plan period.			

SITE REFERENCE: SLAA-10-25-C	SIZE (ha): 2.3 Net site area (ha): 1.5	SOURCE: Foreman Homes
ADDRESS: Land north of Satchell Lane		PARISH: Hound
REASON FOR ASSESSING: Submitted for consideration in 2016		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site comprises pasture land north of Satchell Lane, and to the east of the newly constructed Blackthorn Health Centre. The northern perimeter comprises a mature hedgerow. The site falls in area currently defined as countryside and settlement gap.		
Ownership: D Mursell		
Planning History: Application for construction of 64 dementia care centre with associated access, parking and landscaping on the north-west of the site submitted March 2017 (ref F/17/80218).		
Land Uses Investigated: Residential, employment, local centre/community facilities, open space		
Location: Outside urban edge		
Status in Local Plan: Site is designated as countryside and is located within the settlement gap within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The whole site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013). In addition, the south-east corner of the site is within a proposed safeguarded site.		
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: Immediately from Satchell Lane adjoining the site to the south.			
Rights of Way: 420m to the nearest bridleway and 620m to the nearest footpath			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Hamble Lane: X15 Hamble/Eastleigh (weekdays only), 6 Hamble/Southampton			230m
Railway Station: Hamble Station			550m
Health Centre: Blackthorn Health Centre			Adjacent
Primary School: Hamble Primary			1.2km
Secondary School: The Hamble School			340m
Shopping Centre / Hypermarket: Hamble neighbourhood parade			1.5km
Designated Open Space: Hamble Community School			160m
Community Facilities: HYPE Youth Centre Hamble Sea Scouts Headquarters			310m 930m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 1
Cables / Pylons / Electricity Lines / Oil Pipelines	Edge of OPA oil pipeline through the north east of the site	Significant Noise Generating Uses	X
Contamination	X	Flood Risk	Flood Zone 1, small area less 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	X	Listed Building	X
Nature Conservation Designations	Within 5.2km SRMP zone of influence	Biodiversity Opportunity Areas	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links	X
Topography	Flat	Landscape Character Area	(13) Hound Plain
Minerals and Waste Safeguarding	Whole site within a sharp sand and gravel mineral safeguarding area; south-eastern corner within a proposed sand and gravel quarry safeguarded site	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site lies in the centre of the gap which separates Bursledon from Hamble and Netley. There is a cluster of development in the area around the roundabout on Hamble Lane. The floodlit and fenced playing fields lie opposite Satchell Lane to the south of this site. Development on the site would increase the built presence in this part of the settlement gap and so reduce the feeling of openness. A change in planning policy would be required to address the location within the local gap. Development would also result in the loss of Grade 1 agricultural land. The Secretary of State recently dismissed an appeal on land just to the west of this site largely on gap issues. Consideration should be given to potential ecological impacts including on the Solent Complex, SINC network and Priority Biodiversity Areas, with buffers provided as appropriate.			
Availability: The agent indicates the site could become available within 5 years to 31 st March 2021.			
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-10-26-C	SIZE (ha): 10.9 Net site area (ha): 5.45	SOURCE: Council Planning Officers
ADDRESS: Land at Hound Farm, Hound Way		PARISH: Hound
REASON FOR ASSESSING: As part of a larger development area this site could be developed to create a more sustainable community		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site comprises flat, open and undeveloped agricultural land to the north and a complex of low-quality motor-related employment uses to the Hound Way frontage in the south. The site is within the currently defined local gap.		
Ownership: Unknown.		
Planning History: The southern part of this site has been in employment use for many years and there is planning history associated with the change of use of agricultural buildings to employment use. F/12/70433: Change of use of agricultural land to an extension of an industrial compound		
Land Uses Investigated: Employment, residential, community and open space		
Location: Outside urban edge		
Status in Local Plan: Countryside and local gap as designated within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The site is underlain by minerals resources which are safeguarded within the adopted HCC Minerals and Waste Plan 2013. Southwestern boundary adjacent to SINC.		
Site Potential: See above		
Density (dph): 30		Existing Dwellings on Site: 0
Timescale: Unlikely in plan period		Net Residential Yield: 0
Loss of Employment Land: Yes		

ACCESSIBILITY			
Access to the Site: Options for access on to Hound Way or Hamble Lane			
Rights of Way: Public footpaths along the west and east boundaries of the site. Nearest bridleway is approximately 570m.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Hound Road – X15 Hamble/Eastleigh (weekdays only), 6 Hamble/Southampton		Adjacent	
Railway Station: Hamble		720m	
Health Centre: Blackthorn Health Centre		250m	
Primary School: Netley Abbey Junior and Infant School		1.4m	
Secondary School: The Hamble School		600m	
Shopping Centre / Hypermarket: Bursledon Lowford/Portsmouth Road local centre Netley Station Road local centre		1.6km 1.6km	
Designated Open Space: Hound Corner Ecology Park		440m	
Community facilities: HYPE Youth centre Hound Parish Hall		570m 710m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 1
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Not likely	Archaeological Sites	HRA Area of High Archaeological Potential (Historic Rural Settlement) within the southern part of the site
Proximity to European nature conservation designations	Southern part of site within 25m of a tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designation	Within 5.2km SRMP zone of influence. Within 25m of a tributary of the Hamble – HRA screening trigger
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Area	Hound Plain (13)
Priority Habitat	Lowland mixed deciduous woodland, partly within and adjacent to the west of the site	Biodiversity Action Plan Priority Areas and Links'	PBA adjacent to west
Minerals and Waste Safeguarding	Whole site within a sharp sand and gravel mineral safeguarding area	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: Development in the southern portion of this site comprises a number of low order employment uses in not particularly attractive old agricultural buildings. They form part of a cluster of built development in the area around the Hamble Lane, Satchell Lane, Hound Way roundabout on Hamble Lane and the Hamble School (a large secondary school) to the south-west. However, further built development beyond the existing developed part of this site would increase the built presence in this part of the gap and so reduce the feeling of openness. It would also result in the loss of Grade 1 agricultural land. The Secretary of State recently dismissed an appeal on land just to the west of this site largely on gap issues. On balance, it is considered that this site is not suitable for built development due to the potential to further compromise the integrity of the gap in this location. Consideration should be given to potential ecological impacts including on the Solent Complex, SINC network and Priority Biodiversity Areas, with buffers provided as appropriate.

Availability: The availability of the site is unknown. The safeguarding of the site for sharp sand and gravel extraction may delay development coming forward.

Achievability: Constraints relating to minerals and potential contamination would need to be explored further. Whilst not particularly attractive, the type of development located in the southern part of this site perform a valuable purpose for which it might be difficult to find alternative sites at affordable rents / prices. Nonetheless, given that above constraints and that it is not known whether the site is available for development it is considered unlikely that development on this site would be achievable within the plan period.

SITE REFERENCE: SLAA-10-27-C	SIZE (ha): 14.80 Net site area (ha): 7.40	SOURCE: Council planning officers
ADDRESS: Land north east of Satchell lane		PARISH: Hound
REASON FOR ASSESSING: As part of a strategic site to create a more sustainable community		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: An irregular shape, the site is located in an area currently defined as countryside. The site is largely flat and screened by trees on most sides. The site is located between the villages of Hamble, Netley Abbey and Bursledon. Its southern tip touches on Satchell Lane, with Hamble Lane to the west. The main line Southampton to Fareham railway runs along the south-eastern boundary. The site is known as Hound Corner Fruit farm, and is dissected by footpaths, including one along its entire northern boundary. The south-eastern section is identified as a former tip.</p>		
Ownership: Unknown		
<p>Planning History:</p> <ul style="list-style-type: none"> • Various historical applications for countryside uses and caravan storage uses. • F/08/63265 application for change of use to residential. Application withdrawn. • Z/17335/010/00. Tipping of waste materials and restoration to agriculture. 1985. • Z/17335/011/00. South east section HCC recycling site for construction, demolition, builders waste and green waste composting, weigh bridge and portable building. 1996. 		
Land Uses Investigated: Employment, residential, community and open space		
Location: Outside urban edge		
<p>Status in Local Plan: The site is designated as countryside and lies within the settlement gap within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The western and southern extents of the site are safeguarded for sharp sand and gravel extraction within the HCC Minerals and Waste Plan (2013). In addition, the south of the site is within a proposed sand and gravel quarry safeguarded site.</p>		
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: Options for access to the site via Hamble Lane or Satchell Lane			
Rights of Way: A bridleway bisects the site from north to south. The nearest footpath begins at the north western corner of the site.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only), 6 Hamble/Southampton			450m
Railway Station: Hamble			710m
Health Centre: Blackthorn Health Centre			320m
Primary School: Hamble Primary School			1.3km
Secondary School: The Hamble School			490m
Shopping Centre / Hypermarket: Bursledon Pilands Centre neighbourhood parade			920m
Bursledon Lowford/Portsmouth Road local centre			1.5km
Designated Open Space: Mallards Moor			Adjacent
Community facilities: HYPE Youth Centre			450m
Pilands Wood Centre, Bursledon			970m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Equal parts Grade 1, 3 and non-agricultural
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline bisects the site	Significant Noise Generating Uses	Railway
Conservation Area	Old Bursledon Conservation area adjacent east	Listed Building	X
Contamination	Disused tip on the eastern part of the site.	Archaeological Sites	Archaeological feature located north east boundary
Proximity to International Nature Conservation Designations	Eastern tip of site within 200m of river	Tree Preservation Orders	X
Flood Risk	Flood Zone 1, however there are small pockets at minor risk of surface water flooding.	Nature Conservation Designations	Mallards Moor SINC and Badman Copse SINC adjacent to eastern boundary
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Hamble Valley BOA eastern part of site
Topography		Landscape Character Area	13 - Hound Plain
Priority Habitat	Small area of Lowland Mixed Deciduous Woodland just within the site boundary in the eastern part of the site	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary PBA
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area across west of site; south within a proposed sand and gravel quarry safeguarded site. (9.6ha)	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: The site is fairly flat and is well located to nearby services including GP, school and train station. There are a number of site constraints including safeguarded minerals, potential contamination and noise from the railway line at the eastern boundary. However, the site is somewhat separate from the nearest villages of Hamble and Netley Abbey and lies in the middle of the settlement gap that seeks to prevent the coalescence of these settlements. The Secretary of State recently dismissed an appeal on land to the south west of this site largely on the ground of the impact of that development on the openness of the countryside and the risk to settlement coalescence. Consideration should be given to potential ecological impacts including on the Solent Complex, SINC network and Priority Biodiversity Areas, with buffers provided as appropriate.

Availability: The availability of the site is unknown. The safeguarding of part of the site for sharp sand and gravel extraction may delay development coming forward.

Achievability: Constraints relating to minerals, potential contamination and the railway line would need to be explored further. However, given that availability is unknown, and the importance retaining the settlement gap in this area, there is no certainty that the site would be achievable

SITE REFERENCE: SLAA-10-28-C	SIZE (ha): 8.1 Net site area (ha): 4.05	SOURCE: Strand Harbour Development Management
ADDRESS: Land at West End Road (A27)		PARISH: Hound
REASON FOR ASSESSING: Site submitted for consideration in 2016		



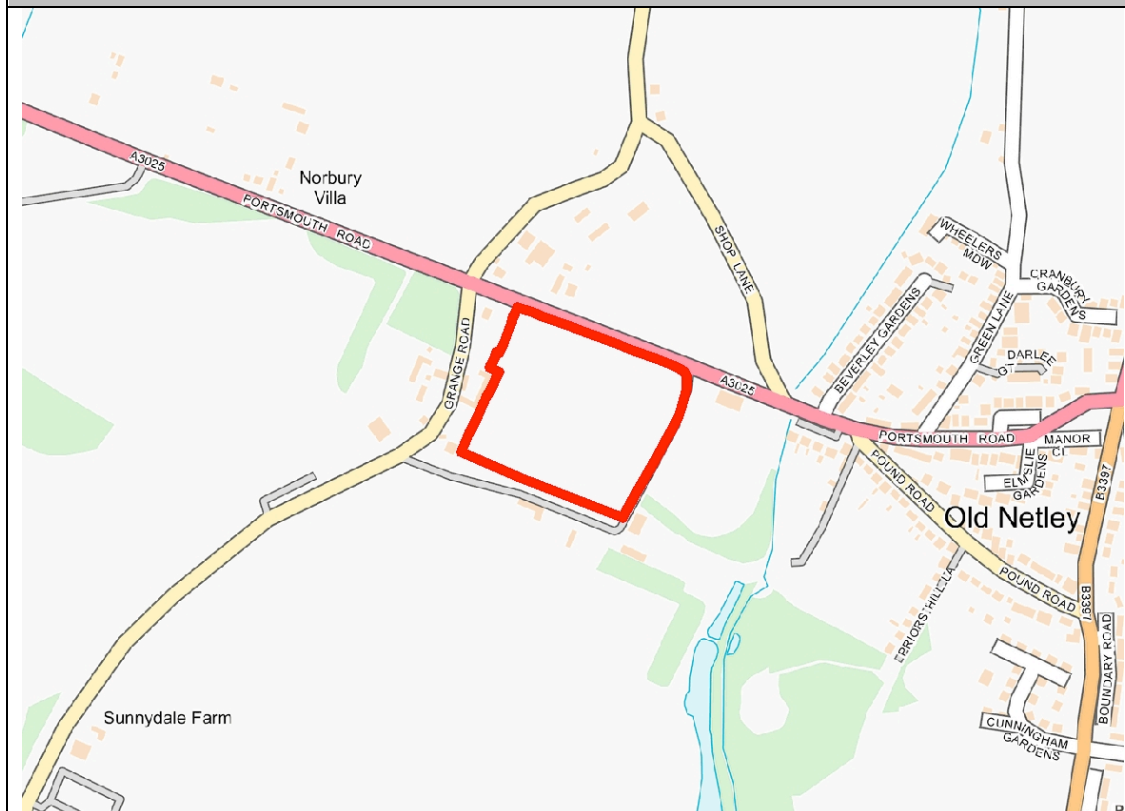
SITE DETAILS	
Site Description & Character of Surrounding Area: The site lies within the triangle of land bound by West End Road, Botley Road and Bursledon Road to the north of the Windhover Roundabout behind Viscount Caravans within Hound parish. Botley Road to the north is a single carriageway cul-de-sac. Most of the northern half of the site is covered with trees which form part of a larger SINC designation. The southern half of the site is largely scrub land in low key agricultural / horse grazing use.	
Ownership: Mrs Pauline Merrick / Mrs Jean Stevenson	
Planning History: No recent planning history of relevance	
Location: Outside urban edge	
Status in Local Plan: Within countryside and local gap in adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The site is underlain by mineral resources (sand and gravel) as allocated 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: From Botley Road or West End Road.			
Rights of Way: 420m to nearest footpath. No bridleways nearby.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only)	500m		
Railway Station: Bursledon	2.1km		
Health Centre: Bursledon Surgery	1km		
Primary School: Hightown Primary School	670m		
Secondary School: Wildern School	2.5km		
Shopping Centre / Hypermarket: Tesco Extra, Bursledon	590m		
Designated Open Space: Netley Common	400m		
Community Facilities: Hightown Centre The Lowford Centre, Bursledon	720m 1.1km		
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil Pipeline	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	Yes
Flood Risk	Flood Zone 1	Nature Conservation Designations	SINC (Netley Common)
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	X	Other	Settlement Gap
Priority Habitat	Lowland Mixed Deciduous Woodland, Wet Woodland, Lowland Heathland	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Whole site within sharp sand and gravel mineral safeguarding area	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site occupies a particularly sensitive location in terms of its location within the open countryside separating Bursledon, Southampton and Hedge End. The northern part of the site is well treed and forms part of a larger SINC designation. The southern part of the site is predominantly open and is currently used for grazing and as such contributes positively towards the character and appearance of the area. Any significant development on this site is likely to have a significant and unacceptable impact on the character of the area and the degree of separation between settlements. The site is physically separated from its nearest settlement, Bursledon, by a series of roads which have a high volume of traffic and thus perhaps difficult to integrate into the urban form of Bursledon. Some less intensive forms of development, such as open space, may be suitable but the site is unsuitable for residential development.</p>			
<p>Availability: The agent has indicated that the site could become available for development within 5 years to 31st March 2021. The safeguarding of the site for sharp sand and gravel extraction may delay development coming forward.</p>			
<p>Achievability: The site promoter proposes 500 dwellings along with retail and community use on the site. However, given the constraints identified above, and particularly the importance of this site remaining open and undeveloped in order to prevent the coalescence of the small settlement of Bursledon with the suburbs of Southampton, it is considered unsuitable for residential development.</p>			

SITE REFERENCE: SLAA-10-29-C	SIZE (ha): 4.1 Net site area (ha): 2.46	SOURCE: Strutt & Parker LLP
-------------------------------------	--	------------------------------------

ADDRESS: Land at Pickwell Farm	PARISH: Hound
---------------------------------------	----------------------

REASON FOR ASSESSING: Submitted for consideration in 2016



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located to the west of Old Netley, adjacent to the A3025 Portsmouth Road. The site currently accommodates an agricultural use, forming part of Pickwell Farm land. A low hedge forms the boundary with Portsmouth Road, from which the site is visible. The Plough Inn, agricultural land and woodland are located adjacent to the east. The site is bordered by a substantial hedge to the south, which screens the site from Pickwell Farm buildings and polytunnels and the rest of its agricultural land. To the west the site is bordered by a hedge, beyond which are several residential properties and a car repair centre and taxi service. Further to the west is a recycling facility.

Ownership: Mrs M Draper

Planning History: No recent history of relevance

Land Uses Investigated: Residential

Location: Outside the urban edge

Status in Local Plan: Within the strategic gap and countryside as allocated in the Adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The whole site is safeguarded for sharp sand and gravel and the south-western corner of the site is within a safeguarded site in the HCC Minerals and Waste Plan 2011.

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

ACCESSIBILITY			
Access to the Site: The site has a frontage onto Portsmouth Road, off which there is an existing access road. It would appear physically capable of providing a new access point if necessary following further work to assess the impact on highway safety and movements. There is a second access point via a residential property at the south east of the site.			
Rights of Way: 340m to nearest footpath. 1.5km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Portsmouth Road – X4 Southampton/Portsmouth, X5 Southampton/Gosport			203m
Railway Station: Netley			1.7km
Health Centre: Bursledon Surgery			1.1km
Primary School: Valentine Primary School			1km
Secondary School: Oasis Academy Mayfield			1km
Shopping Centre / Hypermarket: Tesco Extra, Bursledon Bursledon local centre			1.1km 1.2km
Designated Open Space: Recreation ground south off Pound Road			360m
Community Facilities: Pilands Wood Centre, Bursledon The Lowford Centre, Bursledon			830m 1.1km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 1 with some grade 3 to north east
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	X	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Area	Hound Plain
Priority Habitat	Lowland mixed deciduous woodland adjacent	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Whole site within sharp sand and gravel mineral safeguarding area; adjoins Netley household waste recycling centre safeguarded site	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is presently constrained by its location within in the countryside and local gap, therefore a change in policy would be required to incorporate the site into the urban edge. The location of the site is visually exposed and any development would be incongruous to the countryside surroundings and irreversibly erode the gap.			
Availability: A recent submission by the agent confirms the immediate availability of this site. The safeguarding of the site for sharp sand and gravel extraction may delay development coming forward.			
Achievability: Given the visually sensitive location any development would irreversibly erode the local gap, as a result it is considered that residential development would not be appropriate in this location.			