

# Eastleigh Borough Local Plan 2011-36: From SLAA to Site Allocations - DRAFT

## Introduction

1. This background paper explains the process the Council followed in determining which new greenfield sites might be considered for allocation for housing in the local plan. The process of selecting the draft greenfield housing sites for allocation is the subject to a separate paper which explains the detailed methodology and criteria used to select sites for allocation. This paper simply covers the process and provides an audit trail of how the long list of sites identified in the Strategic Land Availability Assessment (SLAA) was turned into a shortlist of greenfield sites for allocation for housing in the local plan.
2. The SLAA comprised 214 sites which were identified through previous versions of the SLAA and various rounds of “calls for sites” and other means of publicity. For each of the sites, this paper summarises the findings of the SLAA in terms of whether or not the sites were considered suitable or unsuitable / unavailable for development and how this determination affected whether or not a site was taken forward for further consideration as a potential site allocation in the local plan. It provides an audit trail against each individual SLAA site and shows how each and every site featured in the site selection process. This is in the form of a brief commentary on each site in parish / SLAA order following this Introduction. That parish / site commentary is followed by a series of appendices which group the sites by category.
3. The colour key for the site commentary is as follows:

Site classed as either unsuitable or unavailable in the SLAA – Appendix 1

Site considered suitable for other (non-residential) uses – Appendix 2

Urban/brownfield sites – Appendix 3

Planning permission granted or resolution to grant post April 2016 – Appendix 4

Part of one of the potential Strategic Growth Option Sites – Appendix 5

Site considered unsuitable in the Stage 2 sieve – Appendix 6

Sites performing poorly in “gap” terms – Appendix 7

Sites ruled out as unsuitable in the final assessment – Appendix 8

Sites to be allocated – Appendix 9

Sites pending further consideration – Appendix 10

## Appendix 1 - Sites classed as unsuitable / unavailable in the SLAA

4. Sites ruled either unsuitable in the SLAA are self-explanatory in that they are sites considered to be severely constrained by way of high-level environmental designations, topography, access or other serious site

constraints. Similarly sites classed as unavailable are those where it cannot be shown that the site owners are willing and able to make their sites available for development.

5. This is particularly an issue in terms of sites which were originally identified as having development potential by EBC officers in previous versions of the SLAA where all theoretically possible sites were identified in order to demonstrate that a comprehensive approach had been adopted. It is also an issue in respect of a number of sites which were in multiple ownership where only one or a small number of owners expressed a willingness to make their sites available which would not be sufficient to result in a comprehensive or deliverable development. Further information on this is set out in the SLAA methodology report.
6. 82 sites were ruled out as either unsuitable or unavailable in the SLAA leaving 132 sites to be taken into the next stage (see Appendix 1).

#### Appendix 2 - Non-residential Sites

7. Before considering which sites might be taken forward for further consideration it is sensible to exclude those sites which were considered to have development potential but were to be addressed in other ways. There were a number of categories of sites which would not fit the description of candidate greenfield sites with potential for residential development.
8. Firstly, it should be noted that the SLAA is a SLAA and not a *SHLAA*. In other words, it was considering the availability of sites for all purposes; not just housing. A number of sites were identified as having potential for development in the SLAA but not for housing development. These sites are listed in Appendix 2. These sites are mainly identified as having potential for employment or commercial development, the majority being sub-regionally important employment sites at Eastleigh Riverside. There are 15 sites in this category leaving 117 of the original SLAA sites. It is likely that these non-housing sites will be allocated in the local plan for their appropriate use.

#### Appendix 3 - Brownfield & urban sites

9. As noted above, the SLAA was looking at the potential for all forms of development and considered not just greenfield sites but also urban and brownfield sites. Under the presumption in favour of sustainable development (PIFOSD) set out in the National Planning Policy Framework (NPPF) the starting point is that brownfield sites and sites within defined urban areas should be permitted unless there would be significant adverse effects of so-doing. The SLAA contained a number of sites which were considered suitable for residential development but which were not greenfield sites. Given the PIFOSD there was no need to assess these separately as their development would, in principle, be policy compliant.

Most of these sites, in any event, were previously identified as having development potential in previous versions of the plan. There are 20 sites (see Appendix 3) falling into this category which were excluded from the greenfield housing site assessment process leaving 97 of the original SLAA sites left. Some of these sites will be allocated in the local plan.

#### Appendix 4 - Sites granted permission since the plan base date

10. The process of producing a local plan is a lengthy one. Producing a SLAA is a starting point which takes place right at the beginning of the process. In the time it takes to carry out and finalise the SLAA, commission and undertake the plethora of other evidence-based studies which are needed to support and justify any given local plan strategy, test that evidence and consult on options etc, day to day development decisions continue to be made. Committee resolutions are made to grant planning permissions, planning permissions are issued, appeals are lost and so on meaning that new development is continually coming forward. The emerging local plan has a 2011 to 2036 timescale but the real base date in terms of housing provision is 2016 as the most recent date for which comprehensive housing land supply monitoring data is published. In the intervening period, largely as a result of the previous version of the local plan not being found sound and the resulting five-year land supply position, the borough council has resolved to grant, granted or lost on appeal, planning permission for a number of sites which were identified in the SLAA. To some degree it is a natural fall-back position for a developer who is pursuing a development option to ensure their site is identified in the SLAA in case a 'live' development application stalls or fails for whatever reason.
11. However, once the principle of residential development on a site is established through a resolution or issued consent there is little point considering the matter further in the local plan as the decision has been taken that development will come forward. There were 18 SLAA sites on which permission was granted or a resolution to grant was made in the period since the 1<sup>st</sup> April 2016 base date (see Appendix 4) leaving 79 of the original SLAA sites remaining.
12. It should be noted that three sites were granted permission (sites 3-7, 3-39 & 7-44) so recently that there is an overlap with sites taken forward in the site selection process. This is also because, in respect of sites 3-7 and 3-39 the resolution only forms part of a larger site considered in the site selection process. Alongside site 3-36 these three SLAA sites made up site no 20. However, given that 3-7 and 3-39 were resolved to be granted, the boundary of site no 20 was subsequently re-drawn to exclude these two resolution sites and only leave part of site 3-36 to be taken forward. In order to avoid double-counting site 7-44 and 3-36 are not included in this category but are captured in the allocations category.

## Appendix 5 - SGO Sites

13. The local plan is proposing to provide much of its new housing on a proposed Strategic Growth Option (SGO) site. Three SGO options were promoted; land to the north of Bishopstoke & north and east of Fair Oak (options B & C in the December 2015 local plan issues & options consultation), land south of Bishopstoke (Option D) and land at Allington Lane (Option E). The promoters of these options submitted the whole of these potential SGO areas as well as individual land parcels within the SGO for consideration in the SLAA. However, given that the greenfield housing site selection process is considering the need for potential housing allocations in addition to any SGO, these SLAA sites will be considered separately as part of the SGO process..
14. It should be noted that 2 of the sites in this category (7-3 and 7-35) do not, strictly speaking, fall within the boundary of the site put forward for the north of Bishopstoke and north & north east of Fair Oak SGO. However, they are directly adjacent and their future potential for development is almost inextricably linked with the development of the SGO and would unlikely be considered suitable for development in isolation. For that reason these two sites have been categorised as SGO sites.
15. This removes a further 10 sites (see Appendix 5) leaving 69 of the original SLAA sites remaining.

## Appendix 6 – “Stage 2 sieve” sites

16. The above sieving stages largely removed sites from the selection process on which there is either:
  - a) no genuine potential for residential development
  - b) there is no need to assess that potential as it is being addressed elsewhere or
  - c) it has been addressed already by virtue of a site receiving a committee resolution to grant or a planning consent.
17. The first proper part of the greenfield housing site selection process which involved potentially ruling out sites which were identified in the SLAA as having genuine potential for residential development came in this ‘stage 2’ sieve (stage 1 being sites being classified as either unavailable or unsuitable in the SLAA).
18. This stage ruled out from further assessment sites which were considered wholly unsuitable for residential development in policy terms when assessed against the Development Distribution Strategy and Principles agreed by Council’s Cabinet and Full Council on 15 December 2016. At this stage sites were only excluded where it was very clear that they would not be suitable. Where there was doubt or where there might be opportunity for development on groupings of individual SHLAA sites,

sites were taken forward in order for these opportunities to be further tested and considered. This process excluded a further 5 sites (see Appendix 6) leaving 64 sites of the original SLAA sites remaining.

#### Sites considered in the site selection process

19. The remaining 64 sites (Appendices 7-10) were then reviewed to consider whether made sense in planning terms to group some of the individual SLAA sites for further consideration. There were some SLAA sites which, in isolation, would be unlikely to be considered suitable for development. However, they may have potential as part of a larger more comprehensive grouping of individual SLAA sites in a locality.
20. Accordingly the remainder of the selection process was carried out on the basis of a different referencing system. Rather than considering SLAA sites, the process considered the remaining 64 SLAA sites grouped together into 41 numbered sites. Not all SLAA sites were grouped. Many went through the remainder of the selection process on the basis of their original boundaries.
21. This site selection process sought to undertake a comparative assessment of the 41 sites against the individual criteria in the NPPF and the agreed Development Distribution Strategy and Principles to establish which are considered to be the most sustainable sites for development. The detailed process of moving from the 41 sites to the list of actual sites proposed to be allocated in the local plan is covered in a separate paper. Also, as this paper is an audit trail of the 214 SLAA sites, it continues to refer to the SLAA sites even though the which SLAA site formed which of the 41 site selection sites can be seen from the listings in Appendices 7-10 and in the individual SLAA site summaries which follow.

#### Appendix 7 - Sites performing poorly in "gap" terms

22. The first stage of this assessment of the 41 remaining sites (64 SLAA sites) involved reconsidering the sites against the council's Development Distribution Strategy and Principles agreed by Council's Cabinet and Full Council on 15 December 2016 with a particular focus on how they performed in terms of the impact of potential development on countryside gaps. This stage ruled out a further 31 of the 64 remaining SLAA sites (see Appendix 7) leaving 33 of the original 214 SLAA sites

#### Appendix 8 - Sites ruled out as unsuitable in the final assessment

23. There were a small number of sites which, upon more detailed assessment of specific site constraints were considered unsuitable by virtue of those constraints. This ruled out a further 5 sites (see appendix 8) leaving 28 SLAA sites.

#### Appendix 9 - Sites to be allocated

24. These remaining 28 SLAA sites then are the candidates for allocation for housing in the local plan. However, at this stage only 19 sites are proposed to be allocated in the draft local plan (see Appendix 9) leaving 9 sites unaccounted for.

Appendix 10 - Sites pending further consideration / information

25. These remaining 9 sites are listed in Appendix 10 and are sites with outstanding issues yet to be clarified and addressed. Final decisions on these remaining 9 sites will be taken after further consideration during summer 2017. Once this re-assessment has taken place these 9 sites will be re-allocated to the other categories in the final version of this paper to be published when the plan is made available for public consultation.

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**INDIVIDUAL SITE SUMMARIES BY SLAA  
REFERENCE AND PARISH**

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# Allbrook

## Site 1-2 Nuttall's Yard, Allbrook Hill

This is an existing employment site within the defined urban edge. It was identified as having redevelopment potential in the adopted local plan in view of its unneighbourly use in a residential area. The site has a net area of 0.46ha with an estimated potential yield of 16 dwellings. As it is a previously developed and urban site which contains an existing viable employment use it was not taken forward for consideration as a potential site allocation as that process was looking at potential new greenfield site allocations. Also, given that the council has a marginal shortfall in employment land and that the site in in viable employment use, it will not be allocated in the local plan. However, if it does come forward in due course for residential development then it will count towards the small / windfall site allowance.

## Site 1-4 Land east of Allbrook Way

This is a greenfield site related to the development of the proposed Strategic Growth Option. A new link road is proposed to pass through the southern part of the site. The SLAA identifies the potential for development on 3.72ha of this 7.76ha site with a potential yield of 110 dwellings. It is being taken forward in the site selection process as **site no 2**.

## Site 1-5 Land north of Knowle Hill

This is a greenfield site in the same ownership as land to the east (site 1-4 above) which might be required for development in order to facilitate the construction of the proposed SGO link road. Together with site 1-7 (below) this site is being taken forward in the site selection process as part of **site no. 1**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

## Site 1-7 Land south of Allbrook Way

This is a greenfield site in the same ownership as land to the south and east (sites 1-4 and 1-5 above) which might be required for development in order to facilitate the construction of the proposed SGO link road. Together with site 1-5 this site is being taken forward in the site selection process as part of **site no. 1**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

4 sites

# Bishopstoke

## Site 2-1 Land north of St Margaret's Road

This is a rear garden site in multiple ownership (possibly 12 owners). It is outside but adjacent to the urban edge. Residential development is underway to the north at The Mount Hospital so potentially the suitable for development. However, it is ruled out in the SLAA as being unavailable as only one expression of interest was received from all the landowners contacted.

## Site 2-2 Land adjacent to 86 Edward Avenue

This site is within urban edge. It has a net site area of 0.29ha and is given a yield of 9 dwellings in the SLAA. There is a net loss of 1 existing dwelling. A planning application for 10 dwellings was submitted in March 2017 following pre-application discussions (F/17/80188). Permission has been granted for 60 dwellings to north. This is a small urban site to be allocated in the plan by means of a generic policy which will list establish the principle of development on a number of specified urban sites.

## Site 2-6 Land between 77 Church Road and Recreation Ground

This site lies outside but adjacent to the urban edge. It benefits from a council resolution to grant outline planning permission for 30 dwellings made on 8<sup>th</sup> February 2017 (O/16/79469). Given that the area which benefits from the resolution does not cover the original full extent of the SLAA site, the residue of that site has been created as a new SLAA site 2-25. And, for this reason, both sites (2-6 and 2-25) are being taken forward in the site selection process as **site no. 3**.

## Site 2-7 Land north of Church Road

This site comprises a former pit and other open land outside the urban edge. It was identified as having development potential by EBC officers. Part of site is safeguarded in the adopted Minerals & Waste Local Plan and suffers from topographical constraints. However, the site is classed as unavailable in the SLAA as both ownership and availability not known.

## Site 2-9 Land north of Stoke Common Road

This site lies outside the urban edge and is designated as a SINC. It was identified as having development potential by EBC officers in an earlier version of the SLAA. However, both ownership and availability unknown so this site is classed as unavailable in the SLAA.

#### Site 2-11 Land south of Stoke Wood Surgery, Fair Oak Road

This site is outside but adjacent to the urban edge. It is surrounded by development on three sides. It was identified as having development potential by EBC officers in an earlier version of the SLAA. It is given a yield in the SLAA of 24 dwellings on a net site area of 0.81ha. The site is owned by EBC and it is being taken forward in the site selection process for consideration for future health uses in view of the proposed SGO to the north.

#### Site 2-20 Land at Stoke Common Copse, north of Church Road

This site is outside but adjacent to the urban edge. It is in the countryside and local gap. It is safeguarded in the Minerals & Waste Local Plan for soft sand and superficial soft sand. Half the site designated as SINC. The whole site is subject to a blanket TPO and includes Ancient Woodland. It is heavily wooded, steeply sloping site detached from the main settlement of Bishopstoke. It is considered unsuitable in SLAA for these reasons.

#### Site 2-24 Land south of Winsford Avenue

This site makes up the Option D land which was consulted on at Issues & Options stage (December 2015) - South of Bishopstoke. It has been taken forward for further consideration in the site selection process along with the other potential strategic growth options.

#### Site 2-25 Land north of Church Road

This site is the residue of site 2-6 which was not included in the resolution to grant for 30 dwellings (O/16/79469). The site is outside the urban edge. It is given a yield in the SLAA of 11 dwellings on a net site area of 0.36ha. Access will need to be secured through the 2-6 site and, accordingly this site is included in the site selection process alongside site 2-6 as **site no. 3**.

9 sites

# Botley

## Site 3-1 Land between Woodhouse Lane & Grange Road

This site lies partly within the urban edge. It is in use for open storage, various commercial uses and as a petrol station. It is in multiple ownerships. It was given a zero yield in the SLAA as only one landowner expressed any interest in potential redevelopment. Therefore considered unavailable. However, in order to further test this, together with site 3-27 this site has been taken forward for consideration in the site selection process as **site no. 16**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

## Site 3-2 Land south of 9-27 High Street

This site lies within urban edge. It is in a variety of uses including public and private car parking. It is part owned by EBC. The site was identified as having development potential by EBC officers in a previous version of the SLAA. Five landowners replied to the SLAA consultation stating that they were not willing to release for development. Hence it is classed as unavailable in the SLAA.

## Site 3-4 Land north of Hedge End

This site lies outside the urban edge, in the countryside and in a defined settlement gap. It is being promoted by a consortium of developers who recently secured permission at appeal from the Secretary of State for 680 dwellings on land to the south of this site. It is given a zero yield in the SLAA in recognition of the SoS decision and the need for this land to be kept open in order to prevent the coalescence of settlements in this vicinity. However, this premise will be further tested by the site being taken forward of this site, alongside site 3-34, in the site selection process as **site no. 18**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

## Site 3-7 Land south of Maddoxford Lane and east of Crows Nest Lane

This site lies outside but adjacent to the defined urban edge. However it benefits from a council resolution to grant planning permission for 50 dwellings made at committee on 27<sup>th</sup> March 2017 (O/16/78389). The local plan will include an over-arching policy which list those sites (such as this site) on which permission has been granted / resolved to be granted and which establishes the principle of their development for housing. It also forms a part of a larger site taken forward alongside site 3-36 for consideration in the site selection process as **site no. 19**.

### Site 3-8 Land west of Uplands Farm

This site was allocated for residential development in the unadopted 2011-29 version of the local plan. It is owned by HCC. Pre-application discussions are underway and the County Council has undertaken an EIA scoping consultation on the proposed Botley Bypass which will form part of the development proposal. It is given a yield of 308 dwellings in SLAA on a net site area of 11.81ha. 300 dwellings have been allowed for in housing trajectory based on the former local plan allocation. The site is being taken forward in the site selection process as **site no. 20**.

### Site 3-10 Land east of Brook Lane

This site lies outside urban edge in open countryside and within a defined settlement gap. It is separated from the settlement boundary. It suffers from poor access and is relatively distant from local facilities. It is considered unsuitable in SLAA and its availability also unclear.

### Site 3-11 Land east and west of Church Lane

This site was promoted by an agent in previous versions of the SLAA. It is in multiple ownerships and the true availability of the whole site is unclear. It is a large site which lies in open countryside in a sensitive location. It is heavily constrained by a plethora of environmental and ecological designations – SINC, SSSI, SPA/SAC/Ramsar. Accordingly it is classed as unsuitable in SLAA.

### Site 3-12 Land east of Kings Copse Avenue and Tanhouse Lane

This site lies outside but adjacent to the defined urban edge. It is owned by HCC. SLAA gives the site a yield of 111 dwellings on a net site area of 3.18ha. It is taken forward in the site selection process as **site no. 21**.

### Site 3-14 Land east of Precosa Road

This large site lies in the countryside and in a defined settlement gap. Planning permission was granted on appeal for 105 dwellings on land adjacent to the west between the site and Precosa Road. The SLAA gives the site a yield of 431 dwellings on a net site area of 12.3ha. It is taken forward alongside site 3-38 as part of site selection process as **site no. 22**. However, it was subsequently ruled out as it was considered to perform poorly in countryside gap terms.

### Site 3-17 Land north of Marls Road and south of Broad Oak

This site lies adjacent to the urban edge in countryside and a defined settlement gap. The site is owned by HCC. The landowner has confirmed that it does not currently wish to actively promote this site for development. Accordingly it is considered unavailable in SLAA.

#### Site 3-18 Land west of Cobbett Way

This site is a new 2016 SLAA submission. It lies adjacent to the urban edge but in the countryside and a defined settlement gap. The SLAA identifies potential flooding, air quality and underground pipeline constraints. Accordingly it is given a zero yield in the SLAA. However, it is being taken forward in the site selection process along with sites 3-19, 3-22 & 3-32 as part of a larger potential development area as **site no. 23**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

#### Site 3-19 Garage (Sparshatts) off Broad Oak

This site lies outside but adjacent to the urban edge in countryside and in a defined settlement gap. It is categorised as an unneighbourly existing use in a residential area though it is also a seemingly thriving car dealership. The SLAA identifies a high potential flood risk identified as possible constraint. Consequently it is given a zero yield in SLAA. However, the site is being taken forward as part of site selection process alongside sites 3-18, 3-22 & 3-32 as part of a broader potential development opportunity as **site no. 24**.

However, it was subsequently ruled out upon detailed examination in the final assessment stage. In this case, largely due to the loss of employment and the fact that the site was subject to a high level of flood risk.

#### Site 3-20 Woodhill School, Broad Oak

This site lies outside the urban edge. It was put forward by an agent in a previous version of the SLAA. However, the private school currently operating on site appears to be a viable business and still taking new pupils. There is no evidence that the site would be available for residential use. Accordingly it was ruled out in the SLAA as unavailable.

#### Site 3-21 Adjacent to Woodhill School, Broad Oak

This site is used as informal outdoor recreation and play space for the adjoining school (site 3-20). It lies outside urban edge and there is no evidence of its availability for development as above. Accordingly it was ruled out in the SLAA as unavailable.

#### Site 3-22 Land north of Broad Oak and west of Holmesland Way

This site was a new SLAA submission in 2016. It lies outside the urban edge, in countryside and in a defined settlement gap. The site is part SINC, part underlain by minerals resource and part subject to flood risk. Accordingly it was given a zero yield in the SLAA in view of these constraints. However, in order that this can be further tested, it is being taken forward as part of the site selection

process alongside sites 3-18, 3-19 & 3-32 as part of a broader potential development opportunity as **site no. 23**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

#### Site 3-23 Land south of Winchester Road, Boorley Green

This site lies outside the urban edge and in the countryside and in a defined settlement gap. However, to the north west, permission has recently been granted on appeal by the Secretary of State for 680 dwellings. To the south-west, beyond the railway line, lies the Woodhouse Lane allocation for 800 dwellings and to the east, lies Winchester Road which forms the settlement boundary of Boorley Green. The site is given a yield of 23 dwellings on a net site area of 1.3ha in the SLAA.

The Woodhouse Lane site (SLAA Site 9-3 / site selection site no. 14) will retain an area of land in the north east corner open and undeveloped in accordance with the allocation in the unadopted 2011-29 local plan. Negotiations are underway with the County Council to secure the land between this site and the Upland Farm site (SLAA sites 3-8 & 3-9 / site selection site no. 21) to help retain this gap. Taken together this adds to the importance of site 3-23 in preventing the settlements of Botley, Boorley Green and Hedge End from merging completely.

Accordingly this site is currently on hold pending further consideration as these discussions evolve

#### Site 3-24 Land adjacent to the Pear Tree PH, Boorley Green

This site lies outside the urban edge but surrounded by existing and proposed development. There is a pre-application enquiry for 4 dwellings on the site meaning it would fall below the SLAA site size threshold. However, on the basis of the application of standard densities applied across the rest of the SLAA sites it is considered potentially capable of accommodating 7 dwellings. Either way, given the size of the site and the scale of development likely to arise, this site has been ruled out in the Stage 2 sieve. Not because it is considered inherently unsuitable for development. But purely in view of its size. If the pub does close and a redevelopment occur, this will contribute towards the small site / windfall allowance.

#### Site 3-27 Land at Grange Road

This site lies outside the urban edge in countryside and in a defined settlement gap. There has been a pre-application enquiry proposing 103 dwellings on an amalgamation of this site and site 3-32 to the east (although with a gap between the two sites). This site alone is give a yield on this site of 73 dwellings in the SLAA on 2.08ha net site area. It is being taken forward as part of the site selection process alongside site 3-1 as **site no. 16**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

Site 3-28 Land south of Snakemoor Lane

This site lies outside the urban edge and in open countryside. The SLAA identifies a number of environmental constraints (part SINC and part flood risk). The site is considered for employment use in the SLAA but is noted to be remote from access to strategic road network. 1,400 dwellings have been permitted and are under construction on the golf course site to the south of Chancellors Lane. The site is given zero yield for residential in SLAA but largely on settlement coalescence grounds and the fact that it is identified for employment rather than residential development. In order to test this further this site has been taken forward as part of the site selection process alongside sites 3-30 and 3-31 as **site no. 25**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

Site 3-30 Land at Denhams Corner

See site 3-28 above. The site considered for employment use and so given zero residential yield in the SLAA. However, as this is largely on settlement coalescence grounds and in order for this to be further tested this site is being taken forward as part of the site selection process alongside sites 3-28 and 3-31 as **site no. 25**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

Site 3-31 Land at Ford Lake, Winchester Road

See sites 3-28 and 3-30 above. The three sites are adjacent. Although this site is not identified with potential for employment use it is being taken forward in the site selection process alongside these sites as **site no. 25**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

Site 3-32 Land north of Grange Road

This site lies outside the urban edge in countryside and in a defined settlement gap. It has been given a zero rate for residential development in the SLAA largely on the basis of the gap designation. However, it forms part of a site subject to a pre-application enquiry alongside site 3-27. In order to test the settlement coalescence / gap constraint, this site is being taken forward as part of the site selection process alongside sites 3-18, 3-19 & 3-22 as **site no. 23**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

#### Site 3-33 Land north of Myrtle Cottage, Winchester Road

This site lies outside the urban edge and in the countryside and a defined settlement gap. However, it is to be surrounded by proposed development with 1,400 dwellings currently under construction at the golf course to the east and 680 dwellings recent granted consent by the Secretary of State on land adjacent to the west. This site would be surrounded by development. It is given a yield of 24 dwellings in the SLAA on a net site area of 0.88ha. It is one of a handful of sites pending further consideration during summer 2017.

#### Site 3-34 Land north of Hedge End Railway Station

This site lies in open countryside and is separated from the settlement of Hedge End by the railway line. The SLAA gives the site a zero yield for residential on the basis that, when considered alongside the 2,000 dwellings recently permitted to the south, land in this vicinity is required to be kept open and undeveloped to prevent the complete coalescence of settlements in this vicinity.

In order to test this assertion this site, alongside site 3-4 is being taken forward as part of the site selection process as **site no. 18**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

#### Site 3-35 Land south of Long Garden Cottage, Winchester Road

This site lies outside the urban edge and in countryside. It accommodates a number of general industrial, storage and distribution businesses. It is given a yield of 22 dwellings in the SLAA on a net site area of 0.72ha. There are pre-application enquiries proposing residential development on the site. The site will be surrounded by development with the 1,400 dwellings on the golf course site to the east which are currently under construction and the Secretary of State having granted permission for 680 dwellings to the west. Accordingly this site is being taken forward as part of the site selection process as **site no. 26**.

#### Site 3-36 Land adjacent to Holly Tree Farm

This site lies outside the urban edge and in open countryside. It is remote from facilities. Parts of the site are designated a SINC and parts are underlain by minerals resources. Land adjacent to Crows Nest Lane to the west has recently benefitted from a council resolution to grant permission for 50 dwellings. Land between this site and the resolution site (Oak Ridge Farm) is subject to formal pre-application enquiries proposing up to 200 dwellings. The site is given a yield of 151 dwellings in the SLAA on a net site area of 5.05 dwellings. Part of this site

alongside sites 3-7 and 3-39, has been taken forward for consideration as part of the site selection process as **site no. 19**.

#### [Site 3-37 Land north of Hedge End and railway line](#)

This site was recently granted outline planning permission by the Secretary of State on appeal for 680 dwellings so is already counted as a commitment. It will be allocated in the local plan by way of an over-arching policy establishing the principle of residential development on sites which were granted permission / in receipt of a resolution to grant permission subsequent to the plan base date on which work has not commenced.

#### *Site 3-38 Land south of Marls Road, Hedge End*

This site lies outside the urban edge in countryside and a defined settlement gap. It is a residue of the former site which was granted permission on appeal for 103 dwellings to the south in October 2015 (F/13/73606). This site is given a net yield in the SLAA of 45 dwellings on a net site area of 1.3ha. It is being taken forward as part of the site selection process alongside the larger adjacent site 3-14 as part of **site no. 22**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

#### [Site 3-39 Land south of Maddoxford Lane, Boorley Green](#)

This site lies outside the urban edge in an area of countryside and a defined settlement gap. However, it has the benefit of a resolution to grant consent for 50 dwellings (O/16/79600) decided at committee in March 2017. The site adjacent to the west also received a resolution to grant consent, also for 50 dwellings at the same meeting (O/16/78389). The local plan will include an over-arching policy which list those sites (such as this site) on which permission has been granted / resolved to be granted and which establishes the principle of their development for housing. A larger area comprising this site, site 3-7 and part of site 3-36 has been taken forward into the site selection process as **site no. 19**.

29 sites

# Bursledon

## Site 4-2 Land south of Heath House Lane

This site lies outside but adjacent to the urban edge in countryside. It is also heavily wooded and constrained by its topography. However, planning permission has been granted for 250 dwellings to the south of this site meaning it will be left sandwiched between residential development. The site was identified as having potential for development by EBC officers in an earlier version of the SLAA. However, ownership is not known meaning that the site is classed as unavailable in the SLAA.

## Site 4-3 Land at Brixedone Farm

The site lies within open countryside, is isolated from the facilities of Bursledon / Lowford and lies within a sensitive and visually prominent location, particularly in views from the M27. Part of the site lies within a defined settlement gap and parts are also affected by SINC, SSSI, SAC and Ramsar designations. Access is poor. Given all of these constraints the site is rated as unsuitable in the SLAA.

## Site 4-5 Land north of Blundell Lane and south of the M27

This site lies in open countryside in a defined settlement gap. It is an open, undeveloped site in a sensitive location which would be difficult to integrate in to the main settlement of Bursledon. There is potential flood risk from the River Hamble to the east and noise from the M27 motorway to the north. In view of these constraints the site is considered unsuitable for residential development in the SLAA. However, there is considered to be potential for a hotel and/or river-related uses in the southern part of the site. In order to test this further, the site has been taken forward as part of the site selection process as **site no. 27**. This site is identified as a Special Policy Area for leisure / boatyard related uses in the draft emerging local plan.

## Site 4-6 Land north of Bridge Road

This site lies adjacent to the urban edge in countryside. However, it forms part of a wider site allocated for 90 dwellings in Policy BU2 of the unadopted 2011-29 version of the local plan. The majority of this BU2 development is underway and a pre-application enquiry was received for 11 dwellings on this remaining site. This has been superseded by a full planning application for 11 dwellings submitted in February 2017 (F/17/79886). This site will be allocated in the local plan by way of an over-arching policy establishing the principle of residential development on sites which were granted permission / in receipt of a resolution to grant permission subsequent to the plan base date on which work has not commenced if the speed of implementation of the site deems it necessary. This site was also taken forward as part of the site selection process as **site no. 28**.

#### Site 4-7 Land adjacent to Bursledon Station

This site lies outside but adjacent to the urban edge. It is within the Bursledon Special Policy Area and the Old Bursledon Conservation Area. It is almost entirely wooded and covered by a blanket TPO. It is mostly steeply sloping and contains the embankment to the railway line. There is an electricity sub-station on a small part of the site. The site falls within Flood Risk Zone 3. As a result of these constraints the site is classed as unsuitable for residential development in the SLAA.

#### Site 4-8 Land off Church Road

This site lies outside but adjacent to the urban edge. It is within the Old Bursledon Special Policy Area and Conservation Area. Access is poor. The site was previously considered for development by a previous local plan inspector who determined that development would harm the undeveloped nature of the area and the conservation area and special policy area would be detrimentally affected. Accordingly the site is categorised as unsuitable in the SLAA.

#### Site 4-9 Ploverfield, Long Lane

This site lies outside the urban edge in countryside. It lies within the Old Bursledon Special Policy Area and Conservation Area. It was allocated as public open space in Policy BU6 of the unadopted 2011-29 local plan. The site was previously considered by a local plan inspector who determined that development would cause undue harm to the conservation and special policy area objectives. Highway access is also poor. Accordingly it is classed as unsuitable in the SLAA.

#### Site 4-10 Berryfield & adjacent land, Long Lane & School Lane

This site lies outside the urban edge in countryside. It lies within the Old Bursledon Special Policy Area and Conservation Area and is a designated historic park and garden site. It has a poor access and is poorly related to services and facilities. Accordingly the site is considered unsuitable in the SLAA.

#### Site 4-11 Land at Providence Hill and Oakhill

This site lies outside the urban edge in the adopted local plan but forms part of a wider site allocated for residential development under Policy BU1 in the draft 2011-29 local plan. The wider site benefits from outline planning permission for 62 dwellings and that application identifies this site as indicative for a future planning application. The site is given a yield of 10 dwellings in the SLAA (taking into account the potential loss of 4 existing dwellings) on a net site area of 0.72ha. It is taken forward in the site selection process as **site no. 29**.

However, it was subsequently ruled out upon detailed examination in the final assessment stage. In this case, not because it was unsuitable but because it was

superceded by an application for a smaller number of dwellings on a smaller site meaning it, if it did come forward it would contribute towards the small site / windfall allowance.

#### Site 4-14 Land north of Providence Hill

This site lies outside but adjacent to the urban edge. It lies within the countryside and a defined settlement gap. However it is almost adjacent to an area of land allocated for residential development under Policy BU1 of the unadopted 2011-29 local plan. Planning permission has been granted and pre-application enquiries exist for residential development on land to the north of this site. A pre-application enquiry has been received for residential development on part of the site. Accordingly this site is being taken forward in the site selection process alongside site 4-26 as **site no. 30**.

#### Site 4-15 Orchard Lodge, Windmill Lane

This site lies outside the urban edge, in countryside and in a defined settlement gap. However, planning permissions exist for residential development in this wider area and there have been pre-application enquiries on land adjacent to this site to the south which included this site. There are numerous constraints to be overcome including the topography of the site, poor access, impacts on the setting of the Grade II\* listed Bursledon Windmill and conservation area. However, the SLAA gives the site a yield of 26 dwellings on a net site area of 0.88ha. A pre-application enquiry covers this site alongside site 4-28. Accordingly the two sites are being taken forward as part of the site selection process as **site no 33**.

#### Site 4-16 Land between Bert Betts Way and Windmill Lane

This site lies outside but adjacent to the urban edge in countryside and in a defined settlement gap. It is adjacent to the Bursledon Windmill conservation area. It is constrained by these policy considerations and also by topography and poor access. It was identified as having potential for development by EBC officers in a previous version of the SLAA. However, ownership is unknown meaning its availability cannot be determined. Accordingly it is classed as unavailable in the SLAA.

#### Site 4-17 Land north of Windmill Lane and south-west of j8 of the M27

This site lies outside the urban edge in countryside and within a defined settlement gap. It contains 3 existing dwellings, numerous large trees, is accessed by the sub-standard Windmill Lane and is very close to the M27 motorway and junction 8. The site was identified as having potential by EBC officers in a previous version of the SLAA. However, as ownership is unknown and availability of the site cannot be determined it is categorised as unavailable in the SLAA.

#### Site 4-18 Land east of West End Road and north of Bert Betts Way

This site lies outside the urban edge in countryside and a defined settlement gap. The site is constrained by its location separate from the settlement of Bursledon and from nearby facilities by the presence of main roads. The site was identified as having potential by EBC officers in a previous version of the SLAA. Ownership is unknown and availability cannot be ascertained meaning that the site is classed as unavailable in the SLAA.

#### Site 4-19 Land north of Bert Betts Way and south of Peewit Hill

This site lies outside the urban edge in countryside and in a defined settlement gap. The site is constrained by its location separate from the settlement of Bursledon and from nearby facilities by the presence of main roads. There are concerns about the suitability and capacity of Peewit Hill to accommodate additional traffic. There is a high degree of tree cover on the western part of the site and this has been removed from the net site area. Despite these constraints, the SLAA gives the site a residential yield of 22 dwellings on a net site area of 0.74ha. Accordingly this site will be considered further in a wash-up of a small number of pending further consideration during summer 2017.

#### Site 4-20 Land north-west of j8 of the M27 between Peewit Hill and Bert Betts Way

This site lies outside the urban edge in countryside and in a defined settlement gap. It is constrained by its separation from Bursledon, its proximity to the M27 and the suitability and capacity of Peewit Hill. It is identified with potential for employment development in the SLAA. The site was identified as having potential by EBC officers in a previous version of the SLAA. However, ownership is unknown and its availability cannot be ascertained meaning that the site is classed as unavailable in the SLAA.

#### Site 4-21 Land to the south of j8 of the M27, south of Peewit Hill, west of Dodwell Lane

This site lies outside but adjacent to the urban edge in countryside and a defined settlement gap. It is identified in the SLAA with potential for employment uses. The site is poorly related to existing settlements and to facilities and amenities. There is the potential for noise and air quality issues from the M27 and access constraints. However, part of the site may potentially be needed for the provision of part of a new link road serving new development underway in the wider area.

#### Site 4-22 Land to the south-east of j8 of the M27 and west of Dodwell Lane

This site lies outside the urban edge in open countryside and in a defined settlement gap. It was identified as having potential for employment use by EBC officers in a previous version of the SLAA. However, ownership is unknown and the availability of the site cannot be ascertained meaning the site is classed as unavailable in the SLAA.

#### Site 4-23 Land east of Dodwell Lane and south of Dodwell Farm

This site lies outside of the urban edge in countryside and in a defined settlement gap. It also contains a SINC and is relatively remote from local facilities. The site was identified as having potential for employment purposes by EBC officers in a previous version of the SLAA. However, ownership is unknown and the availability of the site cannot be ascertained meaning the site is classed as unavailable in the SLAA.

#### Site 4-24 Land south of Pylands Lane

This site lies outside the urban edge within countryside and a defined settlement gap. It is currently in agricultural use and is considered to be constrained by its topography, its rural location and its landscape character. However, the site was identified as having potential by EBC officers in a previous version of the SLAA. Ownership is unknown and so the site is classed as unavailable in the SLAA.

#### Site 4-26 The Morellos and Forge Mount, Providence Hill

This site lies outside the urban edge in countryside and in a defined settlement gap. The site was put forward by an agent however, at least one of the two landowners are known to be unwilling to see their land developed. While the site was initially given a yield of 20 dwellings this has subsequently been reduced to zero in view of the likely **availability** of the site. Nonetheless this site has been taken forward in the site selection process alongside site 4-14 as **site no. 30**.

#### Site 4-27 Heath House Farm

This site is adjacent to the urban edge in countryside. There are no major constraints to the development of the site and land to the south has been permitted for 250 dwellings (and is under construction). It is given a yield in the SLAA of 50 dwellings on a net site area of 2.26ha. This site is being taken forward in the site selection process as **site no. 32**.

#### Site 4-28 Land lying south-east of Windmill Lane

This site lies outside the urban edge in countryside and in a defined settlement gap. Land adjacent to the south east was allocated for housing in the unadopted 2011-29 local plan. An outline planning application was submitted for 200 dwellings on this site and a wider area in June 2016 though this was withdrawn

in December 2016. A revised proposal is being formulated which includes site 4-15 in addition to this site. Other development has been permitted in the vicinity and the council seems to have accepted the inevitability of further development in this area between Providence hill and the M27. Accordingly this site is being taken forward in the site selection process alongside site 4-15 as **site no. 33**.

23 sites

DRAFT

# Chandlers Ford

## [Site 5-1 Rear of Shopping Parade & 75-99 Hiltingbury Road](#)

This site lies within the urban edge and comprises vacant land, garages and a disused builders yard and youth centre to the rear of a parade of shops. It is in multiple ownership although EBC owns part of the site. The site is given a residential yield of 16 dwellings on a net site area of 0.45ha. As an urban site it was not included in the greenfield site selection process. However, it will be allocated in the local plan by way of an over-arching policy which lists a number of specific sites within the urban edge which the council considers suitable for residential development.

## Site 5-2 Numbers 7-17 Brownhill Road

This site lies within the urban edge. It is in use as a community centre (age concern). The site was identified as having potential for redevelopment by EBC officers in a previous version of the SLAA. The site is in multiple ownerships and only one response was received when landowners were contacted and that response was negative. Accordingly the site is classed as unavailable in the SLAA.

## Site 5-3 Land at Steele Close

This site lies within the urban edge. It is occupied by Hampshire Fire & Rescue Service who have a long term aspiration to relocate the fire station to the main HQ complex further along Leigh Road. It also contains a vehicle rental business. The site has been discounted for residential use in view of the flood risk and potential noise/air quality issues (the site abuts an AQMA). It was allocated for employment use in the unadopted 2011-29 local plan under policy CF3. Accordingly the site is given a zero residential yield.

## Site 5-4 Junction of Leigh Road and Bournemouth Road

This site lies within the urban edge. It is occupied by Picador Vauxhall and an Esso petrol station. These uses are considered unneighbourly in a primarily residential area. The site abuts an AQMA. The site is given a residential yield of 14 dwellings on a net site area of 0.41ha. Because both existing uses seem to be viable, and because of the need to retain employment sites in the borough, rather than the site being allocated and relied upon in the housing trajectory, it will remain unallocated. However, given that the site has not previously been allocated for residential development and that the council appears to be marginally short of employment land, it will not be allocated. But, as the site is within the urban edge, if it does come forward for development in due course it will contribute towards the small / windfall site allowance.

### Site 5-5 Central Precinct

This site lies within the urban edge. It comprises a local shopping centre with residential uses above, a community facility and surface car parking. The buildings are in a generally poor state of repair and it has been a long term aspiration of the borough council to see the redevelopment of this centre. It is in multiple ownerships with the residential flats above the shops being in many separate ownerships. The unadopted 2011-29 local plan allocates the site for 85 dwellings under Policy CF1. Taking into account losses, the SLAA gives the site a yield of 64 dwellings on a net site area of 0.81ha. This will be carried forward as an allocation in the local plan.

### Site 5-6 Common Road Industrial Estate

This site lies within the urban edge. It is in a variety of employment uses including uses related to the operation of Draper Tools opposite and also vehicle repair. It is in flood zone 3 albeit that the watercourse which crosses the site is culverted. It was allocated as a housing site in the adopted local plan under Policy CF2 for 30 dwellings. It has been subject to pre-application enquiries. The majority of the site is owned by Draper Tools and it has been stated that the site will become available when Drapers vacate their main site which will be during the plan period. This site will be allocated in the local plan based on the previous allocation.

### Site 5-8 Land south of Asda supermarket and east of Bournemouth Road

The site is located outside but adjacent to the urban edge in countryside and a defined settlement gap. It is currently used as grazing pasture. It was allocated for employment use in the draft 2011-29 local plan under Policy CF4. As such it is given a zero residential yield in the SLAA. It is considered for a variety of uses in the SLAA. The council is currently in receipt of a pre-application enquiry proposing a hotel on the site.

### Site 5-9 Draper Tools, Hursley Road

This site lies within the urban edge. It is currently in use as the HQ, warehouse and offices of Draper Tools. Planning permission was granted for 130 dwellings and a 60/70 bed care home in July 2012 and the applicants have recently submitted a reserved matters application for the same to the borough council. The site's contribution to the housing trajectory is already taken into account. The site will be allocated in the local plan by way of an over-arching policy which recognises that planning permission may have been granted for residential development post the base date of the local plan meaning that the principle of residential development is established.

8 sites

# Eastleigh

## Site 6-1 Boyatt Wood Shopping Centre, Shakespeare Road

This site lies within the urban edge. It comprises the Boyatt shopping centre and the Arrow Public House. It is in multiple ownership. It was identified in a previous version of the SLAA by EBC officers as having the potential to intensify the use of the site and so provide additional residential accommodation. However, only 1 of the 9 land owners expressed any interest in potential redevelopment when contacted. In addition, it is thought there may be a legal restriction in place which would prevent any meaningful development. Accordingly the site is categorised as unavailable in the SLAA.

## Site 6-2 Land at Toynebee Road

This site lies within the urban edge. It is the residue of a larger area allocated for residential development under policy E4 of the unadopted 2011-29 local plan. The majority of that allocation has recently been built. This residual area accommodates Jewsons timber merchants and a number of small vehicle hire and repair related businesses. It is given a yield in the SLAA of 64 dwellings on a net site area of 1.43ha. As an urban and previously allocated site it is not included in the site selection process. However, its contribution to future land supply is counted in the housing trajectory and the site will be allocated in the local plan by way of an over-arching policy which recognises the desire to relocate what might be considered unneighbourly uses away from primarily residential areas.

## Site 6-3 Eastleigh Police Station, 1-5 Romsey Close & 2-8 Toynebee Road

This site is in the urban edge and currently comprises Eastleigh Police Station and a number of residential properties and gardens. The site was identified as having potential for redevelopment by EBC officers in a previous version of the SLAA. The site is in approximately 19 different ownerships and only a number of owners expressed any willingness to sell for redevelopment. Accordingly this site would be classed as unavailable.

However, the Police are planning to relocate from this town centre site and EBC is currently involved in a One Public Estate initiative with Hampshire Constabulary which would see the release and redevelopment of the Police Station site. The scheme currently being developed would be at a higher density than the 60dph anticipated in the SLAA and current thinking is that approximately the same yield (49 dwellings) attributed to the wider site in the SLAA is likely to be achieved on the Police Station site alone. Accordingly the smaller Police Station site will be allocated for development in the local plan.

#### [Site 6-5 Beatrice Royal Art Gallery, Nightingale Avenue / Wren Road](#)

This site is within the urban edge and was identified by EBC officers in a previous version of the SLAA as having potential for redevelopment as the art gallery use had ceased and the building was in temporary use as a school. Subsequent to the SLAA permission was granted for 6 houses and 6 flats on the site. The existing building has been demolished and the development is under-construction (F/16/78077).

#### [Site 6-7 Former Civic Offices, Leigh Road](#)

This site lies within the urban edge. The former civic offices building has been demolished and outline permission granted on this site and the adjacent Magistrates Court site (site 6-35) for construction of a car dealership, office space and two fast food restaurants / drive throughs (O/15/77116). Full permission has been granted on site 6-35 for the car dealerships (F/16/78623). This site will be developed for restaurant use.

#### [Site 6-9 GW Martin Engineers, Bishopstoke Road](#)

This site lies partly within the urban edge and partly outside. The northern part of the site is open river meadow, flood plain and SINC. The central part was formerly allotments but is currently vacant. The southern part is in use as an engineering works and associated storage and parking land. The northern and central parts of the site are considered unsuitable for development due to potential flood risk and the SINC designation. However, the engineering works is considered to have the potential for redevelopment and relocation of the engineering operation to a more suitable location. Accordingly the SLAA gives the site a yield of 52 dwellings on a net site area of 1.16ha (the gross SLAA site area is 4.7ha). However, given that the site would appear to be in viable employment use and that it has not previously been allocated for residential development, the fact that the council would appear to be short of employment land means this site will not be allocated. If it comes forward for residential development it will contribute towards the small / windfall site allowance.

#### [Site 6-10 Eastleigh Riverside \(Prysimian\)](#)

This site is allocated for employment uses in the adopted and 2011-29 local plans. The site forms an important part of the sub-regionally significant Eastleigh Riverside employment opportunity area. This employment allocation will be carried forward in the emerging local plan.

#### [Site 6-11 Eastleigh Riverside \(Northern Business Park\)](#)

This site is allocated for employment uses in the adopted and 2011-29 local plans. The site forms an important part of the sub-regionally significant Eastleigh Riverside employment opportunity area. This employment allocation will be carried forward in the emerging local plan.

#### Site 6-12 Eastleigh Riverside (Northern Business Park 2)

This site is allocated for employment uses in the adopted and 2011-29 local plans. The site forms an important part of the sub-regionally significant Eastleigh Riverside employment opportunity area. This employment allocation will be carried forward in the emerging local plan.

#### Site 6-13 Land south of Campbell Road

This site lies within the urban edge. It lies within a special policy area which seeks to protect the character of Campbell Road and is identified as an existing allotment in the unadopted 2011-29 local plan. The site is constrained by its accessibility and its location surrounded by heavy industrial works, railway lines and an airport. Whilst technically suitable it is considered that this location is not one in which to encourage further residential development given the poor quality of the residential environment. Nonetheless there is no information available on the sites availability so the site is classed as unavailable in the SLAA.

#### Site 6-14 Former Hilliers Nursery, west of Wide Lane

This site lies outside but adjacent to the urban edge. It has been put forward by a planning agent albeit that the ownership is stated as EBC. It has been categorised as unsuitable in the SLAA by virtue of the adverse impact of development on the landscape, the erosion of the settlement gap and the loss of open space. Part of the site may also be required to facilitate access to the Eastleigh Riverside employment site through the airport and the completion of the Chickenhall Lane Link Road should that ever be implemented.

#### Site 6-15 University of Southampton Sports Ground, Wide Lane

This site lies outside the urban edge in countryside and an important settlement gap between Eastleigh and Southampton. It is currently in use as the University of Southampton Sports Ground and is safeguarded as such in the unadopted 2011-29 local plan. The site is also safeguarded for sharp sand and gravel extraction in the adopted Hampshire Minerals & Waste Local Plan. The site was originally identified as having potential for development by EBC officers in a previous version of the SLAA. However, the University has not indicated any intention to make the land available for development. Accordingly it is classed as both unsuitable and unavailable in the SLAA.

#### Site 6-16 Land north-east of j5 of the M27 (south of A335)

This site lies outside the urban edge in countryside and an important settlement gap between Eastleigh and Southampton. It is currently in use as formal playing fields and is safeguarded as such in the unadopted 2011-29 local plan. The site is also safeguarded for mineral extraction in the adopted Hampshire Minerals &

Waste Local Plan. The site was originally identified as having potential for development by EBC officers in a previous version of the SLAA. However, the owners have not indicated any intention to make the land available for development. Accordingly it is classed as both unsuitable and unavailable in the SLAA.

#### Site 6-17 Land west of Wide Lane & north of the M27

This site lies within the urban edge. It is a narrow sliver of land lying between a motorway, a railway line and other roads close to Southampton Parkway Station and Southampton International Airport at the entrance roundabout to a business park. It is identified in the SLAA as having potential for employment, hotel or car park uses and it is currently in use as a road aggregate storage pound and for other informal parking and storage uses. The landowners have not indicated any intention to make the site available for development. Accordingly it is categorised as unavailable in the SLAA.

#### Site 6-18 Land west of Wide Lane and south of the M27

This site lies within the urban edge and was, until recently, used for vehicle storage and parking in association with the now demolished Ford Transit Factory adjacent but within the Southampton City Council boundary. The site is now being actively marketed as part of a new major employment opportunity on the Transit site. It is identified within the SLAA as a future employment site.

#### Site 6-20 Eastleigh Football Club & adjacent land, Stoneham Lane

This site lies outside the urban edge in countryside and in a defined settlement gap. It is currently in use as Eastleigh FC's ground and associated facilities along with the Wellington Sports Ground and part of the curtilage of the Stoneham Rectory office park. It is in a variety of ownerships. It was identified as having redevelopment potential by EBC officers in a previous version of the SLAA. None of the landowners have indicated any intention to make their land available for redevelopment. Eastleigh FC recently secured planning permission for a new clubhouse and associated facilities in July 2016. Accordingly the site is categorised as unavailable in the SLAA.

#### Site 6-30 Land east of Wide Lane

This site lies outside the urban edge. It is within the countryside and a defined settlement gap. It was put forward for inclusion in the SLAA by site owners Southampton International Airport Ltd which wish to develop a new hotel on the site. It is a narrow sliver of a site which lies at the end of a railway station car park, adjacent to the airport, a mainline railway line and the main road into Eastleigh town centre from the M27. Accordingly it is considered both unsuitable and unavailable for housing.

#### Site 6-31 Land in front of the Fire & Rescue HQ, Leigh Road

This site lies within the urban edge and was allocated for employment in the adopted 2001 to 2011 local plan and safeguarded for such in the unadopted 2011-29 local plan. The owners have indicated that the site is likely to continue to be needed for operational use for the foreseeable future. Accordingly it is categorised as unavailable in the SLAA.

#### Site 6-33 Eastleigh RiverSide (E9ii)

This site lies within the urban edge and is in use as an industrial estate(s). It is allocated for employment use in the adopted local plan and the unadopted 2011-29 local plan. It also contains a depot used for storing and distributing aggregates and a concrete batching plant which are safeguarded in the adopted Hampshire Minerals & Waste Local Plan. It is surrounded by other industrial estates and employment uses. Accordingly it is given a zero residential yield in the SLAA and will remain allocated for employment uses.

#### Site 6-34 Eastleigh Riverside (E9iv)

This site is allocated for employment uses in the adopted and 2011-29 local plans. The site forms an important part of the sub-regionally significant Eastleigh Riverside employment opportunity area. This employment allocation will be carried forward in the emerging local plan.

#### Site 6-35 Former Magistrates Court, Leigh Road

This site lies within the urban edge. The magistrates court building has been demolished and outline permission granted on this site and the adjacent Civic Offices site (site 6-7) for construction of a car dealership, office space and two fast food restaurants / drive throughs (O/15/77116). Full permission has been granted on this site for the car dealerships (F/16/78623). Accordingly it is considered unavailable for residential development in the SLAA.

#### Site 6-36 Land at Brookwood Industrial Estate, Brookwood Avenue

This site lies within the urban edge. It is currently in active use as an industrial estate comprising approximately 10 units occupied by a variety of commercial operations. The ownership of the estate is unknown and it has not been possible to ascertain whether or not the site will become available for alternative use in the future. Accordingly the site is categorised as unavailable in the SLAA, the assumption being that the existing use will continue.

22 sites

# Fair Oak & Horton Heath

## Site 7-1 Latham Road / Sandy Lane Local Centre

This site lies within the urban edge. It is a small local retail parade with some residential above. It is in multiple ownerships. None of the owners responded to contact seeking information on the likely availability of the site. Accordingly the site is categorised as unavailable in the SLAA.

## Site 7-2 Land between Fair Oak Road and Shorts Road

This site lies within the urban edge. It comprises a large number of rear gardens of residential properties. It is in multiple (50+) ownership. When contacted only 6 responses were received from landowners each of which was against any development. Accordingly the site is categorised as unavailable in the SLAA.

## Site 7-3 Fair Oak Garden Centre, Winchester Road

This site lies outside the urban edge in countryside. It is currently in use as a garden centre with car park and associated uses. The SLAA notes that proximity to facilities and services is poor and development of the site would result in an isolated island of development in the countryside. However, the site has been put forward by an agent, there is road frontage development on the eastern side of Winchester Road and the Crownhill Development of 330 dwellings has been permitted to the south of this site. Accordingly the SLAA gives the site a yield of 46 dwellings on a net site area of 1.62ha.

Although this site does not fall within the area put forward as part of the proposed north of Bishopstoke and north and east of Fair Oak Strategic Growth Option it is directly adjacent to it and the potential for development here will largely be determined by whether or not that SGO goes ahead. For that reason the site is categorised alongside the other SGO SLAA sites.

## Site 7-7 Land at Stocks Farm, Winchester Road

This site lies outside but adjacent to the urban edge. It is a greenfield site currently in agricultural use. It lies within the area covered by the north of Bishopstoke and north and east of Fair Oak SGO and is given a yield of 109 dwellings on a net site area of 3.63ha. However, the SLAA does not that the site is unlikely to be considered suitable for development in isolation.

## Site 7-8 Land north of Mortimers Lane

This site lies outside but adjacent to the urban edge. The southern part of the site was allocated for residential development (30 dwellings) under Policy FO2 of the unadopted 2011-29 local plan. A planning application was submitted (F/13/73648) but subsequently withdrawn in July 2016 which proposed 46

dwellings on the full SLAA site. The previous allocation on the smaller site will be taken forward in the new local plan.

#### Site 7-11 Land east of Knowle Lane

The site lies outside the urban edge in countryside. It is currently used for aggregate storage and sales. It benefits from a valid planning permission for 2 detached industrial buildings. Planning permission for residential was granted in 2014 for residential development on land adjacent to the north between this site and Mortimers Lane. A revised application for industrial units was submitted in 2015 (F/15/77002. This has not yet been determined. It was subject to amendment in August 2016. In view of the employment permission and application the SLAA gives this a zero residential yield and treats this as an employment site.

However, possibly related to the fact that residential development has been permitted on the site immediately to the north, a more recent application (F/17/80640) has been submitted for this site proposing a mix of residential and employment development on the site. It is likely that this will supercede the extant employment permissions. In order that this can be considered further, this site has been taken forward in the site selection process as **site no. 4**

#### Site 7-12 Land at Scotland Close

This site lies within the urban edge. It was formerly used as a tip and is thought to be heavily contaminated. It was allocated under policy FO3 of the unadopted 2011-29 local plan for educational, institutional or recreation development provided it could be demonstrated that any contamination could be satisfactorily addressed. It has not yet been demonstrated that these constraints can be overcome and that the site can be safely or satisfactorily developed. It was suggested during consideration of the SLAA that the western part of the site, which is understood to be less contaminated and could be developed for housing. However, despite being given the opportunity, the agent has provided no further information. Accordingly it is given a zero residential yield on the SLAA and is considered unsuitable for residential development based on the information currently available. However, the **current policy allocation will be carried forward** and the site will be allocated provided geotechnical studies show it can safely be developed.

#### Site 7-13 Land at Deer Park Farm Industrial Estate

This site lies outside the urban edge. It is adjacent to the Deer Park Farm Industrial Estate and appears to comprise the curtilage of a residential property. The site was identified as having potential for residential development by EBC officers in a previous version of the SLAA. However, the ownership and availability of the site are unknown. Accordingly the site is classed as unavailable in the SLAA.

#### Site 7-14 Land west of Knowle Lane & east of Botley Road

This site lies outside the urban edge and was allocated as open space as part of a package which allowed some enabling development to provide the new open space under Policy 78.H of the adopted 2001-2011 local plan. This development package was implemented and the land was allocated as open space in the unadopted 2011-29 local plan. The site was identified as having the potential for development by EBC officers in a previous version of the SLAA. However, given that the land was specifically provided as open space and is owned and managed as such by the Parish Council who have not indicated any intention to dispose of it for development, it is categorised in the SLAA as unavailable.

#### Site 7-15 White Tree Farm

This site is the enabling development referred to in respect of site 7-14 above. Planning permission was granted for a new parish office and 17 dwellings in May 2016 (F/15/77211) and is under-construction.

#### Site 7-16 Sunnybank Farm

This site lies outside the urban edge. It is a vacant and overgrown site which was formerly a sand and gravel pit and appears to be used informally as open space alongside the adjacent formal recreation land. It is a visually prominent site and it is not clear how any development on the site could be accessed. It was put forward in the SLAA for consideration as a centre for wellbeing / community use. There appear to be doubts whether such a facility could be delivered. However, either way, the site is considered unsuitable and unavailable for residential development.

#### Site 7-17 Land north and east of Whitetree Farm, off White Tree Close

This site lies outside but adjacent to the urban edge. The site was identified as having the potential for development by EBC officers in a previous version of the SLAA. It was created as recreational space as part of the package identified in respect of sites 7-14 and 7-15 above and as allocated in Policy 78.H of the adopted 201-2011 local plan. It is allocated as open space in the unadopted 2011-29 local plan. The ownership and availability of the site is unknown though it is likely to be in the hands of the parish council alongside the adjacent recreation land. In any event the site is categorised in the SLAA as unsuitable and unavailable.

#### Site 7-18 Land east of Botley Road and south of White Tree Close

The site lies outside but adjacent to the urban edge. The site was identified as having the potential for development by EBC officers in a previous version of the SLAA. It is owned by the parish council and is part of the development package referred to above which facilitated the provision of new recreation space for the parish. Accordingly it is classed as unsuitable and unavailable in the SLAA.

Site 7-19 Land south of Yew Tree Cottage, Knowle Lane

This site lies outside the urban edge and in countryside and in a defined settlement gap. It is an open, elevated site with open views from the west. The local gap in this vicinity is very narrow and precarious. Development on this site would extend the settlement of Horton Heath northwards beyond the tangible and defensible boundary formed by Knowle Lane and would substantially compromise the integrity of the settlement gap. In view of these constraints the site is given a zero residential yield in the SLAA. However, in order that this can be fully tested alongside sites in the wider area this site has been taken forward into the site selection process alongside site 7-22 as part of **site no. 5**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

Site 7-20 Cockpit Farm, Durley Road

This site lies outside the urban edge and in the countryside. It is not within a settlement gap and so is given a yield in the SLAA of 124 dwellings on a net site area of 4.24ha. However, there are concerns that if developed the breaching of the defensible settlement boundary of Durley Road would compromise the integrity of the adjacent gap and set a precedent for further development northwards from Horton Heath into the open countryside. In order that this can be fully tested the site has been included in the site selection process as **site no. 6**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

Site 7-21 Land west of Durley Road

This site lies outside but adjacent to the urban edge. It is a flat, open site currently used for grazing. Development of the site would be a logical, yet modest extension of the village of Horton Heath up to a defensible boundary formed by Durley Road. The SLAA gives the site a residential yield of 81 dwellings on a net site area of 2.7ha. Accordingly the site is taken forward into the site selection process as **site no. 7**.

Site 7-22 Land east of Botley Road and north of Knowle Lane

This site lies outside the urban edge in the countryside and a defined settlement gap. It includes a pub and various residential properties as well as some open undeveloped land. Three of the parcels of land are owned by HCC who proposed the site for development. The ownership and availability of the remainder of the site are unknown. The gap between Fair Oak and Horton Heath is very narrow and precarious and more comprehensive development on this site would be likely to compromise the integrity and robustness of this settlement gap. However, in order for this to be properly tested, the site has been taken forward in the site selection process alongside site 7-19 as part of **site no. 5**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

#### Site 7-23 Land north of Burnetts Lane and west of Botley Road

This site lies outside but adjacent to the urban edge in the countryside and a defined settlement gap. It is designated as public open space in the unadopted 2011-29 local plan. It was originally identified as having development potential by EBC officers in an previous version of the SLAA. It is understood to be owned by the parish council who have not expressed any intention to make the site available for development. Accordingly it is classed as unavailable in the SLAA.

#### Site 7-24 Hammerley Farm, Anson Road

This site lies partly within and partly outside the urban edge. Planning permission was previously granted in 1994 for 13 dwellings on the site but this was never implemented. Planning permission has been granted for 67 dwellings on land allocated under Policy FO5 of the unadopted 2011-29 local plan for development to the west of this site. A pre-application enquiry was received in 2016 proposing residential development on this site. This has become a full planning application (F/16/79704) submitted in December 2016 proposing 38 dwellings. The application is currently undetermined. On the basis of this history it is considered that the site does have development potential and a yield of 26 dwellings is attributed to the site on a net site area of 0.8ha based on the consistent application of site density and yield criteria across the SLAA.

#### Site 7-25 Land at Foxholes Farm, Firtree Lane

This site lies outside the urban edge within the adopted local plan but within the urban edge in the unadopted 2011-29 local plan. The eastern part of the site is owned by EBC and used as public open space for which is designated in the 2011-29 plan. This was originally included in the SLAA site but the boundary was subsequently revised to only include the western part of the site which includes the buildings and curtilage of Foxholes Farm. This part of the site lies within the area allocated for residential development under Policy WE1 which allocates 100ha of land for 950 dwellings. That development benefits from a council resolution to permit 950 dwellings. However, this SLAA site is in a separate ownership and does not form part of that permission. However, given this planning position this site western part of the site is considered suitable for development and is given a yield in the SLAA of 10 dwellings on a net site area of 0.35ha (the full original site had an area of 1.37ha).

It was not taken forward as part of the initial site selection process but will be one of a small number of sites given further consideration during summer 2017.

#### Site 7-26 Land west of Botley Road and south of Wyvern School

This site lies outside the urban edge in the countryside and a defined settlement gap. It comprises a play area, playing field, informal open space and a SINC. It is owned by the parish council and allocated as open space in the unadopted 2011-29 local plan. There is no indication the site will be made available for development and, in view of its current use and designations, it is categorised in the SLAA as unavailable.

#### Site 7-27 Land east of Allington Lane (Quobleigh Pond)

This site comprises part of the curtilage of The Kings School. It lies outside but adjacent to the urban edge. Outline planning permission was granted on appeal in 2014 for 72 dwellings on land to the west and north of the site (O/13/72471).

While the site is not in the most accessible location it was previously considered as a possible reserve site by a previous local plan inspector. It is given a yield in the SLAA of 33 dwellings on a net site area of 1.10ha. In view of this planning history the site is taken forward for further consideration as part of the site selection process as **site no. 8**.

#### Site 7-29 Land adjacent to the Kestrels, off Chapel Drove

This site lies outside but adjacent to the urban edge. The northern part of the site was included as part of a strategic allocation in the unadopted 2011-29 local plan for 950 dwellings on land to the south and west of Horton Heath. The site benefits from a committee resolution to grant planning permission for 67 dwellings dating from June 2016 (F/15/77500). The proposals were last amended in January 2017. On this basis the SLAA attributes the site a residential yield of 67 dwellings on a net site area of 1.3ha.

#### Site 7-30 Land south of the Brigadier Gerard Public House, Botley Road, Horton Heath

This site lies outside the urban edge and in countryside. It comprises a beer garden and play area to the adjacent public house. In September 2016 planning permission was granted to extend the pub car park onto the northern part of the site and to relocate the children's play area to the south of the car park (F/16/78980). This would suggest that, as long as the pub remains in viable use, this site would be unavailable for development. However, with a change in policy there may be potential in the long term and the SLAA gives the site a residential yield of 6 dwellings on a net site area of 0.2ha. In view of its size, use and current policy, the site is not allocated but, if it does come forward it will contribute towards the small windfall site allowance.

#### Site 7-35 Land at the Fox and Hounds Public House, Winchester Road

This site lies outside but adjacent to the urban edge. It is currently in use as a public house, beer garden and play area and associated car parking. Planning

permission was granted in September 2014 for 330 dwellings on land to the south arising out of its allocation under Policy FO1 of the unadopted 2011-29 local plan (O/13/73707 and subsequent reserved matters). This development is almost complete. The site is given a yield of 19 dwellings in the SLAA on a net site area of 0.71ha but the SLAA recognises that the pub currently appears to be a viable concern and its loss would be a concern. But the site promoter has stated that the site could become available within the next 5-10 years.

Although this site does not fall within the area put forward as part of the proposed north of Bishopstoke and north and east of Fair Oak Strategic Growth Option it is directly adjacent to it and the potential for development here will largely be determined by whether or not that SGO goes ahead. For that reason the site is categorised alongside the other SGO SLAA sites.

#### [Site 7-36 Hall Lands Farm, Hall Lands Lane](#)

This site lies outside the urban edge in countryside. It is a greenfield site currently in agricultural use. It lies within the area covered by the north of Bishopstoke and north and east of Fair Oak SGO and is given a yield of 606 dwellings on a net site area of 20.21ha. However, the SLAA does note the sensitive location of the site and the visual impact of development of the character of the landscape and in distant views.

#### [Site 7-37 Land to the east of Stroudwood Lane](#)

This site is detached from existing development and site in open countryside. It is currently in agricultural use. It was originally included in the area to be allocated for development as part of the north of Bishopstoke and north and east of Fair Oak SGO. However, it was subsequently excluded on the basis of landscape character and the role it plays in providing a setting to the South Downs National Park. Stroudwood Lane was felt to provide a defensible boundary to the extent of the SGO which would not adversely affect the setting of the National Park. Accordingly it is considered unsuitable in the SLAA.

#### [Site 7-38 Land at Pembers Hill Farm](#)

This site lies outside the urban edge in countryside. It lies within the area being considered as a Strategic Growth Option to the north of Bishopstoke and the north and east of Fair Oak. The site benefits from a resolution to grant permission for a 250 dwellings, a decision made in January 2017 (O/15/77190). Accordingly it is given a net residential yield in the SLAA of 248 dwellings (loss of 2 existing dwellings) on a net site area of 6.5ha.

#### [Site 7-39 Land to the west of Stroudwood Lane](#)

This site lies in the open countryside and contains a SINC at its centre. It is in a remote location distant from local facilities and amenities. Considered in isolation development would be unsuitable for these reasons and because of the significant visual impact on this area of countryside close to the boundary of the

South Downs National Park. However, it is included in the area under consideration for allocation as a Strategic Growth Option to the north of Bishopstoke and the north and east of Fair Oak. Accordingly it is given a residential yield in the SLAA of 347 dwellings on a net site area (further reduced on account of the SINC) of 11.56ha.

#### [Site 7-44 Land at Firtree Farm, Fir Tree Lane](#)

The site lies outside the urban edge in open countryside. It includes a SINC and a Grade II listed building. The site benefits from a committee resolution to grant outline permission for the construction of up to 450 dwellings with new road and access onto Fir Tree Lane and Allington Lane. This resolution was made at committee 29<sup>th</sup> March 2017 (O/16/79354). Note: the application site omits areas of land associated with Fir Tree Farmhouse itself.

Based on the application of standard site yield and residential density formula applied consistently throughout the SLAA the site is given a residential yield of 375 dwellings on a net site area of 12.56ha. However, the full 450 dwellings are assumed to come forward and are relied on in the housing trajectory. The site is also taken forward as part of the site selection process as **site no. 9**.

#### [Site 7-46 Land south of Mortimers Lane](#)

This site lies outside the urban edge in countryside. It lies adjacent to land which was granted planning permission for 73 dwellings (O/13/72490 & R/15/77751) and opposite a site with permission for 250 dwellings (Pembers Hill Farm – see site 7-38 above). It lies within the area being considered for allocation as a Strategic Growth Option to the north of Bishopstoke and the north & east of Fair Oak in the local plan. Accordingly it is given a residential yield of 162 dwellings in the SLAA on a net site area of 5.4ha.

#### [Site 7-49 North-west of Blind Lane, Horton Heath](#)

This site lies outside the urban edge in countryside and a defined settlement gap. It is made up of the curtilages of a number of large residential properties. Previous planning permissions proposing residential development on the site have been refused and dismissed on appeal (F/14/74337 & F/14/74339). Accordingly, the site is considered unsuitable in the SLAA. Despite this it forms a small part of the site taken forward in the site selection process alongside SLAA site 3-3 as **site no. 17**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

#### [Site 7-51 Lechlade, Burnetts Lane, Horton Heath](#)

This site lies outside the urban edge and in countryside and a defined settlement gap. Land adjacent to the west was allocated for employment use under Policy F05 of the unadopted 2011-29 local plan. On the same site, a full application

proposing 38 dwellings was submitted in December 2016 (F/16/79704). This has not yet been determined. In view of its location and the proposals for development on adjacent land and other land in the vicinity the site is given a residential yield of 18 dwellings on a net site area of 0.63ha. In order for its suitability to be further tested the site has been taken forward into the site assessment process as **site no. 10**.

#### Site 7-52 Land lying south of Huntingdon Gardens, Horton Heath

This site lies outside but adjacent to the urban edge in countryside. The whole site is designated a SINC (Scorey's Copse Meadow) and the eastern part of the site is subject to flood risk. There is currently no access to the site and this would need to be secured through third party land from Huntingdon Gardens which would require upgrading to accommodate the additional traffic. The site is given a zero residential yield in the SLAA and is considered unsuitable for development.

#### Site 7-53 Land at the corner of Mortimers Lane & Knowle Lane

This site lies mostly within the urban edge and is in a predominantly residential area. It is currently used as a waste transfer station and for aggregate storage. A planning application proposing 27 dwellings (F/16/78074) was submitted in February 2016. It is due to be taken to committee in June 2017. In the meantime, given the site's location predominantly within the urban edge and that it is previously developed land the SLAA gives the site a residential yield of 27 dwellings on a net site area of 0.63ha.

#### Site 7-54 Land to the north of Bishopstoke & Fair Oak

This is a composite SLAA site which represents the proposed north of Bishopstoke and north & east of Fair Oak Strategic Growth Option site.

#### Site 7-55 Land north of Mortimers Farm, Mortimers Lane

This site lies outside the urban edge in open countryside and is in agricultural / equine-related use. Land to the west (Pembers Hill Farm – SLAA site 7-38) recently secured a council resolution to grant planning permission for 250 dwellings (O/15/77190). This site previously formed part of SLAA site 7-38 but a separate site has been created as this land fell outside that subject to the Pembers Hill Farm planning application. The site is attributed a yield in the SLAA of 327 dwellings on a net site area of 10.9ha. It forms part of the area covered by the potential north of Bishopstoke and north and east of Fair Oak SGO.

37 sites

# Hamble

## Site 8-2 Land at Hamble Airfield

This large former airfield site is located outside the urban edge in countryside. The northern half of the site lies within a defined settlement gap. The whole site is safeguarded for mineral extraction in the adopted Hampshire Minerals & Waste Local Plan and proposed for restoration to its current use. This safeguarding was reflected in Policy HA3 of the unadopted 2011-29 local plan. The site was identified as Option G in the December 2015 local plan Issues & Options consultation document.

The SLAA gives the site a residential yield of 600 dwellings on a net site area of 20ha. However, in addition to the minerals safeguarding the SLAA notes a number of significant constraints to development of this scale and on this site on the Hamble peninsula namely, traffic congestion, the gap designation and the impacts of a development of this scale on the parish and village of Hamble. The site was ruled out as a development prospect in the stage 2 sieve on these grounds as contravening the Development Distribution Strategy & Principles which were endorsed by the Council's Cabinet on 15<sup>th</sup> December 2016.

## Site 8-3 Mercury Yacht Marina

This site lies outside but adjacent to the urban edge and in countryside with the majority of the site lying in a defined settlement gap. The central and northern part of the site is allocated under Policy HA2 of the unadopted 2011-29 local plan for a hotel / marina. It is currently in use as a boatyard / marina and a holiday caravan park with the south eastern parcel being designated a SINC and flood risk area in the unadopted 2011-29 local plan. The south-western parcel is open grazing land. Most of the site lies within an area safeguarded for minerals extraction in the adopted Hampshire Minerals & Waste local plan.

In view of these allocations and constraints the site is given a zero yield in the SLAA and is categorised as unsuitable for residential development. However, in order to test these constraints further, the site is being taken forward as part of the site selection process alongside sites SLAA sites 8-5 and 8-13 as part of **site no. 41**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

## Site 8-4 Open space north of Spitfire Way

This site lies outside but adjacent to the urban edge and in countryside. It is owned by the parish council and is in use as a sports ground and play area. It is allocated for such use in the unadopted 2011-29 local plan. It is safeguarded for mineral extraction in the adopted Hampshire Minerals & Waste Local Plan. There is no indication from the landowner that it would be available for development

so is given a zero rating in the SLAA as both unsuitable and unavailable for residential development.

#### Site 8-5 Land west of Satchell Lane

This site lies outside the urban edge and in an area of countryside. It is safeguarded in the adopted Hampshire Minerals & Waste Local Plan for minerals extraction. An outline planning application was submitted to the council in April 2017 proposing 70 dwellings on the site (O/17/80319).

The site is given a residential yield of 68 dwellings in the SLAA on a net site area of 2.28ha. In order to test its deliverability further alongside the wider constraints of this location this site has been taken forward in the site selection process alongside sites 8-3 and 8-13 as **site no. 41**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

#### Site 8-8 Land south of Ensign Way, Hamble

This site lies within the urban edge and comprises a vacant area of scrub land at the water's edge at the end of an established industrial estate. It was identified as having development potential by EBC officers in a previous version of the SLAA. It contains a large piece of apparatus associated with pipelines which run under the site from the Fawley Oil Refinery. It is adjacent to the Hamble Oil terminal to the east and Hamble Common open space to the west. It is an unsuitable location for residential development and is identified in the SLAA with potential for employment or a transport interchange use. The ownership and availability of the site are both unknown. Accordingly it is categorised as unavailable in the SLAA.

#### Site 8-9 Land south of Westfield Common and Beach Close

This site lies outside but adjacent to the urban edge. It was identified by EBC officers as having potential for development in a previous version of the SLAA. It is subject to numerous environmental designations and part is subject to flood risk. Neither the ownership nor availability of the site are known. Accordingly it is categorised as unavailable in the SLAA.

#### Site 8-10 Land west of Ensign Way

This site lies within the urban edge and forms part of an established industrial estate. It is currently in use as a secure car park for one of the industrial units on the estate, a use which was granted permission by the borough council in October 2011 (F/11/69147). The site was identified as having development potential by EBC officers in a previous version of the SLAA. However the owner has not indicated that the site is available for redevelopment. Accordingly it is categorised as unavailable in the SLAA.

#### Site 8-11 Land to the north and south of Kings Avenue

Part of the site lies within the urban edge (south of Kings Avenue) but most lies outside. The area outside is identified as countryside and is identified as part of a larger area safeguarded for sand and gravel extraction in the adopted Hampshire Minerals & Waste Local Plan. It is in use as playing fields and a bowling facility. The area to the south of Kings Avenue is allocated as part of an existing employment site in the unadopted 2011-29 local plan. Despite these constraints the site owners are looking to rationalise the use of the whole GE Aviation site to the south-west and this includes a rationalisation of the sports and recreation facilities on site. The site is given a residential yield in the SLAA of 132 dwellings. Accordingly the site was taken forward as part of the site selection process in order that the possibility of redevelopment of this site can be considered in the wider context of employment, housing and sports pitch provision in the village of Hamble. It comprises **site no. 40**. However, it was subsequently ruled out in the stage 2 sieve largely on the basis of the loss of recreation facilities.

#### Site 8-12 Recreation Ground west of Hamble Lane

This site lies outside the urban edge and in countryside and a defined settlement gap. It comprises the Mount Pleasant Recreation Ground and is allocated for such use in both the adopted 2001-2011 and unadopted 2011-29 local plans. The landowner has not provided any indication that the land might be available for redevelopment. Accordingly it is categorised as unavailable in the SLAA.

#### Site 8-13 Land at Hamble Petroleum Storage Depot, Satchell Lane

This site lies outside the urban edge in countryside. It is a former MoD petroleum storage depot which comprised a series of underground storage tanks. The site was decommissioned in 2010 but the underground tanks remain. The site is covered in vegetation including significant areas of tree cover. The majority of the site is safeguarded for sand and gravel extraction in the adopted Hampshire Minerals & Waste Local Plan. It is highly likely to be contaminated from its former use. It is given a zero residential yield in the SLAA. However, the Defence Infrastructure Organisation has recently initiated pre-application discussions with the council proposing a variety of uses on the site including residential, hotel and boatyard / marina uses. In view of this active interest of a public body this site has been taken forward as part of the site selection process alongside adjacent sites 8-3 and 8-5 as **site no. 41**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

10 sites

## Hedge End

### Site 9-1 Hedge End Recycling Centre, Shamblehurst Lane

This site lies within the urban edge in a residential area of Hedge End. It comprises the Hedge End Household Waste Recycling Centre. Previously plans existed to relocate the HWRC to SLAA site 11-38. However, it now looks unlikely that this will happen as HCC has alternative plans for rationalising the operation of HWRCs across the county. The site was identified by EBC officers as having the potential for redevelopment in a previous version of the SLAA. However, now that it looks unlikely that an alternative site for the HWRC will be found it is likely that this site will remain in HWRC use. Accordingly the SLAA gives this site a zero residential yield. However, as an urban site, this site could potentially come forward for development in due course though it is not proposed to allocate the site in the local plan.

### Site 9-2 No's 11-17 Shamblehurst Lane South

This site lies inside the urban edge and currently comprises four residential properties and their curtilages. It was included in the SLAA as it was previously proposed for residential development (37 apartments) though this was dismissed on appeal largely on the grounds of overdevelopment. It is considered that there is potential for redevelopment of the site and this may be of interest to the current owners in the medium to long term. Accordingly this is given a residential yield of 10 dwellings (net gain of 6 given the loss of 4 existing dwellings) on a net site area of 0.29ha. However, given the uncertainty surrounding its availability and the size of the site it is not being formally taken forward as a site allocation in the local plan. If it does come forward it will contribute to the small site windfall allowance.

### Site 9-3 Land west of Woodhouse Lane

In the adopted 2001-2011 local plan this site lay outside the urban edge in the countryside and in a defined settlement gap. However, in the unadopted 2011-29 local plan the site was allocated under Policy HE1 for housing development (800 dwellings) and the urban edge was re-drawn to include most of the site with the exception of the easternmost triangle which remained in the countryside and gap. The site is owned by Hampshire County Council. Pre-application enquiries are underway proposing residential development on the site alongside a new secondary school and related facilities. Accordingly it is given a residential yield in the SLAA of 567 dwellings on a net site area of 16.19ha based on the application of standard site density and yield criteria which are applied consistently across the SLAA. The anticipated yield based on proposals from the landowner remains at 800 dwellings. The site is taken forward as part of the site selection process as **site no. 13**.

#### [Site 9-4 Land at Botleigh Grange Hotel & Office Campus, Grange Road](#)

This site lies within the urban edge and comprises an area of parkland which provides an open vista and setting for the hotel building. A legal restriction (s52 agreement) applies to much of the site which protects the parkland setting of the hotel. A blanket Tree Preservation Order covers the site. Despite this the site is given a residential yield of 46 dwellings on a net site area of 1.3ha of the total 3.4ha site. However, in view of the history of refusals and appeal dismissals proposing residential development on the site, the s52 restriction, the TPO and the council's desire to retain the open setting for the hotel, this site has been ruled out in the stage 2 sieve.

#### [Site 9-6 Land west of Dodwell Lane](#)

This site lies outside but adjacent to the urban edge. It was allocated in the unadopted 2011-29 local plan under Policy HE2 for approximately 125 dwellings as part of a wider development to the south of Hedge End which will deliver new highways infrastructure to alleviate congestion at key junctions in the area. Permission was granted for 109 dwellings in May 2016 (F/15/76804). Accordingly the site is attributed a residential yield in the SLAA based on this permission on a net site area of 3.06ha.

#### [Site 9-8 Land north of Peewit Hill](#)

This site lies outside the urban edge in countryside and a defined settlement gap. There is significant tree cover across the site. It is adjacent to a SINC and safeguarded for minerals resources in the adopted Hampshire Minerals & Waste Local Plan. The site was identified as having redevelopment potential by EBC officers in a previous version of the SLAA. Ownership and availability of the site are unknown. Accordingly the site is categorised as unavailable in the SLAA.

#### [Site 9-12 Home Farm, St John's Road](#)

This site lies outside the urban edge in the countryside and a defined settlement gap. It is currently in agricultural use but is adjacent to a site which was granted permission in March 2017 for 14 dwellings (F/15/76447). Land to the north east is covered by a blanket TPO. The majority of the site is safeguarded for minerals resource in the adopted Hampshire Minerals & Waste Local Plan. The site is being promoted for development by an agent on behalf of the landowner. The SLAA recognises the constraints and the need for a change in current policy designations in order for the site to be considered suitable. It is given a residential yield of 24 dwellings in the SLAA on a net site area of 0.81ha. However, it suffers a number of constraints. Accordingly this site is currently on hold alongside a small number of sites which will be given further consideration during the summer of 2017.

#### Site 9-14 Land south of Charles Watts Way and west of M27

This site lies outside the urban edge and in countryside and a defined settlement gap. It is adjacent to a motorway, motorway junction and slip road. Planning permission for an industrial / office park was allowed on appeal to the west. The site was identified by EBC officers in a previous version of the SLAA as having potential for employment development. It is owned by EBC and the council has confirmed that the site is not available for development due to the important gap function it performs. Accordingly the site is categorised as unavailable in the SLAA.

#### Site 9-15 Land south-east of j7 of the M27, east of the M27, west of Upper Northam Road

The site lies outside but adjacent to the urban edge in countryside and a defined settlement gap. It is currently in use as a gold driving range. The site was identified by EBC officers in a previous version of the SLAA as having redevelopment potential. However, the golf driving appears to be viable and the site well maintained. There is no indication from the landowner that this use will cease and the site will become available for development. Accordingly the site is categorised as unavailable in the SLAA.

#### Site 9-16 Land south of Charles Watts Way & east of the M27

This site lies within the urban edge and is currently in established and apparently thriving out of town retail park use as Hedge End Retail Park comprising various national retailers. It was identified as having redevelopment potential by EBC officers in a previous version of the SLAA. However, there is no indication that the site will be available for redevelopment. Accordingly it is given a zero residential yield in the SLAA.

#### Site 9-19 Land at Kaneshill

This site lies outside but adjacent to the urban edge in countryside and a defined settlement gap. It is presently in use as allotments but is considered in the SLAA for potential use as a cemetery. However, neither ownership or availability of the site is known and, accordingly, it is classed as unavailable in the SLAA.

#### Site 9-20 East of Botleigh Grange Office Park, Woodhouse Lane

This site lies outside the urban edge in countryside in the adopted 2001-2011 local plan. However, it lies within the urban edge and forms part of a site allocated under Policy HE5 of the unadopted 2011-29 local plan for employment use as an extension to the Botleigh Grange Office Campus. It is currently open ground. The site has been put forward for consideration in the SLAA by an agent on behalf of the landowners. The SLAA recognises that the employment allocation would need to be changed in order for it to be developed. However, it is given a residential yield on the SLAA of 25 dwellings on a net site area of 0.72ha.

#### Site 9-21 Land at Heath House Lane & south of Kings Copse Avenue

This site lies outside but adjacent to the urban edge in countryside. It is designated as public open space in the adopted 201-2011 and unadopted 2011-29 local plans and is in use as the Norman Rodaway pavilion and sports ground. It was identified as having redevelopment potential by EBC officers in a previous version of the SLAA. The site is largely in the ownership of the town council and operates. There is no indication that it will become available for redevelopment and, accordingly, is categorised as unavailable in the SLAA.

#### Site 9-22 Netley Firs, Kanes Hill

This site lies outside the urban edge within countryside and a defined settlement gap. It is safeguarded for superficial sand and gravel extraction in the adopted Hampshire Minerals & Waste Local Plan. There is significant tree coverage across the site and the potential for noise impacts from the M27. The eastern part of the site is allocated for use as a travelling showperson's site and the western part of the site is allocated for employment under policies HE7 and HE6 (respectively) of the undapoted 2011-29 local plan. It is identified in the SLAA with potential for these uses and, accordingly, is given a zero residential rating in the SLAA.

#### Site 9-24 Rickwood Farm, Upper Northam Road

This site lies outside the urban edge in countryside and a defined settlement gap. It is currently in agricultural use and is situated on a cul de sac. To the west and east are residential properties along Upper Northam Drive and West Road. To the north is strategic park employment site and to the east, Common Fields farmland and the M27. The northern part of the site is safeguarded for soft sand in the adopted Hampshire Minerals & Waste local plan. The SLAA assessment considers that the development on the site is constrained by a number of factors, not least the landscape impact, topography of the site, countryside/gap location. Accordingly it is given a zero residential yield. However, in order that these can be fully tested, this site is taken forward as part of the site selection process as **site no. 14**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

#### Site 9-25 The Coach House, Netley Firs Road

This site lies outside the urban edge in the countryside and a defined settlement gap. The central part of the site contains The Coach House residential property and curtilage but the remainder is heavily treed. The southern part of the site is safeguarded for superficial sand and gravel in the adopted Hampshire Minerals & Waste Local Plan and is also subject to a blanket TPO. The site is located close to the M27 meaning noise and air quality issues may arise. Despite these considerations the SLAA gives the site a residential yield of 23 dwellings on a net

site area of 0.68ha. This site is one of a small number of sites which are currently on hold pending further consideration during summer 2017.

#### Site 9-26 Land at Sundays Hill

This site lies outside but adjacent to the urban edge in countryside and a defined settlement gap in the adopted local plan. However most of the site lies within the urban edge and forms part of two areas allocated for housing and employment development under policies HE2 and HE4 (respectively) of the unadopted 2011-29 local plan. Only the northwestern strip remains outside the urban edge and in countryside / gap. The Sundays Hill development (Phase 1) is underway and this site will be developed as part of Phase 2. A pre-application enquiry has already been submitted. Accordingly, the SLAA gives the site a residential yield of 88 dwellings on a net site area of 2.52ha. It is taken forward in the site selection process alongside site 9-27 as part of **site no. 15**.

#### Site 9-27 Land north of Peewit Hill Close

This site lies outside the urban edge in countryside and a defined settlement gap in the adopted 2001-2011 local plan. However, in the more recent but unadopted 2011-29 local plan it is allocated under Policy HE4 as part of a larger site allocated for employment use which incorporated within the urban edge. The employment allocation forms part of a larger development for housing proposed under policies HE2 and BU3 of the 2011-29 local plan which is currently under construction. As an employment allocation, the SLAA gives the site a zero residential yield. However, in order that the future breakdown of uses in this area can be fully tested, the site is taken forward in the site selection process alongside site 9-26 as part of **site no. 15**.

18 sites

# Hound

## Site 10-2 Rear gardens of 11-13 & 25-29 Sea View Estate & Orchards west of Sea View Estate

This site lies within the urban edge. It comprises a number of back gardens and other undeveloped land. It is in multiple ownership and does not currently have a separate access. When contacted none of the landowners expressed any interest in releasing their land for development. Accordingly the site is given a zero residential rating in the SLAA and is classed as unavailable.

## Site 10-3 Catholic Church & gardens of Station Road

This site lies within the urban edge and comprises a church building and car park and a number of residential gardens. The site was identified as having redevelopment potential by EBC officers in a previous version of the SLAA. It is in multiple ownerships. None of the landowners contacted expressed any interest in their land being released for development. Accordingly the site is categorised as unavailable in the SLAA.

## Site 10-4 Royal British legion Club, Station Road

This site lies within the urban edge. It comprises the former Royal British Legion club and its car park which is now vacant. The site was identified as having redevelopment potential by EBC officers in a previous version of the SLAA. A planning application to demolish the club and develop 8 houses was withdrawn in February 2015 (F/14/75327) a new application proposing 9 dwellings was submitted in February 2017 (F/17/80123). It is expected that this application will be taken to planning committee in June 2017. The site clearly has redevelopment potential and, accordingly, it has been given a residential yield in the SLAA of 10 dwellings on a net site area of 0.29ha.

## Site 10-5 Land adjoining Grange Farm, Grange Road

This site lies outside but adjacent to the urban edge in countryside and a defined settlement gap. It has the benefit of a committee resolution to grant permission for 89 dwellings granted in November 2016. (O/16/78014).

## Site 10-6 Abbey Fruit Farm, Grange Road

This site lies outside the urban edge and in the countryside and a defined settlement gap in the adopted 201-2011 local plan. It was allocated for residential and employment development in the unadopted 2011-29 local plan. An outline planning application proposing 93 dwellings was submitted in November 2016 (O/16/79466) and a resolution to grant was made at committee on 26<sup>th</sup> January 2017.

#### Site 10-7 Land east of Grange Road

This site lies outside the urban edge in the countryside and a defined settlement gap. The majority of the site is safeguarded for superficial sand and gravel in the adopted Hampshire Minerals & Waste Local Plan. A planning application proposing 230 dwellings was submitted in 2015 but was refused, largely on landscape impact and gap grounds. That decision is currently being challenged at appeal with the hearings due to take place in May 2017. Accordingly the site is categorised in the SLAA as unsuitable but its future will be determined by the outcome of the current appeal

#### Site 10-8 Land west of Shop Lane

This site lies outside the urban edge in the countryside and a defined settlement gap. It is an open site in agricultural use in the middle of open countryside in an area of open land which separates the built up area of Southampton from Bursledon / Netley and is relatively inaccessible to amenities and facilities. The whole site is safeguarded for sharp sand and gravel in the adopted Hampshire Minerals & Waste Local Plan. Development in isolation would seriously compromise the integrity of this gap. However, given that there are other sites adjacent to this which were put forward for consideration in the SLAA, this site is taken forward as part of the site selection process in order that any opportunity for a more strategic scale development might be considered. Alongside SLAA site 10-9 this site comprises **site no. 34**.

#### Site 10-9 Land east of Shop Lane and south of Botley Road

This site lies outside the urban edge in the countryside and a defined settlement gap. It is an open site in agricultural use in the middle of open countryside in an area of open land which separates the built up area of Southampton from Bursledon / Netley and is relatively inaccessible to amenities and facilities. Development in isolation would seriously compromise the integrity of this gap. There is an oil pipeline running through the eastern part of the site and the whole site is safeguarded for sharp sand and gravel in the adopted Hampshire Minerals & Waste Local Plan. However, given that there are other sites adjacent to this which were put forward for consideration in the SLAA, this site is taken forward as part of the site selection process in order that any opportunity for a more strategic scale development might be considered. Alongside SLAA site 10-8 this site comprises **site no. 34**.

#### Site 10-11 Land at junction of Peewit Hill and West End Road

This site lies outside the urban edge in countryside and a defined settlement gap. It is adjacent to a SINC on its northern boundary. It is an open site other than for the presence of some agricultural buildings in the eastern part of the site. The site is isolated from existing settlements, amenities and facilities by a number of main A roads and a major road junction. The assessment in the SLAA considers that any significant development in this location would significantly and adversely affect the rural character of the area and would compromise the

settlement gap. Accordingly it is given a zero residential yield and is considered unsuitable in the SLAA.

*Site 10-14 Land rear of the Plough Inn, Portsmouth Road*

This site lies outside but adjacent to the urban edge in countryside and a defined settlement gap. It is currently in various which include a radio-controlled car race track, equestrian and grazing land. It was identified as having development potential by EBC officers in a previous version of the SLAA. The SLAA notes that despite the presence of some built development to the south, the area is generally open and contributes to the sense of a separation of settlements in the area. There is also an oil pipeline which crosses the site and the majority of the site is safeguarded for sharp sand and gravel in the adopted Hampshire Minerals & Waste Local Plan. Accordingly, the site is given a zero residential yield in the SLAA.

However, as there are a number of adjacent SLAA sites proposed in this locality this site is taken forward into the site selection process alongside sites 10-15, 10-16 and 10-29 in order that the impacts of a more comprehensive development in this area can be fully tested. Together these four SLAA sites make up **site no. 35**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

*Site 10-15 Open space south of Pound Road and west of Priors Hill Lane*

This site lies outside but adjacent to the urban edge and in countryside and a defined settlement gap in the unadopted 2011-20 local plan. It comprises a recreation ground and pavilion building and is allocated as such in the local plan. There is residential development to the north and east and a SINC to the south. The site is safeguarded for superficial sand and gravel in the adopted Hampshire Minerals & Waste Local Plan. The site was identified as having redevelopment potential by EBC officers in a previous version of the SLAA. Ownership and the availability of the site are unknown though it is thought the site is owned by the parish council. In view of the considerations identified above the site is given a zero residential yield in the SLAA. However, because it comprises one of a number of adjacent sites identified as having the potential for development it is taken forward into the site selection process alongside sites 10-14, 10-16 and 10-29 as **site no. 35**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

[Site 10-16 Open space east of Priors Hill Lane](#)

This site lies outside but adjacent to the urban edge in countryside and a defined settlement gap in the unadopted 2011-29 local plan. It is currently in use as public open space. The majority of the site is safeguarded for superficial sand and gravel in the adopted Hampshire Minerals & Waste Local Plan. The site was

identified as having redevelopment potential by EBC officers in a previous version of the SLAA. It has residential development on almost three sides and planning permission has recently been granted for residential development on the fourth (Berry Farm F/15/76582). A small part of the site borders an adjacent SINC. The site is given a residential yield in the SLAA of 22 dwellings on a net site area of 0.72ha with the assumption being that part of the site be retained in open space use and linked to the adjoining recreation ground but that part might be suitable for residential development.

In order for the impact of development on this and adjacent SLAA sites to be properly tested this site has been taken forward into the site selection process alongside SLAA sites 10-14, 10-15 and 10-29 as **site no. 35**.

However, it was subsequently ruled out upon detailed examination in the final assessment stage. In this case, largely due to the loss of open space and the difficulty in accessing the site.

#### Site 10-17 Land south of recreation ground off Portsmouth Road

This site lies outside the urban edge in countryside and a defined settlement gap. The whole site is designated a SINC (Priors Hill Brickworks) and is subject to a blanket TPO. The majority of the site is safeguarded for sharp sand and gravel in the adopted Hampshire Minerals & Waste Local Plan. The site was originally suggested as having the opportunity as replacement open space to allow the redevelopment of the existing open space to the north (SLAA site 10-15) to be developed for housing. However this is ruled out on the basis of adverse impacts on the SINC and protected trees. Accordingly this site is given a zero residential yield and is considered unsuitable in the SLAA.

#### Site 10-19 Land west of Hamble Lane

This site lies outside the urban edge in countryside and a defined settlement gap. Planning permission has been granted for 166 dwellings on Berry Farm immediately to the north (F/15/76582). A planning appeal against a refusal for 80 dwellings is to be heard in June 2017 on a site opposite to the east (SLAA site 10-20). The majority of the site is safeguarded for sharp sand and gravel in the adopted Hampshire Minerals & Waste Local Plan. A SINC forms the western boundary of the site. Although the site appears to have been put forward by an agent the SLAA records that both ownership and availability of the site are unknown. Given the permission at Berry Farm, when implemented, this will provide a level edge to the urban area of Bursledon and this site comprises the beginning of the open gap between the settlements of Bursledon and Hound / Netley. In view of the above the site is given a zero residential yield in the SLAA. However, given recent development approvals and current development proposals in the vicinity, alongside SLAA site 10-21 this site is taken forward in the site selection process as **site no. 37** in order that the robustness of the settlement gap and impacts of development in this area can be properly tested.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

#### Site 10-20 Land south of Mallards Road

This site lies outside the urban edge in countryside and a defined settlement gap. It lies between the southern edge of the built up area of Bursledon in the form of the Pilands Wood Estate to the north and Hamble Lane Farm to the south, between Hamble Lane to the west and the Pylands Wood SINC to the east. A planning application proposing 80 dwellings was submitted in 2015 (O/15/76491) but was refused permission. In March 2016. This refusal is being appealed and the public inquiry is scheduled for June 2017. Accordingly the SLAA gives the site a zero residential yield but the outcome for this site will be determined by the outcome of the imminent appeal.

#### Site 10-21 Land east of Hamble Lane

This site lies outside the urban edge in countryside and a defined settlement gap. It lies to the south of site 10-20 but with Hamble Lane Farm lying between the two. Hamble Lane forms the western boundary and the Mallards Moor SINC the eastern. The site is safeguarded for superficial sand and gravel in the adopted Hampshire Minerals & Waste Local Plan.

Although the site has been put forward for consideration in the SLAA it records the ownership of the site as unknown. The SLAA gives records a zero residential yield for the site. With recent developments permitted in the vicinity and current proposals under consideration at appeal there is clearly development pressure in this locality. But there is also a narrow and diminishing settlement gap. In order that these issues can be further tested, alongside SLAA site 10-19 this site is taken forward in the site selection process as **site no. 37**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

#### Site 10-22 Land west of Hamble Lane (Land at Hamble Station)

This large site lies outside the urban edge in countryside and a defined settlement gap. A planning application proposing up to 225 dwellings, a 60 bed care home and 40 beds of extra care was submitted in 2013 (O/13/73479). It was refused planning permission in November 2014. The applicant appealed that refusal but the appeal was dismissed by the Secretary of State in November 2016 and leave to appeal was subsequently refused. Accordingly the site is given a zero residential yield in the SLAA and is considered unsuitable for development.

#### Site 10-23 Hound Road, Netley

This site lies outside, but adjacent to the urban edge in countryside and a defined settlement gap. It is heavily wooded and the whole site is subject to a blanket

TPO and is designated a SINC (Netley Lodge). The site was previously put forward via representations on an earlier version of the local plan. However, recent contact with the landowner has not revealed any interest in releasing the site for development. In view of the significant constraints and ownership issues the site is categorised as unsuitable and unavailable in the SLAA.

Site 10-24 Land to the east of Shop Lane

This site lies outside the urban edge in the countryside and a defined settlement gap. It is an open site in agricultural use in the middle of open countryside in an area of open land which separates the built up area of Southampton from Bursledon / Netley and is relatively inaccessible to amenities and facilities. However it does contain a number of residential properties and a care home around its boundaries. The SLAA considers that development in isolation would seriously compromise the integrity of this gap and, accordingly, it is given a zero residential yield. However, given that there are other sites adjacent to this which were put forward for consideration in the SLAA, this site is taken forward as part of the site selection process in order that any opportunity for a more strategic scale development might be considered. This site is adjacent to the two SLAA sites 10-8 and 10-9 which comprise site no. 35. This site is taken forward separately as **site no. 38**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

Site 10-25 Land north of Satchell Lane

This site lies outside the urban edge in countryside and a defined settlement gap. It lies to the east of the recently built Blackthorn Health Centre and is used as pasture albeit there is a small storage buildings and associated ephemera in the south west corner. Opposite to the south of the site are the floodlit and fenced playing fields of the Hamble School which are allocated and protected for such use in the unadopted 2011-29 local plan. The site is safeguarded for sharp sand and gravel in the adopted Hampshire Minerals & Waste local plan.

The council has successfully defended development proposals at appeal in this general location on gap issues. Given this, the site constraints and the spatial distribution principles agreed by Council in December 2016, this site is given a zero residential yield in the SLAA. However, in order that this can be tested further, the site is taken forward as part of the site selection process as **site no. 39**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

Site 10-26 Land at Hound Farm

This site lies outside the urban edge and in countryside and a defined settlement gap. It is safeguarded for sharp sand and gravel in the adopted Hampshire

Minerals & Waste local plan. The site was identified as having potential redevelopment by EBC officers in a previous version of the SLAA. However, neither ownership nor the availability of the site are known. Accordingly the site is categorised as unavailable in the SLAA

#### Site 10-27 Land north east of Satchell Lane

This site lies outside the urban edge in an area of countryside and a defined settlement gap. The western and southern parts of the site are safeguarded for sharp sand and gravel extraction in the adopted Hampshire Minerals & Waste local plan. The site was identified as having redevelopment potential by EBC officers in a previous version of the SLAA. However, neither the ownership or availability of the site are known and, accordingly, the site is categorised as unavailable in the SLAA.

#### Site 10-28 Land at West End Road (A27)

This site lies outside the urban edge in countryside and a defined settlement gap. Most of the northern part of the site is covered with TPO'd trees which form part of a larger SINC designation (Netley Common). The southern part is largely scrubland in low key agricultural / horse grazing use. The whole site is safeguarded for sharp sand and gravel in the adopted Hampshire Minerals & Waste local plan. It is relatively remote from existing facilities and is separated from existing settlements by the A27 and A3024 and a major roundabout junction to the east, west and south and by the treed area to the north. In view of these constraints it is given a zero residential rating in the SHAA and is considered unsuitable for development.

#### Site 10-29 Land at Pickwell Farm

This site lies outside the urban edge in countryside and a defined settlement gap. The whole site is safeguarded for superficial sand and gravel extraction in the adopted Hampshire Minerals & Waste local plan.

To the east of the site lie SLAA sites 10-14 and 10-15. All three sites were individually given a zero residential rating in the SLAA but have been taken forward as part of the site selection process in order that the impacts of a more comprehensive development across these sites can be tested further. This site is included alongside sites 10-14, 10-15 and 10-16 as part of **site no. 35**.

It was subsequently ruled out during that process on the basis that it performed poorly in terms of impacts on the settlement gap.

24 sites

## West End

### Site 11-1 Land south of Atlantic Park View

This site lies within the urban edge. It comprises the playing fields of Townhill Junior & Infant Schools owned by Southampton City Council. The site was identified as having development potential by EBC officers in an earlier version of the SLAA. However, there is no indication from the school / SCC that the playing fields land is surplus to requirements of will be available for development. Accordingly the site is categorised as unavailable in the SLAA.

### Site 11-3 Depot south of Botley Road

This site lies within the urban edge. It comprises a coach operators and vehicle hire depot. It was allocated for residential development (80 dwellings) under Policy WE4 of the unadopted 2011-29 local plan. It is a long-standing proposal which will be carried forward in the current local plan as the site is not considered an appropriate location for the current uses. However, its redevelopment will depend on a suitable alternative site being found for the current uses to relocate to. The SLAA gives the site a residential yield of 47 dwellings on a new site area of 1.35ha based on the standard application of density and site yield criteria used consistently across all sites in the SLAA.

### Site 11-7 Land west of Tollbar Way and north of Berrywood Business Village

This site lies outside but adjacent to the urban edge in countryside and a defined settlement gap. A planning application was submitted in 2014 proposing 328 dwellings on a larger site including this site and site 11-8 to the south (O/14/75166). The planning application was refused and the appeal dismissed in May 2016. A revised planning application proposing 200 dwellings on the same site (this site and site 11-8) was submitted in 2015 and was also refused in January 2016 (O/15/77112). The appeal against this refusal is being heard in July 2017. Consistent with the two refusals, the SLAA considers that the site is unsuitable large on settlement gap and landscape impact grounds. This will only change if the current or any future appeals are successful.

### Site 11-8 Land east of Bubb Lane

See site 11-7 above.

### Site 11-10 Land south of Moorgreen Road (2)

This site lies outside but adjacent to the urban edge in countryside and a defined settlement gap. It is an isolated site in the middle of open countryside in a narrow gap which separates Hedge End from West End. Previous development proposals have been ruled out in this location (see sites 11-7 and 11-8 above) and it is the borough council's view that it is important to retain an open gap between the two settlements of Hedge End and West End in order to prevent

their coalescence. Accordingly the site is given a zero residential yield in the SLAA.

#### Site 11-11 Allotments south of Moorgreen Road

This site lies outside but adjacent to the urban edge in countryside and a defined settlement gap. It is currently in use as allotments and is allocated as such under policy DM31 of the unadopted 2011-29 local plan. The site was identified as having redevelopment potential by EBC officers in a previous version of the SLAA. It is owned by West End Parish Council and they have given no indication that the site will be available for development. Accordingly the site is given a zero residential yield in the SLAA.

In spite of this, officers felt it was worth giving further consideration to whether an amalgamation of SLAA sites in this locality may offer potential for more comprehensive development. Accordingly, this site, in conjunction with sites 11-10 and 11-12 were taken forward in the site selection process as **site no. 11.**

#### Site 11-12 Land south of Moorgreen Road (1)

This site lies outside but adjacent to the urban edge in countryside and a defined settlement gap. It lies adjacent to Moorgreen Meadows SSSI and is in an exposed and isolated location (in terms of access to facilities) close to the M27. The borough council has successfully defended appeals in this gap and seeks to maintain the openness of the site in order to help prevent the coalescence of the settlements of Hedge End and West End. Accordingly the site is categorised as unsuitable in the SLAA.

In spite of this, officers felt it was worth giving further consideration to whether an amalgamation of SLAA sites in this locality may offer potential for more comprehensive development. Accordingly, this site, in conjunction with sites 11-11 and 11-12 above were taken forward in the site selection process as **site no. 11.**

#### Site 11-13 Land at Moorlands Farm, Botley Road

This site lies outside but adjacent to the urban edge in countryside and a defined settlement gap. It is currently in use as Moorlands Farm and comprises the farm buildings complex and surrounding fields. It is directly adjacent to the M27 motorway on its western boundary with an industrial estate to the south and open countryside on its northern and eastern boundaries, part of which is designated an SSSI. The boundaries are well treed. It was identified as having development potential by EBC officers in a previous version of the SLAA. While ownership is known the owners have not given any indication that the site will be available for redevelopment. Accordingly it is given a zero residential yield in the SLAA.

#### [Site 11-14 Land north of Botley Road](#)

This site lies outside the urban edge in countryside and a defined settlement gap. However, an appeal was allowed for 100 dwellings on appeal in October 2016 (O/15/76418). Accordingly it is given the same yield in the SLAA and the site will be included in an over-arching policy in the local plan alongside other sites on which permission was granted or resolved to be granted post April 2016.

#### [Site 11-15 Moorgreen Dairy Farm, land east of Monarch Way](#)

This site lies outside but adjacent to the urban edge in an area of countryside and a defined settlement gap in the adopted local plan but within the urban edge and within the Moorgreen Special Policy Area in the draft 2011-29 local plan. It lies to the south of the playing field of St James' primary school, to the north-east of Moorgreen Hospital and to the west of a site which was recently granted permission for 100 dwellings on appeal. It was previously subject to a planning application for 14 dwellings (F/13/73644) which was withdrawn in 2015. This was prior to the appeal being allowed on land to the east (site 11-14). Residential development is also taking place in other parts of the Moorgreen Hospital SPA site. In view of this planning situation in respect of the site and adjoining land and the rationalisation of land use within the Moorgreen Hospital site itself the site is considered to have residential potential and, accordingly, is given a yield of 8 dwellings in the SLAA on a net site area of 0.3ha.

#### [11-17 and 11-18 Open space, north of Barbe Baker Avenue](#)

These two sites were allocated for residential development in the unadopted 2011-29 local plan under Policy WE2. A planning application was submitted for 98 dwellings in December 2015 (F/15/77718). The council made a resolution to grant permission in March 2016. This site was taken forward as part of the site selection process as **site no 12**.

#### [Site 11-19 Recreation Ground east of Swaythling Road](#)

This site lies outside but adjacent to the urban edge in countryside. It is allocated as public open space in both adopted 2001-2011 and unadopted 2011-2029 local plans. It is owned by West End Parish Council and managed as a recreation ground. The site was identified as having redevelopment potential by EBC officers in a previous version of the SLAA. However, the landowners have not given any indication that the site is available for development. Accordingly it is categorised as unavailable in the SLAA.

#### [Site 11-21 Land north of M27 and east of Allington Lane](#)

This site lies outside the urban edge in countryside and a defined settlement gap. It is adjacent to the M27. It is in use as Russell's Equestrian Centre which appears to be in viable ongoing use. It is safeguarded for sharp sand and gravel extraction in the adopted Hampshire Minerals & Waste local plan. According to the SLAA

both ownership and availability of the site are unknown. Accordingly it is categorised as unavailable in the SLAA.

#### Site 11-22 Land south of Allington Lane and north of the M27 (1)

This site lies outside the urban edge in an area of countryside. It is allocated as an existing recreation and open space facility in the unadopted 2011-29 local plan and contains part of a SINC in the south east corner. The north and west of the site are susceptible to surface water flooding and the southern boundary lies adjacent to the M27. The majority of the site is safeguarded for sharp sand and gravel extraction in the adopted Hampshire Minerals & Waste local plan. The site is owned by the borough council who have indicated that the site is not available for development. Accordingly it is given a zero residential yield in the SLAA.

#### Site 11-23 Land south of Allington Lane and north of the M27 (2)

This site lies outside the urban edge and in countryside. It is owned by the County Council and is currently in use as paddocks and grazing land. Approximately half the site is safeguarded for sharp sand and gravel in the adopted Hampshire Minerals & Waste local plan. The SLAA identifies a number of constraints affecting the site including its relatively isolated location, potential noise from the motorway, flood risk on part of the site and visual impact on the rural location. It recognises that, considered in isolation, the site would be unsuitable for development. However, it gives it a yield of 98 dwellings on a net site area of 3.26ha on the basis that the site might have greater development potential as part of a broad strategic location.

Given that the council has not yet made a decision on a preferred option for strategic scale growth this site is one of a small number of sites which are currently on hold pending further consideration during summer 2017.

#### Site 11-26 Land off The Drove

The site is a flat, greenfield in countryside adjacent to the urban edge and the M27 motorway. The SLAA gives the site a net residential yield of 13 dwellings on a net site area of 0.42ha. It recognises that there is potential for the site to be considered as part of a strategic development as it is adjacent to the proposed Allington area. Upgrading to the site access and potential noise from the motorway would need to be addressed. Given that the council has not yet made a decision on a preferred option for strategic scale growth this site is one of a small number of sites which are currently on hold pending further consideration during summer 2017.

#### Site 11-28 Land north of Moorgreen Road

This site lies outside but adjacent to the urban edge in countryside. It is in use for agriculture and grazing. It lies adjacent to a large tract of land put forward by developers as a location for strategic scale growth which formed Option E in the local plan issues and options consultation document published in December

2015 (SLAA site 11-46). The SLAA notes the open, rural character of the area and the site's poor relationship to services and amenities in West End village centre.

The SLAA gives the site a residential yield of 186 dwellings on a net site area of 6.2ha. However, it notes that it would be difficult to justify development on this site in isolation but that it could be considered as part of a larger strategic allocation. Given that the council has not yet made a decision on a preferred option for strategic scale growth this site is one of a small number of sites which are currently on hold pending further consideration during summer 2017.

#### Site 11-29 Pinewood Lodge, Kanes Hill

This site lies outside the urban edge in countryside and a defined settlement gap. It comprises a large residential property and its curtilage which is largely blanketed in trees. It was identified in the SLAA based on a previous local plan representation but there has been no more recent correspondence regarding the potential availability of this site for development. In the absence of any confirmation that it remains available and in view of the site constraints this site is categorised as unavailable in the SLAA.

#### Site 11-30 Dumbleton Copse / Pinewood Park, Kanes Hill

This site lies outside the urban edge in the adopted 2001-2011 local plan but was included within the urban edge and allocated for residential development (up to 6 dwellings) under Policy WE12 of the unadopted 2011-29 local plan. It is a constrained site in terms of its heavily treed nature, SINC and gap designations, its distance from services and facilities and the fact the majority of the site is safeguarded for sharp sand and gravel in the adopted Hampshire Minerals & Waste local plan. However, a planning application was submitted in April 2017 (O/17/80373) for 6 dwellings on this site. Accordingly the allocation will be carried forward on the basis that it is likely to be implemented in due course.

#### Site 11-32 Land at the Ageas Bowl (Commercial)

This site lies outside the urban edge in the adopted 2001-2011 local plan but within the urban edge and allocated for commercial use under Policy WE9 of the unadopted 2011-29 local plan. It is adjacent to the Hampshire County Cricket ground (Ageas Bowl) and the Hampshire Tennis & Health Centre. It is owned by EBC who wish to see sports related commercial or leisure uses on the site. This allocation for non-residential use will be carried forward in the emerging local plan.

#### Site 11-35 Land south of Cherry Drove, Horton Heath

This site lies outside the urban edge as defined in the adopted 2001-2011 local plan but within the urban edge and allocated for residential development under Policy WE1 of the unadopted 2011-29 local plan. The site was originally included in land subject to a resolution to grant permission for 950 dwellings on the site in accordance with the policy (O/14/75735) as part of SLAA site 11-39.

However, subsequent to the resolution (in February 2017) the applicants have revised the boundary of the application to exclude this site. The illustrative layouts based on the original site boundary showed this site as being developed for housing. Accordingly, this site has been separated from site 11-39 and the existing policy allocation will be carried forward in the local plan.

#### [Site 11-37 Land adjacent to Moorgreen Hospital \(Donkey Field\), off Botley Road](#)

This site lies within the urban edge and with an area allocated for residential development (up to 115 dwellings) under Policy WE 5 of the unadopted 2011-29 local plan. The site is owned by the NHS who are going through a process of rationalising their operations on the larger hospital site. Planning permission was granted in March 2016 for 121 dwellings on the south-western part of the larger allocated hospital site (F/15/77247). Planning permission was granted on appeal for 100 dwellings on land immediately adjacent this site to the east (O/15/76418). Accordingly this site is given a residential yield in the SLAA of 28 dwellings on a net site area of 0.8ha and will be allocated for such in the emerging local plan.

#### [Site 11-38 Land west of the M27 and north of Botley Road](#)

This site lies outside the urban edge in countryside and a defined settlement gap. It lies between the M27 to the east and land recently granted permission on appeal for 100 dwellings (O/15/76418). It is allocated under policy WE10 of the unadopted 2011-29 local plan as a relocation site for the current Hedge End Household Waste Recycling Centre which is located in a less than ideal site in a residential area (SLAA site 9-1). The County Council has recently reviewed its proposals for HWRC provision in the county and it looks unlikely that the HWRC will be relocated. The site is given a residential yield in the SLAA of 29 dwellings on a net site area of 0.96ha. However, as the site lies in a sensitive location and, in terms of undeveloped land, now comprises all that remains of the gap between Hedge End and West End north of Botley Road, the site has been ruled out in the stage 2 sieve in order that it can serve this important gap function alongside open land to the south of Botley Road within the Ageas Bowl complex.

#### [Site 11-39 Land at Chalcroft Farm and land west of Burnett's Lane, Horton Heath](#)

This site was allocated for a mixed use development comprising up to 950 dwellings under Policy WE1 of the unadopted 2011-29 local plan. It benefits from a resolution to grant planning permission in accordance with this policy allocation made in June 2015 (O/14/75735). It will be allocated in the emerging local plan alongside other sites on which planning permission has been granted since the plan base date of 1<sup>st</sup> April 2016.

#### [Site 11-40 Land at Chalcroft Business Park, Bubb Lane](#)

This site lies within the urban edge and is allocated under Policy WE6 for employment uses in the unadopted 2011-29 local plan. It is not an ideal location for an industrial estate with road access for large vehicles being poor and

relatively distant from the motorway network. However, the site was previously the Royal Naval Victualling Depot which became surplus to MOD requirements meaning the employment use of the site will continue.

#### Site 11-41 Land east of Allington Lane

This site lies outside of the urban edge in open countryside. Part of the site contains the Heart's Copse SINC. The southern and eastern boundaries are formed by allocated open space which will provide a landscaped boundary to the Chalcroft Farm development (site 11-39). The western boundary is formed by Allington Lane and to the north is open countryside. The site is prominent in distant views from Allington Lane, particularly from the highpoint of the railway bridge. It is poorly located in terms of access to services and facilities. Parts of the site are subject to flood risk and development may have impacts which require mitigation on the River Itchen SAC whose tributaries run to the north and east of the site. In view of these constraints the site is given a zero residential yield in the SLAA and is considered unsuitable for residential development.

#### Site 11-43 Seddul Bahr, Allington Lane

This site lies outside the urban edge in open countryside. It comprises an area of rough scrubland sandwiched between two sites in industrial use; the Seddul Bahr Industrial and White Harmony Acres industrial estates. Many of these uses have arisen become established through a long history of unauthorised use and lawful-established-use battles. The site is in an isolated rural location distant from established services and amenities. In view of the above considerations the site is an unsuitable location for residential development.

#### Site 11-46 Land north of the M27 and south east of Allington Lane

This large strategic site comprises a number of parcels of land in different ownerships which have been proposed as a location for strategic scale growth. It is allocated as countryside in both adopted 2001-2011 and unadopted 2011-29 local plans. The site is relatively distant from services and facilities and transport links are weak for such a scale of development. The stretch of land between the M27 and the railway line performs an important role in maintaining the separation of settlements in the vicinity with the M27 marking a strong and defensible boundary between the wider conurbation of Southampton and the towns and villages of Eastleigh borough.

The site formed "Option E" in the council's December 2015 local plan issues and options consultation. The site is given a residential yield of 2,393 dwellings on a net site area of 79.46ha. It has been taken forward for further consideration in the site selection process along with other potential strategic growth options.

#### Site 11-49 Roddington Forge, Allington Lane

This site lies in the open countryside. It is currently used for a variety of purposes including a live music venue & social club, vehicle dismantling & repair, industrial storage and a licensed waste disposal site. The western half of the site is safeguarded for sharp sand and gravel in the adopted Hampshire Minerals & Waste local plan. The SLAA gives the site a residential yield of 47 dwellings on a net site area of 1.56ha. However, it notes that this is only likely to be acceptable as part of a larger strategic scale allocation and that, in isolation, residential development on its own is questionable.

Given that the council is unlikely to be pursuing strategic scale growth in this locality this site has been ruled out in the stage 2 sieve.

30 sites

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## **APPENDICES**

- 1. SITES RULED OUT IN THE SLAA**
- 2. SITES CONSIDERED SUITABLE FOR NON-RESIDENTIAL USES**
- 3. URBAN SITES TO BE ALLOCATED**
- 4. SITES GRANTED PERMISSION OR IN RECEIPT OF A RESOLUTION TO GRANT ISSUED POST -APRIL 2016**
- 5. SITES MAKING UP THE POTENTIAL NORTH OF BISHOPSTOKE & NORTH AND EAST OF FAIR OAK AND OTHER STRATEGIC GROWTH OPTION ALLOCATIONS**
- 6. SITES RULED OUT IN THE STAGE 2 SIEVE**
- 7. SITES PERFORMING POORLY IN GAP TERMS**
- 8. SITES RULED OUT IN THE FINAL ASSESSMENT**
- 9. SITES ALLOCATED IN THE LOCAL PLAN**
- 10. SITES PENDING FURTHER CONSIDERATION**

## **APPENDIX 1- SITES RULED OUT IN THE SLAA**

- Site 2-1 Land north of St Margaret's Road
- Site 2-7 Land north of Church Road
- Site 2-9 Land north of Stoke Common Road
- Site 2-20 Land at Stoke Common Copse, north of Church Road
- Site 3-2 Land south of 9-27 High Street
- Site 3-10 Land east of Brook Lane
- Site 3-11 Land east and west of Church Lane
- Site 3-17 Land north of Marls Road and south of Broad Oak
- Site 3-20 Woodhill School Broad Oak
- Site 3-21 Adjacent to Woodhill School, Broad Oak
- Site 4-2 Land south of Heath House Lane
- Site 4-3 Land at Brixedone Farm
- Site 4-7 Land adjacent to Bursledon Station
- Site 4-8 Land off Church Road
- Site 4-9 Ploverfield, Long Lane
- Site 4-10 Berryfield & adjacent land, Long Lane & School Lane
- Site 4-16 Land between Bert Betts Way and Windmill Lane
- Site 4-17 Land north of Windmill Lane and south-west of j8 of the M27
- Site 4-18 Land east of West End Road and north of Bert Betts Way
- Site 4-20 Land north-west of j8 of the M27 between Peewit Hill and Bert Betts Way
- Site 4-22 Land to the south-east of j8 of the M27 and west of Dodwell Lane
- Site 4-23 Land east of Dodwell Lane and south of Dodwell Farm
- Site 4-24 Land south of Pylands Lane
- Site 5-2 Numbers 7-17 Brownhill Road
- Site 6-1 Boyatt Wood Shopping Centre, Shakespeare Road
- Site 6-13 Land south of Campbell Road
- Site 6-14 Former Hilliers Nursery, west of Wide Lane
- Site 6-15 University of Southampton Sports Ground, Wide Lane
- Site 6-16 Land north-east of j5 of the M27 (south of A335)
- Site 6-17 Land west of Wide Lane & north of the M27
- Site 6-20 Eastleigh Football Club & adjacent land, Stoneham Lane
- Site 6-30 Land east of Wide Lane
- Site 6-31 Land in front of the Fire & Rescue HQ, Leigh Road
- Site 6-36 Land at Brookwood Industrial Estate, Brookwood Avenue
- Site 7-1 Latham Road / Sandy Lane Local Centre
- Site 7-2 Land between Fair Oak Road and Shorts Road
- Site 7-13 Land at Deer Park Farm Industrial Estate
- Site 7-14 Land west of Knowle Lane & east of Botley Road
- Site 7-16 Sunnybank Farm
- Site 7-17 Land north and east of Whitetree Farm, off White Tree Close
- Site 7-18 Land east of Botley Road and south of White Tree Close
- Site 7-23 Land north of Burnetts Lane and west of Botley Road
- Site 7-26 Land west of Botley Road and south of Wyvern School
- Site 7-30 Land south of the Brigadier Gerard Public House, Botley Road, Horton Heath
- Site 7-37 Land to the east of Stroudwood Lane

Site 7-52 Land lying south of Huntingdon Gardens, Horton Heath  
 Site 8-4 Open space north of Spitfire Way  
 Site 8-8 Land south of Ensign Way, Hamble  
 Site 8-9 Land south of Westfield Common and Beach Close  
 Site 8-10 Land west of Ensign Way  
 Site 8-12 Recreation Ground west of Hamble Lane  
 Site 9-8 Land north of Peewit Hill  
 Site 9-14 Land south of Charles Watts Way and west of M27  
 Site 9-15 Land south-east of j7 of the M27, east of the M27, west of Upper Northam Road  
 Site 9-16 Land south of Charles Watts Way & east of the M27  
 Site 9-19 Land at Kanes Hill  
 Site 9-21 Land at Heath House Lane & south of Kings Copse Avenue  
 Site 9-22 Netley Firs, Kanes Hill  
 Site 10-2 Rear gardens of 11-13 & 25-29 Sea View Estate & Orchards west of Sea View Estate  
 Site 10-3 Catholic Church & gardens of Station Road  
 Site 10-7 Land east of Grange Road  
 Site 10-11 Land at junction of Peewit Hill and West End Road  
 Site 10-17 Land south of recreation ground off Portsmouth Road  
 Site 10-20 Land south of Mallards Road  
 Site 10-22 Land west of Hamble Lane (Land at Hamble Station)  
 Site 10-23 Hound Road, Netley  
 Site 10-26 Land at Hound Farm  
 Site 10-27 Land north east of Satchell Lane  
 Site 10-28 Land at West End Road (A27)  
 Site 11-1 Land south of Atlantic Park View  
 Site 11-7 Land west of Tollbar Way and north of Berrywood Business Village  
 Site 11-8 Land east of Bubb Lane  
 Site 11-10 Land south of Moorgreen Road (2) – **Site 11**  
 Site 11-11 Allotments south of Moorgreen Road – **Site 11**  
 Site 11-12 Land south of Moorgreen Road (1) – **Site 11**  
 Site 11-13 Land at Moorlands Farm, Botley Road  
 Site 11-19 Recreation Ground east of Swaythling Road  
 Site 11-21 Land north of M27 and east of Allington Lane  
 Site 11-22 Land south of Allington Lane and north of the M27 (1)  
 Site 11-29 Pinewood Lodge, Kanes Hill  
 Site 11-41 Land east of Allington Lane  
 Site 11-43 Seddul Bahr, Allington Lane

82 Sites

But 3 taken forward

## **APPENDIX 2 – SITES CONSIDERED SUITABLE FOR NON-RESIDENTIAL USES**

- Site 2-11 Land south of Stoke Wood Surgery, Fair Oak Road
- Site 4-21 Land to the south of j8 of the M27, south of Peewit Hill, west of Dodwell Lane
- Site 5-3 Land at Steele Close
- Site 5-8 Land south of Asda supermarket and east of Bournemouth Road
- Site 6-7 Former Civic Offices, Leigh Road
- Site 6-10 Eastleigh Riverside (Prysimian)
- Site 6-11 Eastleigh Riverside (Northern Business Park)
- Site 6-12 Eastleigh Riverside (Northern Business Park 2)
- Site 6-18 Land west of Wide Lane and south of the M27
- Site 6-33 Eastleigh Riverside (E9ii)
- Site 6-34 Eastleigh Riverside (E9iv)
- Site 6-35 Former Magistrates Court, Leigh Road
- Site 9-20 East of Botleigh Grange Office Park, Woodhouse Lane
- Site 11-32 Land at the Ageas Bowl (Commercial)
- Site 11-40 Land at Chalcroft Business Park, Bubb Lane

15 Sites

## APPENDIX 3 - URBAN SITES

Site 1-2 Nuttall's Yard, Allbrook Hill  
Site 2-2 Land adjacent to 86 Edward Avenue  
Site 5-1 Rear of Shopping Parade & 75-99 Hiltingbury Road  
Site 5-4 Junction of Leigh Road and Bournemouth Road  
Site 5-5 Central Precinct  
Site 5-6 Common Road Industrial Estate  
Site 5-9 Draper Tools, Hursley Road  
Site 6-2 Land at Toynbee Road  
Site 6-3 Eastleigh Police Station, 1-5 Romsey Close & 2-8 Toynbee Road  
Site 6-9 GW Martin Engineers, Bishopstoke Road  
Site 7-8 Land north of Mortimers Lane  
Site 7-12 Land at Scotland Close  
Site 7-53 Land at the corner of Mortimers Lane & Knowle Lane  
Site 9-1 Hedge End Recycling Centre, Shamblehurst Lane  
Site 9-2 No's 11-17 Shamblehurst Lane South  
Site 10-4 Royal British legion Club, Station Road  
Site 11-3 Depot south of Botley Road  
Site 11-15 Moorgreen Dairy Farm, land east of Monarch Way  
Site 11-30 Dumbleton Copse / Pinewood Park, Kanes Hill  
Site 11-37 Land adjacent to Moorgreen Hospital (Donkey Field), off Botley Road

20 Sites

## **APPENDIX 4 - SITES GRANTED PERMISSION OR IN RECEIPT OF A RESOLUTION TO GRANT ISSUED POST – APRIL 2016**

Site 3-7 Land south of Maddoxford Lane and east of Crows Nest Lane - **Part of Site no. 19**

Site 3-37 Land north of Hedge End and railway line

Site 3-39 Land south of Maddoxford Lane, Boorley Green – **Part of Site no. 19**

Site 4-6 Land north of Bridge Road – **Site no. 28**

Site 6-5 Beatrice Royal Art Gallery, Nightingale Avenue / Wren Road

Site 7-15 White Tree Farm

Site 7-24 Hammerley Farm, Anson Road

Site 7-29 Land adjacent to the Kestrels, off Chapel Drove

Site 7-38 Land at Pembers Hill Farm

Site 7-44 Land at Firtree Farm – **Site no. 9**

Site 9-6 Land west of Dodwell Lane

Site 10-5 Land adjoining Grange Farm, Grange Road

Site 10-6 Abbey Fruit Farm, Grange Road

Site 11-14 Land north of Botley Road

Site 11-17 Open space, north of Barbe Baker Avenue (1) – **Site no. 12**

Site 11-18 Open space, north of Barbe Baker Avenue (2) – **Site no. 12**

Site 11-35 Land south of Cherry Drove, Horton Heath

Site 11-39 Land at Chalcroft Farm and land west of Burnett's Lane, Horton Heath

18 Sites

But 4 taken forward

## **APPENDIX 5 – SITES MAKING UP THE POTENTIAL NORTH OF BISHOPSTOKE & NORTH AND EAST OF FAIR OAK AND OTHER STRATEGIC GROWTH OPTION ALLOCATIONS**

Site 2-24 Land south of Winsford Avenue  
Site 7-3 Fair Oak Garden Centre, Winchester Road  
Site 7-7 Land at Stocks Farm, Winchester Road  
Site 7-35 Land at the Fox and Hounds Public House, Winchester Road  
Site 7-36 Hall Lands Farm, Hall Lands Lane  
Site 7-39 Land to the west of Stroudwood Lane  
Site 7-46 Land south of Mortimers Lane  
Site 7-54 Land to the north of Bishopstoke & Fair Oak  
Site 7-55 Land north of Mortimers Farm, Mortimers Lane  
Site 11-46 Land north of the M27 and south east of Allington Lane

10 Sites

## **APPENDIX 6 - SITES RULED OUT IN THE STAGE 2 SIEVE**

Site 3-24 Land adjacent to the Pear Tree PH, Boorley Green

Site 8-2 Land at Hamble Airfield

Site 9-4 Land at Botleigh Grange Hotel & Office Campus, Grange Road

Site 11-38 Land west of the M27 and north of Botley Road

Site 11-49 Roddington Forge, Allington Lane

5 Sites

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## APPENDIX 7 - SITES PERFORMING POORLY IN GAP TERMS

<i>Site 1-5 Land north of Knowle Hill</i>	<i>Site no. 1</i>
<i>Site 1-7 Land south of Allbrook Way</i>	<i>Site no. 1</i>
<i>Site 3-1 Land between Woodhouse Lane &amp; Grange Road</i>	<i>Site no. 16</i>
<i>Site 3-4 Land north of Hedge End</i>	<i>Site no. 18</i>
<i>Site 3-14 Land east of Precosa Road</i>	<i>Site no. 22</i>
<i>Site 3-18 Land west of Cobbett Way</i>	<i>Site no. 23</i>
<i>Site 3-22 Land north of Broad Oak and west of Holmesland Way</i>	<i>Site no. 23</i>
<i>Site 3-27 Land at Grange Road</i>	<i>Site no. 16</i>
<i>Site 3-28 Land south of Snakemoor Lane</i>	<i>Site no. 25</i>
<i>Site 3-30 Land at Denhams Corner</i>	<i>Site no. 25</i>
<i>Site 3-31 Land at Ford Lake, Winchester Road</i>	<i>Site no. 25</i>
<i>Site 3-32 Land north of Grange Road</i>	<i>Site no. 23</i>
<i>Site 3-34 Land north of Hedge End Railway Station</i>	<i>Site no. 18</i>
<i>Site 3-38 Land south of Marls Road, Hedge End</i>	<i>Site no. 22</i>
<i>Site 7-19 Land south of Yew Tree Cottage, Knowle Lane</i>	<i>Site no. 5</i>
<i>Site 7-20 Cockpit Farm, Durley Road</i>	<i>Site no. 6</i>
<i>Site 7-22 Land east of Botley Road and north of Knowle Lane</i>	<i>Site no. 5</i>
<i>Site 7-49 North-west of Blind Lane, Horton Heath</i>	<i>Site no. 17</i>
<i>Site 8-3 Mercury Yacht Marina</i>	<i>Site no. 41</i>
<i>Site 8-5 Land west of Satchell Lane</i>	<i>Site no. 41</i>
<i>Site 8-13 Land at Hamble Petroleum Storage Depot, Satchell Lane</i>	<i>Site no. 41</i>
<i>Site 9-24 Rickwood Farm, Upper Northam Road</i>	<i>Site no. 14</i>
<i>Site 10-8 Land west of Shop Lane</i>	<i>Site no. 34</i>
<i>Site 10-9 Land east of Shop Lane and south of Botley Road</i>	<i>Site no. 34</i>
<i>Site 10-14 Land rear of the Plough Inn, Portsmouth Road</i>	<i>Site no. 35</i>
<i>Site 10-15 Open space south of Pound Road and west of Priors Hill Lane</i>	<i>Site no. 35</i>
<i>Site 10-19 Land west of Hamble Lane</i>	<i>Site no. 37</i>
<i>Site 10-21 Land east of Hamble Lane</i>	<i>Site no. 37</i>
<i>Site 10-24 Land to the east of Shop Lane</i>	<i>Site no. 38</i>
<i>Site 10-25 Land north of Satchell Lane</i>	<i>Site no. 39</i>
<i>Site 10-29 Land at Pickwell Farm</i>	<i>Site no. 35</i>

31 sites

## **APPENDIX 8 - SITES RULED OUT IN THE FINAL ASSESSMENT**

Site 3-19 Garage (Sparshatts) off Broad Oak	Site no. 23
Site 4-5 Land north of Blundell Lane and south of the M27 *	Site no. 27
Site 4-11 Land at Providence Hill and Oakhill	Site no. 29
Site 8-11 Land to the north and south of Kings Avenue	Site no. 40
Site 10-16 Open space east of Priors Hill Lane	Site no. 36

5 sites

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\*Note site 4-5 was ruled out in terms of residential development but is included in the draft emerging local plan as a special policy area where a variety of boatyard and leisure uses may be considered acceptable subject to a number of site constraints being overcome.

## APPENDIX 9 - SITES ALLOCATED IN THE LOCAL PLAN

Site 1-4 Land east of Allbrook Way	Site no. 2
Site 2-6 Land between 77 Church Road and Recreation Ground	Site no. 3
Site 2-25 Land north of Church Road	Site no. 3
Site 3-8 Land west of Uplands Farm	Site no. 20
Site 3-12 Land east of Kings Copse Avenue and Tanhouse Lane	Site no. 21
Site 3-35 Land south of Long Garden Cottage, Winchester Road	Site no. 26
Site 3-36 Land adjacent to Holly Tree Farm	Site no. 19
Site 4-14 Land north of Providence Hill	Site no. 30
Site 4-15 Orchard Lodge, Windmill Lane	Site no. 33
Site 4-26 The Morellos and Forge Mount, Providence Hill	Site no. 30
Site 4-27 Heath House Farm	Site no. 32
Site 4-28 Land lying south-east of Windmill Lane	Site no. 33
Site 7-11 Land east of Knowle Lane	Site no. 4
Site 7-21 Land west of Durley Road	Site no. 7
Site 7-27 Land east of Allington Lane (Quobleigh Pond)	Site no. 8
Site 7-51 Lechlade, Burnetts Lane, Horton Heath	Site no. 10
Site 9-3 Land west of Woodhouse Lane	Site no. 13
Site 9-26 Land at Sundays Hill	Site no. 15
Site 9-27 Land north of Peewit Hill Close	Site no. 15

19 sites

## **APPENDIX 10 - SITES PENDING FURTHER CONSIDERATION**

Site 3-23 Land south of Winchester Road, Boorley Green  
Site 3-33 Land north of Myrtle Cottage, Winchester Road  
Site 4-19 Land north of Bert Betts Way and south of Peewit Hill  
Site 7-25 Land at Foxholes Farm, Firtree Lane  
Site 9-12 Home Farm, St John's Road  
Site 9-25 The Coach House, Netley Firs Road  
Site 11-23 Land south of Allington Lane and north of the M27 (2)  
Site 11-26 Land off The Drove  
Site 11-28 Land north of Moorgreen Road

9 sites

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## Working and comments

Allbrook	4	App1	82 (3)
Bishopstoke	9	App2	15 (1)
Botley	29	App3	20
Bursledon	23	App4	18 (3)
Chandlers Ford	8	App5	10 (1)
Eastleigh	22	App6	5
FO & HH	37	App7	31
Hamble	10	App8	5
Hedge End	18	App9	19
Hound	24	App10	9
West End	30		
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Total	214		214

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