

**Eastleigh Borough Local Plan  
2011-2036**

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

**JULY 2017**



# TABLE OF CONTENTS

1	INTRODUCTION.....	1
2	METHODOLOGY .....	3
3	ASSESSMENT .....	5
4	SUMMARY .....	30

## APPENDICES

APPENDIX A - Individual Development Capacity Site Assessments

## 1 INTRODUCTION

- 1.1 The purpose of the Development Capacity Assessment (DCA) is to establish the suitability and residential development capacity of preferred Greenfield sites for potential allocation within the Eastleigh Borough Local Plan 2011-2036. This has informed the council's choice of allocation within the emerging Eastleigh Borough Local Plan (published July 2017) and its draft policies.
- 1.2 Preferred Greenfield sites were identified following the comprehensive sifting process undertaken by Eastleigh Borough Council, as outlined in within the 20th July 2017 Cabinet Report (Eastleigh Local Plan Review; Emerging Approach - Report of the Senior Specialist (Local Plan)). This included a comparative assessment by Council officers of 40 sites.
- 1.3 The Eastleigh Local Plan Emerging Approach is based on the wide range of emerging evidence available at this stage, but that important evidence remains outstanding, and that the Council will need to make a definitive decision on the Local Plan once all the relevant and key evidence is available.
- 1.4 A full list of the preferred Greenfield Sites is shown in Table 1 below.

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

<b>Site Ref</b>	<b>SLAA Reference</b>	<b>Site Name</b>	<b>Parish</b>
2	1-4-C	East of Allbrook Way, Allbrook	Allbrook
3	2-6-C	Church Road, Bishopstoke	Bishopstoke
4	7-11-C	East of Knowle Lane, Fair Oak	Fair Oak
7	7-21-C	West of Durley Road, Horton Heath	Fair Oak
8	7-27-C	East of Allington Lane, Fair Oak	Fair Oak
10	7-51-C	Lechlade, Horton Heath	Fair Oak
12	11-17-C & 11-18-C	North of Barbe Baker Avenue, West End	West End
13	9-3-C	West of Woodhouse Lane, Hedge End	Hedge End
15	9-26-C	North of Peewit Hill Close, Hedge End	Hedge End
19		South of Maddoxford Lane, Boorley Green	Botley
20	3-8-C	North east of Winchester Street, Botley	Botley
21	3-12-C	East of Kings Copse Avenue, Hedge End	Botley
24	3-19-C	Broad Oak Garage, Botley	Botley
26	3-35-C	Braxells Farm, Hedge End	Botley
27	4-5-C	North of Blundell Lane, Bursledon	Bursledon

28	4-6-C	North of Bridge Road, Bursledon	Bursledon
29	4-11-C	Providence Hill and Oakhill, Bursledon	Bursledon
30	4-14-C	North of Providence Hill, Bursledon	Bursledon
32	4-27-C	Heath House Farm, Hedge End	Bursledon
33	4-28-C	South east of Windmill Lane, Bursledon	Bursledon
35c	10-16-C	South of Pound Road, Bursledon	Hound
39	8-11-C	North and south of Kings Avenue, Hamble	Hamble
40a	8-5-C	Land west of Satchell Lane	Hamble
40b	8-13-C	Land at Hamble Petroleum Storage Depot, Satchell Lane	Hamble
40c	8-3-C	Mercury Yacht Marina (including caravan site and donkey field)	Hamble

## 2 METHODOLOGY

- 2.1 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.
- 2.2 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]

- 2.3 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.
- 2.4 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.
- 2.5 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
- 2.6 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.
- 2.7 Once the developable area has been calculated, an appropriate density (density per hectare - dph), is considered for the specific preferred Greenfield site.
- 2.8 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).

- 2.9 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.
- 2.10 The preferred Greenfield sites listed in Table 2 have associated planning applications or resolutions to grant for residential development. Accordingly, the permitted residential figures were taken forward, without the need to undertake associated development capacity assessments for each.

*Table 2 - 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
12	11-17-C & 11-18-C	North of Barbe Baker Avenue, West End	West End

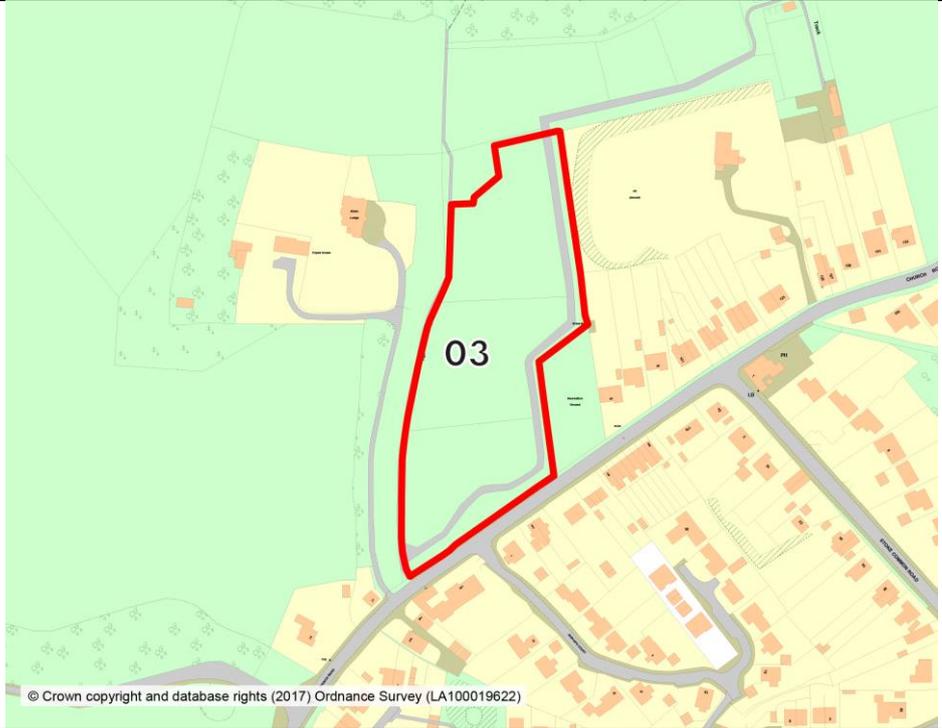
### 3 ASSESSMENT

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

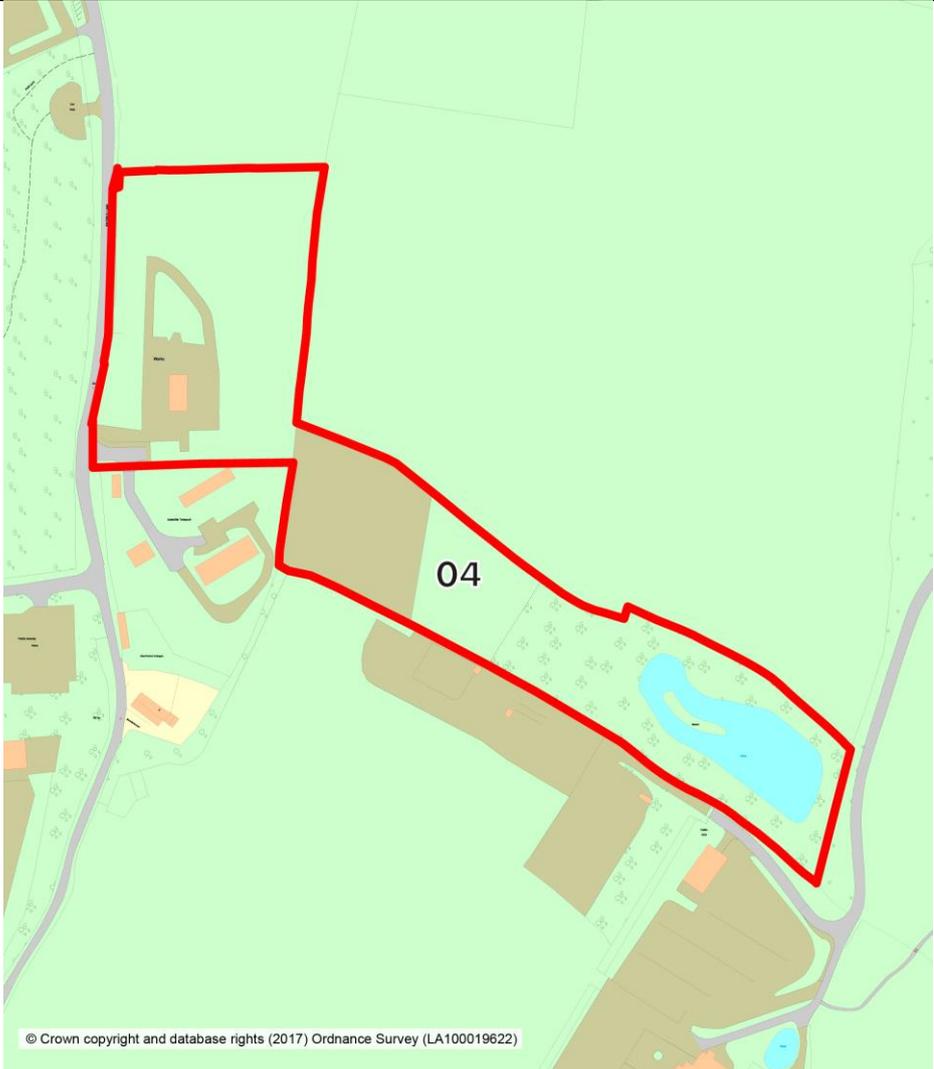
#### 3.2 Site 2

SLAA Ref	1-4-C
Site Name	East of Allbrook Way, Allbrook
Location Plan	
Summary	<p>The 7.76ha site lies to the eastern side of Allbrook Way and raised well above the level of the road is an area of land currently used for grazing. Residential properties adjoin to the east in Pitmore Road and to the south in Allbrook Hill. The land slopes down from north to south and from west to east. Lincolns Copse, an area of ancient woodland and a SINC adjoins to the north. There is a belt of mature trees along the eastern boundary which are protected by a tpo. There is also a watercourse in this part of the site which runs north to south along the eastern boundary. There is nothing to suggest however that these constraints cannot be accommodated / addressed within any detailed scheme. Part of the site will be required for a relief road to by-pass Allbrook Hill and to serve the north of Bishopstoke/Fair Oak Strategic Growth Option, if this option is to be pursued. There will need to be a reasonable separation between new residential development and the new link road as well as the existing busy road at Allbrook Way.</p>
Capacity	95

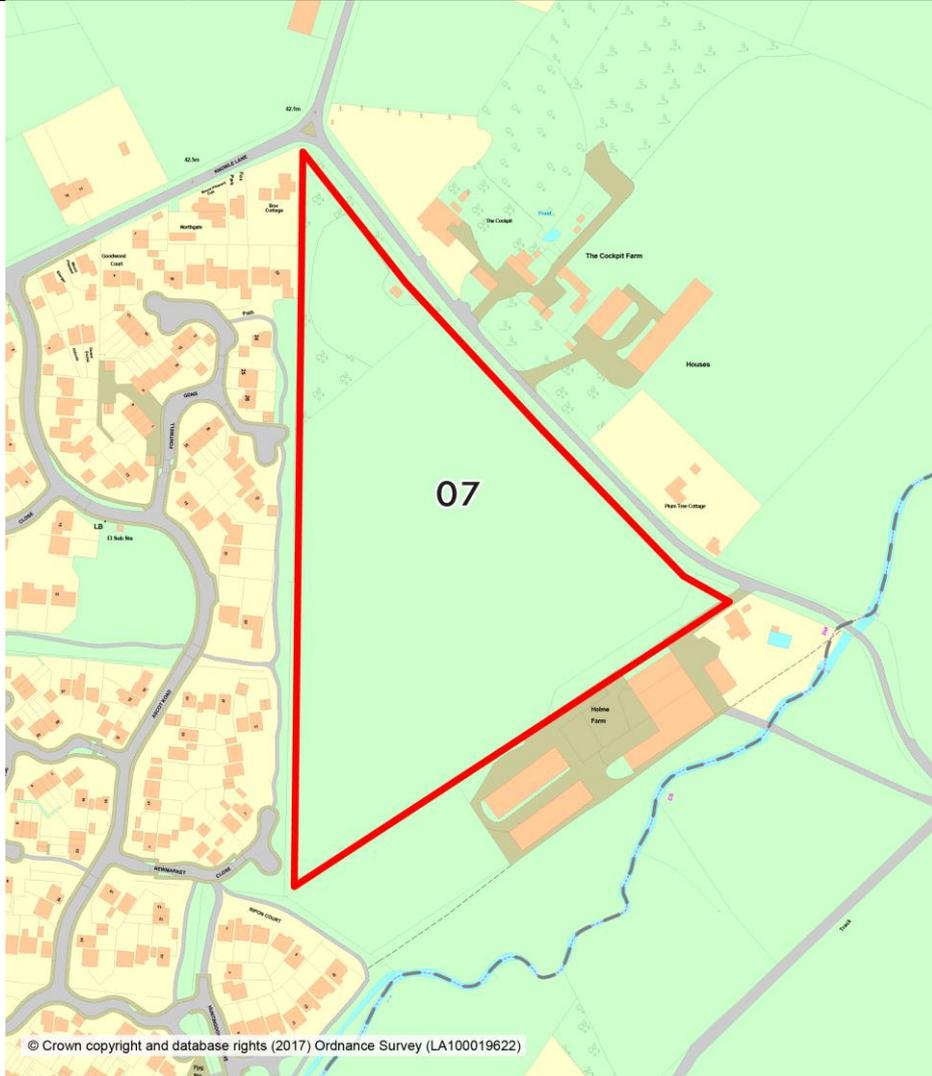
3.3 Site 3

SLAA Ref	2-6-C
Site Name	Church Road, Bishopstoke
Location Plan	
Summary	The 1.3ha site has planning permission (O/16/79469), for the construction of up to 30 dwellings, including 35% affordable housing, with access from Church Road, open space and landscaping and formal diversion of public right of way Footpath 732 to adjacent existing footpath.
Capacity	30

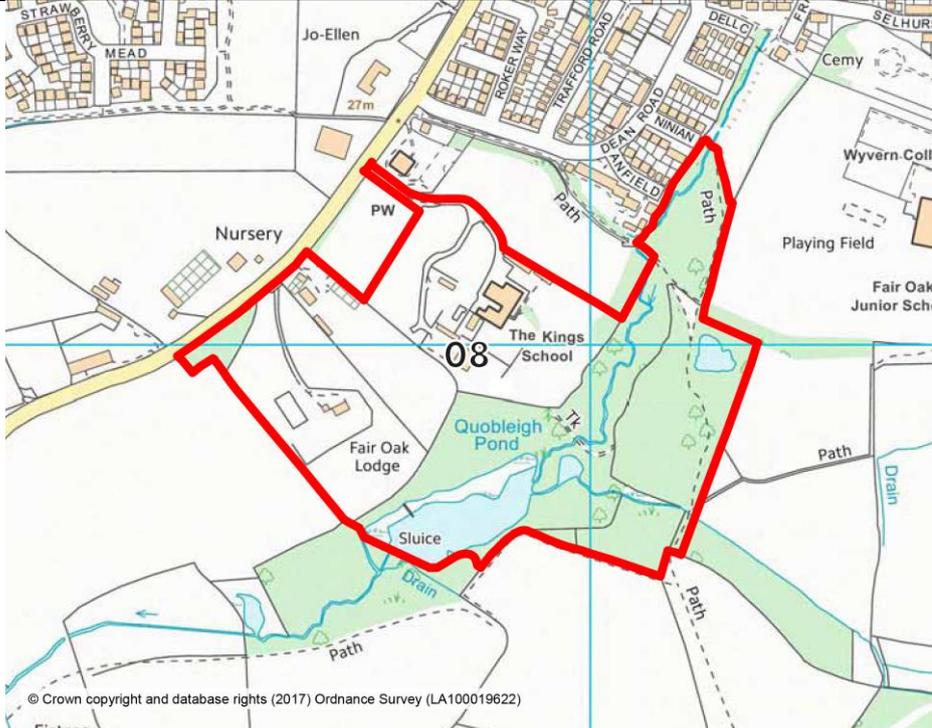
3.4 Site 4

SLAA Ref	7-11-C
Site Name	East of Knowle Lane, Fair Oak
Site Location	
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. There is a pending 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. 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	34

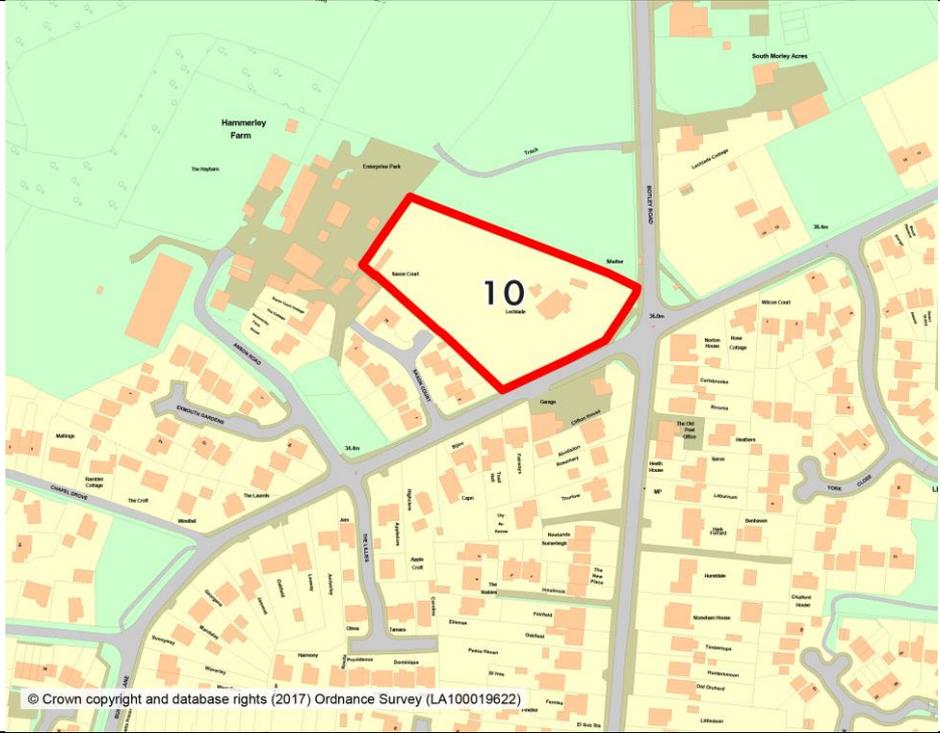
3.5 Site 7

SLAA Ref	7-21-C
Site Name	West of Durley Road, Horton Heath
Location Plan	
Summary	<p>The 4.15ha triangular site to the west of Durley Road, slopes gently from north to south and is currently used for agriculture. The site adjoins Horton Heath to the west, an agricultural enterprise to the south and a small number of residential properties (including The Cockpit - Grade II Listed Building) &amp; open countryside on the opposite side of Durley Road to the east. The site is split into two field parcels defined by a mature hedgerow planting and is enclosed on all boundaries by mature hedgerow and/or tree line vegetation. A small section of the western boundary is covered by a tpo.</p>
Capacity	73

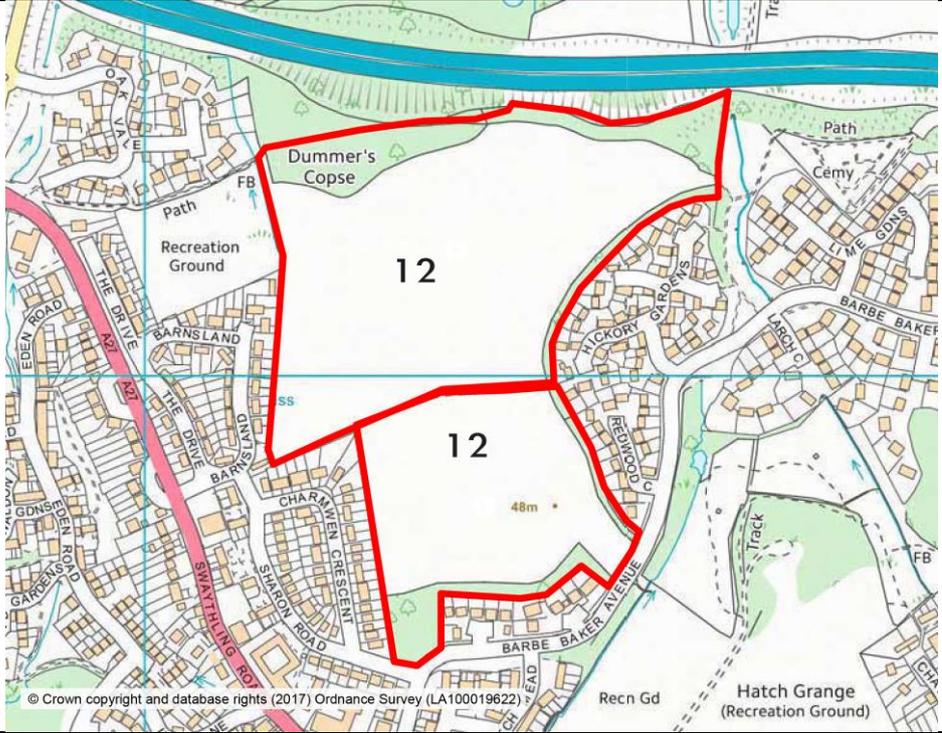
3.6 Site 8

SLAA Ref	7-27-C
Site Name	East of Allington Lane, Fair Oak
Location Plan	 <p>© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)</p>
Summary	<p>The 14.5ha site lies to the east of Allington Lane is currently comprised of The King's School, Rockford House, Fair Oak Lodge, Quobleigh Woods SINC and other undeveloped land. Land intermediate of the site and Allington Lane (east) &amp; Fair Oak (north) has planning permission (O/13/72471) for 72 dwellings, a new junction with Allington Lane, pedestrian links and reconfiguring of existing Church St (Swithun Wells Catholic Church) car park. The site and O/13/72471 share an access onto Allington Lane to the east. The site is generally flat and enclosed from the immediate area by mature hedgerow, treeline and wooded vegetation. Furthermore, site is also dissected into parcel by mature hedgerow and treeline vegetation. A blanket tpo cover the entire site. Whilst the site covers 14.5ha, only 1.38ha is considered for residential development (illustrated below) intermediate of The King's School/Rockford House and Allington Lane/O/13/72471. This area of the site is likely to be able to accommodate approximately 38 dwellings.</p>  <p>The remainder of the site is earmarked for ecological enhancements (gcn and other) in association with the Quobleigh Woods SINC.</p>
Capacity	38

3.7 Site 10

SLAA Ref	7-51-C
Site Name	Lechlade, Horton Heath
Site Location	
Summary	<p>The 0.7ha site which contains an existing dwelling and associated curtilage, adjoins Burnetts Lane to the south, Botley Lane to the east, Lapstone Farm to the north, a small industrial unit (subject to a pending application for residential development - F/16/79704) to the north west and residential development to the west. The site is flat and enclosed from the immediate area by mature hedgerow and treeline vegetation. The main on-site constraints include the mature vegetation (including 4 tpo'd oak trees on northern boundary), provision of an appropriate access away from the crossroads, adj industrial use and nearby Listed Building. There is nothing to suggest however that these constraints cannot be accommodated / addressed within any detailed scheme.</p>
Capacity	13

3.8 Site 12

SLAA Ref	11-17-C & 11-18-C
Site Name	North of Barbe Baker Avenue, West End
Location Plan	
Summary	The 15.8ha Council owned site has planning permission (F/15/77718), for the construction of 98no. dwellings with access from Barbe Baker Avenue and Barnsland, associated landscaping, parking, new footpath, children's' play area, attenuation pond and diversion of 3no. public rights of way.
Capacity	98

3.9 Site 13

SLAA Ref	9-3-C
Site Name	West of Woodhouse Lane, Hedge End
Location Plan	
Summary	<p>This 51ha County-owned site lies on the western side of Woodhouse Lane. The 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 800 dwellings. In the light of current on-going feasibility work regarding a potential mixed use development including residential development, new primary and secondary schools, a local centre, public open space and sports facilities, it is understood that the residential development capacity is likely to be in the region of 600 - 650 units. The main on-site constraints include utilities/overhead power lines/ecological constraints/ and the route of the proposed Botley bypass running along Woodhouse Lane. There is nothing to suggest however that these constraints cannot be accommodated/addressed within any detailed scheme.</p>
Capacity	600 - 650

3.10 Site 15

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. There is a pending planning application (F/17/70650) 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. 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	106

3.11 Site 19

SLAA Ref	
Site Name	South of Maddoxford Lane, Boorley Green
Location Plan	 <p>Eastern Parcel to east of 3-39-C</p>
Summary	<p>This 9.8ha site (including slaa sites 3-7-C &amp; 3-39-C and a parcel to the east) lies on the southern side of Maddoxford Lane and to the east of Crowsnest Lane. Comprises three field parcels - one with planning permission (O/16/78389 adj to Crowsnest Lane) for up to 50 dwellings and one with resolution to permit (O/16/79600 adj to Maddoxford Lane) subject to further ecology surveys and S106, for up to 50 dwellings and a further parcel to the east. All three parcels were subject of an earlier master plan and public consultation exercise. The inclusion of the eastern parcel (2.56ha) at a lower density would allow a softer rounding-off of the built development along Maddoxford Lane which would mirror the Boorley Green development immediately opposite this site. The main constraints include underground gas and water pipelines, topography, existing field boundaries and an overhead power line in the eastern field parcel. There appear to be no "show-stopper" constraints however that cannot be accommodated within any detailed scheme.</p>
Capacity	30

3.12 Site 20

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 nothing to suggest however that these constraints cannot be accommodated/addressed within any detailed scheme.</p>
Capacity	300 - 375

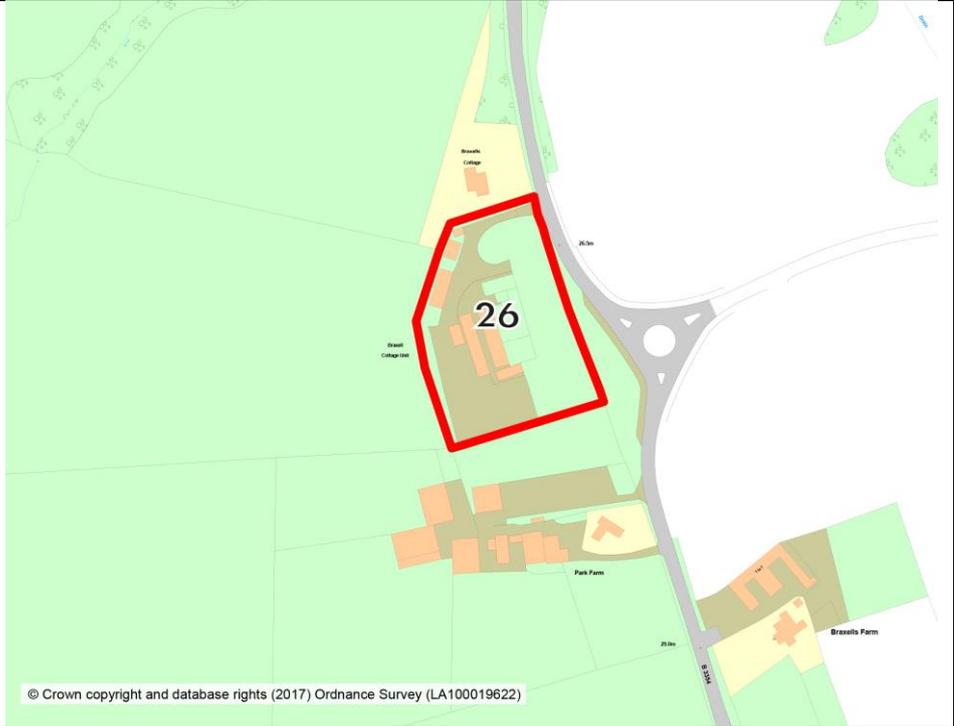
3.13 Site 21

SLAA Ref	3-12-C
Site Name	East of Kings Copse Avenue, Hedge End
Location Plan	
Summary	<p>The 6.18ha site lies on the eastern side of Tanhouse Lane and south eastern side of Kings Copse Avenue. The Rodaway Pavilion and Football Ground lies beyond Tanhouse Lane to the east with a PRoW also running along Tanhouse Lane. Beyond Kings Copse Avenue to the north west is Hedge End, with further residential uses adj to the north boundary of the site. To the south and east of the site is open countryside interspersed by mature vegetation belts and woodland copses. The topography of the site fall gently towards the north east. The site is split into two parcels with the larger parcels to the south in agricultural use and the smaller northern parcel covered in dense woodland and forming part of the Tanhouse Meadow SINC and Manor Farm LNR. Appropriate buffers will be required from these ecological designations. The wooded area also includes a watercourse which subject to flooding, but only within the wooded area. In addition to the northern wooded area the site is enclosed from the immediate area by mature hedgerow and treeline vegetation. Whilst in agricultural use the site falls within the Manor Farm Country Park area. Overhead powerlines and pipeline cross diagonally through the eastern part of the site. There is nothing to suggest however that these constraints cannot be accommodated/addressed within any detailed scheme. The site is likely to able to accommodate approximately 70 dwellings.</p>
Capacity	70

3.14 Site 24

SLAA Ref	3-19-C
Site Name	Broad Oak Garage, Botley
Location Plan	
Summary	<p>The 0.58ha site is a brownfield site with an existing car showroom uses and extensive areas of hardstanding. The north boundary of the site falls within the Botley AQMA, with the remainder of the site falling with Flood Zones 2 &amp; 3, requiring a sequential test to be undertaken. The site is not considered suitable for allocation as a greenfield site.</p>
Capacity	0

3.15 Site 26

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.</p>
Capacity	19

3.16 Site 27

SLAA Ref	4-5-C
Site Name	North of Blundell Lane, Bursledon
Location Plan	
Summary	<p>The 3.7ha site is contained by the M27 to the north, boatyard &amp; River Hamble to the south east and Blundell Lane/the Old Bursledon Conservation Area to the south west. The close proximity of the site to the Solent Maritime SAC, the Brixedone Saltmarsh &amp; Mudflat SINC and M27 severely impede upon the developability of the site. With any development likely to affect these ecological designations. The mature treeline along the south west boundary and partially along the south west boundary are protected by a tpo. The eastern half of the site is dissected by a pipeline from Blundell Lane up to the M27. The site would require access though the existing boatyard, or via Blundell Lane through the tpo'd treeline. The site is not considered suitable for residential development in light of the on and off site constraints.</p>
Capacity	0

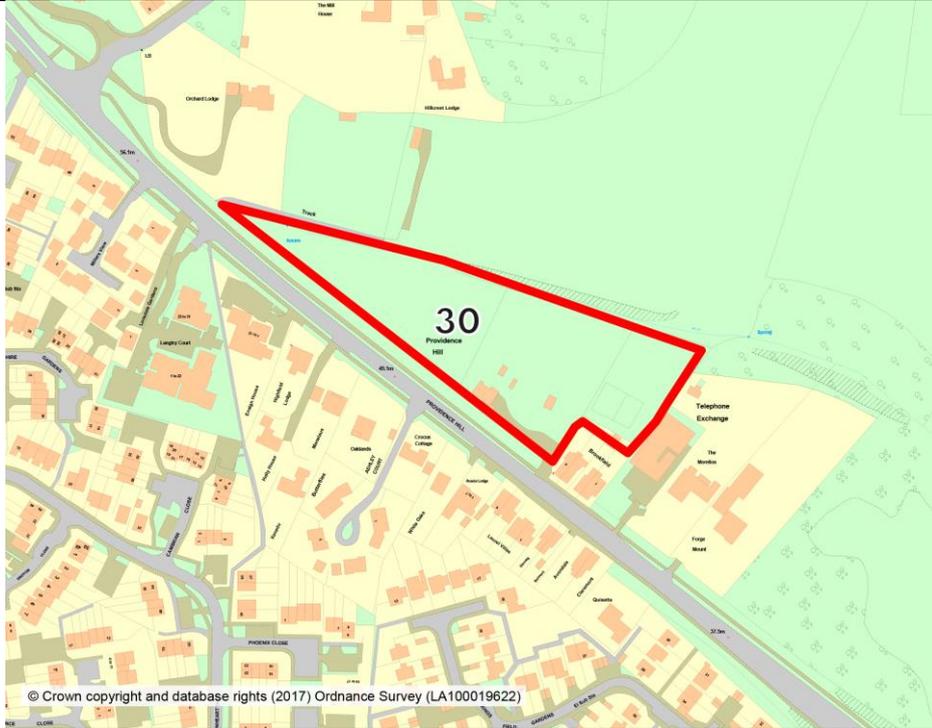
3.17 Site 28

SLAA Ref	4-6-C
Site Name	North of Bridge Road, Bursledon
Location Plan	
Summary	<p>The 1.31ha site to the north of Bridge Road, was subject to a withdrawn planning application (F/17/79886) for 11 dwellings, with associated car parking, landscaping and new access from Bridge Road. Questions over developability in light of constraints (ecology, air quality and trees in particular), would require significant reduction in quantum of development. The site is more suitable for windfall allocation.</p>
Capacity	4

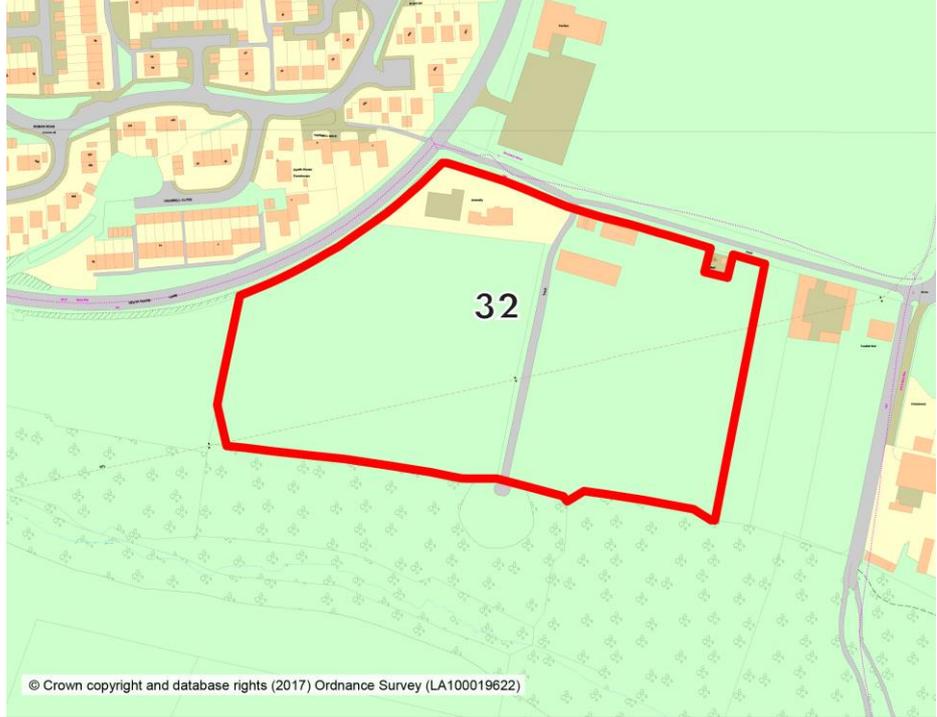
3.18 **Site 29**

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. Therefore, the site should only be considered as a windfall site.</p>
Capacity	4

3.19 Site 30

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. This is likely to result in a relatively low density of development with detached properties following contour lines. The site as a whole is likely to be able to accommodate approximately 19 dwellings.</p>
Capacity	19

3.20 Site 32

SLAA Ref	4-27-C
Site Name	Heath House Farm, Hedge End
Location Plan	
Summary	<p>The 3.4ha site lies to the east Heath House Lane and to the south of Rodaway Pavilion and Football Ground. There are a number of existing buildings and structures on site including a children's residential care home and agricultural/equestrian structures. These are located linear to the northern boundary, with the undeveloped areas of the site located to the south. A bridleway is located intermediate of the site and Rodaway Pavilion and Football Ground to the north. Existing vehicular accesses to the site are via Heath House Lane or Tanhouse Lane. A new access will likely be required onto Heath House Lane via the north western boundary; consideration of the adjacent link road (O/12/71522, R/14/75595 &amp; R/15/76606) will be required. Overhead powerlines cross diagonally through the centre of the site and there is a sharp fall in gradient (north to the south) on the undeveloped areas of the site. The site is generally enclosed by mature hedgerow, treeline and wooded vegetation on all boundaries, including a woodland copse to the south. This copse includes a number of ecological and arboricultural designations which will require appropriate buffers. There is nothing to suggest however that these constraints cannot be accommodated / addressed within any detailed scheme. The site is likely to be able to accommodate approximately 38 dwellings, alongside the new school provision. Omission of the school, would enable a further 10 units on site.</p>
Capacity	38 - 49

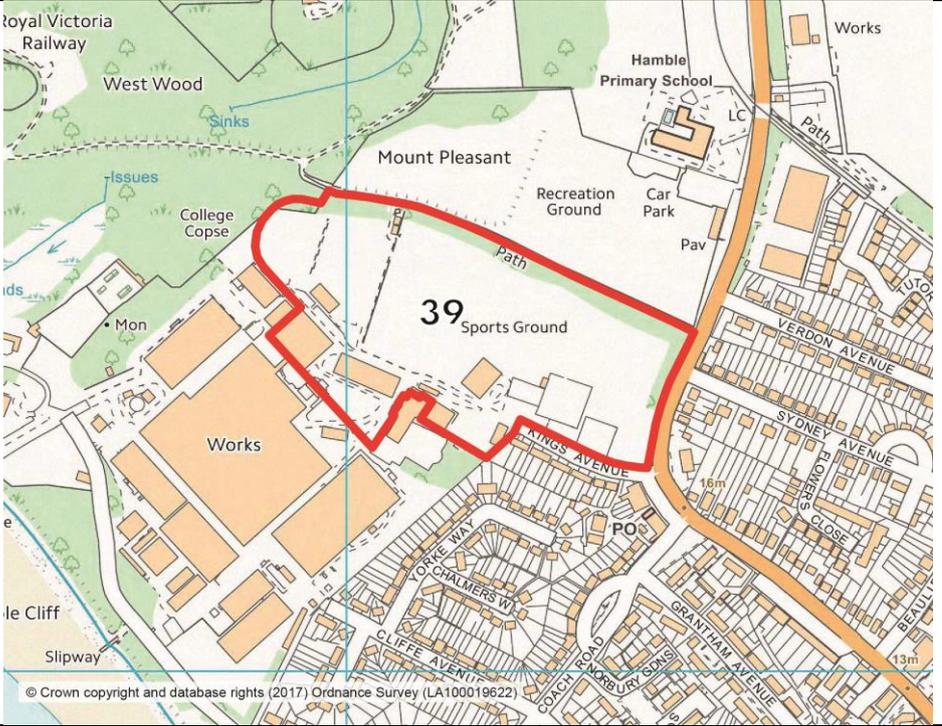
3.21 Site 33

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. An appropriate development buffer from the SINC will be required. Topography of the site will affect the layout of any proposed scheme with units likely to be split level. An air quality assessment will be required to advise upon the exact developable area of the site. Development capacity of the site, at this time, is advised at 51 units, which may decrease in light of the findings within the air quality assessment.</p>
Capacity	51

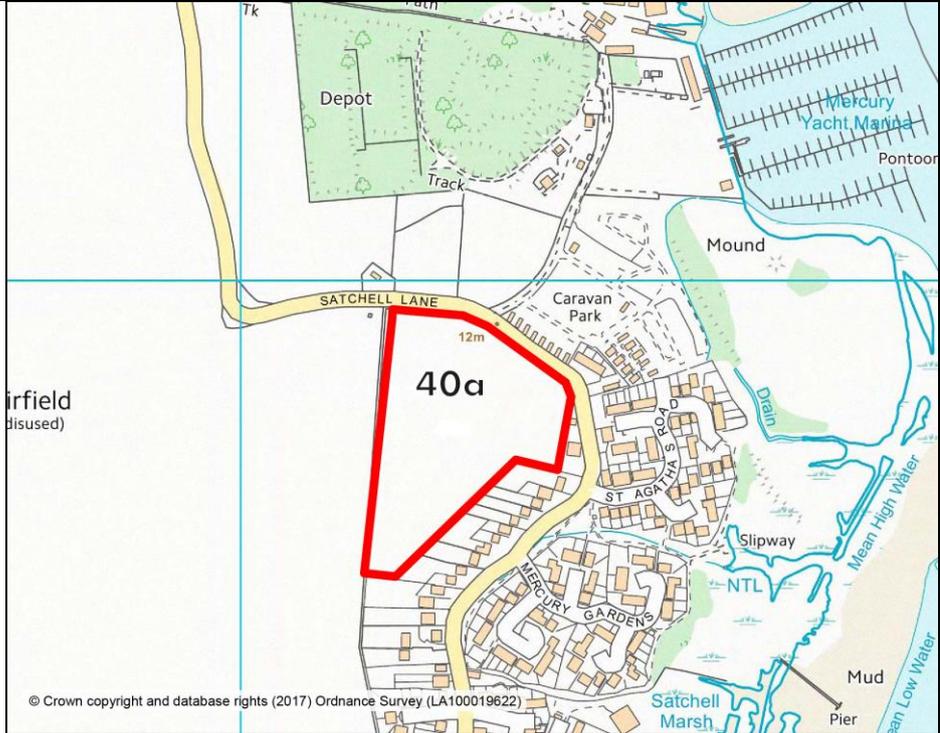
3.22 Site 35c

SLAA Ref	10-16-C
Site Name	West and east of Hamble Lane, Bursledon
Location Plan	
Summary	<p>The 1.3ha site off Cunningham Gardens comprises existing public open space adopted by the Council to serve Cunningham Gardens. Financial contributions have been sought to provide an equipped area of play (LEAP) on this site in connection with the development of the adjacent Berry Farm site. The area required for the LEAP and buffers to adjacent residential properties (as well as the buffer to the woodland) would negate any meaningful developable area. The site has no access and there is no potential to gain access from Hamble Lane via the Berry Farm site. Due to the reasons outlined above, it is not considered appropriate to bring forward this site.</p>
Capacity	0

3.23 Site 39

SLAA Ref	8-11-C
Site Name	North and south of Kings Avenue, Hamble
Location Plan	
Summary	<p>The 7.98ha site to the north and south of Kings Avenue is part-brownfield and part-greenfield. The site comprises Grade II* listed buildings (Sydney Lodge and stables), as well as commercial buildings and areas of car parking which are part of GE Aviation's' operations, together with associated football pitches and a bowling club. The development of the site would require alternative playing pitch provision (or demonstration that it is surplus to requirements), the provision of sufficient space around the Grade II* listed buildings to secure opportunities to enhance their settings as well as addressing the issue of loss of commercial floorspace. Due to the above constraints of the site particularly the site's association with the adjacent employment site, it is considered that the site should not be considered as a greenfield site but should be considered as part of the wider GE Aviation site. If the playing fields were to be brought forward separately however, it is considered that subject to the provisos noted above it would have a development capacity of approximately 80 units.</p>
Capacity	80

3.24 Site 40a

SLAA Ref	8-5-C
Site Name	Land west of Satchell Lane
Location Plan	
Summary	<p>April 2017 Outline application submitted for development of up to 70 dwellings with associated access, public open space, landscaping and amenity areas (all matters reserved except for access) (ref O/17/80319). The application is set to go to planning committee with a recommendation for refusal with 5 associated reasons for refusal. These include; Inappropriate and unjustified form of development, Unsustainable and poorly accessible location, Failure to demonstrate a safe means of access, Insufficient information provided to demonstrate appropriate suds which would protect the hydrological and ecological interests; and Failure to secure developer contributions. In light of current constraints and the Council's assessment of the site for residential development, the site is deemed undevelopable at this time.</p>
Capacity	0

3.25 Site 40b

SLAA Ref	8-13-C
Site Name	Land at Hamble Petroleum Storage Depot, Satchell Lane
Location Plan	
Summary	<p>The 5.5ha site to the west of Mercury Marina is a former petroleum storage area. Whilst decommissioned all the underground storage tanks and ancillary buildings remain in situ, therefore has associated contamination constraints to consider. The remainder of the site is predominantly covered in mature vegetation, including two large wooded areas. Woodland adjacent to the north is designated as Ancient Woodland and part of the Badnum Copse SINC, furthermore the land to the north falls within the Old Bursledon Conservation Area. Associated highways, ecological, mineral, sustainability, environmental health and arboricultural constraints for the site, result in its unsuitability for residential development.</p>
Capacity	0

3.26 Site 40c

SLAA Ref	8-3-C
Site Name	Mercury Yacht Marina (including caravan site and donkey field)
Location Plan	
Summary	<p>The 11.5ha site to the north east of Satchel Lane, adjoins the Hamble River, forms the Mercury Yacht Marina. The site is formed of the undeveloped Donkey Field to the west and wooded area to the south east, with the developed areas of car parking/boat storage, marina facilities, mobile homes and other structures within the remainder of the site. The site occupies a highly sensitive environmental location with the Mercury Marina Saltmarsh SINC located on the south eastern area of the site (known as the Bund), with the Lincegrove &amp; Hackett's Marshes SSSI, Solent Maritime SAC, Solent and Southampton Water SPA and Solent and Southampton Water Ramsar within close proximity. The northern part of the site falls within the Old Bursledon Conservation Area. The existing uses of the site were safeguarded under a proposed policy within the Draft Local Plan (2011-2019), with a caveat for a hotel to be located there. It is understood a similar policy to safeguard uses on site will be taken forward with the emerging Local Plan, without a caveat for residential development. Furthermore, associated highways, ecological, mineral, sustainability, environmental health, flood risk and arboricultural constraints for the site, result in the site's unsuitability for residential development.</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 3, below.

Table 3 - Assessment Summary

<p><b>Key: Green = Site Suitable</b></p> <p><b>Amber = Site Suitable subject to further consideration</b></p> <p><b>Red = Site Unsuitable</b></p>
---

Site Ref	SLAA Reference	Name	Capacity
3	2-6-C	Church Road, Bishopstoke	30
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
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
26	3-35-C	Braxells Farm, Hedge End	19
30	4-14-C	North of Providence Hill, Bursledon	19
32	4-27-C	Heath House Farm, Hedge End	38-49
<b>Total</b>			<b>1328</b>

Site Ref	SLAA Reference	Name	Capacity
2	1-4-C	East of Allbrook Way, Allbrook	95
4	7-11-C	East of Knowle Lane, Fair Oak	34
15	9-26-C	North of Peewit Hill Close, Hedge End	106
33	4-28-C	South east of Windmill Lane, Bursledon	51

<b>Total</b>	<b>286</b>
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<b>TOTAL CAPACITY</b>	<b>1614</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	4
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
<b>Total</b>			<b>88</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 4 and 15 at this stage, given the Council has yet to conclude consideration of the associated planning application submissions. Hence these two sites are listed as amber (suitable subject to further consideration).
- 4.4 The development capacity of Sites 2 and 33 cannot be firmed up until further assessments are completed. Site 2 awaits the findings of a bat survey and Site 33 awaits the findings of an air quality assessment. Hence these two sites are listed as amber (suitable subject to further consideration).
- 4.5 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 1,614 units.
- 4.6 Sites 13, 20 & 32 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 1,750 units (an additional 136).

# Appendix A

## Individual Development Capacity Site Assessments

## Site: 2

Name: East of Allbrook Way, Allbrook

SLAA Reference: 1-4-C



		✓	
<b>LAND OWNERSHIP / SOURCE</b>	Cranbury Estates Ltd / Pegasus Group		
<b>SITE AREA</b>	7.76ha		
<b>PLANNING HISTORY</b>	No relevant planning applications		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	<p>The site is currently landlocked and an alternative access will be required.</p> <p>Part of the site will be required for a relief road to by-pass Allbrook Hill and to serve the north of Bishopstoke/Fair Oak Strategic Growth Option, if this option is to be pursued. This will effectively sever the site into two parts and may cause issues in accessing the two parts of the site.</p>		
Agriculture	3/4		
Arboriculture / TPO	<p>The site abuts Lincolns Copse to the north and there is an extensive tree belt along the eastern site boundary. Lincolns Copse and the mature trees along the eastern site boundary are all subject of Tree Preservation Orders. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.</p>		
Archaeology	<p>There are no archaeological sites currently recorded at this location, although archaeological remains have been found in the immediate vicinity. Prehistoric worked flint and axes have been found in the area. This and its position over looking the Itchen valley might suggest a high archaeological potential. It is likely that archaeological remains will be encountered during development and this is a material consideration, but it is unlikely that archaeological issues will prove overriding or unduly burdensome.</p>		
Ecology	<p>Lincolns Copse is a SINC. Evidence of bat activity and whether the woodland is a maternity roost, is currently being carried out.</p>		

	Any decision on the size of buffers needed will have to await the results of this survey information (N.B. This will affect the development capacity of the site).
Environmental Health (Contamination, Noise & Air Quality)	<p>Noise – Road Traffic noise impact from A335 Allbrook Way.</p> <p>Separation between noise sensitive development and roads will be necessary.</p> <p>Land contamination – Site partially overlies former Brickworks.</p> <p>Air Quality – Careful consideration of traffic impacts generated by this development on existing AQMA in Eastleigh, and on adjacent road network.</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	Within mineral resource layer. Not within safeguarded sites layer. Thin layer of sand and gravel (superficial) passes through the middle of the site. Sand and gravel bedrock layer borders the north and south of the site.
Pipeline	N/A
Planning Application	N/A
Topography	The site level is raised well above the level of the road in Allbrook Way which could cause difficulties and additional land-take for the connection of the new relief road which will need to be in a cutting.
Utilities	TBC
Other	N/A
<b>DEVELOPABILITY</b>	Yes
<b>DEVELOPABLE AREA</b>	Based on certain assumptions regarding the size of the buffers and the design of the road approximately 4.5ha.
<b>DENSITY</b>	35d/ha
<b>DEVELOPMENT CAPACITY</b>	Approximately 95 dwellings subject to notes above.
<b>NOTES</b>	
Site currently used as grazing land. Site elevated above the level of Allbrook Way. Land levels slope down from north to south and more markedly from west to east near the trees. Noise from road will be an issue. Buffer needed from Lincoln's Copse and ancient trees. Link road and associated excavation will significantly reduce the developable area.	

The development capacity of this site cannot be firmed up until the bat surveys have been completed. The outcome of the surveys will determine the size of buffers from the woodland which will be required. The land needed to accommodate the road also cannot be firmly established at this stage as it has not yet been designed. Given the elevated nature of the site a sensitive design will be needed to assimilate into the landscaping here. There will need to be a reasonable separation between the new housing and the new link road as well as the existing busy road at Allbrook Way.

### Site: 3

Name: Church Road, Bishopstoke

SLAA Reference: 2 -6-C



		✓		
<b>LAND OWNERSHIP / SOURCE</b>	Norris / Bargate Homes			
<b>SITE AREA</b>	1.3ha			
<b>PLANNING HISTORY</b>	Outline planning application permission for up to 30 dwellings (ref: O/16/79469). Application has a resolution to grant			
<b>CONSTRAINTS / CONSIDERATIONS</b>				
Access	Can be achieved via Church Road.			
Agriculture	4			
Arboriculture / TPO	Various mature and semi-mature trees, mainly confined to the site boundaries, consequently not a significant constraint on 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 archaeological remains have been found in the wider vicinity. Prehistoric worked flint and axes have been found in the area. In addition recent archaeological survey at Breach Lane, close by, found evidence of Iron Age and Roman settlement. This might suggest a high archaeological potential. It is likely that archaeological remains will be encountered during development and this is a material consideration, but it is unlikely that archaeological issues will prove overriding or unduly burdensome.			
Ecology	<p>This site is immediately adjacent to Breach sling Copse ancient woodland half of which is designated as SAC with the remainder, the part nearest to the site designated as SINC. Impacts on the ancient woodland could have direct impacts on the SAC a 20m buffer would need to be provided from the woodland leaving little of the site to develop.</p> <p>The site is immediately adjacent to Breach sling Copse ancient woodland and a 20m buffer would need to be provided. Otter</p>			

	<p>may use the hedgerow network.</p> <p>The site is immediately adjacent to Breach Sling Copse &amp; Stoke Common Copse SINC. A 20m buffer would need to be provided.</p> <p>Due to the proximity to the Itchen at 5m naturalised SuDS with three forms of filtration should be used.</p> <p>Hedgerows connect into the woodland to the north which connects directly to the SAC.</p> <p>Hedgerow habitat could be lost.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>Land contamination – adjacent to former landfill and disused quarry.</p> <p>Air Quality – Careful consideration of traffic impacts generated by this development on existing AQMA in Eastleigh</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	Not considered to be a significant constraint on development as Hampshire CC has advised the site is too small for excavation
Pipeline	N/A
Planning Application	Outline planning application with resolution to grant permission in February 2017 for up to 30 dwellings (ref: O/16/79469).
Topography	Flat
Utilities	TBC
Other	N/A
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	O/16/79469
<b>DENSITY</b>	O/16/79469
<b>DEVELOPMENT CAPACITY</b>	30 dwellings
<b>NOTES</b>	
Relatively flat site used as grazing land. Various mature trees and hedgerows to the site boundaries. Public right of way leading to Stoke Park Woods adjoins the western site boundary. The site is clearly developable and there is a recent resolution to grant permission for 30 dwellings.	

**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. Application not yet determined.</p>		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	<p>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.</p>		

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 Health (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	There is a pending 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: 7**

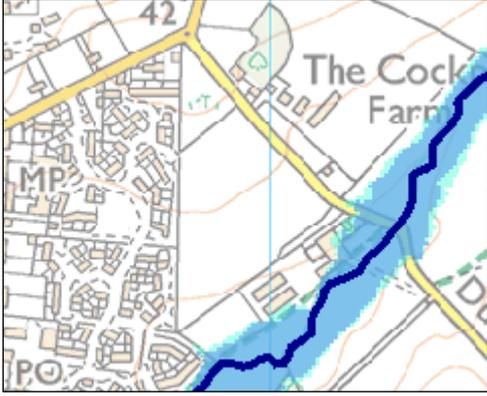
Name: West of Durley Road, Horton Heath

SLAA Reference: 7-21-C



		✓		
<b>LAND OWNERSHIP / SOURCE</b>	Mr John Checke / Foreman Homes			
<b>SITE AREA</b>	4.15ha			
<b>PLANNING HISTORY</b>	N/A			
<b>CONSTRAINTS / CONSIDERATIONS</b>				
Access	<p>Existing access on Durley Road (near to The Cockpit) serving the north parcel within the site, isn't sufficient to serve future development with its widening restricted by abutting mature trees.</p> <p>Informal highways discussions with Eastleigh Highways officer advised access should be located on the northern edge of the east boundary, to ensure the rural nature of Durley Road is maintained.</p> <p>There are gaps within the west boundary vegetation, offering pedestrian access into the adjacent residential highways (e.g. Fontwell Gardens). Opportunity to enhance the connectivity of the site with the settlement.</p> <p>PRoW Footpath 4 located to the south of the site.</p>			
Agriculture	4			

<p>Arboriculture / TPO</p>	<p>Heavily tree'd site (boundary) with mature hedgerows. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.</p> <p>TPO (139-E) covering all tree species, on a section of the west boundary of the site.</p> 
<p>Archaeology</p>	<p>There are no archaeological sites currently recorded at this location, and only a few archaeological remains have been found in the wider vicinity. The large scale of the allocation suggests some archaeological potential but it is unlikely that archaeological issues will prove overriding or unduly burdensome, if they arise at all.</p>
<p>Ecology</p>	<p>The site is 34m from Ford Lake. If the site drains into this tributary it could have an in-combination impact on the Solent Complex. To preserve water quality and flows within the Solent naturalised SuDS with three forms of filtration should be required. The Chalcroft PBL is present to the east of the sites. This corridor should remain connected for biodiversity.</p> <p>Hedgerows are present along the boundaries but they appear gappy.</p>
<p>Environmental Heath (Contamination, Noise &amp; Air Quality)</p>	<p>Noise –Commercial noise impact from adjacent farms.</p> <p>Separation between noise sensitive development and commercial uses will be necessary.</p> <p>Land contamination –adjacent to former scrapyard.</p> <p>Air Quality – Careful consideration of traffic impacts generated by this development on adjacent road network, Botley Road/ Burnetts Lane junction close to annual target level for NO2.</p>
<p>Flood Risk</p>	<p>Located outside FRA 2 &amp; 3. Though within close proximity to these zones, on south east boundary.</p>

	
Listed Building / Conservation	<p>The Cockpit (Grade II) is located on the adjacent side of Durely Road. The LB is for the most part screened from the site by intermediate mature vegetation.</p> 
Minerals	N/A
Pipeline	N/A
Planning Application	N/A
Topography	Gradient falls gently from south west to north east (predominately). Clear views from the site to the adjacent countryside, achieved by the north/east portions of the site, adj to Durley road.
Utilities	TBC
Other	N/A
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	Gross Area: 4.15ha

	<p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> <li>Reduction for SUDS provision (10%) = 0.415ha</li> </ul> <p>4.15ha - 0.415ha = 3.735ha</p> <p><i>Tapping the Potential:</i></p> <p>65% gross to net ratio (of 3.735ha)</p> <ul style="list-style-type: none"> <li>Housing Area = 2.42775ha</li> <li>Non-Housing Area = 1.30725ha</li> </ul>
<b>DENSITY</b>	30d/ha
<b>DEVELOPMENT CAPACITY</b>	2.42775ha × 30d/ha = 72.831
<b>NOTES</b>	
<p>Durley Road turns into a national speed limit highway (60mph) after the junction to the north. Therefore associated access visibility considerations will need further investigation. Dense to sporadic tree line vegetation along the east boundary (from north to south). However, near continuous mature (circa 2m in height) hedgerow along the east boundary. Linear residential development located on adjacent side of Durley Lane to the north east, including a Listed Building (Cockpit), which for the most part is enclosed by it's own boundary vegetation. However, setting of the LB will need consideration with any development proposal. Mature hedgerow located within the site interior (north east to south west), beginning on Durley Lane, near to the adjacent Listed Building. This hedgerow in affect creates two parcels within the site. Note from previous research this area may have associated ecological designations, however, remainder of the site to the south doesn't. Breakage within east boundary hedgerow to provide a vehicular access point into the northern wedge (upper parcel of the site). No apparent access point into the south portion of the site. As discussed mature tree vegetation significantly decreases as you move south along Durely Road, with only a few mature trees. Whilst mature hedgerow would have to be removed, this section of the east boundary would offer a suitable location for an access to serve a development. Gradient falls gently from south west to north east (predominately). Clear views from the site to the adjacent countryside, achieved by the north/east portions of the site, adj to Durley road. Mature boundary vegetation (trees) along the south boundary, though clear views into the adjacent farm site, with the lack of hedgerow vegetation. Consider possible planting measures. Mature boundary vegetation (comprehensive) along the west boundary encloses the site from the adjacent residential development to the west (Newmarket Close, Market Close, Fontwell etc). Appears these roads are served by a footpath to their east, which is intermediate of the site. Consideration of possible link to connect site with remainder of Horton Heath.</p>	

**Site: 8**

Name: East of Allington Lane, Fair Oak

SLAA Reference: 7-27-C



	✓		
<b>LAND OWNERSHIP / SOURCE</b>	Linden Homes (South) / WYG (for Linden Homes (South))		
<b>SITE AREA</b>	1.38ha		
<b>PLANNING HISTORY</b>	Site forms part of a wider site allocated as reserve housing in the adopted Local Plan 2001-2011.		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	Discreet access from Allington Lane, adj to St Swithun Wells Catholic Church. Access serves the church, The Kings School, 1-10 Rockford House and the site. This access will also serve the permitted 72 residential unit scheme O/13/72471.		
Agriculture	4		
Arboriculture / TPO	<p>Single mature tree within site adj to an existing building (Littleminster House), with further very immature samplings, sporadically located in the southern parcel of the site. Site is generally enclosed by vegetation (hedgerow, trees and scrub/brush).</p> <p>Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees. Blanket TPO (552-E) covering all tree species on site (insert below).</p>		

Archaeology	There are no archaeological sites currently recorded at this location, and only a few archaeological remains have been found in the wider vicinity. This and the small scale of the allocation suggest limited archaeological potential at best, but our records do note that it is within a park/garden.
Ecology	<p>If this site came on with no mitigation it would be likely to impact severely on the GCN population Even though it is hard standing there would be a cumulative impact of this development with the other sites in the area. The larger site includes the entire Quobleigh Woods Complex currently outside our control so would have significant gains for the GCN population. The site drains into the Lower Itchen. Naturalised SuDS with three forms of filtration should be required within the site policy to preserve water quality. A number of other sites are impacting on the GCN population a designated species within the SINC. A GCN strategy is being formulated.</p> <p>This site should be enlarged to cover the entire reserved housing site.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>Noise –Commercial noise impact from adjacent school. Separation between noise sensitive development and commercial uses will be necessary.</p> <p>Land contamination –located on former horticultural nursery site.</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	Mineral resource buffer only. Not within the safeguarded sites layer.
Pipeline	N/A
Planning Application	O/13/72471 - construction of up to 72 dwellings including new junction with Allington Lane, pedestrian links and reconfiguring of existing Church car park (matters to be considered: means of access only). Application (inset below) abuts the west and north boundaries of the site.

	 <p>O/13/72471 Masterplan</p>
Topography	Flat
Utilities	TBC
Other	<p>The internal road (leading from the access) veers to the left (north), before forking in two roads. Firstly continuing east to serve The King's School and the second heading south to serve 1-10 Rockford House. The southern road dissects the site and subsequently creates two parcels of land within the site (west and east). Due to it serving 1-10 Rockford House, it must remain in place, affecting the layout of future development on the site.</p>
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	<p><i>Gross Area:</i>1.68ha</p> <p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> <li>• Reduction for SUDS provision (10%) = 0.168ha</li> </ul> <p>1.68ha - 0.168ha = 1.512ha</p> <p><i>Tapping the Potential:</i></p> <p>90% gross to net ratio (1.512ha)</p> <ul style="list-style-type: none"> <li>• Housing Area = 1.2096ha</li> <li>• Non-Housing Area = 0.3024ha</li> </ul>
<b>DENSITY</b>	25d/ha
<b>DEVELOPMENT CAPACITY</b>	1.2096ha x 25d/ha = 37.8
<b>NOTES</b>	

Discreet access from Allington Lane, adj to St Swithun Wells Catholic Church. Access serves the church, The Kings School, 1-10 Rockford House and the site. The internal road (leading from the access) veers to the left (north), before forking in two roads. Firstly continuing east to serve The Kings School and the second heading south to serve 1-10 Rockford House. The southern road dissects the site and subsequently creates two parcels of land within the site (west and east). Due to it serving 1-10 Rockford House, it must remain in place, affecting the layout of the site. Consideration of the suitability of the access and the internal road configuration, to serve potential development alongside existing provision. The amenity of both the school / church and future occupants of a development need to be considered. Existing outbuilding (Littleminster House) located within the east portion of the site (appears unused). Adjacent to the outbuilding is a single mature tree which serves as the sole mature tree within the site. There are a number of immature saplings sporadically dotted within the site interior. Furthermore, there are areas of dense brush linear to the internal access for both parcels and the remaining area is unmaintained grassland. Therefore, the site may offer some ecological merit. The site is enclosed from the wider area by mature boundary vegetation and is flat. Site intermediate of the sites west boundary and Allington Lane, is not part of the site allocation, however is itself a suitable housing site. Outline for 72 dwellings directly to west and north (O/13/72471): Outline: Construction of up to 72 dwellings including new junction with Allington Lane, pedestrian links and reconfiguring of existing Church car park (matters to be considered: means of access only). The site area will be enlarged to cover the wider site allocated as reserve housing in the adopted Local Plan 2001-2011, to the south and west. Timescales for GCN surveys. Retention of access road within site serving 1-10 Rockford. Consideration of blanket TPO (especially single mature tree adj to Littleminster House). Commercial noise impact from adjacent school. Separation between noise sensitive development and commercial uses will be necessary. Consideration of land contamination (former horticultural nursery site).

**Site: 10**

Name: Lechlade, Horton Heath

SLAA Reference: 7-51-C



		✓		
<b>LAND OWNERSHIP / SOURCE</b>	L A Cannell / Foreman Homes Ltd			
<b>SITE AREA</b>	0.7ha			
<b>PLANNING HISTORY</b>	N/A			
<b>CONSTRAINTS / CONSIDERATIONS</b>				
Access	<p>Vehicular access is served onto Botley Road at the east boundary. This access fronts directly onto the Botley / Knowle junction as isn't suitable to serve a proposed development. The optimal new location would be along the south boundary fronting onto Knowle Lane (away from the double yellow lines). This will require removal of mature tree and hedgerow vegetation.</p>			
Agriculture	N/A			
Arboriculture / TPO	<p>The site boundaries are heavily tree'd with mature vegetation, enclosing the site from the immediate area. Sporadic trees and scrub/bushes within the interior. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.</p> <p>TPO (157-E) covers 4 oak trees on the north boundary.</p> 			
Archaeology	<p>There are no archaeological sites currently recorded at this location, and only a few archaeological remains have been found</p>			

	<p>in the wider vicinity. The scale of the allocation suggests some archaeological potential but it is unlikely that archaeological issues will prove overriding or unduly burdensome, if they arise at all.</p>
Ecology	<p>The site may drain into the Lower Itchen if the topography of the site slopes to the north. The Lower Itchen is located to the north of the site. Naturalised SuDS with three forms of filtration should be required within the site policy to preserve water quality.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>Noise –Road Traffic noise impact from Botley Road / Burnetts Lane.</p> <p>Separation between noise sensitive development and roads uses will be necessary.</p> <p>Air Quality – Careful consideration of traffic impacts generated by this development on adjacent road network, Botley Road/ Burnetts Lane junction close to annual target level for NO2.</p>
Flood Risk	N/A
Listed Building / Conservation	<p>Saxon Court (Grade II) Listed Building located circa 28m to the west of the site boundary. Existing residential development and boundary vegetation intermediate of LB and the site.</p>  <p><a href="https://historicengland.org.uk/listing/the-list/list-entry/1111947">https://historicengland.org.uk/listing/the-list/list-entry/1111947</a></p>
Minerals	N/A
Pipeline	N/A
Planning Application	<p>Employment provision (light industrial) to the north west of the site, subject to pending residential (35d/ha) planning application (F/16/79704) - Phase 2 Land at Hammerley Farm, Burnetts Lane, Horton Heath, Eastleigh SO50 7DJ</p>

	
Topography	Flat
Utilities	TBC
Other	N/A
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	<p><i>Gross Area: 0.7ha</i></p> <p><i>Arboricultural Deduction:</i></p> <ul style="list-style-type: none"> <li>• Exclusion of mature tree canopies (0.3ha) = 0.4ha</li> </ul> <p>Due to the dense vegetation on site and along the site boundaries, which appear from aerial imagery and the site visit to have an overbearing effect, it is very unlikely 0.567ha of the site, can be developed for housing, without ensuring appropriate buffers (15m minimum) to preserve these trees and furthermore ensure the amenity of future occupants isn't impeded upon by the mature vegetation. In light of this, an appropriate buffer, deemed as the canopy area of the trees, was omitted from the site area.</p> <p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> <li>• Reduction for SUDS provision (10%) = 0.04ha</li> </ul> <p>0.4ha - 0.04ha = 0.36ha</p> <p><i>Tapping the Potential:</i></p>

	100% gross to net ratio (0.36ha)
<b>DENSITY</b>	35d/ha
<b>DEVELOPMENT CAPACITY</b>	0.36ha x 35d/ha =12.6
<b>NOTES</b>	
<p>Site is bound by Burnetts Lane (south), Botley Lane (north), an Enterprise Zone (north/west), existing residential development (west) and Lapstone Farm (north). There is an existing dwelling on the site and a nearby LB (SLAA). The site is nearly fully enclosed from the surrounding area by mature boundary vegetation on all boundaries. Strip along the north eastern boundary (onto Lapstone Farm) has a TPO (this needs reviewing). T/16/79017 an application for works to tpo'd trees was refused. An existing vehicular access point has been created through a gap in the aforementioned vegetation, to the east of the existing dwelling onto Botley. The access in affect is onto the controlled (traffic light) junction with double yellow lines located respectively in all directions. There is an additional access point, located on Burnetts Lane, again onto double yellow lines and at the time of visiting had frequent line of queuing cars (for the junction). No disturbance noted from the adjacent Enterprise zone, actual disturbance was from highways. Though this isn't deemed to be excessive considering existing residential development within the vicinity. New vehicular access on south boundary. Appropriate buffers from the 4 oak trees on the north boundary and other mature vegetation (where possible) to preserve root protection area. Buffers can be incorporated within garden provisions. Three forms of naturalise SUDS required. Ensure corner (north west) plot is sympathetic to LB further to the west.</p>	

**Site: 12**

Name: North of Barbe Baker Avenue, West End

SLAA Reference: 11-17-C & 11-18-C



		✓		
<b>LAND OWNERSHIP / SOURCE</b>	Eastleigh Borough Council / Council Planning Officers			
<b>SITE AREA</b>	15.8ha			
<b>PLANNING HISTORY</b>	<p>F/15/77718 - Permitted (14th June 2017)</p> <p>Construction of 98no. dwellings with access from Barbe Baker Avenue and Barnsland, associated landscaping, parking, new footpath, children's' play area, attenuation pond and diversion of 3no. public rights of way.</p>  <p>F/15/77718 Site Layout Plan</p>			
<b>CONSTRAINTS / CONSIDERATIONS</b>				
Access	N/A			
Agriculture	N/A			
Arboriculture / TPO	N/A			

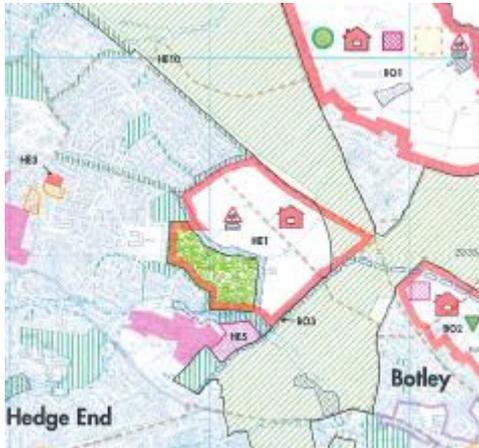
Archaeology	N/A
Ecology	N/A
Environmental Heath (Contamination, Noise & Air Quality)	N/A
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	N/A
Pipeline	N/A
Planning Application	F/15/77718 - Permitted (14th June 2017)  Construction of 98no. dwellings with access from Barbe Baker Avenue and Barnsland, associated landscaping, parking, new footpath, children's' play area, attenuation pond and diversion of 3no. public rights of way
Topography	N/A
Utilities	N/A
Other	N/A
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	F/15/77718
<b>DENSITY</b>	F/15/77718
<b>DEVELOPMENT CAPACITY</b>	98
<b>NOTES</b>	
N/A	

**Site: 13**

Name: West of Woodhouse Lane, Hedge End

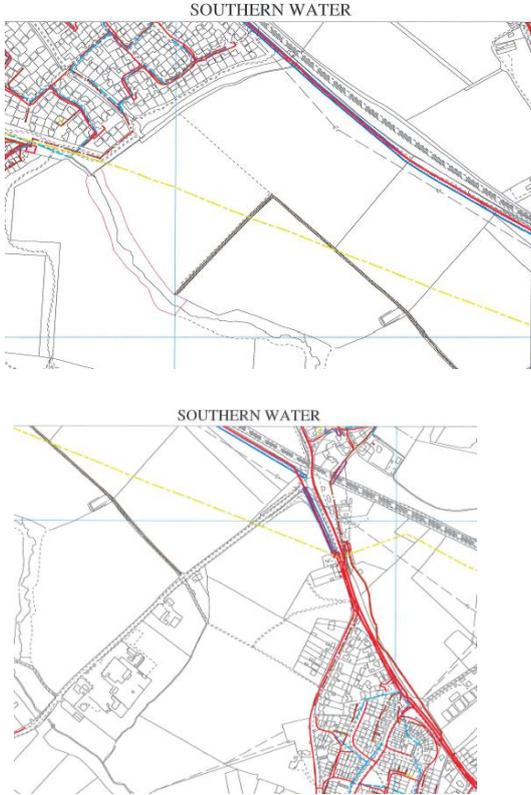
SLAA Reference: 9-3-C



		✓		
<b>LAND OWNERSHIP / SOURCE</b>	HCC / HCC			
<b>SITE AREA</b>	51.1ha			
<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 H1) for a total of approximately 800 units and public open space.</p> <p>Policy HE1, Land west of Woodhouse Lane, Hedge End - An area of approximately 51.1 hectares of land west of Woodhouse Lane, Hedge End, as defined on the policies map is allocated as a strategic location for residential development, associated facilities and services, and public open space.</p> 			
<b>CONSTRAINTS / CONSIDERATIONS</b>				
Access	<p>A public footpath/bridleway crosses the centre of the site east to west, linking Woodhouse Lane with existing housing development to north.</p> <p>The site abuts the Woodhouse Lane to the east and a number of smaller highways associated with urban development to the north west, west and south west. Appropriate vehicular access</p>			

	points will be required to facilitate development
Agriculture	3 & 2
Arboriculture / TPO	<p>Mature trees along site boundary and individual field boundaries and along footpath/bridleway which bisects the site. Also within SINC. TPOs are shown below. No reason why these cannot be accommodated in layouts.</p> <p>Land West of Woodhouse Lane</p>  <p>TPO 114-E covering all tree species, 2 Oak &amp; 1 Ash</p> <p>Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.</p>
Archaeology	<p>There are no archaeological sites currently recorded at this location, although archaeological remains have been found in the immediate vicinity. Prehistoric worked flint and axes have been found in the area. This and its position overlooking the Itchen valley might suggest a high archaeological potential. It is likely that archaeological remains will be encountered during development and this is a material consideration, but it is unlikely that archaeological issues will prove overriding or unduly burdensome.</p>
Ecology	<p>Bushy Copse is incorporated within the site dissecting the site through the middle. I understand this is to be protected and buffered within the development design.</p> <p>Impacts such as polluted runoff from the school playing field and impact on bat from lighting is looking highly likely.</p> <p>Bushy Copse SINC is incorporated within the site dissecting the site through the middle. This is designated for its wet ancient woodland. To ensure the SINC is protected 20m buffers should be provided along all boundaries and deleterious activities moved away from the site.</p> <p>Bushy Copse SINC is incorporated within the site dissecting the site through the middle. The SINC could be impacted due to increases in recreational pressure and pollution from playing</p>

	<p>fields.</p> <p>Shamblehurst stream runs through the SINC before draining into Pudbrook Lake and into the designated reaches of Hamble. A 20m buffer from the top of each bank and naturalised SuDS with three forms of filtration should be required within the site policy to preserve water quality.</p> <p>The Railway and Wildern PBLs interlace the site. These corridors should remain connected for biodiversity.</p> <p>There is an incomplete hedgerow network throughout the site inking into the SINC.</p>
<p>Environmental Health (Contamination, Noise &amp; Air Quality)</p>	<p>Noise – Road Traffic noise impact from Woodhouse Lane and Winchester Road/Street, especially as is part of Botley By Pass.</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>Need to consider noise impacts on neighbouring road network caused by site generated increases in traffic</p> <p>Air Quality – 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>Small area within Flood Zone 2/3 weaving through the west half of the site from north to south. All other areas Flood Zone 1</p> 
<p>Listed Building /</p>	<p>N/A</p>

Conservation	
Minerals	The site is not within the safeguarded sites layer. The site is within the mineral resource layer (along the southern tip). Sand gravel superficial.
Pipeline	N/A
Planning Application	N/A
Topography	Undulating, within a small valley. Ground highest on northern boundary
Utilities	<p>The site is transversed by a number of utilities. A gas main cuts across the centre of the site from east to west; a high voltage 132kV power line runs along the northern boundary adjacent to the railway and a 33kV power line crosses the centre of the site from east to west. Southern Water comments that there is a 15 inch and 12 inch truck main in the vicinity of the site. No new development over or within 5m of trunk mains. There is also a 4 inch water distribution main - no development over or within 4m. A 150mm foul rising main crossing the site. No new development over or within 3m. No habitable rooms should be located closer than 15m to the boundary of a proposed pumping station.</p>  <p>The image contains two utility maps from Southern Water. The top map shows a network of utility lines in various colors (red, blue, yellow, black) overlaid on a site plan. A prominent yellow line runs diagonally across the site. The bottom map shows a similar view but with a different configuration of utility lines, including a red line that appears to be a main line crossing the site.</p> <p>There appears to be no reason why these constraints can be accommodated in any scheme coming forward.</p>

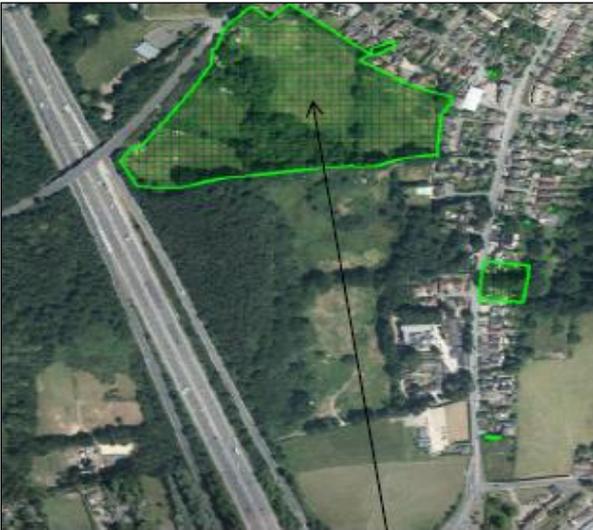
Other	N/A.
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	See below
<b>DENSITY</b>	See below
<b>DEVELOPMENT CAPACITY</b>	The site was previously considered suitable for development and earmarked as a strategic location for development as part of the Submitted Local Plan 2011-2029. The draft allocation was for approximately 800 dwellings. In the light of current on-going feasibility work regarding a potential mixed use development including residential development, new primary and secondary schools, a local centre, public open space and sports facilities, it is understood that the residential development capacity is likely to be in the region of 600 - 650 units..
<b>NOTES</b>	
Gently undulating topography but gently sloping towards ancient woodland/SINC area. Well defined hedgerow to Woodhouse Lane road boundary with narrow footpath. Footpath /bridleway crossing through the site from Woodhouse Lane to Grange Park development to north. Mature trees along first part of this route. Overhead power lines in eastern part of the site. Bushy Copse - ancient woodland/SINC. Railway line along north-eastern boundary. Footpath runs parallel. Hilliers Garden Centre lies opposite site. In western corner of site, open views from beyond Locke Road play area. Levels drop slightly towards SINC woodland. Existing footpath/cycleway runs along north eastern edge of Grange Park development.	

**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/17/70650 Full Planning Application for 106 Units (pending determination)		
<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</p>		

	from stem, likely to be far greater for larger trees.
Archaeology	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.
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 Health (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	Full planning application for 106 Units on the north western SLAA parcel (9-26-C).



F/17/70650 Site Layout Plan

Topography	Land falls north to south.
Utilities	TBC
Other	N/A
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	F/17/70650
<b>DENSITY</b>	F/17/70650
<b>DEVELOPMENT CAPACITY</b>	106

**NOTES**

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 & 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.

**Site: 19**

Name: South of Maddoxford Lane, Boorley Green

SLAA Reference:



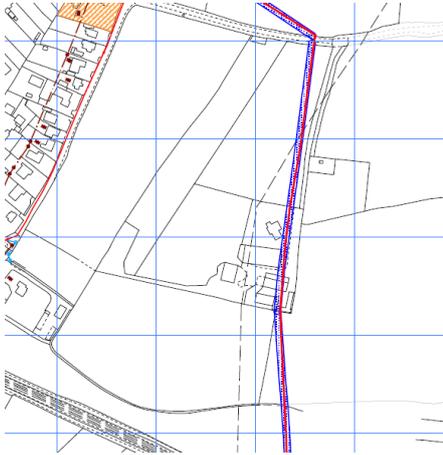
	✓		
<b>LAND OWNERSHIP / SOURCE</b>	TBC		
<b>SITE AREA</b>	9.82ha		
<b>PLANNING HISTORY</b>	<p>2 adjacent parcels have been subject to outline planning applications and have resolutions to permit, subject to S106 agreements:- Land to east of Crows Nest Lane - O/16/78380 (up to 50 units on a 3.1ha site @density of 30d/h);</p>  <p>O/16/79600 (up to 50 units on 3.82 ha @ density of 25d/ha). The eastern-most field parcel has no relevant planning history.</p>  <p>The major development site of Boorley Park (1,400 houses) lies directly opposite the site. (See below). O/12/71514.</p>		



**CONSTRAINTS / CONSIDERATIONS**

<p>Access</p>	<p>Both planning application sites show separate accesses from Maddoxford Lane with a potential vehicle link between the two sites. Access for the eastern parcel either from Maddoxford Lane or from middle parcel.</p>
<p>Agriculture</p>	<p>Ranges between grades 1-3. Loss of the best and most versatile agricultural land (Grades 1 &amp; 2) is a material consideration at application stage.</p>
<p>Arboriculture / TPO</p>	<p>Eastern parcel - sporadic mature hedgerow vegetation along north (abutting highway) and west boundaries. Mature tree line vegetation along south and east boundaries. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.</p>
<p>Archaeology</p>	<p>A parcel of land to the immediate north was subject to an archaeological survey which identified the location has having a low archaeological potential. Other archaeological survey in the vicinity seems to support this. Some limited archaeological material was encountered when the pipeline crossed this field and some archaeological potential cannot be ruled out but archaeology is unlikely to prove overriding or burdensome, if it arises at all.</p>
<p>Ecology</p>	<p>The waterway to the South runs into Marshy Grassland, Botley SINC. However within the application process impact has been</p>

	<p>fully mitigated with restoration of the waterway leading to positive gain. A Tributary of the Hamble runs along the South which will be restored to its original course. A 20m buffer and naturalised SuDS with three forms of filtration should be required throughout the sites to preserve water quality. The railway PBL clips the South of the site. This has been fully buffered within the application process. There is a hedgerow running through the middle of the site.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>Noise – Road Traffic noise impact from Maddoxford Lane and Botley By Pass.</p> <p>Separation between noise sensitive development and roads will be necessary.</p> <p>Noise impact from train noise arising from the railway.</p> <p>Air Quality – 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>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	TBC
Pipeline	<p>Esso high pressure oil pipeline running north-south along field boundary between the 2 application sites. No dig by hand or machine within 6m safety zone without prior notification.</p> <p>Planning application information reveals proposed Botley Park trunk sewer easement and existing water main within middle parcel.</p> 
Planning Application	As aforementioned.
Topography	Mostly level

<p>Utilities</p>	<p>High Pressured gas pipeline route</p>  <p>SW Water main route</p> 
<p>Other</p>	<p>SLAA - The proposed field parcel is not within the SLAA and thus it is not currently known whether it is available. However an original master plan for the entire site (ie all 3 field parcels) included the eastern parcel.</p> <p>Overhead Electricity Cable - There is a high voltage electricity power line that crosses the south eastern corner of the middle parcel and clips the north eastern corner of the eastern parcel.</p>
<p><b>DEVELOPABILITY</b></p>	<p>Y</p>
<p><b>DEVELOPABLE AREA</b></p>	<p>For eastern parcel:- <i>Gross Area: 2.5ha</i></p> <p><i>SUDS Deductions:</i></p> <ul style="list-style-type: none"> <li>• Reduction for SUDS provision (10%) = 0.25 ha</li> </ul> <p>2.5 ha - 0.25 ha = 2.25 ha</p>

	<p><i>Tapping the Potential:</i></p> <p>65% gross to net ratio (of 2.25 ha)</p> <ul style="list-style-type: none"> <li>• Housing Area = 1.4625ha</li> <li>• Non-Housing Area = 0.7875ha</li> </ul>
<p><b>DENSITY</b></p>	<p>The master plan also shows a density of 20 d/ha for the settlement edge.</p> 
<p><b>DEVELOPMENT CAPACITY</b></p>	<p>50+50 = 100 units. If the eastern parcel is included, 1.46 ha x 20 d/ha = 29.25. I would therefore estimate an additional 30 units.</p>
<p><b>NOTES</b></p>	
<p>The site as a whole is reasonably well-contained due to wooded field boundaries. No natural features within the site. Gas governor station within western parcel. Views when travelling from both east and west are screened by mature trees/hedgerows. Land rises up from Maddoxford Lane. Overhead power lines prominent. Cycleway for Boorley Green development opposite site under construction. Accesses for both application sites separately from Maddoxford Lane.</p>	

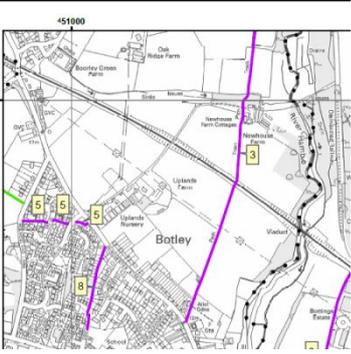
**Site: 20**

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>Following on from the draft BO2 policy it is understood there remains an intention to provide part of a bypass to Botley Village through the site.</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>
Environmental Heath (Contamination, Noise &	<p>Noise – Road Traffic noise impact from Winchester Street, line of Botley By Pass runs through this site which will have significant</p>

Air Quality)	<p>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>
Flood Risk	Flood Zone 1. North corner and small area towards the south of the site at risk from surface water flooding
Listed Building / Conservation	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.
Minerals	<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>
Pipeline	N/A
Planning Application	N/A
Topography	Undulating rising towards lane and western boundary.
Utilities	<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: 21**

Name: East of Kings Copse Avenue, Hedge End

SLAA Reference: 3-12-C



	✓		
<b>LAND OWNERSHIP / SOURCE</b>	HCC / HCC		
<b>SITE AREA</b>	6.18ha		
<b>PLANNING HISTORY</b>	Site included in 2004 Greenfield Housing Sites (HE19).		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	<p>Due to the topography of the site and adjacent embankment on the north boundary, the access is restricted to a location along the north western portion of the north boundary onto Kings Copse Avenue. Access via Tanhouse Lane is deemed unsuitable to provide access (narrow).</p> <p>Advised if unit provision is above 100 units then a designated right turn junction is required on Tanhouse Lane.</p> <p>Bridleway 20 (Botley) adjacent to west boundary along Tanhouse Lane. Site and area to south east falls within the River Hamble Country Park.</p>  <p><a href="http://localviewmaps.hants.gov.uk/LocalViewMaps/Sites/ROWOnline/">http://localviewmaps.hants.gov.uk/LocalViewMaps/Sites/ROWOnline/</a></p>		
Agriculture	2		
Arboriculture / TPO	Heavily tree'd along the west, south, south east, north and north west (sporadic) boundaries. 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 it is unlikely that archaeological issues will prove overriding or unduly burdensome, if they arise at all
Ecology	<p>Tanhouse Meadow SINC designated for its grassland habitat curls around the north of the site. This is part of Manor Farm LNR and should be buffered significantly.</p> <p>Recreational pressure could increase within the LNR.</p> <p>The Hedge End Stream runs along the northern boundary. A 20m buffer and naturalised SuDS with three forms of filtration should be required throughout the sites to preserve water quality.</p> <p>Mature Hedgerows are present around the boundaries.</p>
Environmental Health (Contamination, Noise & Air Quality)	Noise – Road Traffic noise impact from Heath House Lane (increasing traffic flow with opening of Pylands By Pass / Link road, and Botley By Pass). Separation between noise sensitive development and roads uses will be necessary.
Flood Risk	<p>Northern area of site falls within FRA 2 &amp; 3 (linear watercourse).</p>  <p><a href="http://maps.environment-agency.gov.uk">http://maps.environment-agency.gov.uk</a></p>
Listed Building / Conservation	N/A
Minerals	Not in the safeguarded sites layer. Mineral resource along the northern edge of the site - Sand & Gravel Bedrock
Pipeline	Esso pipeline dissects the eastern side of the site (insert below). No works of any kind, either by hand or machine is permitted within a 6 metre “safety zone” without prior notification. If works are required within 3 metres of our client’s apparatus, the necessary supervision will be arranged.

	 <p>Ref: ESSO/JOA/CK/FLP/PARISHSMITHLLP/LSBUD-170515-10429464</p>
Planning Application	N/A
Topography	Gentle fall in gradient from south east corner of the site to the north, north west and west. Site falls beneath the Kings Copse Avenue highway along north west boundary, with associated embankment in place.
Utilities	TBC
Other	Overhead electricity cable diagonally crosses the site (inset above) the site (also associated with Site 33).
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	<p><i>Gross Area:</i> 6.18ha</p> <p><i>Ecological Deduction:</i></p> <ul style="list-style-type: none"> <li>• Removal of are of Local Nature Reserve (LNR) within site area = 1.5ha</li> </ul> <p>6.18ha - 1.5ha = 4.68ha</p> <ul style="list-style-type: none"> <li>• Provision of 20m buffer from LNR = 0.7ha</li> </ul> <p>4.68ha - 0.7ha = 3.98ha</p> <p><i>Underground Utilities:</i></p> <p>At this time only the esso pipeline is known to dissect the site, the associated area (and buffer) above should be utilised from open space (or road infrastructure). Furthermore, SUDS provision should</p>

	<p>avoid associated areas.</p> <p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> <li>• Reduction for SUDS provision (10%) = 0.398ha</li> </ul> <p>3.98ha - 0.398ha = 3.582ha</p> <p><i>Tapping the Potential:</i></p> <p>65% gross to net ratio (of 3.582ha)</p> <ul style="list-style-type: none"> <li>• Housing Area = 2.3283ha</li> <li>• Non-Housing Area = 1.2537a</li> </ul> <p>*It should be noted, there may be an opportunity to overlap public open space provision into the 20 LNR buffer area, however SUDS provision must remain outside this buffer (associated tree root protection area to trees within LNR). If possible the gross area fro development would be 4.68ha.</p> <p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> <li>• Reduction for SUDS provision (10%) = 0.468ha</li> </ul> <p>4.68ha - 0.468ha = 4.212ha</p> <p><i>Tapping the Potential :</i></p> <p>60% gross to net ratio (of 4.212ha)</p> <ul style="list-style-type: none"> <li>• Housing Area = 2.5272ha</li> <li>• Non-Housing Area = 1.6848ha</li> </ul>
<b>DENSITY</b>	30 d/ha
<b>DEVELOPMENT CAPACITY</b>	<p>2.3335ha × 30 d/ha = 70.005</p> <p>*2.527ha × 30 d/ha = 75.81</p>
<b>NOTES</b>	

Site is located outside the urban edge, to southeast of Hedge End (Bursledon Parish), adjacent to Kings Copse Avenue (northwest) and Tanhouse Lane (west). The site for the most part is enclosed by mature vegetation along all boundaries (other than portion of boundary adj to Kings Copse Avenue), enclosing the site from the wider countryside. A mature strip of vegetation dissects through the north and north east of the site, creating two parcels of land within the site. The larger south west portion is currently used for agriculture and the north east portion has a number of ecological designations. Adjacent to the west is North Rodaway Pavilion and Football Ground. Beyond the site to the south and east is open (& enclosed) countryside with sporadic countryside development. To the north and north west are residential properties. Ground is notably very boggy. Due to embankment on north boundary which rises up to meet Kings Copse Avenue (for the most part), the only suitable vehicle access location would be nearer to the north west corner of the site (near to Tanhouse Lane). Large overhead electricity cable crosses site (diagonal from southwest to north east). Same cable associated with Site 33 and land associated with O/12/71522. Signs of Esso pipeline along east boundary. Exact location and associated exclusion buffers unknown to date.

## Site: 24

Name: Broad Oak Garage, Botley

SLAA Reference: 3-19-C



			✓
<b>LAND OWNERSHIP / SOURCE</b>	Mr Brian Pebble / Foreman Homes Ltd		
<b>SITE AREA</b>	0.58ha		
<b>PLANNING HISTORY</b>	N/A		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	Site served by existing access points, on Broad Oak (north) and Broak Lane (south). Conserving existing use, these are deemed sufficient to serve future development.		
Agriculture	N/A		
Arboriculture / TPO	N/A		
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 damage by existing development suggests any archaeological potential will have been severely compromised. It is unlikely that archaeological issues will arise.		
Ecology	<p>This site is directly adjacent to Woodhouse Gully woods and so ideally should have a 20m buffer however I am aware that planning permission has been granted and as already developed the impact has likely to have occurred.</p> <p>Marls Road Tributary runs to the west of the site and woodhouse gully to the east. The streams then into the Hamble. 20m buffers from the top of the bank should have been provided but were not. I am only aware of a CEMP not SuDS.</p> <p>The Wildern PBA may clip the site to the east. This corridor should remain connected for biodiversity This site is built on.</p>		
Environmental Heath (Contamination, Noise &	Noise – Road Traffic noise impact from A334 Botley Road. Separation between noise sensitive development and roads will		

Air Quality)	<p>be necessary.</p> <p>Land contamination – Current and former garage uses.</p> <p>Air Quality – Located within Botley AQMA. Careful consideration of traffic impacts generated by this development on existing AQMA.</p>
Flood Risk	<p>Site for the most part falls within FRA 2 &amp; 3 and should have been screened out (key constraint). Site will require a sequential test for suitability, which will need to occur before allocation (which would assume the site is already suitable for residential development).</p> <p>Further information requested by HCC Flood and Water Management Team.</p>  <p><a href="https://maps.environment-agency.gov.uk">maps.environment-agency.gov.uk</a></p>
Listed Building / Conservation	<p>Brook House (Grade II LB) is located circa 60m to the south east of the site. Intermediate mature vegetation appears to screen any views of the LB from the site.</p>
Minerals	N/A
Pipeline	N/A
Planning Application	N/A
Topography	<p>Gradient north to south. Southern area of the site is elevated from the adjacent highways by a retaining wall.</p>
Utilities	TBC
Other	<p>Loss of employment use - two car showrooms and associated works</p>
<b>DEVELOPABILITY</b>	N
<b>DEVELOPABLE AREA</b>	N/A
<b>DENSITY</b>	N/A
<b>DEVELOPMENT</b>	0

<b>CAPACITY</b>	
<b>NOTES</b>	
<p>Site is currently used by two car dealerships (Nissan and Skoda Spashotts) and includes a number buildings, areas for display / parking and is extensively tarmacked. The site is therefore, a brownfield site. Assumed minimal / none ecological issues. Site within very close proximity to Woodhill School (east) and other community facilities and services. Broad Oak is a 40mph road, however, considering the existing use the access would be suitable to serve a residential development. Furthermore, there is another access (currently gated) onto Brook Lane to the south. Site is elevated (1m+) above Brook Lane (right up to the boundary), therefore consideration of levels is needed. To the west and east of the site is existing residential development (some located right upon the road). Evident the existing use is fairly noisy, with garage and maintenance activities to the rear, therefore, considering the predominant residential setting, the proposed use would be preferable. However, it would result in the loss of employment land. This needs consideration. Watercourse adjacent to east, though at a lower height the majority of the site falls within flood zones 2 and 3. Consideration of possible contamination on site. Consideration of the availability of the site in the short term (5yr) considering existing use/tenants and associated leases.</p>	

## 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>	N/A Land adj to the west has permission for 680 residential units (O/15/75953 - allowed on appeal). Land to the east has permission for 1400 residential units (O/12/71514)		
<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	Ford Lake runs to the north of the Site. Naturalised SuDS with three forms of filtration should be required to preserve water quality.  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.  Tree Lines connecting into the SuDS should be retained.		
Environmental Heath (Contamination, Noise &	Noise and Aq impacts from Botley road, noise from Winchester		

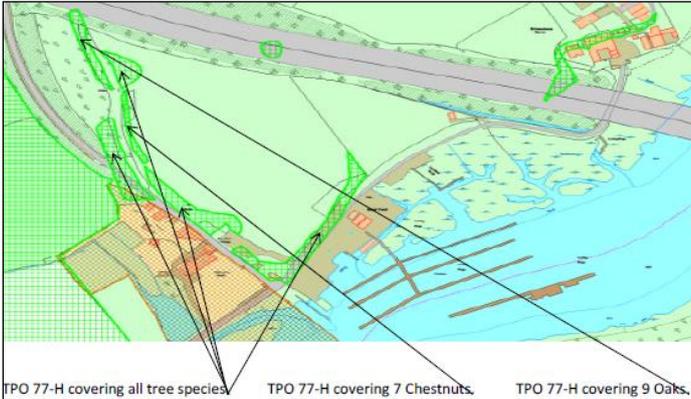
Air Quality)	road, snakemoor lane will constrain site.
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	Not in the mineral resource or safeguarded sites layers. A piecemeal development borders the west of the site for SOS appeal allowed for 600 dwellings and there is also a piecemeal development is located to the east of the site. This has outline permission with reserved matters for 1400 dwellings.
Pipeline	TBC
Planning Application	N/A
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>	<p><i>Gross Area: 0.8ha</i></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 (0.72ha)</p> <ul style="list-style-type: none"> <li>• Housing Area = 0.648ha</li> <li>• Non-Housing Area = 0.072ha</li> </ul>
<b>DENSITY</b>	30 d/ha
<b>DEVELOPMENT CAPACITY</b>	0.648ha x 30 d/ha = 19.44
<b>NOTES</b>	
N/A	

**Site: 27**

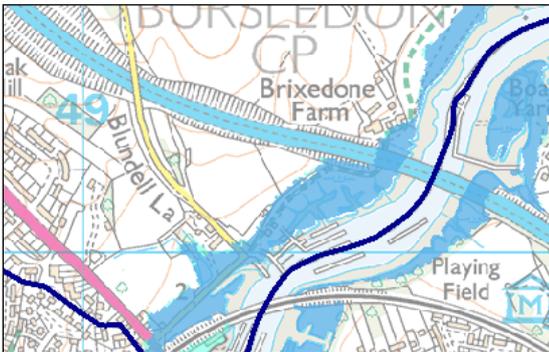
Name: North of Blundell Lane, Bursledon

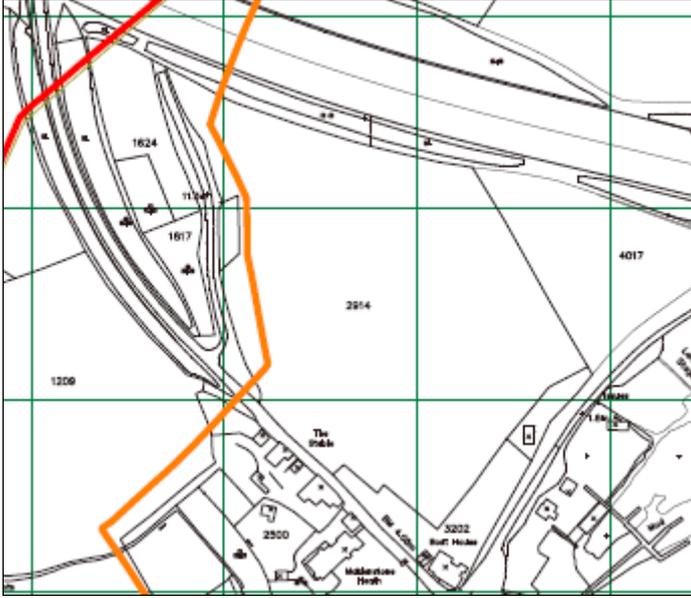
SLAA Reference: 4-5-C



		✓	
<b>LAND OWNERSHIP / SOURCE</b>	Game Brothers / Council Planning Officers		
<b>SITE AREA</b>	3.7ha		
<b>PLANNING HISTORY</b>	N/A		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	The site is served by an existing access at the north east corner of the site, however; this is via the private boat yard (east of the site), which is gated. With the M27 to the north the only suitable location for an access will be on the south west boundary (along Blundell Lane). This however, will have the constraint of the esso pipeline, tpo's and achieving suitable visibility splays on the narrow highway.		
Agriculture	1		
Arboriculture / TPO	<p>Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees. A mature hedgerow dissects the site to the north east, creating two parcels on site. There is an existing break in the hedgerow enabling vehicle access between. The mature trees located on the west, south and east (partial) boundaries are covered by TPO's (77-H)</p>  <p>TPO 77-H covering all tree species      TPO 77-H covering 7 Chestnuts      TPO 77-H covering 9 Oaks.</p> <p>These can theoretically be avoided however; the site requires a</p>		

	vehicle access point from Blundell Lane to serve development, though these protected trees.
Archaeology	There are no archaeological sites currently recorded at this location, but significant archaeological remains have been found in the wider vicinity. The large scale of the allocation suggests some archaeological potential and its position close to the flank of the river Hamble enhance that archaeological potential. It is likely that archaeological remains will be encountered during development and this is a material consideration, but it is unlikely that archaeological issues will prove overriding or unduly burdensome.
Ecology	<p>This site is within 100 meters of the Solent Maritime and is adjacent to habitat likely to contribute to the habitat complex of the SAC.</p> <p>There are headwaters from the designated river on site.</p> <p>The adjacent site is likely to contain habitats and species for which the SAC is designated. As they rely on sensitive hydrology this site should not be developed.</p> <p>Due to the sensitivity of the hydrology any development would be likely to alter the freshwater and saltwater input ratio within the SINC leading to loss of designated habitat and species.</p> <p>The site is adjacent to Brixedone Saltmarsh &amp; Mudflat SINC designated for its coastal habitats. Development of this site could impact on the sensitive balance between fresh and salt water inputs that these habitats require.</p> <p>The development of this site would be likely to lead to impact on the designated habitats due to either deterioration of the supporting habitats within the SINC or changes in the sensitive hydrological processes.</p> <p>Incorporates the M27 PBL. This corridor should remain connected for biodiversity.</p> <p>This site has significant woodland cover.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>Noise – Road Traffic noise impact from M27 significant. Separation between noise sensitive development and roads will be necessary. Noise impact from train noise arising from the railway</p> <p>Air Quality – Impact form M27 significant. Separation between sensitive development and roads will be necessary. Careful consideration of traffic impacts generated by this development on</p>

	existing AQMA in Hamble Lane, and on adjacent road network.
Flood Risk	<p>Boatyard to east and Blundell Lane (south west) fall within FRA 3.</p>  <p>maps.environment-agency.gov.uk</p>
Listed Building / Conservation	<p>The site is located within close proximity to the Old Bursledon Conservation Area, which encompasses the adjacent residential dwellings (insert below).</p>  <p>Map 1. Old Bursledon Conservation Area February 2012</p>
Minerals	TBC
Pipeline	<p>Esso pipeline dissects the site (insert below) along the north west boundary. No works of any kind, either by hand or machine is permitted within a 6 metre “safety zone” without prior notification. If works are required within 3 metres of our client’s apparatus, the necessary supervision will be arranged.</p>

	 <p>Ref: ESSO/JOA/CK/FLP/PARISSMITHLLP/LSBUD-170515-10429490</p>
Planning Application	N/A
Topography	Site falls north to south and is more exposed to the surrounding area (including the M27 and Hamble) along the north and north west boundary.
Utilities	N/A
Other	N/A
<b>DEVELOPABILITY</b>	TBC
<b>DEVELOPABLE AREA</b>	N/A
<b>DENSITY</b>	N/A
<b>DEVELOPMENT CAPACITY</b>	N/A
<b>NOTES</b>	
<p>Triangular site contained by a boat yard (and Hamble river beyond), Blundell Lane and the M27. There a small number of historic (checking listing) building linear to Blundell Lane to the west of the site. Bovis Housing Scheme (R/15/75967) is currently being built out, on the adjacent side of Blundell Lane (west). Whilst near to the Bovis Housing Scheme the site is very isolated from facilities and services with Blundell Lane not served by public transport. Blundell Lane is a narrow two lane highway which currently has minimal car movements. Due to the existing boatyard to the south, the only feasible unrestricted vehicular assess point would be along the west boundary onto Blundell Lane. The west boundary has sporadic mature tree and hedgerow vegetation, with a small selection of possible locations to construct a suitable access. Existing vegetation and the sinuous nature of Blundell Lane</p>	

may be an issue to provide appropriate visibility splays for an associated development. Remaining boundaries are enclosed by mature vegetation, with only mature hedgerow in places screening the M27 on the east portion of the north boundary. Nearby railway line offers intermittent noise disturbance (nothing of concern). The adjoining M27 offers significant noise disturbance, noticeable from the south west boundary and increasing until the embankment with the M27 along the north boundary. The M27 is located at a lower gradient than the site on the west portion of the north boundary; however, this switches with the M27 located at a higher gradient than the site on the east portion of the north boundary. Localised noise from the boatyard (repairs, logistics etc.). Associated noise mitigation is required to mitigate for the impact to future occupants. Furthermore, consideration of other pollution upon future occupants needs to be factored in. PRow runs through the boatyard to the south. Gentle gradient from north to west, with more southern areas of the site being more or less flat. Site is generally well enclosed from the surrounding area due to the topography and existing vegetation. Views of the surrounding area including the M27 bridge and Hamble river are obtained along the north boundary (highest gradient within the site). A mature (2m high) hedgerow dissects the site from the north boundary in a south easterly direction, to the north of the boatyard buildings. Creating two parcels within the site. A slight break in the vegetation is apparent to the south, providing vehicular access. An existing outbuilding is located at the north east corner of the site, with a nearby locked access gate to provide vehicle access (via the PRow / Boatyard road). Signs for the Esso pipeline on the west boundary and another on the north boundary (west portion). This is noted on the SLAA. Proximity to the Hamble have associated buffer requirements, reducing the developable area along the southern boundary. In addition a buffer (noise and possible pollution) from the M27 may reduce the developable area along the north boundary. As discussed Esso pipeline is along / within the western boundary, where a possible vehicle access may be required (potential issue). The site is very isolated and there are doubts upon the sustainability merits of the site. Development will need to encompass open space, which could be put near to the north boundary (due to M27 noise constraint). Development will need to encompass SUDS which subject to clarifying with Biodiversity Officer may be located within the 100m buffer from the SAC, along the south boundary. Appropriate noise mitigation, either through layout and physical/technical measures needs to be considered. Development located near to the adjacent conservation area, will need to be sympathetic. Impact of a Habitat Regulation Assessment, upon allocating site within plan. Noise/Pollution buffer clarification from M27.

**Site: 28**

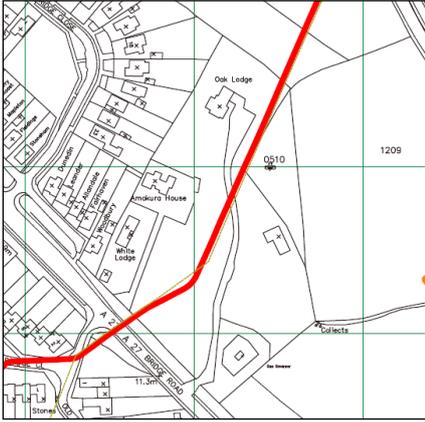
Name: North of Bridge Road, Bursledon

SLAA Reference: 4-6-C



			✓
<b>LAND OWNERSHIP / SOURCE</b>	Mr Wilmot and The Westmacott Will Trust / Woolf Bond Planning		
<b>SITE AREA</b>	1.31ha		
<b>PLANNING HISTORY</b>	<p>F/17/79886 - Withdrawn</p> <p>Construction of 2no. 4-bed and 9no. 5-bed dwellings (with existing property (Oak Lodge) to be retained and refurbished) with associated car parking, landscaping and new access from Bridge Road. The application is a Major Development and a departure from the Development Plan.</p> <p><i>'This application has now been withdrawn. Significantly constrained site (ecology, air quality and trees in particular). Objections raised on these grounds to application. Would have been refused if not withdrawn. Questions over developability in light of site constraints - applicant has suggested they may come back with revised proposal but would require significant reduction in the quantum of development.'</i></p>		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	<p>Served by single lane access onto Bridge Street, adj to 40mph to 30mph deceleration point.</p> <p>No objection in principal on highways grounds (8th May), subject to additional information on F/17/79886.</p>		
Agriculture	1		
Arboriculture / TPO	<p>Heavily tree'd site (boundary and interior) with mature hedgerow vegetation in places.</p> <p>Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.</p> <p>Blanket TPO (746-E) covering all tree species on site (insert below).</p>		

	 <p>At site visit there were substantial trees within the site, with associated tree root protection areas, omitting considerable areas of the site.</p> <p>Objection to F/17/79886 from Tree Officer (13th April &amp; 19th May 2017). Landscaping Comments support Tree Officers (31st March 2017).</p>
Archaeology	<p>There are no archaeological sites currently recorded at this location, but significant archaeological remains have been found in the wider vicinity (Bronze Age beaker – possibly indicative of burial - immediately south west). There is the potential that archaeological remains will be encountered during development and this is a material consideration, but it is unlikely that archaeological issues will prove overriding or unduly burdensome</p>
Ecology	<p>Development upon the site scores very poorly on ecological grounds. With associated development advised to be detrimental to the ecology of the area. Removal advised.</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 WWII military site, natural ground gas bearing strata.</p> <p>Air Quality – Careful consideration of traffic impacts generated by this development on existing AQMA at Hamble Lane, and on adjacent road network, A27 close to annual target level for NO2.</p>
Flood Risk	<p>Site partially within FRA 3. Further information requested by HCC Flood and Water Management Team on F/17/79886.</p>
Listed Building / Conservation	<p>N/A</p>

Minerals	Not in the mineral resource or safeguarded sites layers. Piecemeal development with RM application approved status.
Pipeline	Esso pipeline dissects the site south to north (insert below). No works of any kind, either by hand or machine is permitted within a 6 metre "safety zone" without prior notification. If works are required within 3 metres of our client's apparatus, the necessary supervision will be arranged.   <b>Ref:</b> ESSO/JOA/CK/FLP/PARISSMITHLLP/LSBUD-170515-10429514
Planning Application	F/17/79886 aforementioned.
Topography	Gentle increase in topography south to north.
Utilities	TBC
Other	N/A
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	Retention of trees and appropriate preservation of root protection areas would reduce capacity in line with DM comments - 4 units.  Removal or some trees and significant encroachment of root protection area as opposed in F/17/79886 would enable 11 dwellings, as proposed. F/17/79886 has been withdrawn
<b>DENSITY</b>	N/A
<b>DEVELOPMENT CAPACITY</b>	4
<b>NOTES</b>	
Site is adjacent to the Bovis Housing Scheme (R/15/75967), which surrounds the site on the east and north boundaries. Existing residential development located to the west. Vehicular access is served by an existing access point on the south boundary (east portion), onto	

Bridge Street. Near to the access is a speed change sign (40mph to 30mph - travelling east), with vehicles decelerating by the access. Site is enclosed by mature tree vegetation and sporadic mature hedgerow (or similar vegetation) on all boundaries. However, there are some breakages offering views into the Bovis scheme and existing development. There are existing dwellings on the site, the larger to the north (occupied) and the smaller to the east (unoccupied). There are associated amenity areas for each dwelling. The dwellings are separated by the access road which runs through the centre of the site (south to north). To the south / west is a parcel of land which doesn't appear to be associated with residential amenity and is fenced off. Signs for possible underground utilities were located intermediate of the associated fence and access road (where it forks). As noted, the site is enclosed by mature vegetation, furthermore, there are two substantial mature trees (appear to be oaks) within the site interior, with substantive canopies which shade a considerable area of the site. Development above 10+ units in light of aforementioned constraints is very unlikely. If development can be achieved it will fall below 10 units, therefore, be considered as `windfall` only. The site shouldn't be allocated within the plan.

**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>	None relevant for this site but planning permission granted for adjoining site to provide 62 dwellings (ref: R/16/77966 & O/14/74322 (62 units). The site was allocated in the draft Local Plan (2011-2029) as part of a larger site, to the west, for 75 dwellings - site allocation BU1.		
<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</p>		

	<p>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>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.</p>
Environmental Heath (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 –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	N/A
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>	N/A
<b>DENSITY</b>	N/A
<b>DEVELOPMENT CAPACITY</b>	4
<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. It would be difficult to argue that circumstances had changed significantly since the previous Local Plan. Given the constraints of the site, particularly site levels and trees, a low density form of development only is likely to be acceptable.

**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>	N/A. Planning permission granted in December 2016 for 3 dwellings on land to the north west (ref: F/16/79496).		
<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 far greater for larger trees.</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 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.</p> <p>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	<p>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).</p>

Pipeline	N/A
Planning Application	N/A
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>	Current feasibility works suggests a residential development capacity of 19 units.
<b>DENSITY</b>	N/A
<b>DEVELOPMENT CAPACITY</b>	19
<b>NOTES</b>	
N/A	

**Site: 32**

Name: Heath House Farm, Hedge End

SLAA Reference: 4-27-C



		✓		
<b>LAND OWNERSHIP / SOURCE</b>	S Tinson (The Serendipity Centre) / Foreman Homes Ltd and Bryan Jezeph Consultancy			
<b>SITE AREA</b>	3.4ha			
<b>PLANNING HISTORY</b>	N/A			
<b>CONSTRAINTS / CONSIDERATIONS</b>				
Access	Existing vehicular site access via Tanhouse Lane to northeast or via Heath House Lane to northwest. Footpath in-between these two highways is unsuitable for vehicle movements. Wide frontage on northwest boundary onto Heath House Lane to provide a new access point if required.			
Agriculture	2			
Arboriculture / TPO	Site is bound by a woodland copse to the south, which is designated as Ancient Woodland (15m development buffer required). Mature trees line the north and west boundaries for the most part. No mature trees within site. Sporadic trees linear to northwest boundary onto Heath House Lane and along west boundary. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.			
Archaeology	There is a record of ridge and furrow surviving as earthworks on part of this site, although it seems likely that these are from steam ploughing rather than signs of surviving medieval fields (but this would need to be checked. There are only a few archaeological remains have been found in the wider vicinity. The allocation has some archaeological potential but it is unlikely that archaeological issues will prove overriding or unduly burdensome.			
Ecology	The site is adjacent to Pilands Copse SINC ancient woodland. A 20m buffer will be required.  This site will drain into the Hoe Moor Creek a tributary of the designated Hamble. Naturalised SuDS with three forms of			

	<p>filtration should be required within the site policy to preserve water quality.</p> <p>This site would have an in-combination impact in respect of recreational pressure with the Pylands Lane strategic site.</p> <p>The site is covered by the Hamble Estuary PBA. Important routes need to remain open for wildlife.</p> <p>There is extensive woodland and connecting hedgerows which make up the woodland complex which must be retained buffered and enhanced.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>Noise – Road Traffic noise impact from Heath House Lane (increasing traffic flow with opening of Pylands By Pass / Link road, and Botley By Pass). Separation between noise sensitive development and roads uses will be necessary.</p> <p>Land contamination –adjacent to former landfills</p>
Flood Risk	N/A
Listed Building / Conservation	N/A
Minerals	TBC
Pipeline	N/A
Planning Application	<p>Land adjacent to the south and west of the site including Heathhouse Lane - O/12/71522 Outline planning permission with all matters reserved (except for access) - was granted in November 2013 for construction of up to 250 dwellings and associated development. Approval of reserved matters for appearance landscaping, layout and scale pursuant to the outline planning permission for the construction of 189 dwellings (Phase 1) and 61 dwellings (Phase 2) with ancillary road, landscaping, car parking, drainage and sewage pumping station were approved in June 2015 and September 2015 respectively (R/14/75595 and R/15/76606).</p>
Topography	Gradual slope north to south (1>3m).
Utilities	TBC
Other	<p>Overhead electricity cable crosses site (diagonal from southwest to north east) and land associated with O/12/71522.</p> <p>25m Telephone Mast (M/05/54213) on north boundary. Sunday Hill Bypass upon land immediately to the west / south of site in associated with O/12/71522.</p>

<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	<p>Gross Area: 3.4ha</p> <p><i>School Provision:</i></p> <p>Promoter's plan indicates the intention to retain the existing dwelling &amp; amenity (01.ha) on site and provide a school (three building, parking provision and outdoor space - covering 1ha) on part of the site. These areas (1.1ha) have been omitted from the developable site area (3.4ha), with a new site area of 2.3ha gross.</p> <p><i>Revised Gross Area: 2.3ha</i></p> <p><i>Ecological Deduction:</i></p> <ul style="list-style-type: none"> <li>• Provision of 20m buffer from Woodland along southern boundary = 0.4ha</li> </ul> <p>2.3ha - 0.4ha = 1.9ha</p> <p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> <li>• Reduction for SUDS provision (10%) = 0.19ha</li> </ul> <p>1.9ha - 0.19ha = 1.71ha</p> <p><i>Tapping the Potential:</i></p> <p>75% gross to net ratio (1.71ha)</p> <ul style="list-style-type: none"> <li>• Housing Area = 1.285ha</li> <li>• Non-Housing Area = 0.4275ha</li> </ul> <p>*If the school area was not required and the full site (3.4ha) could be developed for residential housing then the following applies.</p> <p><i>Ecological Deduction:</i></p>

	<ul style="list-style-type: none"> <li>Provision of 20m buffer from Woodland along southern boundary (0.6ha) = 2.8ha</li> </ul> <p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> <li>Reduction for SUDS provision (10%) = 0.28ha</li> </ul> <p>2.8ha - 0.28ha = 2.52ha</p> <p><i>Tapping the Potential:</i></p> <p>65% gross to net ratio (2.52ha)</p> <ul style="list-style-type: none"> <li>Residential Development = 1.638ha</li> <li>Non residential Development = 0.882ha</li> </ul>
<b>DENSITY</b>	30 d/ha
<b>DEVELOPMENT CAPACITY</b>	<p>Residential + School Provision</p> <p>1.285ha × 30 d/ha = 38.55</p> <p>*Residential Only</p> <p>1.638ha × 30 d/ha = 49.14 (Additional 11 units).</p>
<b>NOTES</b>	
<p>Site is located outside the urban edge, to southeast of Hedge End (Bursledon Parish), adjacent to Heath House Lane (northwest) and Tanhouse Lane (northeast). Site currently accommodates a children's care house, agricultural structures and grazing land. Buildings include dwelling, garage, steel structure, stables, barns and other non-descript structures, which are all located near to the north boundary. Development for 250 dwellings (O/12/71522, R/14/75595 &amp; R/15/76606) and associated works (including a Bypass) is located to the west and south of the site. Existing residential unit is visually not of architectural merit, therefore further consideration of the local listing (SLAA) is required. AH have advised the owner within the SLAA update advised the building wasn't locally listed. The site for the most part is enclosed by mature vegetation along all boundaries, acting as a defensible boundary to the wider area. Adjacent to the south is large woodland copse with associated ecological and landscape designations. Site is bound by a woodland copse to the south, which is designated as Ancient Woodland (15m development buffer required). Mature trees line the north and west boundaries for the most part. No mature trees within site. Sporadic trees linear to northwest boundary onto Heath House Lane and along west boundary. Topography falls gradually north to south, then sharply near to the southern boundary, which consequently leads into a watercourse contained within the woodland.</p>	

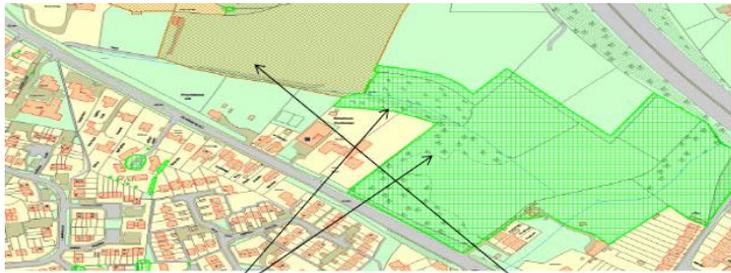
Possible contamination from the non residential buildings/structures and uses on site. 25m Telephone Mast (M/05/54213) on north boundary. No known buffers required, though may not be appealing for plot saleability of adjacent units. Within close proximity of historic parks, therefore, may have some archaeological significance. Though, not advised on SLAA. Large overhead electricity cable crosses site (diagonal from southwest to north east) and land associated with O/12/71522. Adjacent to the north is North Rodaway Pavilion and Football Ground. Beyond the site to the west and northwest is open countryside with sporadic countryside development. Opportunity to provide linkages to the public open space. Trees intermediate of north boundary and North Rodaway Pavilion and Football Ground may have protection under a TPO, due to their maturity and visual impact. Nothing is listed on SLAA. A vehicle track dissects the middle of the site (north to south) from agricultural buildings to and into the woodland copse. Existing vehicular site access via Tanhouse Lane to northeast or via Heath House Lane to northwest. There is a bridleway which connect Heath House Lane to Tanhouse Lane along the north boundary, however, this is not suitable to accommodate vehicle movements (undulating boggy ground). A wide frontage of the north west boundary, would provide a suitable location for a new access (subject to appropriate visibility splays), though this may impact upon the Bypass associated with O/12/71522, R/14/75595 & R/15/76606 to the west. It may be a consideration to provide access west into the Bypass, which then leads out onto Heath House Lane.

**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>	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.		
<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	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		

	<p>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 an 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 & Air Quality)	<p>Noise – Road Traffic noise impact from M27 significant.</p> <p>Separation between noise sensitive development and roads will 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</p>

	this development on existing AQMA at Hamble Lane.
Flood Risk	N/A
Listed Building / Conservation	The site is adjacent to the Bursledon Windmill Conservation Area.
Minerals	TBC
Pipeline	N/A
Planning Application	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.
Topography	Steep slope northwest of site
Utilities	TBC
Other	N/A
<b>DEVELOPABILITY</b>	Y
<b>DEVELOPABLE AREA</b>	<p><i>Gross Area: 5.2ha</i></p> <p><i>Ecological Deduction:</i></p> <ul style="list-style-type: none"> <li>• Removal of Reptile Relocation Area = 1.4ha</li> </ul> <p>5.2ha - 1.4ha = 3.8ha</p> <p><i>Revised Gross Area: 3.8ha</i></p> <p><i>Ecological Deduction:</i></p> <ul style="list-style-type: none"> <li>• Removal of are of SINC from sites = 0.5ha</li> </ul> <p>3.8ha - 0.5ha = 3.3ha</p> <ul style="list-style-type: none"> <li>• Provision of 20m buffer from SINC = 0.2ha</li> </ul> <p>3.3ha - 0.3ha = 3.1ha</p> <p>2m buffer to connect Reptile relocation Area to SINC, not specifically excluded as will be absolved by non-developable</p>

	<p>area (tapping the potential).</p> <p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> <li>• Reduction for SUDS provision (15%*) = 0.465ha</li> </ul> <p>3.1ha - 0.465ha = 2.635ha</p> <p>*Increase of 5% due to slow worms</p> <p><i>Tapping the Potential :</i></p> <p>65% gross to net ratio (of 2.635ha)</p> <ul style="list-style-type: none"> <li>• Housing Area = 1.71275ha</li> <li>• Non-Housing Area = 0.92225ha</li> </ul> <p>In the absence of an air quality assessment it is not possible to define how much of the site could be developed.</p>
<b>DENSITY</b>	30 d/ha
<b>DEVELOPMENT CAPACITY</b>	<p>In the absence of an air quality assessment it is not possible to define how much of the site could be developed.</p> <p>1.71275ha × 30 d/ha = 51.3825</p>
<b>NOTES</b>	
N/A	

**Site: 35c**

Name: South of Pound Road, Bursledon

SLAA Reference: 10-16-C



			✓
<b>LAND OWNERSHIP / SOURCE</b>	EBC / Council Planning Officers		
<b>SITE AREA</b>	1.3ha		
<b>PLANNING HISTORY</b>	<p>Outline planning permission refused in May 1986 for residential development on wider site including land to the east. (Z/28757/000/00).</p> <p>Outline planning permission refused in June 2014 for residential development and a care home (O/14/73948). Appeal withdrawn.</p> <p>Detailed planning permission granted in March 2016 (F/15/76582) for 166 dwellings on Berry Farm site immediately to the south. Layout shows access from Hamble Lane but S106 allows for an alternative access from Cunningham Gardens access road across land subj to a covenant. Variation to covenant currently being negotiated. Development on site will commence on agreement of access. (See below)</p>		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	<p>The site is currently landlocked with no access. Access from Priors Hill Lane is not feasible as unmade narrow lane and would mean breaching a belt of ancient woodland along the lane boundary. Access from Hamble Lane via the adjacent Berry Farm site may have been feasible but the Council wished to resist Berry Farm development from exiting onto Hamble Lane and hence has negotiated an alternative access via Cunningham Gardens.</p> <p>In any event the layout of the Berry Farm site would prevent any access link as it would require the access link to run through the on-site open space. This is also constrained by the CHL pipeline easement (See below).</p>		

	 <p>Good footpath network from POS through to adj King George V recreation ground.</p>
Agriculture	3
Arboriculture / TPO	<p>The site is immediately adjacent to Priors Hill Brickworks SINC designated for its heathland and grassland populations. The trees within the SINC are protected by a TPO.</p>  <p>TPO 440-E covering all tree species</p> <p>A 15m buffer will be required for protection to woodland along north western boundary required. This significantly eats into the potential developable area of the site.</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. It is unlikely that archaeological issues will prove burdensome, if they arise at all.</p>
Ecology	<p>The site is immediately adjacent to Priors Hill Brickworks SINC designated for its heathland and grassland populations. A 20m buffer will be required for protection</p>
Environmental Heath (Contamination, Noise & Air Quality)	<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	<p>Site lies in a minerals safeguarding area. This may require prior extraction. Unlikely to constrain site capacity.</p>

Pipeline	The CLH pipeline crosses the south-eastern corner of the site. No development or intrusive activities can take place within a 6m wide easement without works consent.
Planning Application	N/A
Topography	Flat
Utilities	TBC
Other	<p>Public Open Space - This site is existing designated public open space which was specifically designed to serve Cunningham Gardens and was adopted by EBC from the developers through the S106. This land currently serves the residents of the Cunningham Gardens estate as well as other local residents and has a young people's area and a mini BMX track.</p> <p>As part of the adjacent Berry Farm scheme, it was agreed that the developer of that site would link into the Cunningham Gardens POS and provide financial contributions for the provision of a LEAP standard play area on the Cunningham Gardens POS and contributions to enhance the area – young people's facilities, footpaths, tree planting etc.</p> <p>Thus part of the site would need to be retained as POS. The minimum amount of usable POS on which to put a LEAP standard play area on is 0.2ha. The standard states that the play area should be at least 20m from the nearest residential property and with buffer planting.</p> <p>If a young people's kick-about area is to also be accommodated then the area will need to be at least 0.6ha with space all round so that stray balls do not enter the roads, adjoining properties, the play area or cause noise issues for residents. Young people's areas are usually a basketball / football combi unit with a 9.0m x 9.0m tarmac pad with line markings and around 200 – 300 sqm of grass protection mats. Occasionally the area will be complemented by a teen shelter.</p>
<b>DEVELOPABILITY</b>	N
<b>DEVELOPABLE AREA</b>	N/A
<b>DENSITY</b>	N/A
<b>DEVELOPMENT CAPACITY</b>	Applying the 15m buffer to the woodland would reduce the site area to approximately 0.5ha. Retention of at least 0.2ha for the LEAP and the required 20m buffer between the LEAP and residential properties would further erode any developable area.

**NOTES**

Existing POS; level site and enclosed by trees; significant woodland belt along western boundary, adj to Priors Hill Lane. Other boundaries well-treed. Priors Hill Lane - narrow and unmade. Footpath links through to recreation ground.

**Site: 39**

Name: North and south of Kings Avenue, Hamble

SLAA Reference: 8-11-C



			✓
<b>LAND OWNERSHIP / SOURCE</b>	GE Aviation / RPS CgMs on behalf of GE Aviation		
<b>SITE AREA</b>	6.2 ha		
<b>PLANNING HISTORY</b>	N/A		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	Existing access from the end of Kings Avenue. Any development would need to take account of any additional traffic on Hamble Lane.		
Agriculture	N/A		
Arboriculture / TPO	<p>Mature trees/woodland edge along north eastern site boundary protected by a TPO. Trees fronting Hamble Lane also protected by TPO - see below.</p>  <p>TPO 35-E covering all tree species.</p> <p>5m buffer to edge of woodland required.</p> <p>Mature tree within car park to south east of Sydney Lodge.</p>		
Archaeology	There are no archaeological sties currently recorded at this location, although there are archaeological recorded in the vicinity. This includes a hoard of Roman coins which might imply nearby settlement. It is unlikely the archaeological issues will prove overriding.		

Ecology	<p>This site contains coastal playing fields close to the coast. It could be ideal foraging habitat for Brent Geese in particular and so would be supporting habitat. If this were the case the site could not be developed as supporting habitat must be treated as if SPA. I would advise against allocation as its value will not to be known until next winter.</p> <p>The site is within close proximity to West wood ancient woodland part of the Royal Victoria CP. A 20m buffer will be required. (Verbally agreed that the red line as shown provides sufficient buffer).</p> <p>If the site drains to the West it could drain into an unnamed watercourse that leads straight into the Solent. Naturalised SuDS with 3 forms of filtration maybe required.</p> <p>Verbally advised 5m buffer to woodland required.</p>
Environmental Heath (Contamination, Noise & Air Quality)	<p>Noise – Industrial noise impact from Hamble Aerostructures, 24 hour operation. Road Traffic noise impact from Hamble Lane, and site access.</p> <p>Separation between noise sensitive development and roads / industrial uses will be necessary.</p> <p>Land contamination – adjacent to brownfield.</p> <p>Air Quality – Careful consideration of traffic impacts generated by this development on existing AQMA in Hamble Lane. Impacts from industrial use.</p>
Flood Risk	N/A
Listed Building / Conservation	The site contains Sydney Lodge and Stables which are Grade II* listed buildings. The listed buildings have been used as offices for the GEA commercial operations on site. Careful consideration would need to be given to ensuring that the setting of the listed buildings can be preserved or improved.
Minerals	A small slice of the north eastern tip of the site is within the safeguarded sites layer. The whole site is within the mineral resource layer. Hamble Airfield (sand and gravel extraction) Sand and gravel extraction.
Pipeline	N/A
Planning Application	N/A
Topography	Flat site. Clear views from Hamble Lane and views through from adjacent PRow.
Utilities	TBC

Other	<p>Playing Fields - Loss of playing fields would likely receive an objection from Sports England, unless an alternative replacement provision can be provided in the within vicinity of the site (that would be equivalent or better) or demonstration that the facilities are surplus to requirements.</p> <p>Employment - The loss of any employment floorspace would need to be considered as part of any application.</p>
<b>DEVELOPABILITY</b>	Y - however constraints (aforementioned) to be overcome beforehand
<b>DEVELOPABLE AREA</b>	<p><i>Gross Area:</i> 6.2ha</p> <p><i>Heritage Deduction:</i></p> <ul style="list-style-type: none"> <li>• Exclusion of Listed Buildings = 2.2ha</li> </ul> <p>6.2ha - 2.2ha = 4ha</p> <p><i>SUDS Deduction:</i></p> <ul style="list-style-type: none"> <li>• Reduction for SUDS provision (10%) = 0.4ha</li> </ul> <p>4ha - 0.4ha = 3.6ha</p> <p><i>Tapping the Potential:</i></p> <p>65% gross to net ratio (of 3.6 ha)</p> <ul style="list-style-type: none"> <li>• Housing Area = 2.34 ha</li> <li>• Non-Housing Area = 1.26ha</li> </ul>
<b>DENSITY</b>	35 d/ha
<b>DEVELOPMENT CAPACITY</b>	2.34ha x 35 d/ha = 81.9
<b>NOTES</b>	
N/A	

**Site: 40a**

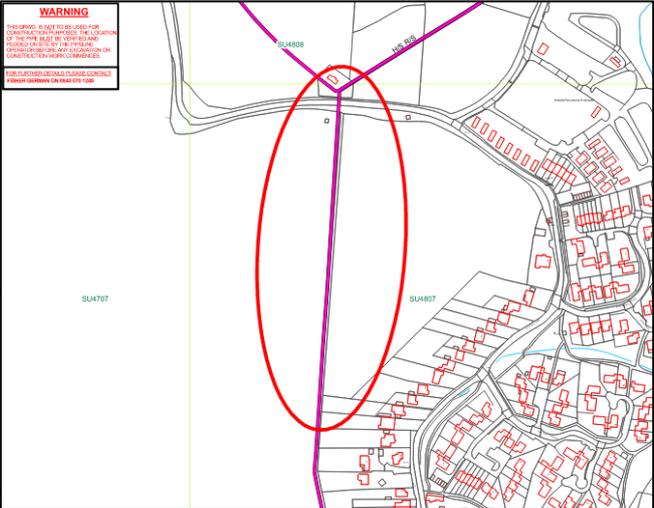
Name: Land west of Satchell Lane

SLAA Reference: 8-5-C



			✓
<b>LAND OWNERSHIP / SOURCE</b>	Ms Frampton / Foreman Homes		
<b>SITE AREA</b>	3.5ha		
<b>PLANNING HISTORY</b>	April 2017 Outline application submitted for development of up to 70 dwellings with associated access, public open space, landscaping and amenity areas (all matters reserved except for access) (ref O/17/80319). Pending determination.		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	<p>HCC currently object on inadequate sustainable options of travel and safety concerns with eh access layout.</p> <p>PRoW dissects the site.</p> 		
Agriculture	N/A		
Arboriculture / TPO	4 trees and one grouped area are to be removed to facilitate access arrangements. EBC tree officer consultation response has no objections.		
Archaeology	HCC Archaeology advise 'I would refer you to the archaeological desk based assessment that was submitted with this application which I am largely happy to endorse to you. It presents an assessment of the archaeological potential of the area (that is the potential to encounter archaeological remains which are as yet unrecorded) and concludes that the area does have some archaeological potential relating to the prehistoric and Roman		

	<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>
<p>Ecology</p>	<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>
<p>Environmental Heath (Contamination, Noise &amp; Air Quality)</p>	<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	O/17/80319 - application is due to go to planning committee with

	<p>a recommendation for refusal with 5 associated reasons for refusal:</p> <ul style="list-style-type: none"> <li>• Inappropriate and unjustified form of development</li> <li>• Unsustainable and poorly accessible location</li> <li>• Failure to demonstrate a safe means of access</li> <li>• Insufficient information provided to demonstrate appropriate suds which would protect the hydrological and ecological interests</li> <li>• Failure to secure developer contributions</li> </ul>
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>	N/A
<b>DENSITY</b>	N/A
<b>DEVELOPMENT CAPACITY</b>	0
<b>NOTES</b>	
N/A	

**Site: 40b**

Name: Land at Hamble Petroleum Storage Depot, Satchell Lane

SLAA Reference: 8-13-C



			✓
<b>LAND OWNERSHIP / SOURCE</b>	Defence Infrastructure Organisation / GVA Grimley Ltd (on behalf of land owner)		
<b>SITE AREA</b>	5.5ha		
<b>PLANNING HISTORY</b>	N/A		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	Access via existing access points linear to east boundary, which links to Satchell Lane to the south.		
Agriculture	North east Grade 5. South west non-agricultural		
Arboriculture / TPO	Site enclosed by mature vegetation on all boundaries (sporadic gaps in places), with two dense woodland areas and sporadic tree grouping within the site interior. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees. A significant loss of mature vegetation would be required to facilitate any development.		
Archaeology	TBC		
Ecology	<p>Comments in tandem with Sites 41a &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</p>		

	<p>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)	Potentially significant Brownfield issues to resolve form former military fuel storage depot and boatyards. Some noise impact form Satchell Lane. Aq impacts on Hamble Lane AQMA
Flood Risk	N/A
Listed Building / Conservation	Adjoins Old Bursledon Conservation Area to north
Minerals	Within safeguarded site layer. Also within the mineral resource layer which sits along the western edge of the site. Hamble Airfield (sand and gravel extraction) Sand and gravel superficial. The site is in the same context of Site 41a, therefore HCC Minerals would require sufficient evidence how the 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). Without such information it cannot be known which areas of the site can be developed.
Pipeline	N/A
Planning Application	N/A
Topography	Slopes down to the east
Utilities	TBC
Other	Previous use - associated contamination, as aforementioned
<b>DEVELOPABILITY</b>	The highways, ecological, hydrological, sustainability, mineral constraints similar to Site 41a, result in the site being unsuitable for residential development. This is in addition to the

	environmental health and arboricultural constraints associated with the site.
<b>DEVELOPABLE AREA</b>	N/A
<b>DENSITY</b>	N/A
<b>DEVELOPMENT CAPACITY</b>	0
<b>NOTES</b>	
N/A	

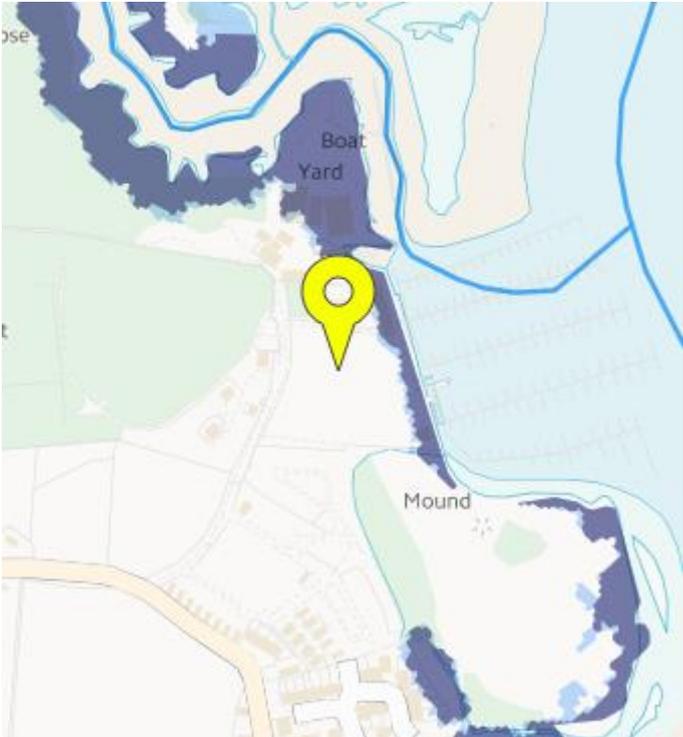
**Site: 40c**

Name: Mercury Yacht Marina (including caravan site and donkey field)

SLAA Reference: 8-3-C



			✓
<b>LAND OWNERSHIP / SOURCE</b>	Marina Developments Limited / Turley (Marina Developments Limited)		
<b>SITE AREA</b>	11.5ha		
<b>PLANNING HISTORY</b>	Various planning history associated with marina an industrial uses		
<b>CONSTRAINTS / CONSIDERATIONS</b>			
Access	Access via existing access points onto Satchell Lane		
Agriculture	North east Grade 5. South west non-agricultural		
Arboriculture / TPO	Sporadic mature vegetation along site boundaries, including to Satchel Lane. Significant mature wooded area (4.3ha) to the south of the car park/marina, which would require removal to facilitate development in this location. Standard advice of 15m exclusion radius from stem, likely to be far greater for larger trees.		
Archaeology	TBC		
Ecology	<p>Comments in tandem with Sites 41a &amp; 41b.</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</p>		

	<p>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>
<p>Environmental Heath (Contamination, Noise &amp; Air Quality)</p>	<p>Potentially significant Brownfield issues to resolve form former military fuel storage depot and boatyards. Some noise impact form Satchell Lane. Aq impacts on Hamble Lane AQMA</p>
<p>Flood Risk</p>	<p>Areas of the site fall within FRA 2 &amp; 3. Site will therefore require a sequential test for suitability, which will need to occur before allocation (which would assume the site is already suitable for residential development).</p>  <p>maps.environment-agency.gov.uk</p>

Listed Building / Conservation	<p>Boatyard area falls with the Old Bursledon Conservation Area</p> 
Minerals	<p>A large proportion of the west of the site is within the safeguarded sites layer. A small amount of the western part of the site is within the mineral resource layer. Hamble Airfield (sand and gravel extraction) Sand and gravel extraction. The site is in the same context of Site 41a, therefore HCC Minerals would require sufficient evidence how the 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). Without such information it cannot be known which currently undeveloped areas of the site can be developed.</p>
Pipeline	TBC
Planning Application	N/A
Topography	Flat
Utilities	TBC
Other	<p>Existing Uses - The main uses of the site include a marina, holiday accommodation, boat storage and associated industries. The loss of such provisions would require reallocation elsewhere within the borough upon an appropriate site. The only redevelopment opportunity for the site as proposed in the draft 2011-2029 would have been for a hotel which if not progressed would have required the existing uses to be retained. It is a similar policy retention of uses, with possible hotel is proposed in the forthcoming plan, which would rule out residential development.</p>
<b>DEVELOPABILITY</b>	<p>The highways, ecological, hydrological, sustainability, mineral constraints similar to Site 41a, result in the site being unsuitable for residential development. This is in addition to the environmental health, flood risk and arboricultural constraints associated with the site. Furthermore, the existing uses are to be</p>

	safeguarded within the forthcoming plan, removing the potential for residential development at this location.
<b>DEVELOPABLE AREA</b>	N/A
<b>DENSITY</b>	N/A
<b>DEVELOPMENT CAPACITY</b>	0
<b>NOTES</b>	
N/A	