

**Eastleigh Borough Local Plan  
2011-2036**

**Small / Medium Preferred  
Greenfield Sites -  
Development Capacity  
Assessment  
Addendum**

**NOVEMBER 2017**



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## APPENDICES

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# 1 INTRODUCTION

1.1 Preferred Greenfield sites were assessed within the July 17 Development Capacity Assessment (DCA). The sites shown in Table 1 below have since been put forward by the Council for assessment. These preferred greenfield sites are assessed within this document which forms an addendum to the July 17 DCA.

*Table 1 - Preferred Greenfield Sites to be assessed further in the Development Capacity Assessment Addendum*

<b>Site Ref</b>	<b>SLAA Reference</b>	<b>Name</b>	<b>Parish</b>
1a &1b	1-5-C	Land North of Knowle Hill, Eastleigh	Allbrook
42	3-33-C	Land north of Myrtle Cottage, Winchester Road	Botley
44	7-25-C	Land at Foxholes Farm, Firtree Lane	Fair Oak
45	9-12-C	Home Farm, St John's Road	Hedge End
46	9-25-C	The Coach House, Netley Firs Road	Hedge End
48	11-26-C	Land off The Drove	West End

1.2 The methodology (**Appendix A**) within the July 17 DCA is applied within the addendum for assessing further sites put forward.

## 2 UPDATE

- 2.1 Sites shown in Table 2 below which were assessed within the July 17 DCA with pending planning applications, are now approved or have a resolution to grant.

*Table 2 - July 17 DCA Preferred Greenfield Sites with Approved Planning Applications or Resolution to Grant*

<b>Site Ref</b>	<b>SLAA Reference</b>	<b>Site Name</b>	<b>Parish</b>
4	7-11-C	East of Knowle Lane, Fair Oak	Fair Oak
15	9-26-C	North of Peewit Hill Close, Hedge End	Hedge End

- 2.2 Sites shown in Table 3 below which were assessed within the July 17 DCA with pending planning applications, have now been refused permission.

*Table 3 - July 17 DCA Preferred Greenfield Sites with Approved Planning Applications or Resolution to Grant*

<b>Site Ref</b>	<b>SLAA Reference</b>	<b>Site Name</b>	<b>Parish</b>
40a	8-5-C	Land west of Satchell Lane	Hamble

- 2.3 Sites shown in Table 4 have planning permission or resolution to grant.

*Table 4 - DCA Preferred Greenfield Sites with Approved Planning Applications or Resolution to Grant*

<b>Site Ref</b>	<b>SLAA Reference</b>	<b>Site Name</b>	<b>Parish</b>
3	2-6-C	Church Road, Bishopstoke	Bishopstoke
4	7-11-C	East of Knowle Lane, Fair Oak	Fair Oak
12	17-C & 11-18-C	North of Barbe Baker Avenue, West End	West End
15	9-26-C	North of Peewit Hill Close, Hedge End	Hedge End

- 2.4 Sites shown in Table 5 below which were assessed within the July 17 DCA now have pending planning applications.

*Table 5 - July 17 DCA Preferred Greenfield Sites with Pending Planning Applications*

<b>Site Ref</b>	<b>SLAA Reference</b>	<b>Site Name</b>	<b>Parish</b>
26	3-35-C	Braxells Farm, Hedge End	Botley
29	4-11-C	Providence Hill and Oakhill, Bursledon	Bursledon
30	4-14-C	North of Providence Hill, Bursledon	Bursledon

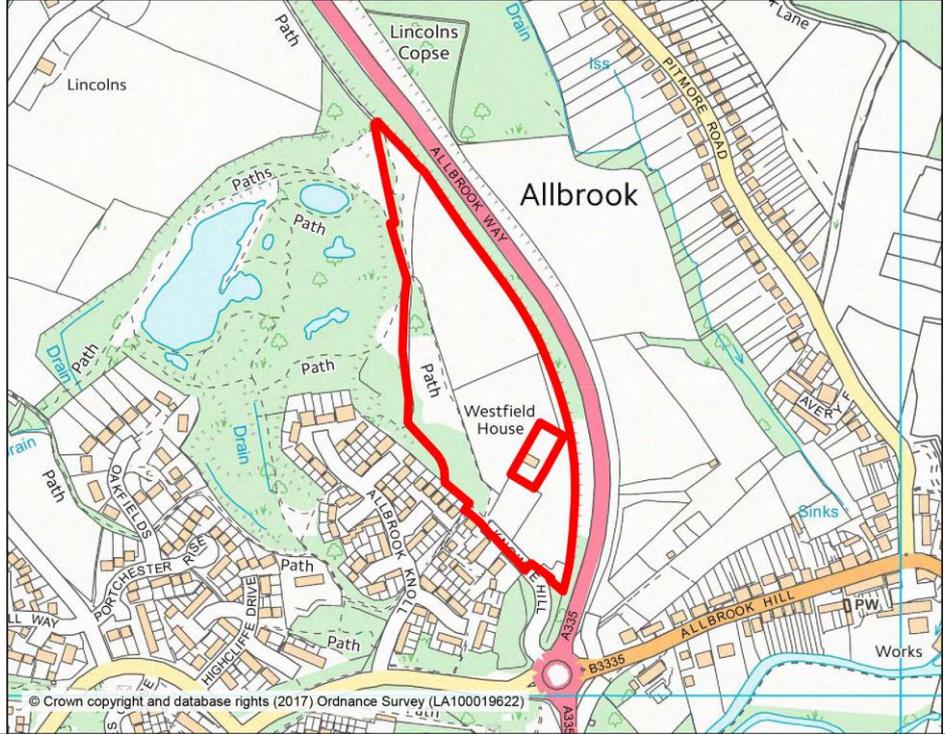
Site Ref	SLAA Reference	Site Name	Parish
33	4-28-C	South east of Windmill Lane, Bursledon	Bursledon

- 2.5 None of the additional sites to be assessed within the addendum have pending or decided planning applications. Site 44 has a pending pre-application submission.
- 2.6 Site 20 has a pending EIA Scoping Opinion application for the Botley Bypass.
- 2.7 Individual Development Capacity Site Assessments for sites shown in Tables 2, 3 & 5 have been updated and included within **Appendix B**.

### 3 ASSESSMENT

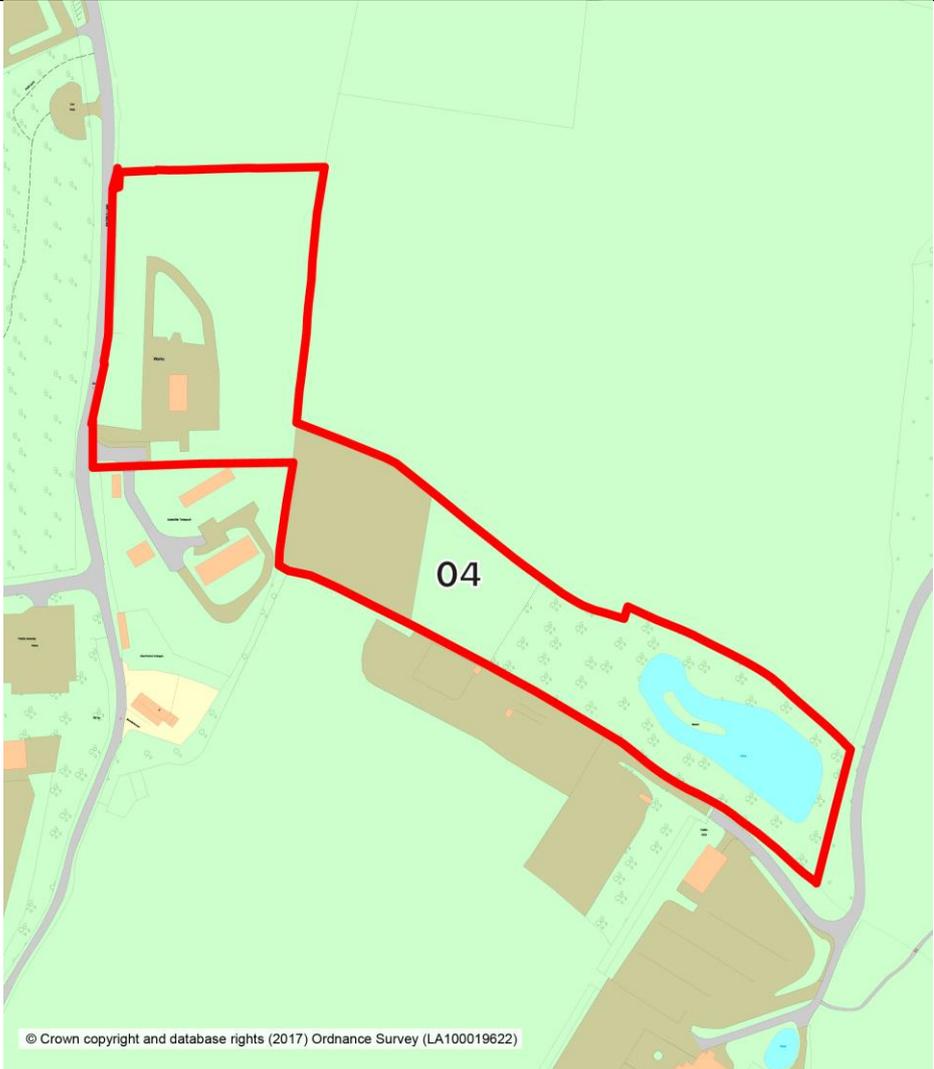
3.1 Assessment summaries including the site reference, slaa reference, site name and residential development capacity, are shown below for each preferred and Greenfield site. Further details of each preferred Greenfield site are shown in **Appendix B**.

#### 3.2 Site 1a & 1b - Revised Site Area

SLAA Ref	1-5-C
Site Name	Land North of Knowle Hill, Eastleigh
Location Plan	
Summary	<p>The 4.2ha site lies to the west of the A335 (Allbrook Way) at to the east of Allbrook Clay SINC and residential properties linear to Allbrook Knoll &amp; Knowle Hill. 1a is located to the south of a mature hedgerow which dissects the midpoint of the site west to east of the site, with 1b to the north of the hedgerow. The site falls partially within the Allbrook Clay SINC, which is delineated from the remainder of the site by a PRow which dissects the site north to south. An existing residential property (Westfield House) is located at the centre of 1a however the property and rear garden are excluded from the site area. The front garden and vehicle access which form part of the site area are lined by mature trees which are covered by a tpo designation. Woodland contained within the Allbrook Clay SINC, but outside of the site area is also covered by a tpo designation. Due to the tpo constraint upon the Westfield House access point it is deemed the vehicle access point serving 1a to the south (of Knowle Hill) would be sufficient to serve development on site. The site is enclosed from the wider area by mature boundary vegetation on all boundaries with exception of the east boundary of 1a. The topography of the site falls between 3-5m from the west to east boundary. Land falls sharply on the intermediate embankment down to the A335. It is deemed the site would be suitable for residential development between 40 to 53 units dependent upon the extent of the buffer required from the SINC boundary and other ecological considerations.</p>

Capacity	40-53
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3.3 Site 4 - Change in Planning Status

SLAA Ref	7-11-C
Site Name	East of Knowle Lane, Fair Oak
Site Location	 <p>© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)</p>
Summary	<p>The 3.6ha site on the east side of Knowle Lane was previously a licensed sand quarry. This use has now ceased and the land has been restored. The remainder of the site has been used as a transport and storage depot. The land slopes down from north to south and the site boundaries contain various mature and semi-mature trees. A residential development is under construction to the north, with industrial development to the south and a golf course to the east. The site has planning permission (F/17/80640 subject to completion of s106) for thirty-four dwellings and four office buildings (B1a Use Class) including access, parking, landscaping, pumping station and associated works following demolition and clearance of site.</p>
Capacity	34

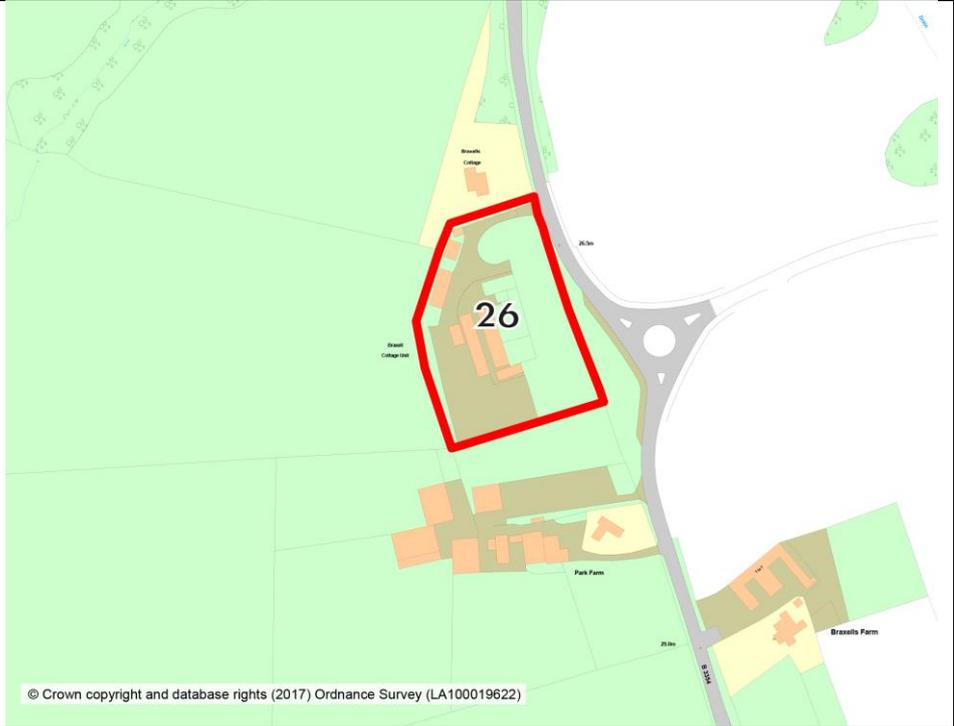
3.4 Site 15 - Change in Planning Status

SLAA Ref	9-26-C
Site Name	North of Peewit Hill Close, Hedge End
Location Plan	 <p>© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)</p>
Summary	<p>The 4.2ha site lies to the south of St John's Road Phase 1 residential development, the east of the M27 and the northern side of Peewit Hill Close. The eastern side of the site is covered in grassland with the western site covered in extensive wooded areas. An intermediate watercourse dissects the site (north to south). The site is enclosed by mature treeline vegetation on all boundaries with trees to the north protected by a tpo. The topography of the site falls gradually from north to south towards Peewit Hill Close. The site has planning permission (F/17/80651) for 106 dwellings, associated landscaping, amenity area and means of access. The proposal includes partial provision for the link road (proposed in the 2011-2029 Draft Local Plan) linking St John's Road and Dodwell Lane.</p>
Capacity	106

3.5 Site 20 - Change in Planning Status

SLAA Ref	3-8-C
Site Name	North east of Winchester Street, Botley
Location Plan	
Summary	<p>This 26ha site lies to the north of Botley, between the Winchester Street and the railway and is primarily in agricultural use. This site was previously considered suitable for development and earmarked as a strategic location for development as part of the Submitted Local Plan 2011-2029. The draft allocation was for approximately 300 dwellings but also for a cemetery, employment land and public open space. Current feasibility work for a mixed use development including residential, employment and open space is on-going but currently suggests a residential development capacity of between 300-375 units. The main on-site constraints include the listed farm buildings, adjacent conservation area, SINC woodland, mineral safeguarding and the overhead power line. Furthermore, the route of the Botley bypass crosses through the site. There is a pending EIA Scoping Opinion application (S/16/79115) for the Botley Bypass. There is nothing to suggest however that these constraints cannot be accommodated/addressed within any detailed scheme.</p>
Capacity	300 - 375

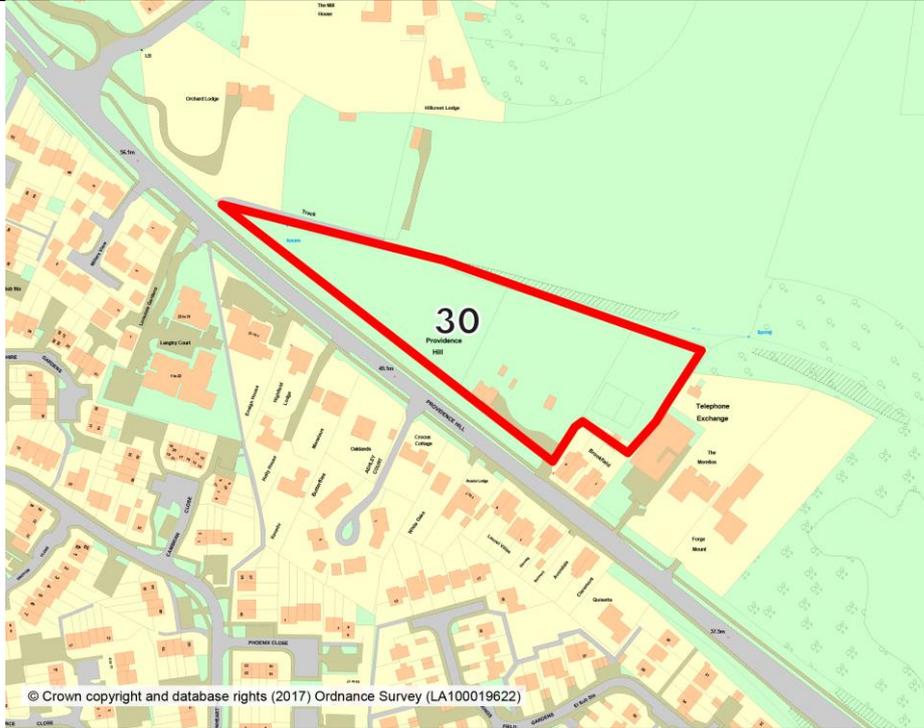
3.7 Site 26 - Change in Planning Status

SLAA Ref	3-35-C
Site Name	Braxells Farm, Hedge End
Location Plan	
Summary	<p>The 0.8ha site is located to the east of the B3354 and currently accommodates business, general industry and storage and distribution uses, on western portion of the site area. The remainder of the site intermediate of the business uses and the B3354 is an area of grassland with minimal mature vegetation. There is a single residential dwelling to the north of the site and a small cluster of agricultural buildings/dwellings to the south and south east of the site. Farmland to the east has associated planning permission for 680 units and other works. Other than consideration of the possible contamination from the existing uses, the site is constraint free and deemed suitable to accommodate residential development. There is a pending planning application (F/17/80382) for the erection of 14 dwellings with associated access, parking and landscaping following demolition of existing buildings. It would be inappropriate to pre-empt any different conclusion on the site's capacity at this stage, given the Council has yet to conclude consideration of the planning application.</p>
Capacity	14

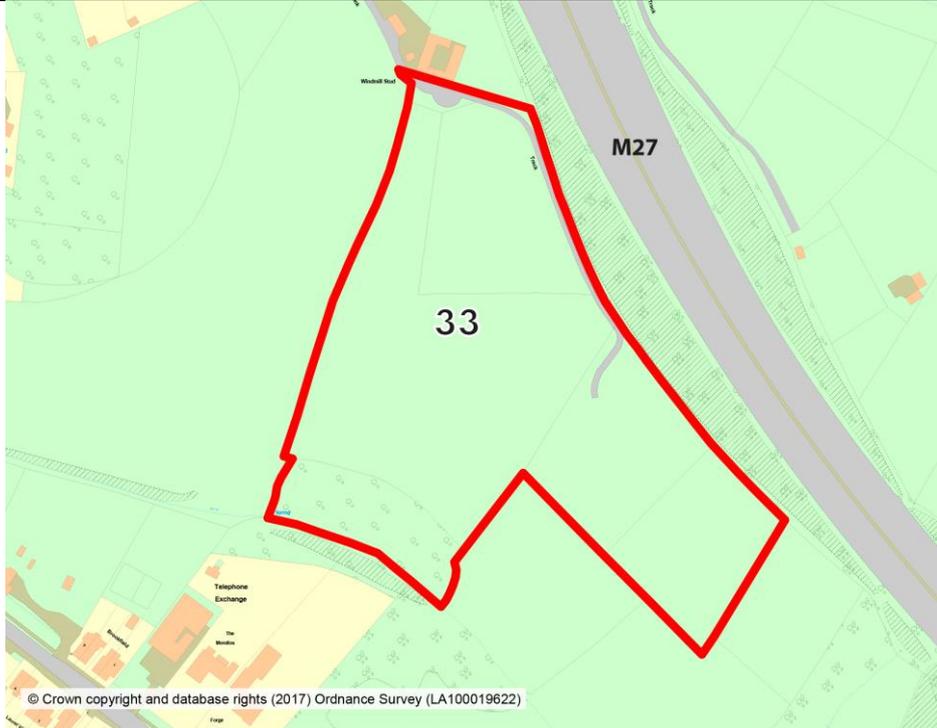
3.8 Site 29 - Change in Planning Status

SLAA Ref	4-11-C
Site Name	Providence Hill and Oakhill, Bursledon
Location Plan	
Summary	<p>This 1.3ha site to the north of Providence Hill and Oakhill, includes a small number of existing dwellings and is dissected by a watercourse through its centre (flowing north to south). Application of necessary buffers from the watercourse significantly reduces the developable area, resulting solely in the potential for windfall provision onsite and not for allocation. The site has planning permission (F/17/81163) for the erection of 1no. three bed detached bungalow, with associated landscaping, car parking and means of access from Providence Hill.</p>
Capacity	1

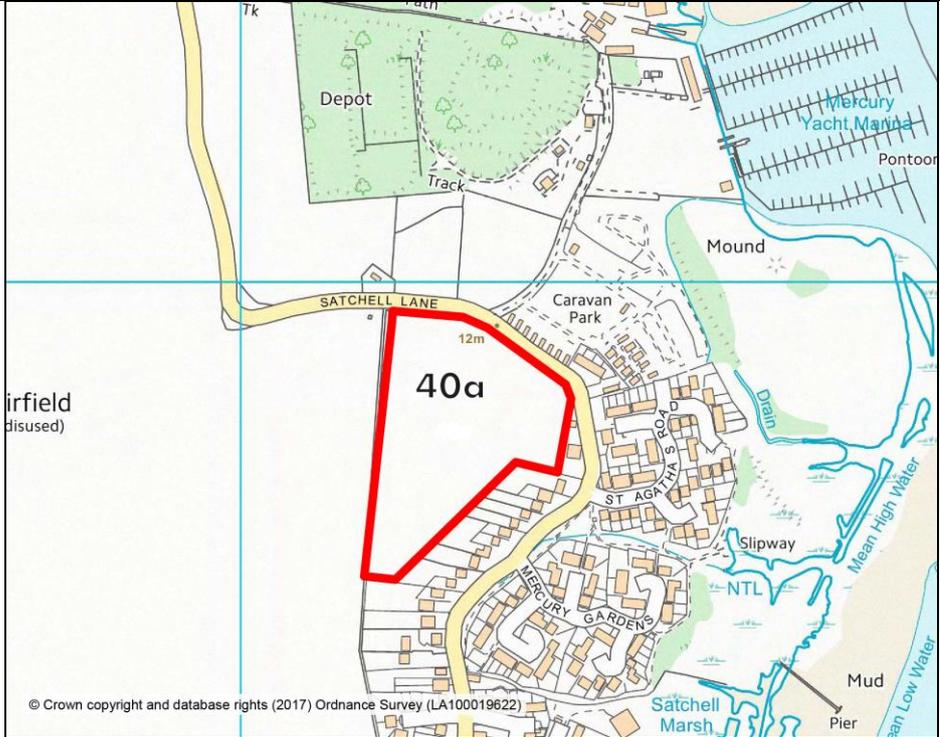
3.9 Site 30 - Change in Planning Status

SLAA Ref	4-14-C
Site Name	North of Providence Hill, Bursledon
Location Plan	
Summary	<p>The 1.1ha triangular shaped site on the northern side of Providence Hill (A27) slopes significantly away from the road and has mature trees to the site boundaries. There is an existing vehicular access at the north-western end of the site, but this would not be adequate to service a new development of this site. A new vehicular access would be needed from Providence Hill, which could be challenging given the topography of the land. There are protected trees on the adjoining land. The site adjoins the listed Bursledon Windmill and Conservation Area. A watercourse runs along the northern boundary. Headwaters of the stream are within the site and will need to be buffered. Windmill Woods SINC adjoins and suitable safeguards will be required. The topography of the land and the shape of the site are constraints on the nature and amount of development. There is a pending planning application (O/17/80899) for the erection of up to 19no. dwellings with associated parking, creation of new access from Providence Hill substation and attenuation pond (landscaping reserved). It would be inappropriate to pre-empt any different conclusion on the site's capacity at this stage, given the Council has yet to conclude consideration of the planning application.</p>
Capacity	19

3.10 Site 33 - Change in Planning Status

SLAA Ref	4-28-C
Site Name	South east of Windmill Lane, Bursledon
Location Plan	
Summary	<p>The 3.77ha site to the south east of Windmill Lane, is a potential housing allocation, probably in connection with adjoining sites. An outline application (O/16/78514) for up to 200 dwellings, including land to the east (which forms part of O/14/74322 for up to 62 dwellings) was withdrawn by the applicant. Prior to the application being withdrawn additional and new documentation requested by statutory consultees, including an air quality assessment and additional information of highways. Access to the site requires the use of the proposed internal access road serving O/14/74322 from Providence Hill. There is a pending planning application (O/17/81166) for a residential development of up to 200 dwellings, associated open space, landscaping, amenity areas and infrastructure means of access from Providence Hill. (All matters reserved except for access). The application includes land to the west with access through O/14/74322 to the south. It would be inappropriate to pre-empt any different conclusion on the site's capacity at this stage, given the Council has yet to conclude consideration of the planning application.</p>
Capacity	200

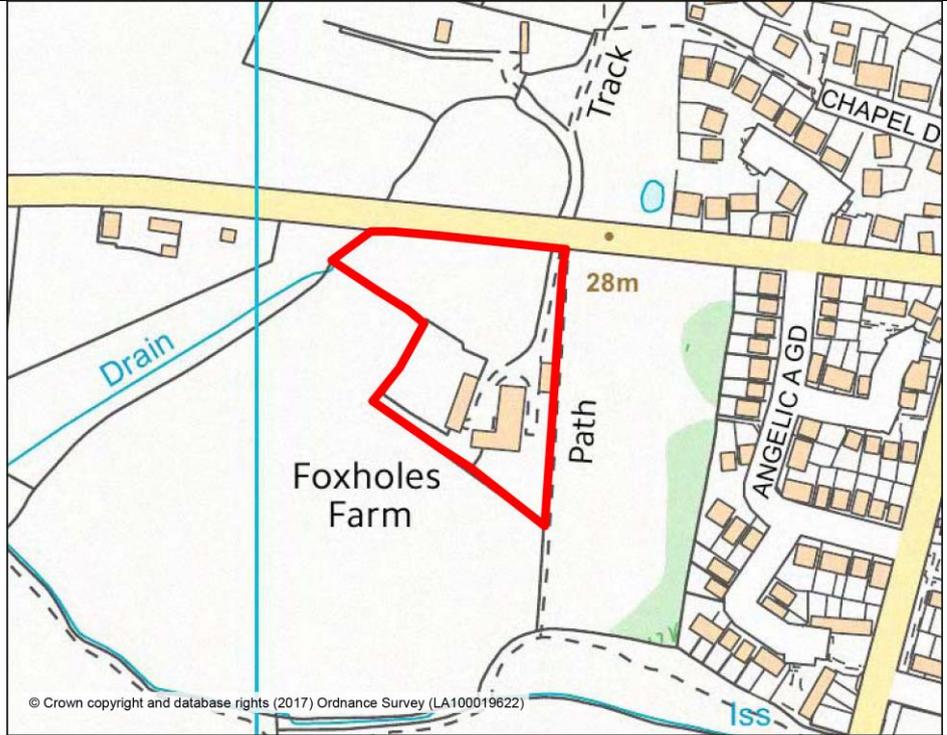
3.11 Site **40a** - Change in Planning Status

SLAA Ref	8-5-C
Site Name	Land west of Satchell Lane
Location Plan	
Summary	April 2017 outline application (O/17/80319) submitted for development of up to 70 dwellings with associated access, public open space, landscaping and amenity areas (all matters reserved except for access) has been refused.
Capacity	0

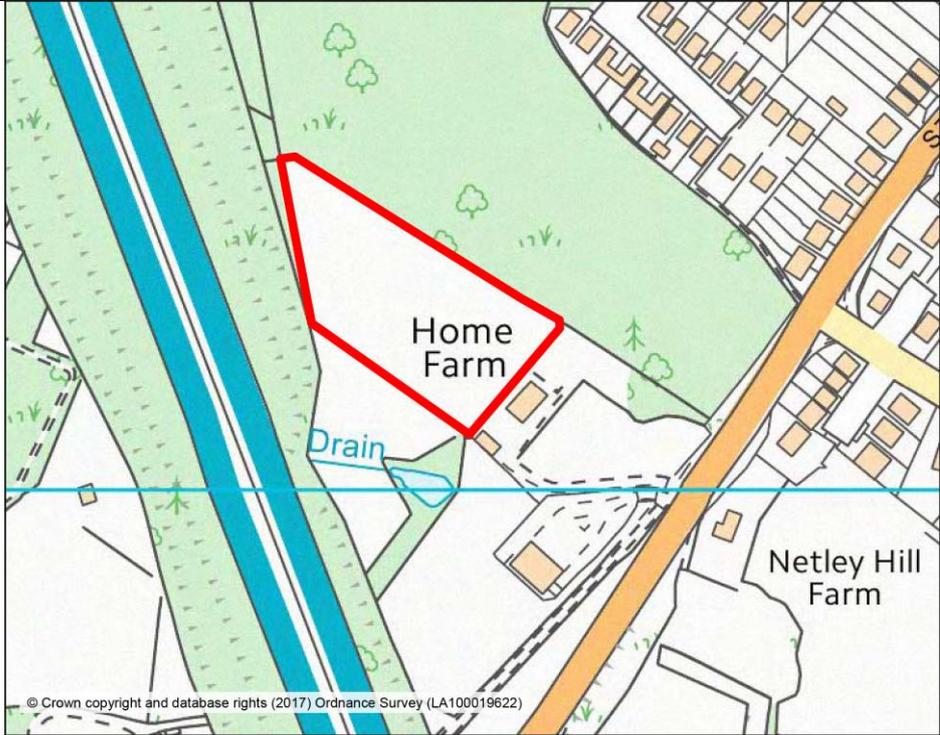
3.12 Site 42 - New Site Not Previously Assessed

SLAA Ref	3-33-C
Site Name	Land north of Myrtle Cottage, Winchester Road
Location Plan	<p>The location plan map shows a red-outlined site boundary. To the north is a large orange building labeled 'Botley and C'. To the east is a residential area labeled 'Long Com'. A road labeled 'Winchester Rd' runs north-south through the site. A 'Ppg Sta' (Public Pathway Station) is located near the site. The map also shows 'Issues' and 'Long Com' labels. A copyright notice at the bottom reads: '© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)'.</p>
Summary	<p>The 1.1ha site lies adjacent to the west of Winchester Rd and to the north west of Boorley Green. Adjacent to the east is the Macdonald Botley Park Hotel and Spa with open countryside (agricultural) to the north, west and south west. Linear residential development adjoins the sites southern boundary continuing on to Boorley Green. The site includes two existing residential dwellings and associated curtilage. The remainder of the site is undeveloped and includes a small number of outbuildings used as storage by a local arboricultural firm. Sporadic mature vegetation along all boundaries. Very mature tree line along north eastern boundary (abutting Winchester Rd) and the north boundary. Access via existing access points onto Winchester Rd serving both residential properties on site. Further access serving arboricultural contactor entrance located to north of residential access points onto Winchester Rd. PRoW (Footpath 1 Botley) linear to the north boundary from Winchester Rd to Shamblehurst Lane North. The adjacent agricultural fields have an associated pending planning permission (O/15/75953) for 680 units and other works. It is deemed the site is suitable to accommodate residential development for 19 units. Further units (6) may be provided subject to the removal of the two existing residential dwellings on site.</p>
Capacity	19-25

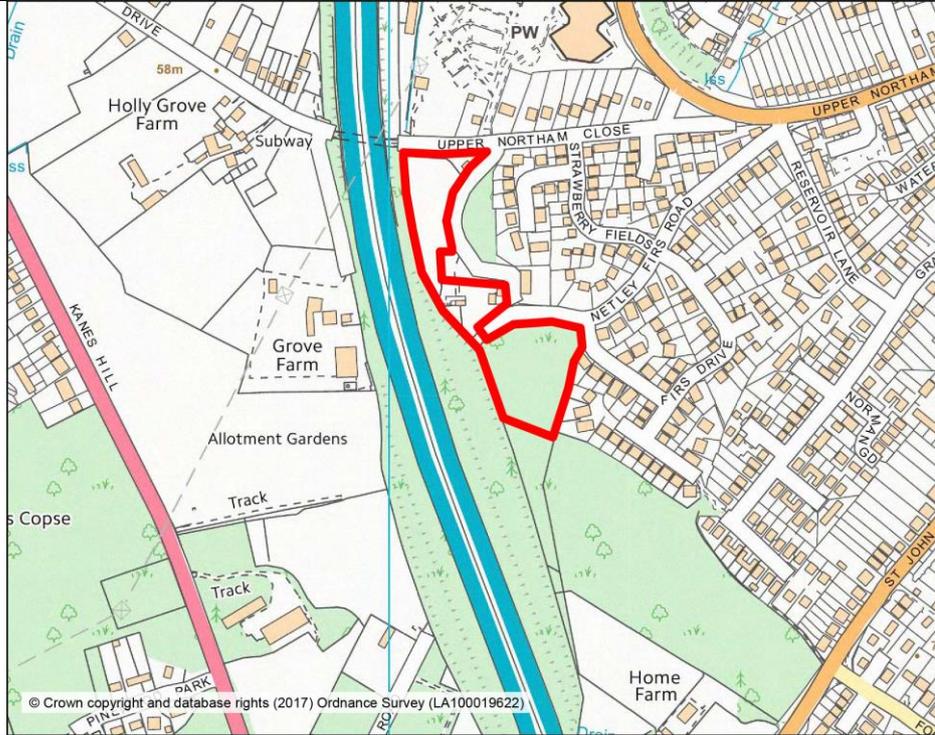
3.13 Site 44 - New Site Not Previously Assessed

SLAA Ref	7-25-C
Site Name	Land at Foxholes Farm, Firtree Lane
Location Plan	
Summary	<p>The 0.97ha site is to the west of Horton Heath, next to a designated area of open space. Land to the north, west and south is subject to a planning application for 950 dwellings (O/14/75735 - West of Horton Heath). A pending pre-application submission is assessing the merits for a 45 unit scheme on the site which will require the removal of the exiting dwelling and associated outbuildings. The principle is deemed to be acceptable, strictly on the basis that it would need to come forward in conjunction or in line with the timescales associated with the wider West of Horton Heath scheme. As a standalone site the principle would not be supported as ultimately it would represent isolated development in the countryside. It would be inappropriate to pre-empt any different conclusion on the site's capacity at this stage, given the Council has yet to conclude consideration of the pre-application.</p>
Capacity	45

3.14 Site 45 - New Site Not Previously Assessed

SLAA Ref	9-12-C
Site Name	Home Farm, St John's Road
Location Plan	 <p>The map shows a site outlined in red, labeled 'Home Farm'. To the west is a blue river. To the south is a road labeled 'St John's Road'. To the east is a residential area labeled 'Netley Hill Farm'. A 'Drain' is shown near the river. The map includes a copyright notice: '© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)'.</p>
Summary	<p>The 0.6ha site lies to the south west of Hedge End and north west of St Johns Road. The site is enclosed by mature woodland and tree line vegetation along its south west, west and north east boundaries. Woodland to the north east is covered by a tpo designation. Adjacent to the south east is a recently permitted development for 14 units and an industrial use (15/76447). Access to site would be required through 15/76447, which it appears to have been factored into the approved road layout. However, this potential access location has associated arboricultural constraint with a no dig driveway proposed to serve approved units (as mitigation to avoid damaging root protection areas). Further clarification is being sought from EBC Tree Officers as to whether vehicular access could be proposed at this location to serve residential development upon the site. The site is within close proximity to the M27 with EBC Environmental Heath Officers raising possible air and noise pollution constraints. Considering adjacent permission (15/76447) is seen in the same context and that development is located far closer to the M27 on the Foreman Homes St John's Road Phase 1 scheme (to the south), it is considered appropriate mitigation can be provided on site. It is deemed the site would be suitable for residential development for up to 15 units, subject to achieving a suitable access point and ensuring appropriate air and noise pollution mitigation measures can be provided.</p>
Capacity	15

3.15 Site 46 - New Site Not Previously Assessed

SLAA Ref	9-25-C
Site Name	The Coach House, Netley Firs Road
Location Plan	
Summary	<p>The 1.7ha site is located adjacent to the settlement boundary of Hedge End (east) and the M27 and motorway escarpment. The southern area of the site is covered in dense woodland. This area of woodland and other abutting tree vegetation to the north and east is protected under two tpo's. Access via Upper Northam Close isn't sufficient as it would require removal of trees covered by the tpo to facilitate a dual width access. Access via Netley Firs Road would be shared with the Conservative Club (community use) adjacent to the site, further consideration of highways would be required if the site were to be progressed. The remainder of the site has a 10m variance in gradient from north to south. Mature boundary vegetation along the west boundary further reduces the developable area of the site to circa 0.4ha. This area is the closed part of the site to the M27 and concerns are raised over noise and air pollution upon future residential occupants by environmental heath. It is deemed the site isn't suitable for residential development at this stage, considering highways, arboricultural, topographic, air and noise constraints.</p>
Capacity	0

3.16 Site 48 - New Site Not Previously Assessed

SLAA Ref	11-26-C
Site Name	Land off The Drove
Location Plan	<p>The location plan map shows a site outlined in red, labeled 'TK'. The site is situated between 'THE DROVE' to the east and the 'M27' motorway to the west. To the south of the site is a residential area with buildings and a road labeled 'JULES V'. A yellow line representing a railway or canal runs diagonally across the map. The map also shows 'Ppg Sta' (Public House Station) to the east. A copyright notice at the bottom of the map reads: '© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)'.</p>
Summary	<p>The 0.47ha site is located adjacent to the settlement of Moorgreen (east) and the M27 (west). Open countryside (agricultural fields) is located to the north west and residential development (large detached dwelling with small curtilages) immediately adjacent to the south. The site has mature vegetation (trees and hedgerow) on all boundaries with shrub/bracken vegetation within the site interior. Access is via narrow single width track to the north of The Drove which also serves the agricultural fields to the north west. This access isn't wide enough to allow vehicles to pass each other and there appears no opportunity to widen this access due to adjacent trees and built form. Furthermore, the point at which the track meets The Drove is constrained by adjacent residential accesses, which would make the combined use of these unsafe for vehicles and pedestrians. The site adjoins the M27 and concerns are raised by environmental health officers upon associate air and noise pollution constraints. It is deemed the site isn't suitable for residential development at this stage, considering highways, air and noise constraints.</p>
Capacity	0

## 4 SUMMARY

- 4.1 A summary of the suitability of preferred Greenfield sites for potential allocation within the Eastleigh Borough Local Plan 2011-2036, to provide residential development and the associated residential development capacities are shown in Table 6, below.

Table 6 - Assessment Summary

**Key: Green = Site Suitable**

**Amber = Site Suitable subject to further consideration**

**Red = Site Unsuitable**

Site Ref	SLAA Reference	Name	Capacity
3	2-6-C	Church Road, Bishopstoke	30
4	7-11-C	East of Knowle Lane, Fair Oak	34
7	7-21-C	West of Durley Road, Horton Heath	73
8	7-27-C	East of Allington Lane, Fair Oak	38
10	7-51-C	Lechlade, Horton Heath	13
12	11-17-C & 11-18-C	North of Barbe Baker Avenue, West End	98
13	9-3-C	West of Woodhouse Lane, Hedge End	600-650
15	9-26-C	North of Peewit Hill Close, Hedge End	106
19		South of Maddoxford Lane, Boorley Green	30
20	3-8-C	North east of Winchester Street, Botley	300-375
21	3-12-C	East of Kings Copse Avenue, Hedge End	70
32	4-27-C	Heath House Farm, Hedge End	38-49
42	3-33-C	Land north of Myrtle Cottage, Winchester Road	19-25
<b>Total</b>			<b>1449</b>

Site Ref	SLAA Reference	Name	Capacity
1a-1b	1-5-C	Land North of Knowle Hill, Eastleigh	40-53
2	1-4-C	East of Allbrook Way, Allbrook	95
26	3-35-C	Braxells Farm, Hedge End	14
30	4-14-C	North of Providence Hill, Bursledon	19
33	4-28-C	South east of Windmill Lane, Bursledon	200
44	7-25-C	Land at Foxholes Farm, Firtree Lane	45
45	9-12-C	Home Farm, St John's Road	15
<b>Total</b>			<b>428</b>

<b>TOTAL CAPACITY</b>	<b>1877</b>
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Site Ref	SLAA Reference	Name	Capacity
24	3-19-C	Broad Oak Garage, Botley	0
27	4-5-C	North of Blundell Lane, Bursledon	0
28	4-6-C	North of Bridge Road, Bursledon	4
29	4-11-C	Providence Hill and Oakhill, Bursledon	1
35c	10-16-C	South of Pound Road, Bursledon	0
39	8-11-C	North and south of Kings Avenue, Hamble	80
40a	8-5-C	Land west of Satchell Lane	0
40b	8-13-C	Land at Hamble Petroleum Storage Depot, Satchell Lane	0
40c	8-3-C	Mercury Yacht Marina (including caravan site and donkey field)	0
46	9-25-C	The Coach House, Netley Firs Road	0
48	11-26-C	Land off The Drove	0
<b>Total</b>			<b>85</b>

- 4.2 The assessment finds of the 25 preferred Greenfield sites, 12 green (suitable), 4 amber (suitable subject to further consideration) and 9 red (not suitable).
- 4.3 It would be inappropriate to pre-empt any different conclusion on the capacity of Sites 26, 30 & 33 at this stage, given the Council has yet to conclude consideration of the associated planning application submissions. Hence these sites are listed as amber (suitable subject to further consideration).
- 4.4 The development capacity of Sites 2 cannot be firmed up until further assessments are completed. Hence this site is listed as amber (suitable subject to further consideration).
- 4.5 The assessment finds of the 6 additional Greenfield sites, 1 green (suitable), 3 amber (suitable subject to further consideration) and 2 red (not suitable).
- 4.6 It would be inappropriate to pre-empt any different conclusion on the capacity of Site 44 at this stage, given the Council has yet to conclude consideration of the associated pre-application submission. Hence these sites are listed as amber (suitable subject to further consideration).
- 4.7 Only sites categorised as be suitable and suitable subject to further considerations, should be considered for potential Greenfield housing site allocation within the Eastleigh Borough Local Plan 2011-2036. These sites yield a combined residential development capacity of **1,877 units**.
- 4.8 Sites 13, 20, 32 & 42 include a range of residential development capacity. If these sites are developed at the maximum range, then the combined residential development capacity will increase to **2,032 units** (an additional 155).

# **Appendix A**

## **July 2017 DCA Methodology**

- 1.1 In accordance with the Strategic Land Availability Assessment (SLAA) May 2017 (paragraph 3.18 & 3.19 and table 3.3), the DCA utilises the research carried out by URBED `Tapping the Potential - Best practice in assessing urban development capacity` for DETR in July 1999.
- 1.2 The URBED research provides a gross to net ratio site area development table (inset below), which identifies the net site area which can be developed for housing, with the remainder allocated for non-residential provisions (e.g. open space, road infrastructure etc.). The DCA applies the gross to net ratio, following a review of the on and off site considerations and constraints associated with each preferred Greenfield site.

Site Area	Ratio to Calculate Net Site Area
Upto to 0.39 hectares (ha)	100% gross to net ratio
0.4 - 0.99ha	90% gross to net ratio
1- 1.49ha	80% gross to net ratio
1.5 - 1.99ha	75% gross to net ratio
2 - 3.99ha	65% gross to net ratio
5 - 5.99ha	60% gross to net ratio
6 - 7.99ha	55% gross to net ratio
8ha +	50% gross to net ratio

[Table 3.3 Net Site Area - Page 12 - Strategic Land Availability Assessment (SLAA) May 2017]

- 1.3 On and off site considerations and constraints were identified, as follows:
- Review of the SLAA May 2017;
  - Review of other preliminary site assessment documentation;
  - Site Visits;
  - Liaison with Eastleigh Borough Officers; and
  - Liaison with external Statutory Consultees.
- 1.4 Prior to applying the Urbed `Tapping the Potential` ratio upon each site, appropriate deductions are made from the gross site area, in light of identified constraints & considerations.
- 1.5 An example would be:
1. Gross Site Area = 8ha
  2. Ecological Buffer (2ha) = Deduction to 6ha.
  3. 10% Provision for Naturalised SUDS (0.6ha) = Deduction to 5.4ha
  4. Revised Gross Site Area = 5.4ha
- 1.6 With a revised gross site area (5.4ha), the gross to net % ratio outlined in Urbed `Tapping the Potential` table (above) is applied. In this instance 60% (3.24ha) of the revised gross site area can be developed for housing, with the remainder (40% / 2.16ha) for non-residential provision.
- 1.7 Once the developable area has been calculated, an appropriate density (density per hectare - dph), is considered for the specific preferred Greenfield site.

- 1.8 Continuing on with the above example, an appropriate density for the site is deemed as 30dph. The density is then multiplied against the developable site area to calculate the `development capacity` for the site. In this instance it would be of 97 dwellings (3.24ha x 30dph).
- 1.9 In addition to identifying the development capacity of each preferred Greenfield site, the suitability of each preferred Greenfield site for potential allocation within the Eastleigh Borough Local Plan 2011-2036 was assessed. Sites were categorised as Suitable, Suitable Subject to Further Consideration and Unsuitable.

# **Appendix B**

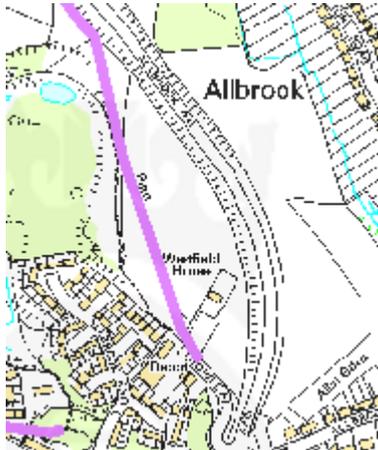
## **Individual Development Capacity Site Assessments Addendum**

**Site: 1a & 1b**

Name: Land North of Knowle Hill, Eastleigh

SLAA Reference: 1-5-C



		✓	
<b>LAND OWNERSHIP / SOURCE</b>	Cranbury Estates Ltd / Pegasus Group (also submitted as part of strategic location by Highwood Group and Drew Smith)		
<b>SITE AREA</b>	4.2ha		
<b>PLANNING HISTORY</b>	N/A		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	<p>Site is served by two vehicle access points to the east of Knowle Hill. The first serves the existing residential property within the heart of the site. This access and the front garden area of the property fall within the site area, however, the property and rear garden are excluded. The second vehicle access point is located on the corner of Knowle Hill and leads into the southern parcel of the site. Expansion of this access would be sufficient to serve residential development of the site, which would then connect with the roundabout to the south.</p> <p>PRoW (Footpath Allbrook 716) dissects through the western portion of the site. Area separated from the bulk of the site (west) is circa 0.8ha in size.</p> 		
Agriculture	3 & 4		

Arboriculture / TPO

Woodland abuts the north west boundary of the site. Mature vegetation extends down the west boundary until meeting Knowle Hill. The woodland is covered by a tpo designation. Sporadic hedgerow and tree line vegetation along the south boundary abutting Knowle Hill. Trees which forms the front garden of the residential property located in the middle of the site are covered by a tpo designation.



TPO 312-E covering 8 Birch, 2 Elm, 2 Maples.

TPO 314-E covering all tree species.

PRoW is delineated by a mature tree line, with further mature vegetation adj to the west (within the site area). This area falls within the Allbrook Clay Pit SINC.



Mature tree and hedgerow vegetation along north east boundary, intermediate of the site and Allbrook Way (A335). No mature vegetation along the east boundary (by the residential property), exposing the site to Allbrook Way (A335) and beyond. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.

Archaeology	There are no substantive archaeological sites currently recorded at this location, nor in the immediate vicinity. The line of the Roman road crosses the north west end of the site. In the absence of data the archaeological potential is hard to judge but is likely to be low and archaeological issues are very unlikely to be overriding or burdensome.
Ecology	<p>This site contains part of the Allbrook Clay Pits SINC (west of the PRow which would need to be retained and protected within any development.</p> <p>Recommended buffers to prevent direct impacts to the SINC, will be informed by future detailed surveys, but are expected to be between 15m to 50m.</p> <p>Potential for bats to be present within the woodland. If these exist then appropriate buffers will be required. Any decision on the size of buffers needed will have to be informed by future detailed surveys.</p> <p>If the sites drain towards Pitmore gully SuDS with three naturalised forms of filtration will be required.</p> <p>The sites could drain into Pitmore gully and pollute the watercourse.</p> <p>The M3 runs along the north and west of the site.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>EH Consultation response</p> <p>Land Contamination - Potential impact from adjacent landfill and former Allbrook Brickworks.</p> <p>Noise - Adversely impacted by traffic noise from A335 and M3, and as site is narrow reduced options to mitigate noise impact.</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	Majority of the site is within soft sand, sharp sand and gravel mineral safeguarding areas (circa 4.1ha).
Pipeline	N/A
Planning Application	N/A
Topography	3-5m fall n gradient across the whole site from west to east.
Utilities	TBC
Other	TBC

<b>DEVELOPABILITY</b>	Y - exact extent of the site which can be developed is subject to ecology surveys (SINC, Bats and other). Appropriate to apply a range between 15m and 50m.
<b>DEVELOPABLE AREA</b>	<p>Gross Area: 4.2ha</p> <p><i>SINC Deduction:</i> - Omission of area of the site within the SINC (west of the PRow) = 0.82ha</p> <p>4.2ha - 0.82ha = 3.38ha</p> <p><i>SINC 15m (advised minimum) Buffer Deduction = 0.35ha</i></p> <p>3.38ha - 0.35ha = 3.03ha</p> <p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> <li>• Reduction for SUDS provision (10%) = 0.303ha</li> </ul> <p>3.03ha - 0.303ha = 2.727ha</p> <p><i>Tapping the Potential:</i></p> <p>65% gross to net ratio (of 2.727ha)</p> <ul style="list-style-type: none"> <li>• Housing Area = 1.77255ha</li> <li>• Non-Housing Area = 0.95445ha</li> </ul> <p><i>SINC 50m (advised maximum) Buffer Deduction = 1.07ha</i></p> <p>3.38ha - 1.07ha = 2.31ha</p> <p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> <li>• Reduction for SUDS provision (10%) = 0.231ha</li> </ul> <p>2.31ha - 0.231ha = 2.079ha</p> <p><i>Tapping the Potential:</i></p>

	<p>65% gross to net ratio (of 2.079ha)</p> <ul style="list-style-type: none"> <li>• Housing Area = 1.35135ha</li> <li>• Non-Housing Area = 0.72765ha</li> </ul>
<b>DENSITY</b>	30dph
<b>DEVELOPMENT CAPACITY</b>	<p>15m buffer from SINC = 1.77ha x 30dph = 53.1</p> <p>50m buffer from SINC = 1.35ha x 30dph = 40.5</p> <p>Further capacity may be achieved if suds, open space etc. elements can be located within (whole or partially) the SINC buffer.</p> <p>SINC buffer may differ from one required for other ecological buffers (bats etc). It is deduced this wouldn't exceed the maximum SINC buffer of 50m.</p>
<b>NOTES</b>	
N/A	

## Site: 4

Name: East of Knowle Lane, Fair Oak

SLAA Reference: 7-11-C



		✓		
<b>LAND OWNERSHIP / SOURCE</b>	Parsons Construction Ltd / WYG			
<b>SITE AREA</b>	3.6ha			
<b>PLANNING HISTORY</b>	<p>Planning permission granted in May 2011 for erection of two industrial buildings on land immediately to the south, sharing an access with the site identified in the SLAA (ref: F/10/66975). It is understood from Eastleigh BC officers that a start was made on this development and therefore it remains extant.</p> <p>Planning permission granted in May 2012 for the exportation of sand from the site (ref: S/12/70249). This permission has been implemented, sand has been removed from the site and reinstatement has taken place.</p> <p>Planning application submitted in September 2015 for construction of two industrial (Class B1c/B2) buildings with ancillary offices including parking, landscaping and associated works (ref: F/15/77002). Application not yet determined.</p> <p>This application has been superseded by F/17/80640 - HYBRID APPLICATION - seeking: 1) outline permission for thirty-four (34) dwellings with all matters reserved; and, 2) full permission for four (4) office buildings (B1a Use Class) including access, parking, landscaping, pumping station and associated works following demolition and clearance of site. The application has been approved.</p>			
<b>CONSTRAINTS / CONSIDERATIONS</b>				
Access	The site plan included in the SLAA document indicates that vehicular access would effectively be shared with a possible industrial development to the south. If this site comes forward for residential development, a housebuilder is likely to want sole control over the access road. This will mean that a new vehicular access will be needed from Knowle Lane which will reduce the developable area.			

Agriculture	4
Arboriculture / TPO	There are trees to the north, east and west boundaries of the site which should not significantly constrain the development. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.
Archaeology	There are no archaeological sites currently recorded at this location, although a few archaeological remains have been found in the wider vicinity. A large parcel of land to the immediate north was subject to an archaeological survey which identified the location has having a low archaeological potential. Google earth also suggests some past disturbance to the site. This, and the relatively small scale of the allocation, suggests that archaeological issues are not likely to arise.
Ecology	The site is adjacent to Knowle Lane Open Space.  Adjacent to the tributary of the Hamble naturalised SuDS are required.  This site should restore the SINC damaged by the sand reclamation
Environmental Heath (Contamination, Noise & Air Quality)	Any development of this site will need to address the commercial noise impact from BskyB and other commercial uses in the vicinity. This can be addressed at the planning application stage through the inclusion of either a landscaped bund or intervening commercial development. However, this will reduce the residential capacity of the site.  This is a brownfield site with possible infilling, adjacent to former landfills which are producing landfill bulk and trace gases. This issue can be addressed as part of a planning application submission.
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	It is understood that planning permission ref: S/12/70249 has been implemented and sand reserves removed from the site so this no longer represents a constraint on development.
Pipeline	N/A
Planning Application	Approved hybrid planning application (F/17/80640) for thirty-four dwellings and four office buildings (B1a Use Class) including access, parking, landscaping, pumping station and associated

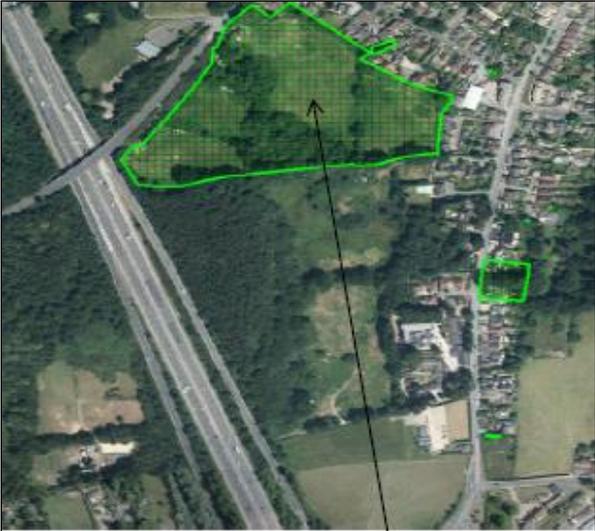
	works following demolition and clearance of site.
Topography	Drop in levels from north to south.
Utilities	TBC
Other	N/A
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	F/17/80640
<b>DENSITY</b>	F/17/80640
<b>DEVELOPMENT CAPACITY</b>	34 dwellings
<b>NOTES</b>	
Former commercial site now cleared. Some mature trees to site boundaries. New access likely to be needed from Knowle Lane, unlikely to share access road with industrial estate. Drew Smith land to the north, housing development under construction - 'Carnaval Gardens'. Commercial use to the south - BskyB. Access to Knowle Lane Business Park adjoins to the south. Area of Public Open Space on opposite side of Knowle Lane.	

**Site: 15**

Name: North of Peewit Hill Close, Hedge End

SLAA Reference: 9-26-C



		✓		
<b>LAND OWNERSHIP / SOURCE</b>	EBC / Foreman Homes Ltd			
<b>SITE AREA</b>	4.2ha			
<b>PLANNING HISTORY</b>	F/17/80651 Full planning application approved for 106 dwellings, associated landscaping, amenity area and means of access. The proposal includes partial provision for the link road (proposed in the 2011-2029 Draft Local Plan) linking St John's Road and Dodwell Lane			
<b>CONSTRAINTS / CONSIDERATIONS</b>				
Access	No current access via an adj highway. Access will be provided through Part 1 (Land of St Johns Rd) currently being constructed to the north (F/15/76804) by Foreman Homes.			
Agriculture	3			
Arboriculture / TPO	 <p>TPO 741-E covering all tree species.</p>			

	<p>Site enclosed by mature vegetation on all boundaries, with dense woodland within and linear to the west boundary. Trees to north are covered by a tpo. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.</p>
Archaeology	<p>A large parcel of land to the immediate north, a small parcel of land to the east and an extensive area to south east were subject to an archaeological survey all the results of which identified the location has having a low archaeological potential. Given the scale some archaeological potential cannot be ruled out but archaeology is unlikely to prove overriding or burdensome, if it arises at all.</p>
Ecology	<p>Adders are known to use the site.</p> <p>The headwaters of Badnum Creek that feed a number of SINC's and ancient woodland gills have been severely compromised within Phase 1 of this development. It is imperative that development of the remaining land parcels conserves and buffers the headwaters that remain and the creek itself.</p> <p>Badnum creek runs straight into the Solent. A number of developments already drain into the creek. A 20m buffer along the top of the bank to be developed and naturalised SuDS with three forms of filtration should be required within the site policy to preserve water quality.</p> <p>The M27 PBL is present within the West of the site. This corridor should remain connected for biodiversity.</p> <p>There are headwaters, stream and woodland habitat and veteran trees within the site.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>Noise – Road Traffic noise impact from M27 significant. Impact from through traffic on new feeder road. Separation between noise sensitive development and roads will be necessary.</p> <p>Air Quality – Impact from M27 significant. Separation between sensitive development and roads will be necessary. Careful consideration of traffic impacts generated by this development on adjacent road network</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	Mineral resource buffer only. Safeguarded sites layer does not apply.

Pipeline	N/A
Planning Application	F/17/80651 Full planning application approved for 106 dwellings and partial provision of link road.
Topography	Land falls north to south.
Utilities	TBC
Other	N/A
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	F/17/70651
<b>DENSITY</b>	F/17/70651
<b>DEVELOPMENT CAPACITY</b>	106
<b>NOTES</b>	
<p>Appears access would be via Part 1 onto St Johns Road (B3033). Peewitt Close is gated just beyond the care facility, preventing inspection from the south. Extensive mature boundary vegetation visible along the south boundary (both 9-26-C &amp; 9-27-C), encloses the site from the surrounding area. At this point the noise disturbance from the M27 was clear, though may be dampened by the vegetation which encloses the site. No access via Waylands Place further to the north, which is a private residential drive with associated boundary screening preventing any clear views. Mature tree vegetation along the north boundary of the site, visible from the end of Waylands Place. Access into part 1 St Johns Road doesn't extend to the north boundary of the site (yet), with units being built out nearer to the site access. Rely therefore, on aerial imagery and case officer opinion.</p>	

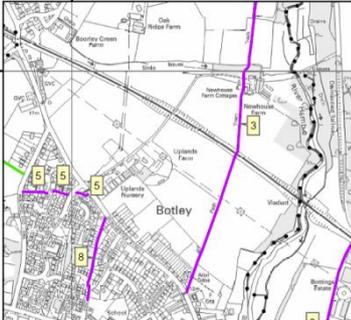
**Site: 20**

Name: North east of Winchester Street, Botley

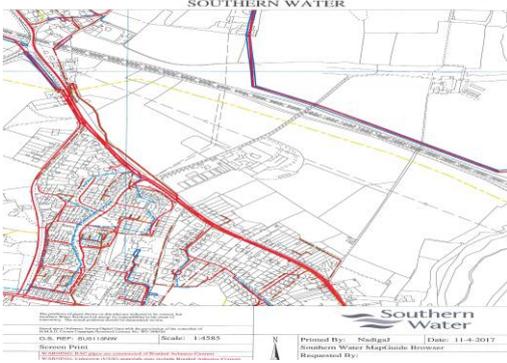
SLAA Reference: 3-8-C



		✓		
<b>LAND OWNERSHIP / SOURCE</b>	HCC / Various. Hampshire County Council (HCC) is the majority landowner			
<b>SITE AREA</b>	25.58ha			
<b>PLANNING HISTORY</b>	<p>This site was identified as a Strategic Location for Development earmarked for allocation in the Submitted Plan 2011-29 (Draft Policy BO2) for a total of approximately 300 units, together with land for the Botley by-pass, employment land, a cemetery, allotments and open space.</p> <p>Policy BO2, Land north-east of Winchester Street - An area of approximately 26 hectares of land between Winchester Street and the railway line north of Botley, west of the River Hamble, as defined on the policies map, is allocated for development to include about 300 dwellings, part of a by-pass to Botley village, approximately 1.5ha of employment development, a cemetery, allotments and open space.</p>			
<b>CONSTRAINTS / CONSIDERATIONS</b>				
Access	<p>The site abuts the B3354 to the south with a number of existing vehicular access points, which could be reconfigured to provide suitable access points for development.</p> <p>Pending EIA Scoping Opinion application (S/16/79115) for the Botley Bypass.</p>			

	<p>A public footpath (PRoW) crosses the site from Winchester Street northwards.</p> 
Agriculture	1, 2 & 3
Arboriculture / TPO	<p>There are no TPO trees within the site itself. The plan below shows tree protected within the adjacent Conservation Area.</p>  <p>Botley/Winchester Road Conservation Area</p>
Archaeology	<p>The site has some known archaeological evidence within it and has archaeological potential and archaeological issues are a material consideration, but indications are that the archaeological potential is limited it is unlikely that archaeological issues will prove overriding or unduly burdensome. However the sites location on the immediate flank of the Hamble increases the archaeological potential particularly.</p>
Ecology	<p>Botley Mill Woodland SINC is adjacent to the Eastern Boundary. Designated for its wet woodland it will require a 20m buffer.</p> <p>The River Hamble runs along the Eastern boundary. A 20m buffer and naturalised SuDS with three forms of filtration should be required within site policy to preserve water quality.</p> <p>The Railway PBL runs along the north of the site. This corridor should remain connected for biodiversity.</p> <p>Hedgerow with more mature standards on site.</p>

<p>Environmental Heath (Contamination, Noise &amp; Air Quality)</p>	<p>Noise – Road Traffic noise impact from Winchester Street, line of Botley By Pass runs through this site which will have significant implications for any noise sensitive development proposed on this land.</p> <p>Separation between noise sensitive development and roads will be necessary.</p> <p>Noise impact from train noise arising from the railway Separation between noise sensitive development and railway required.</p> <p>Noise impacts from existing commercial uses.</p> <p>Need to consider noise impacts on neighbouring road network caused by site generated increases in traffic.</p> <p>Careful consideration of traffic impacts generated by this development on existing AQMA in Botley High Street, and on Botley Road though Horton Heath and Fair Oak as levels close to annual target level</p>
<p>Flood Risk</p>	<p>Flood Zone 1. North corner and small area towards the south of the site at risk from surface water flooding</p>
<p>Listed Building / Conservation</p>	<p>Uplands Farmhouse and a farm building to the north west of the farmhouse are both separately listed as Grade II listed buildings. Any development would need to retain sufficient space in order to respect their settings.</p>
<p>Minerals</p>	<p>The site lies within the Minerals and Waste consultation area (MWCA). HCC consultation states that there is a c10ha area of mineral resource to the south east of the site. Trial pit and borehole data from this area confirms presence of sand and gravel but also a presence of clay within the mineral and therefore agree that large scale extraction is unlikely. There may be some opportunities for localised small scale extraction or incidental recovery (though development works).</p> <p>Site lies adjacent to safeguarded Botley Rail Aggregates Terminal. Site may need buffers /mitigation measures to ensure that the Aggregates Terminal can continue to operate.</p>
<p>Pipeline</p>	<p>N/A</p>
<p>Planning Application</p>	<p>N/A</p>
<p>Topography</p>	<p>Undulating rising towards lane and western boundary.</p>
<p>Utilities</p>	<p>The site is transversed by a number of utilities. A 132kV power line crosses from east to west, a 33kVpower line that crosses from north to south.</p>

	<p>A 20" gas main</p> <p>10" oil pipe line</p> <p>30 " water main.</p> 
Other	N/A
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	See below
<b>DENSITY</b>	See below
<b>DEVELOPMENT CAPACITY</b>	<p>This site was previously considered suitable for development and earmarked as a strategic location for development as part of the Submitted Local Plan 2011-2029. The draft allocation was for approximately 300 dwellings but also for a cemetery, employment land and public open space. Current feasibility work for a mixed use development including residential, employment and open space is on-going but currently suggests a residential development capacity of between 300-375 units.</p>
<b>NOTES</b>	
N/A	

## Site: 26

Name: Braxells Farm, Hedge End

SLAA Reference: 3-35-C



		✓	
<b>LAND OWNERSHIP / SOURCE</b>	Metis Homes / WYG		
<b>SITE AREA</b>	0.8ha		
<b>PLANNING HISTORY</b>	<p>Pending planning application (F/17/80382) for the erection of 14 dwellings with associated access, parking and landscaping following demolition of existing buildings.</p> <p>Land adj to the west has permission for 680 residential units (O/15/75953 - allowed on appeal).</p> <p>Land to the east has permission for 1400 residential units (O/12/71514)</p>		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	Existing access (serving the current business, general industrial and storage and distribution uses) is provided on the north east boundary onto the B3354.		
Agriculture	1 & 3		
Arboriculture / TPO	Non continuous tree lined east boundary, individual trees and areas of vegetation sporadically located on other boundaries. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.		
Archaeology	TBC		
Ecology	<p>Ford Lake runs to the north of the Site. Naturalised SuDS with three forms of filtration should be required to preserve water quality.</p> <p>This site is close to Ford Lake. Although not designated along this stretch if Hedge End North and this site are developed there will be an in-combination impact on water quality.</p> <p>Tree Lines connecting into the SuDS should be retained.</p>		

Environmental Heath (Contamination, Noise & Air Quality)	Noise and Aq impacts from Botley road, noise from Winchester road, snakemoor lane will constrain site.
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	Not in the mineral resource or safeguarded sites layers. A piecemeal development borders the west of the site for SOS appeal allowed for 600 dwellings and there is also a piecemeal development is located to the east of the site. This has outline permission with reserved matters for 1400 dwellings.
Pipeline	TBC
Planning Application	Pending planning application (F/17/80382) for the erection of 14 dwellings with associated access, parking and landscaping following demolition of existing buildings.
Topography	Flat
Utilities	TBC
Other	Existing uses - current business, general industrial and storage and distribution uses which occupy half of the site area would be lost.
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	F/17/80382
<b>DENSITY</b>	F/17/80382
<b>DEVELOPMENT CAPACITY</b>	14
<b>NOTES</b>	
N/A	

**Site: 29**

Name: Providence Hill and Oakhill, Bursledon

SLAA Reference: 4-11-C



			✓
<b>LAND OWNERSHIP / SOURCE</b>	Mr and Mrs Freeman / Foreman Homes		
<b>SITE AREA</b>	1.3 ha		
<b>PLANNING HISTORY</b>	Pending application (F/17/81163) for the erection of 1no. three bed detached bungalow, with associated landscaping, car parking and means of access from Providence Hill.		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	There is an existing access off a private track leading from Oakhill.		
Agriculture	4		
Arboriculture / TPO	Heavily tree'd site. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.		
Archaeology	There are no archaeological sites currently recorded at this location, and only a few archaeological remains have been found in the wider vicinity. The scale of the allocation suggests some archaeological potential but a large archaeological survey on adjacent land found little of archaeological merit. It is unlikely that archaeological issues will prove burdensome, if they arise at all.		
Ecology	<p>Reptiles are known to be present throughout the area.</p> <p>Badnum Creek and an unnamed watercourse run through the site. There are already 7 sites within the development management process that abut and drain into this water system. This will complete the urbanisation of Badnum creek. If selected this site must buffer both streams by 20m and use naturalised SuDS with 3 forms of filtration.</p> <p>Incorporates the M27 PBL to the north. This corridor should remain connected for biodiversity There are significant tree belts connecting into windmill Wood SINC which should be retained and buffered as on all other sites within the locality.</p>		

	Due to the level of development within the area and the ecological sensitivities the level of buffering would be likely to exclude much development within this site.
Environmental Heath (Contamination, Noise & Air Quality)	<p>Noise – Road Traffic noise impact from A27 and M27 significant.</p> <p>Separation between noise sensitive development and roads will be necessary.</p> <p>Land contamination –location may have been subject to fly tipping / dumping</p> <p>Air Quality – Careful consideration of traffic impacts generated by this development on existing AQMA at Hamble Lane.</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	Not in the mineral resource or safeguarded sites layers Piecemeal development borders the north of the site – outline permission for 62 dwellings
Pipeline	N/A
Planning Application	Pending application (F/17/81163) for the erection of 1 no. three bed detached bungalow, with associated landscaping, car parking and means of access from Providence Hill.
Topography	The site is on sloping land with a watercourse crossing it. This will make for higher build costs and is likely to result in a lower density form of development
Utilities	TBC
Other	N/A
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	F/17/81163
<b>DENSITY</b>	F/17/81163
<b>DEVELOPMENT CAPACITY</b>	1
<b>NOTES</b>	
This is considered to be a 'marginal' housing site which would probably not be worth taking forward were it not for the planning permission on the adjoining site and the allocation in the previous draft Local Plan.	

**Site: 30**

Name: North of Providence Hill, Bursledon

SLAA Reference: 4-14-C



		✓	
<b>LAND OWNERSHIP / SOURCE</b>	Mrs A D White, Mrs T Swift, Mr R Swift and Mrs J Barnes / Bryan Jezeph Consultancy Ltd		
<b>SITE AREA</b>	1.1ha		
<b>PLANNING HISTORY</b>	Pending planning application (O/17/80899) for the erection of up to 19no. dwellings with associated parking, creation of new access from Providence Hill substation and attenuation pond (landscaping reserved).		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	The triangular shaped site has an existing vehicular access at the north-western end of the site, but this would not be adequate to service a development of this site. A new vehicular access would be needed from Providence Hill which would be challenging given the topography of the site. There are existing access points to Morellos and Forge Mount.		
Agriculture	4		
Arboriculture / TPO	<p>There are mature trees to the site boundary with important trees to the Providence Hill frontage. Given the topography, protection of these trees should not be a significant constraint to development.</p> <p>There are TPO'd trees on the adjoining land but not on the site.</p>  <p>TPO 736-E covering all tree species      Bursledon Windmill conservation area.</p> <p>Standard advice of 15m exclusion radius from stem, likely to be</p>		

	far greater for larger trees.
Archaeology	There are no archaeological sites currently recorded at this location, and only a few archaeological remains have been found in the wider vicinity. Archaeological survey on adjacent land found little of archaeological merit although this was in part caused by damage to the land during the construction of the M27. It is unlikely that archaeological issues will prove burdensome, if they arise at all.
Ecology	<p>Headwaters of the small unnamed stream are present along the southern boundary and within 4-14-C. These and the headwater stream would need to be buffered.</p> <p>A very small reptile population and foraging bats are known to use the site.</p> <p>An unnamed watercourse runs along the northern boundary. There are 7 sites within the development management process that abut and drain into this water system. Development of this site will urbanise this complex further. If selected this site must buffer the stream by 20m and use naturalised SuDS with 3 forms of filtration.</p> <p>Windmill woods SINC could be impacted by recreation from this and proposed and permitted sites.</p> <p>Much of the site is wooded and likely to be an important part of the network.</p>
Environmental Health (Contamination, Noise & Air Quality)	<p>Noise – Road Traffic noise impact from A27 and M27 significant. Separation between noise sensitive development and roads will be necessary.</p> <p>Land contamination –adjacent to former landfill.</p> <p>Air Quality – Development site adjacent to A27 with elevated NO2, separation between sensitive development and roads will be necessary. Careful consideration of traffic impacts generated by this development on existing AQMA at Hamble Lane</p>
Flood Risk	N/A
Listed Building / Conservation	The site is adjacent to the Bursledon Windmill Conservation Area.
Minerals	Mineral resource buffer only Site 31 (1.1 ha) of the site is also piecemeal development with an enquiry status. Piecemeal development located 0.05 miles from the southern edge of the site (outline permission for 62 dwellings). Piecemeal development very close to the west of the site (outline application

	for 200 dwellings). Piecemeal development close to the north east of the site (planning permission granted for 29 dwellings).
Pipeline	N/A
Planning Application	Pending planning application (O/17/80899) for the erection of up to 19no. dwellings with associated parking, creation of new access from Providence Hill substation and attenuation pond (landscaping reserved).
Topography	The triangular part of the site slopes significantly away from the road which will be a constraint on development. This will increase build costs and could result in a lower density form of development. The likelihood is that detached properties following contour lines will be proposed.
Utilities	TBC
Other	N/A
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	O/17/80899
<b>DENSITY</b>	O/17/80899
<b>DEVELOPMENT CAPACITY</b>	19
<b>NOTES</b>	
N/A	

**Site: 33**

Name: South east of Windmill Lane, Bursledon

SLAA Reference: 4-28-C



		✓	
<b>LAND OWNERSHIP / SOURCE</b>	R Fisher / Foreman Homes		
<b>SITE AREA</b>	5.2 ha		
<b>PLANNING HISTORY</b>	<p>May 2016 outline planning application submitted for construction of up to 200 dwellings with associated open space and access from Providence Hill (ref: O/16/78514). The application was withdrawn by the applicant in December 2016.</p> <p>Pending planning application (O/17/81166) for a residential development of up to 200 dwellings, associated open space, landscaping, amenity areas and infrastructure means of access from Providence Hill. (All matters reserved except for access). The application includes land to the west with access through O/14/74322 to the south.</p>		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	The site is currently land-locked so access would be required across adjoining land (through the internal access serving O/14/74322) - the land to the south is understood to be within the same control.		
Agriculture	4		
Arboriculture / TPO	<p>Large areas of TPO'd trees on the site. Woodmill Wood SINC falls within the site. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.</p>  <p>TPO 736-E covering all tree species      Bursledon Windmill conservation area.</p>		

Archaeology	<p>There are no archaeological sites currently recorded at this location, and only a few archaeological remains have been found in the wider vicinity. Archaeological survey on adjacent land found little of archaeological merit although this was in part caused by damage to the land during the construction of the M27. It is unlikely that archaeological issues will prove burdensome, if they arise at all.</p>
Ecology	<p>Headwaters of the small unnamed stream are present within Windmill Woods and could be compromised by the current plans.</p> <p>Reptiles and foraging bats are known to use the site. The misery site has the highest reptile population in the area.</p> <p>This site incorporates Windmill wood SINC, small wet woodland. Proposals have buffered the site but connectivity has been severely compromised.</p> <p>Badnum Creek and an unnamed watercourse run through the site. There are 7 sites within the development management process that abut and drain into this water system. Development of this site will urbanise Badnum creek further. If selected this site must buffer both streams by 20m and use naturalised SuDS with 3 forms of filtration. As the species are slow worms this should be generally dry so at least and additional 5% for SuDS.</p> <p>Windmill woods will be totally surrounded. The most recent proposals for land at Misery provide very little green infrastructure to enable species to move.</p> <p>Incorporates the M27 PBL to the north. This corridor should remain connected for biodiversity There are significant tree belts connecting into windmill Wood SINC which should be retained and buffered as on all other sites within the locality.</p> <p>The problem with this SINC is that the development of this site will mean that it is totally surrounded and species will not be able to move out of the woodland. Therefore not only do we need to look at a 20m buffer but also a significant corridor through. Also the site identified contains the reptile translocation site for the previous two developments this needs to come out of the boundary as it is now allocated for reptiles. The translocation area is the field that sweeps up to the north on the extreme west of the parcel of land. For windmill woods I then need a 20m buffer and a 2m wide corridor through the site to connect the translocation site to the woodland.</p>
Environmental Health (Contamination, Noise &	<p>Noise – Road Traffic noise impact from M27 significant.</p> <p>Separation between noise sensitive development and roads will</p>

Air Quality)	<p>be necessary.</p> <p>Land contamination –partially on former landfill site.</p> <p>Air Quality – Air Quality – Impact from M27 significant, separation between sensitive development and roads will be necessary. Careful consideration of traffic impacts generated by this development on existing AQMA at Hamble Lane.</p>
Flood Risk	N/A
Listed Building / Conservation	The site is adjacent to the Bursledon Windmill Conservation Area.
Minerals	TBC
Pipeline	N/A
Planning Application	Pending planning application (O/17/81166) for a residential development of up to 200 dwellings, associated open space, landscaping, amenity areas and infrastructure means of access from Providence Hill. (All matters reserved except for access). Application is due to go to planning committee on 25th January 2018.
Topography	Steep slope northwest of site
Utilities	TBC
Other	N/A
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	O/17/81166
<b>DENSITY</b>	O/17/81166
<b>DEVELOPMENT CAPACITY</b>	200
<b>NOTES</b>	
	N/A



	<p>periods. I would endorse this. The report suggests that these archaeological issues are unlikely to be overriding (para 4.7) and as such the Planning Statement suggests (para 2.49) that archaeological matters might be addressed through a suitably worded condition attached to any planning permission issued. I would agree. I recommend that an archaeological condition be attached to any planning permission issued to secure archaeological survey and recording to ensure that archaeological remains encountered will be recognised and recorded.`</p>
Ecology	<p>Comments in tandem with Sites 41b &amp; 41c.</p> <p>This site is far too close the European Complex containing the Solent and Southampton Water SPA and Ramsar sites and the Solent Maritime SAC and associated SSSI. In fact part of the eastern boundary is within the European site. Large chunks of the site are locally designated or undesignated coastal habitats that are invariably going to be used by designated species and so would need to be classed as supporting habitats which the law states need to be treated as if they were protected under European law. The habitat with and adjacent to the site is saltmarsh which requires a fine balance of freshwater and saltwater inputs that would be destroyed by housing.</p> <p>Definitely it would destroy big chunks of supporting habitat and ruin the hydrology of the designated habitats not to mention scaring the birds off the adjacent SAC.</p> <p>Adjacent to Mallards Moor designated for its ancient coastal woodland and coastal estuarine habitat. Buffers could be used but they would need to be significant. Coastal woodland is extremely rare.</p> <p>As well as being likely to impact on the adjacent SINC the site incorporates Mercury Marina Saltmarsh SINC The hydrological processes required will be almost inevitably destroyed.</p> <p>Hydrologically and through increases in recreational disturbance.</p> <p>Will drain straight into the Solent. There will be no appropriate mitigation.</p> <p>Completely covered by the Hamble Estuary PBA.</p> <p>Saltmarsh, coastal woodland, other coastal habitats.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>EH Consultation response</p> <p>Noise - The site is impacted by traffic noise predominantly from Satchell Lane and this has been assessed in the above report.</p>

	<p>Overall, the measured levels show that the site is low risk in terms of this impact. I satisfied with the assessment in so far as it establishes that the site can in principle be developed for residential use along the lines suggested in the outline application.</p> <p>Air Quality - The report concludes that air quality objectives are unlikely to be exceeded on the site or be significantly deleteriously impacted at existing residential properties. However, it is expected that additional traffic flow through an Air Quality Management Area will result. As such, in accordance with usual practice, you should seek a contribution of £100 per dwelling.</p> <p>Contamination - 3 conditions</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	<p>Whole site within a proposed sand and gravel quarry safeguarded site; sharp sand and gravel mineral safeguarding area. HCC Minerals consultation response states it is not evident from this planning application and its supporting documents how the nearby safeguarded site has been considered and whether there are likely to be any significant impacts from any potential mineral extraction on to the proposed development and vice versa (required to comply with policy 16 of the Minerals and Waste Plan). Additional information has not been provided by the applicant.</p>
Pipeline	<p>CLH pipeline dissects eastern wedge of the site (north to south).</p>
Planning Application	Outline application (O/17/80319) of up to 70 dwellings with

	associated access, public open space, landscaping and amenity areas (all matters reserved except for access) has been refused.
Topography	Moderate downward slope from west to east
Utilities	Southern water consultation response, for consideration
Other	N/A
<b>DEVELOPABILITY</b>	On the basis of the Council's recommendation for refusal the site is not deemed to be developable.
<b>DEVELOPABLE AREA</b>	O/17/80319
<b>DENSITY</b>	O/17/80319
<b>DEVELOPMENT CAPACITY</b>	0
<b>NOTES</b>	
N/A	

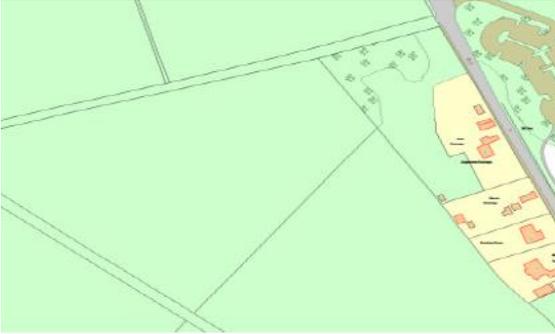
**Site: 42**

Name: Land north of Myrtle Cottage, Winchester Road

SLAA Reference: 3-33-C



		✓		
<b>LAND OWNERSHIP / SOURCE</b>	Mr and Mrs Proudfoot (Apple Tree Cottage), Mrs G Loth (Oak Tree Cottage and land to the north of the site / Bryan Jezeph Consultancy (Triangle Property Developments Ltd) and landowner			
<b>SITE AREA</b>	1.0ha			
<b>PLANNING HISTORY</b>	N/A			
<b>CONSTRAINTS / CONSIDERATIONS</b>				
Access	<p>Access via existing access points onto Winchester Rd serving both residential properties on site. Further access serving arboricultural contactor entrance located to north of residential access points onto Winchester Rd.</p> <p>PRoW (Footpath 1 Botley) linear to the north boundary from Winchester Rd to Shamblehurst Lane North.</p> 			
Agriculture	3b			
Arboriculture / TPO	Sporadic mature vegetation along all boundaries. Very mature tree line along north eastern boundary (abutting Winchester Rd) and the north boundary. Clusters of mature vegetation within the site interior. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.			

	 <p>No TPO trees within this site.</p>
Archaeology	<p>There are no archaeological sites currently recorded at this location, and despite extensive archaeological evaluation in the immediate vicinity little archaeological evidence recorded. The extensive archaeological survey of the neighbouring land does suggest that the site has a low archaeological potential and it seems very unlikely that any archaeological issues will arise</p>
Ecology	<p>Reptiles likely to be present including grass snake and slow worm. Roosting bats in building also likely to be present. Risk of dormouse in scrub and hedgerows.</p> <p>Hedgerow is present on the north and west boundaries of the site. Assumed these will be retained.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>EH Consultation response</p> <p>Land Contamination - Potential impact from former uses of the land.</p> <p>Noise - Adversely impacted by traffic noise from B3354 Botley Road, future traffic growth should be considered when assessing noise impact, including proposed Botley By Pass – use of layout required to mitigate noise impact</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	TBC
Pipeline	TBC
Planning Application	<p>Land to the west has planning permission for 680 units and other works (O/15/75953 &amp; RM/17/81628).</p> <p>Land adjacent to the east has planning permission for 1400 units and other works (O/12/71514, R/15/77595 &amp; R/16/79505).</p>

Topography	Flat
Utilities	One low voltage electric pole
Other	Existing Uses - two detached residential properties abutting Winchester Rd. Outbuildings used for arboricultural storage. Consideration of possibly losing these residential units and outbuildings to enhance the layout of a residential scheme onsite.
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	<p><i>Gross Area: 1.0ha</i></p> <p><i>Arboricultural Deduction: N/A - believed root protection areas for very mature treeline (north eastern and eastern boundary) can be encompassed within housing (amenity/garden) or non-housing (open space/landscaping) area.</i></p> <p><i>Existing Use Deduction:</i></p> <ul style="list-style-type: none"> <li>• Exclusion of Residential (and outbuilding) Use = 0.2ha</li> </ul> <p>1.0ha - 0.2ha = 0.8ha</p> <p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> <li>• Reduction for SUDS provision (10%) = 0.08ha</li> </ul> <p>0.8ha - 0.08ha = 0.72ha</p> <p><i>Tapping the Potential:</i></p> <p>90% gross to net ratio (of 0.72ha)</p> <ul style="list-style-type: none"> <li>• Housing Area = 0.648 ha</li> <li>• Non-Housing Area = 0.072ha</li> </ul> <p>If the existing residential units and outbuilding were to be removed they may facilitate an enhanced layout of a residential scheme onsite. <i>Gross Area: 1.0ha</i></p> <p><i>SUDS Deduction:</i></p>

	<ul style="list-style-type: none"> <li>• Reduction for SUDS provision (10%) = 0.1ha</li> </ul> <p>1. ha - 0.1ha = 0.9ha</p> <p><i>Tapping the Potential:</i></p> <p>90% gross to net ratio (of 0.9ha)</p> <ul style="list-style-type: none"> <li>• Housing Area = 0.81ha</li> <li>• Non-Housing Area = 0.09ha</li> </ul>
<b>DENSITY</b>	30dph
<b>DEVELOPMENT CAPACITY</b>	<p>0.648ha x 30dph = 19.44</p> <p>0.81ha x 30dph = 24.3</p>
<b>NOTES</b>	
N/A	

**Site: 44**

Name: Land at Foxholes Farm, Firtree Lane

SLAA Reference: 7-25-C



		✓	
<b>LAND OWNERSHIP / SOURCE</b>	Mr Marsh / Richard Tear Ltd and Council Planning Officers		
<b>SITE AREA</b>	1.04ha		
<b>PLANNING HISTORY</b>	<p>This site form part of a wider site which was identified as a Strategic Location for Development earmarked for allocation in the Submitted Plan 2011-29 (Draft Policy H1) for a total of approximately 950 units and other provisions under Policy WE1.</p> 		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	<p>Access onto site exists via a wide access drive on the north east corner of the site abutting Fir Tree Lane, adj to the PRow access gate.</p> <p>PRow (Footpath 8 Fair Oak and Horton Heath) linear to the east boundary from Fir Tree Lane to the south.</p> 		
Agriculture	4		
Arboriculture / TPO	Mature boundary vegetation along the east boundary screens views from the PRow and adjacent open space. Mature hedgerow vegetation and sporadic mature tree vegetation exists		

	<p>along other boundaries. The existing dwelling within the southern portion of the site is partially screened by intermediate vegetation from the northern portion of the site. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.</p>  <p>No protected trees at this site.</p>
Archaeology	<p>There are no substantive archaeological sites currently recorded at this location, nor in the immediate vicinity. The farm itself has buildings dating to the 17<sup>th</sup> century which might have some heritage value, although they are unlisted. It seems very unlikely that any archaeological issues will arise</p>
Ecology	<p>Reptiles likely to be present, bats may roost in farm buildings.</p> <p>Development could impact on River Itchen SAC 1.6km to the west and ultimately the Solent N2K sites through site run off and reduction in freshwater inputs. Measures such as permeable surfacing and SUDS likely to be needed to ensure no adverse effects.</p> <p>Hedgerows present on boundaries. Quality of grassland unknown.</p>
Environmental Health (Contamination, Noise & Air Quality)	<p>EH Consultation response</p> <p>Noise - Potential for part of site nearest Fir Tree Lane to be impacted by traffic noise, future traffic growth should be considered from adjacent planned development.</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	TBC
Pipeline	TBC
Planning Application	<p>Adjacent to the south, north and west is a pending application (O/14/75735) for 950 units. The site is subject to a pending pre-application for a 45 unit scheme. The principle is deemed acceptable, strictly on the basis that it would need to come forward in conjunction or in line with the timescales associated with the wider West of Horton Heath scheme. As a standalone</p>

	site the principle would not be supported as ultimately it would represent isolated development in the countryside.
Topography	Slopes west.
Utilities	Overhead cables dissect the northern area of the site, west to east.
Other	Existing Uses - Single residential unit and number of large outbuildings within the southern portion of the site.
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	N/A
<b>DENSITY</b>	The site will be adjacent to the local centre proposed within the West of Horton Heath scheme, therefore, able to accommodate a higher density.
<b>DEVELOPMENT CAPACITY</b>	45
<b>NOTES</b>	
N/A	

**Site: 45**

Name: Home Farm, St John's Road

SLAA Reference: 9-12-C

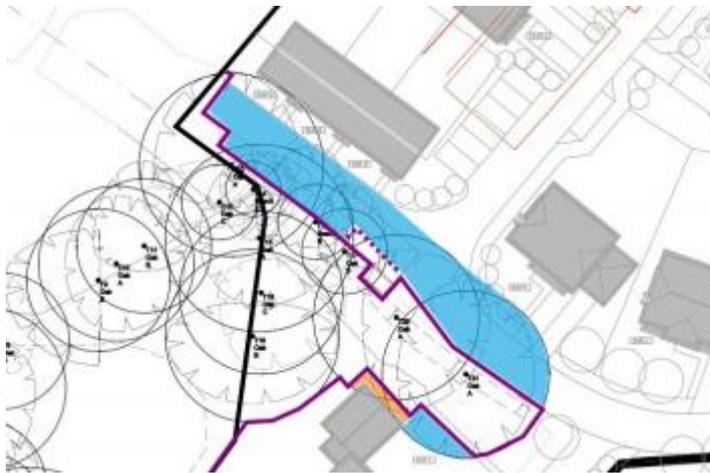


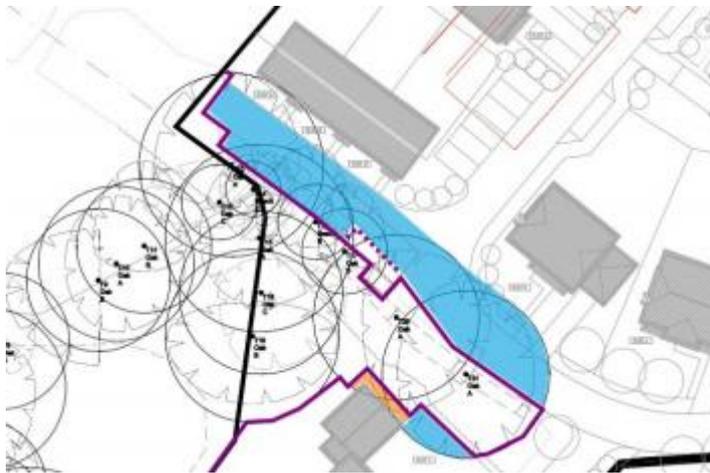
		✓	
<b>LAND OWNERSHIP / SOURCE</b>	Highways Agency, Richard Browning, Raymond Garner, Wayne Mitchell, Alfred Candy, Robery Candy, Helen Jones & Joan Owen / Luken Beck MDP Ltd on behalf of M and P Lipscombe		
<b>SITE AREA</b>	SLAA advises 0.9ha. Our calculations advise 0.6ha.		
<b>PLANNING HISTORY</b>	N/A		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	<p>There is no access to the site from St John's Road (B3033). Access would be required through the adjacent site to the south, associated with 15/76447. Appears road layout has been designed to offer a possible link into the site, but this section of access is very close to mature tree line along the west boundary.</p> 		
Agriculture	3 & 4		
Arboriculture / TPO	<p>Site enclosed by mature woodland (Priority Habitat Inventory - Deciduous Woodland) on west, north and south boundaries. Tpo covers woodland to the east. No vegetation along the south boundary, abutting the 15/76447 site. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.</p>		



TPO 140-E covering All tree species.

15/76447 includes a no-dig zone adjacent to the existing tree line. Area highlighted in blue (inset tree plan below) is for a no-dig driveway. Further clarification is being sought for EBC Tree Officers to ascertain if this location could be used to facilitate access into the site in light of the no dig constraint.



	 <p>TPO 140-E covering All tree species.</p> <p>15/76447 includes a no-dig zone adjacent to the existing tree line. Area highlighted in blue (inset tree plan below) is for a no-dig driveway. Further clarification is being sought for EBC Tree Officers to ascertain if this location could be used to facilitate access into the site in light of the no dig constraint.</p> 
<p>Archaeology</p>	<p>There are no archaeological sites recorded at this location nor any substantive sites recorded in the immediate vicinity (although extensive archaeological remains are known on Netley Common). It seems very unlikely that any archaeological issues will arise</p>
<p>Ecology</p>	<p>Pond present within 30m south of site. Impacts on great crested newts will need assessing if present however habitat on site likely to be of low value to GCN compared to surrounding woodland so mitigation likely to be possible. Potential for disturbance of bats using the woodland from lighting.</p> <p>North-west of site is adjacent to M27 corridor PBL. Not within a PBA.</p> <p>Risk of acid grassland present – as is present on adjacent site.</p>
<p>Environmental Health (Contamination, Noise &amp;</p>	<p>EH Consultation response</p> <p>Air Pollution - Close proximity to M27 will result in site partially or</p>

Air Quality)	<p>wholly being above annual and potentially, hourly target levels for NO2. Development if implemented likely to lead to declaration of new AQMA. Residential should be discouraged as potential for non-compliance with hourly human health limit value for NO2.</p> <p>Land Contamination - Potential impact from former uses of the land.</p> <p>Noise - Significant adverse impact by traffic noise from M27. END<sup>1</sup> Important area ID 5560 on opposite side of M27 indicating very high noise levels present for road traffic noise. Site rises in height moving away from the M27 reducing the effectiveness of noise screening options.</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	Majority of site within sharp sand and gravel mineral safeguarding area.
Pipeline	TBC
Planning Application	Permission for 14 units and an industrial (15/76447) granted on adjacent site to the south, intermediate of the site and St John's Road.
Topography	Site rises in height moving away from the M27.
Utilities	TBC
Other	N/A
<b>DEVELOPABILITY</b>	<p>Y - Whilst EBC Environmental Heath Officers have raised possible air and noise pollution constraints. It is considered appropriate mitigation may be provided due to the adjacent site being approved for residential development (15/76447), which is seen in the same context. Furthermore, Phase 1 St Johns Road (north of Site 15) has proposed development far closer to the M27 than would be on the site. The key to enabling development on site will be achieving a suitable vehicular access point. This may be achieved through the adjacent residential development (15/76447) however it would be upon surfacing which is a no dig driveway to preserve root protection areas. Further clarification is being sought from EBC Tree Officers as to whether vehicular access could be proposed at this location to serve residential development upon the site.</p>
<b>DEVELOPABLE AREA</b>	<i>Gross Area: 0.6ha</i>

	<p><i>Arboricultural Deduction:</i> N/A - believed an appropriate buffer from the woodland (inc tpo) and other tree lined boundaries can be encompassed within housing (amenity/garden) or non-housing (open space/landscaping) areas.</p> <p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> <li>• Reduction for SUDS provision (10%) = 0.0ha</li> </ul> <p>0.6ha - 0.06ha = 0.54ha</p> <p><i>Tapping the Potential:</i></p> <p>90% gross to net ratio (of 0.54ha)</p> <ul style="list-style-type: none"> <li>• Housing Area = 0.486ha</li> <li>• Non-Housing Area = 0.054ha</li> </ul>
<b>DENSITY</b>	30dph
<b>DEVELOPMENT CAPACITY</b>	<p>0.486ha x 30dph = 15.8</p> <p>Dependent upon further clarification from EBC Tree Officer and whether appropriate air &amp; noise mitigation can be incorporated into the design.</p>
<b>NOTES</b>	
N/A	

**Site: 46**

Name: The Coach House, Netley Firs Road

SLAA Reference: 9-25-C



			✓
<b>LAND OWNERSHIP / SOURCE</b>	Mr and Mrs Hall / Landowner		
<b>SITE AREA</b>	1.7ha		
<b>PLANNING HISTORY</b>	N/A		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	Narrow single width vehicular access from Upper Northam Close into the site. Sufficient widening to provide a dual width entry and appropriate visibility splays would result in the loss of adjacent mature trees. Less constrained vehicular access via Netley Firs Road to the east. This access however will also be used in relation to the Conservative Club adjacent to the site. Both access points are constrained by adjacent tpo designations.		
Agriculture	3 & 4		
Arboriculture / TPO	<p>The site is covered by 2 tpo's (140-E &amp; 139-E) and an area of extensive woodland (south parcel). This area total 1.01ha of the total site area. Other boundaries are covered by mature tree vegetation enclosing the site from the wider area. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.</p>  <p>TPO 140-E covering all tree species</p> <p>TPO 139-E covering all tree species</p>		
Archaeology	There are no archaeological sites recorded at this location nor any substantive sites recorded in the immediate vicinity. It seems		

	very unlikely that any archaeological issues will arise
Ecology	<p>Bats may roost in the Coach House and farm buildings and mature trees. Reptiles may be present in grassland. Risk of dormouse presence.</p> <p>West of site is within the M27 corridor PBL. Not within a PBA.</p> <p>Direct impacts to lowland deciduous woodland to be avoided. Risk of species rich grassland remnant present.</p>
Environmental Health (Contamination, Noise & Air Quality)	<p>EH Consultation response</p> <p>Air Pollution - Close proximity to M27 will result in site partially or wholly being above annual and potentially, hourly target levels for NO2. Development if implemented likely to lead to declaration of new AQMA. Residential should be discouraged as potential for non-compliance with hourly human health limit value for NO2.</p> <p>Land Contamination - Low potential for impact.</p> <p>Noise - Significant adverse impact by traffic noise from M27. Half of the site within END<sup>1</sup> Important area ID 6208 for road traffic noise, indicating very high noise levels present. Site rises in height moving along and away from the M27 reducing the effectiveness of noise screening options.</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	Sharp sand and gravel mineral safeguarding area in south.
Pipeline	TBC
Planning Application	N/A
Topography	Sharp rise of 20m from north to south. 10m rise from north to south from mature woodland on site to Upper Northam Close.
Utilities	Overhead electricity lines.
Other	2 existing buildings (including large detached dwelling and curtilage on site.
<b>DEVELOPABILITY</b>	N - Highways - Upper Northam Close access is unviable to serve development due to trees covered by a tpo which require removal to facilitate a dual width access, Netley Firs Road serves existing community use (Conservative Club) therefore there may be a conflict over vehicle movements, Arboriculture - clearance required to widen developable area of site, Topographic, Air &

	Noise Pollution constraints.
<b>DEVELOPABLE AREA</b>	N/A
<b>DENSITY</b>	N/A
<b>DEVELOPMENT CAPACITY</b>	N/A
<b>NOTES</b>	
N/A	

**Site: 48**

Name: Land off The Drove

SLAA Reference: 11-26-C



			✓
<b>LAND OWNERSHIP / SOURCE</b>	The Wiseman Family / Landowner		
<b>SITE AREA</b>	0.47ha		
<b>PLANNING HISTORY</b>	N/A		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	<p>Existing vehicular access point to the south of the site, intermediate of Odd Nos 17-25 The Drove and 27 and The Drove. This single width access serves the larger agricultural fields to the north. The close proximity of vehicle access points to the site access may lead to a highways objection on safety grounds.</p> 		
Agriculture	4		
Arboriculture / TPO	<p>The site is enclosed for the most part by mature tree vegetation along each boundary. The interior of the site appears to be overgrown shrubs/bracken. There are no associated tpo designations. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.</p>  <p>No protected trees in the area you highlighted</p>		
Archaeology	There are no archaeological sites recorded at this location nor any substantive sites recorded in the immediate vicinity (although		

	extensive archaeological remains are known at Moorgreen Hospital close by). It seems unlikely that any archaeological issues will arise
Ecology	<p>Risk of dormice in scrub or use by reptiles. Risk of bats roosting in trees.</p> <p>M27 PBL is within the site.</p> <p>Lowland broadleaved woodland appears to be present along the site boundaries.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>EH Consultation response</p> <p>Air Pollution - Close proximity to M27 will result in site partially or wholly being above annual and potentially, hourly target levels for NO2. Development if implemented likely to lead to declaration of new AQMA. Residential should be discouraged as potential for non-compliance with hourly human health limit value for NO2.</p> <p>Land Contamination - Low potential for impact.</p> <p>Noise - Significant adverse impact by traffic noise from M27. Site mostly within END<sup>1</sup> Important area ID 12648 for road traffic noise, indicating very high noise levels present. Small site has limited options for screening noise from the M27.</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	TBC
Pipeline	TBC
Planning Application	Site lies adjacent (north west) of a residential development (Z/27709/004/00) for the erection of five detached dwellings.
Topography	Flat
Utilities	TBC
Other	N/A
<b>DEVELOPABILITY</b>	N - Site access from The Drove is associated with a track which provides access to the agricultural fields to the north west. This access is single lane without the opportunity to allow vehicles to pass each other. Furthermore, the entrance to this track is in very close proximity to accesses to adjacent residential properties (Odd Nos 17-25 The Drove and 27 and The Drove). It is considered this isn't suitable to provide access to serve

	residential development on site, nor can it be altered to do so. Further constraints of the air and noise pollution are apparent with environmental health offices advising against residential development at this location.
<b>DEVELOPABLE AREA</b>	N/A
<b>DENSITY</b>	N/A
<b>DEVELOPMENT CAPACITY</b>	N/A
<b>NOTES</b>	
N/A	