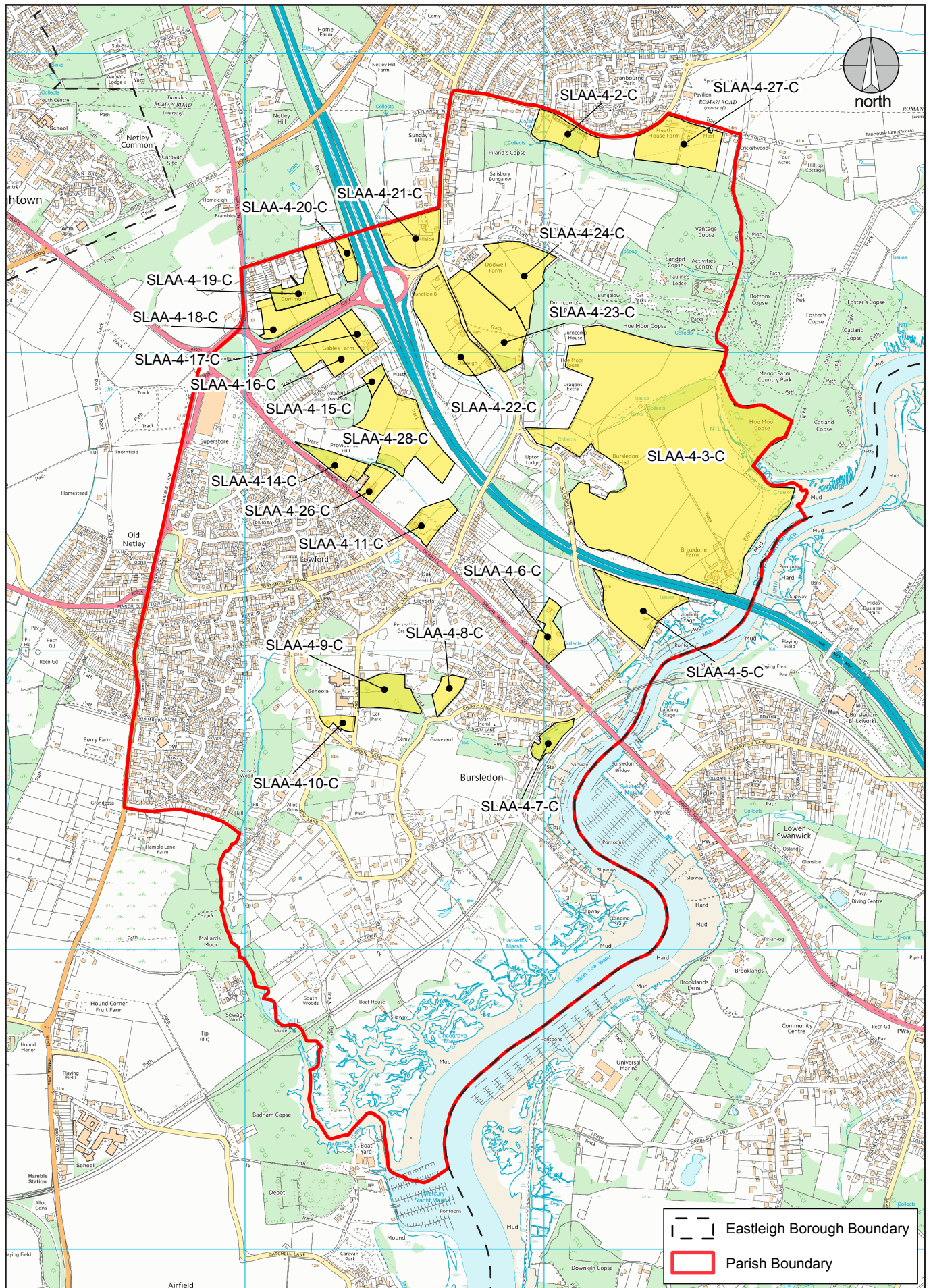
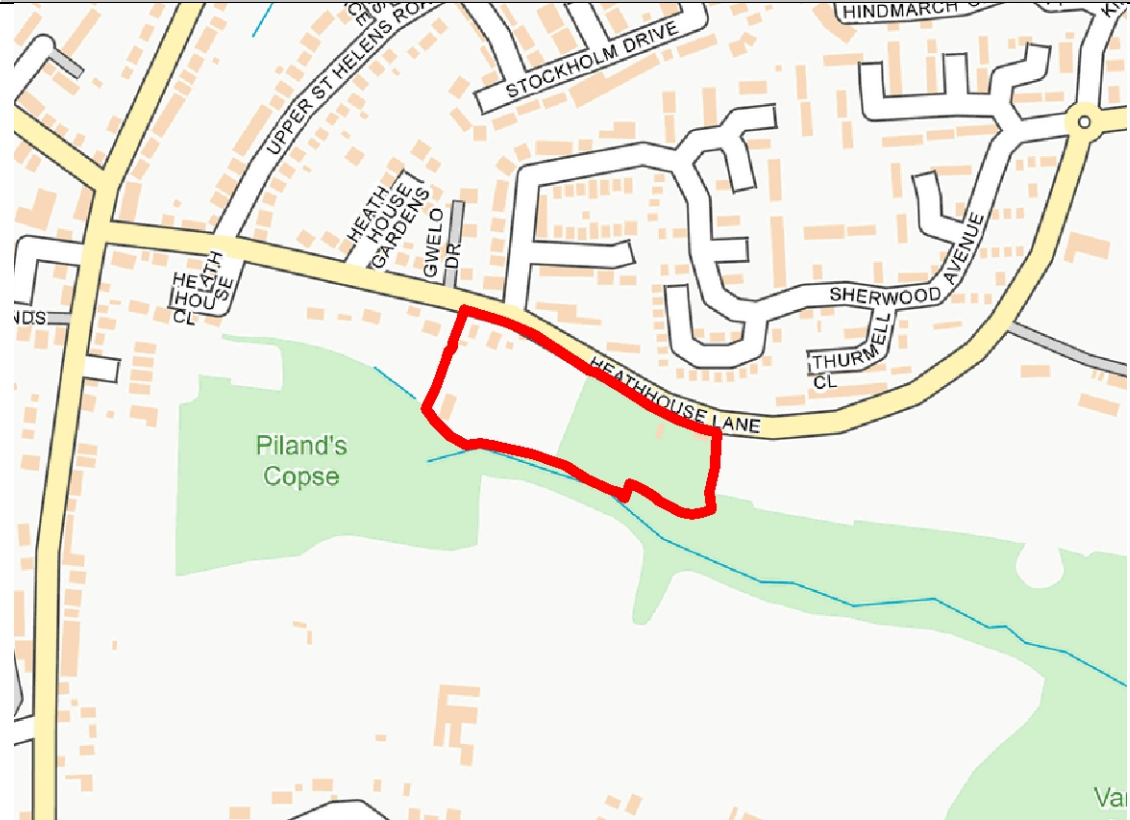


Strategic Land Availability Assessment (SLAA) - Bursledon



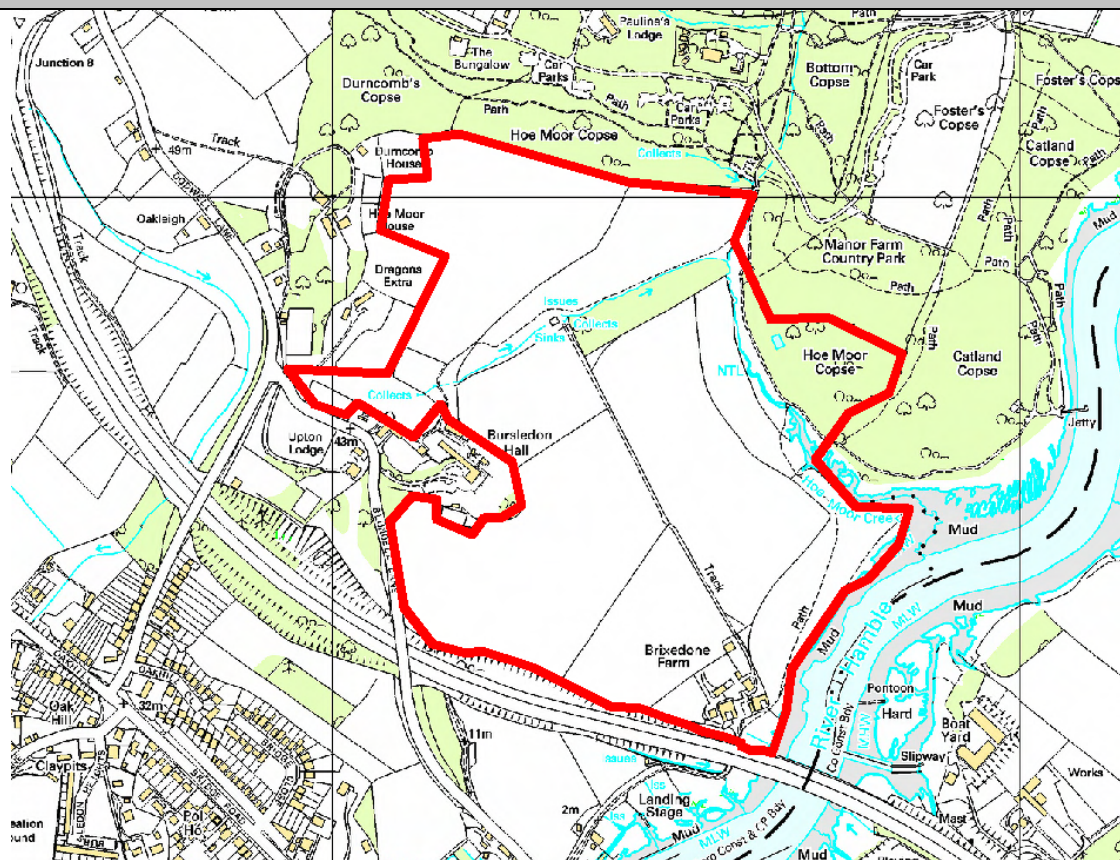
SITE REFERENCE: SLAA-4-2-C	SIZE (ha): 1.85 Net site area (ha): 1.39	SOURCE: Council Planning Officers						
ADDRESS: Land south of Heath House Lane, Hedge End		PARISH: Bursledon						
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential								
								
SITE DETAILS								
<p>Site Description & Character of Surrounding Area: This site occupies an area to the south of Hedge End and is currently used for grazing, with some residential development. The land is divided by field boundaries. There is a strong boundary to the south created by a block of woodland that is included in a SINC. There is residential development to the north of the site, and frontage development to the west. To the east is a scatter of further development. The area to the south has planning permission for 250 dwellings. There is planting and tree cover on the boundaries of the site, and the site can be seen to act as a landscape setting to Hedge End.</p>								
Ownership: Not known								
<p>Planning History: The area immediately south has planning permission for the construction of up to 250 dwellings, Sunday's Hill Bypass and associated development. Ref (O/12/71522).</p>								
Land Uses Investigated: Residential & employment								
Location: Adjacent to the Urban Edge								
<p>Status in Local Plan: The site is located within the countryside policy area of the adopted Local Plan 2001 - 2011 and is also part of a linear proposed Land Improvement scheme to the north of the site adjacent to Heath House Lane. In the draft Local Plan 2011 - 2029, the countryside policy covers the majority of the site with the exception of a small strip along the west boundary that appears to accommodate 2 dwellings and ancillary buildings. Part of the site to the east is within a wider area of proposed housing.</p>								
<p>Site Potential:</p> <table border="0"> <tr> <td>Density (dph): 35</td> <td>Existing Dwellings on Site: 2</td> </tr> <tr> <td>Timescale: Unlikely in plan period</td> <td>Net Residential Yield: 0</td> </tr> <tr> <td>Loss of Employment Land: No</td> <td></td> </tr> </table>			Density (dph): 35	Existing Dwellings on Site: 2	Timescale: Unlikely in plan period	Net Residential Yield: 0	Loss of Employment Land: No	
Density (dph): 35	Existing Dwellings on Site: 2							
Timescale: Unlikely in plan period	Net Residential Yield: 0							
Loss of Employment Land: No								
<p>Employment Uses:</p> <p>Business Park: 0m²</p> <p>Industrial: 0m²</p> <p>Warehouse: 0m²</p>								

ACCESSIBILITY			
Access to the Site: Vehicular access to the site would appear achievable from Heath House Lane.			
Rights of Way: 250m to nearest footpath. Bridleway adjacent to the north-east boundary.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Heath House Lane – 3 Boorley Green/Southampton, X4 Eastleigh/Hedge End			35m
Railway Station: Bursledon			2.1km
Health Centre: Hedge End Medical Centre			1.3km
Primary School: Kings Copse Primary School			600m
Secondary School: Wildern			1.7km
Shopping Centre / Hypermarket: Hedge End district centre			1.2km
Designated Open Space: Norman Rodway Sports Ground			510m
Community Facilities: Rodaway Pavilion Underhill Centre, Hedge End 2000 Centre, Hedge End Hedge End Village Hall			410m 750m 890m 910m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 2
Cables / Pylons / Electricity Lines / Oil Pipelines	Overhead power lines run across the site	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	South-western boundary within 25m of a tributary	Tree Preservation Orders	Blanket TPO on trees on the western and southern boundaries
Flood Risk	Flood Zone 1	Nature Conservation Designations	None on site but Piland's Copse SINC lies immediately south of the site
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Hamble Valley through middle of site and adjacent south
Topography	Steep slope southwards	Landscape Character Area	Botley farmlands & woodlands
Priority Habitat	Lowland Mixed Deciduous Woodland, Wet Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The development of this site is significantly constrained by its topography and part of the site is also wooded. The site could be considered further for its development following development of the site to the south. The site is located outside the urban edge and therefore a policy change would be necessary for the site to be developed.			
Availability: The availability of the site is unknown.			
Achievability: There are a number of constraints within the site that compromise the potential viability of development. In addition, the availability of the site is unknown. As a result, it is concluded that there is no reasonable prospect of redevelopment of the site within the plan period.			

SITE REFERENCE: SLAA-4-3-C	SIZE (ha): 45 Net site area (ha): 19.13	SOURCE: Ian Judd and Partners
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ADDRESS: Land at Brixedone Farm, Bursledon **PARISH:** Bursledon

REASON FOR ASSESSING: Previously submitted for consideration



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located to the east of Bursledon, and is detached from the urban edge. It is presently in agricultural use. The River Hamble runs to the east of the site. There is planting and tree cover on the boundaries, and sporadic tree cover across the site. The eastern part of the site includes Upper Hamble Estuary and Woods SSSI, which extends along much of the site's north and eastern boundaries. Part of this area of the site and a small part of the eastern boundary is within the Solent and Southampton Water Ramsar site. The Solent Maritime Special Area of Conservation also covers this area and the area to the east of the site associated with the River Hamble. The Manor Farm Local Nature Reserve also bounds parts of the north and east of the site. The southern corner of the site is also designated as a SINCR. Access to the site is from Blundell Lane, which is a minor road.

Ownership: Game Brothers

Planning History: None

Land Uses Investigated: Residential

Location: Outside urban edge

Status in Local Plan: The whole site is designated as countryside and the majority of the site, excluding the eastern section, is within the local gap in the Adopted Local Plan 2001-2011 and draft Local Plan 2011-2029.

The southern two thirds of the site are allocated as a river corridor within the Adopted Local Plan. An area to the east of the site is allocated as existing public open space/allotments, and this designation extends along the northern and north-eastern boundaries.

In the draft Local Plan, the site is adjacent to allocated open space on the northern, north-eastern and western boundaries. A strategic footpath/cycleway/bridleway network runs along the south-eastern boundary.

Site Potential:

Density (dph): 30
Timescale: Unlikely in plan period
Loss of Employment Land: No

Existing Dwellings on Site: 0
Net Residential Yield: 0

ACCESSIBILITY			
Access to the Site: There is no direct vehicular or pedestrian access to the site. Access from Blundell Lane may be possible but Blundell Lane is of sub-standard width.			
Rights of Way: 2.5km to nearest bridleway. Footpath within site boundary			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Bridge Road – X4 Portsmouth/Southampton and X5 Gosport/Southampton		820m	
Dodwell Lane – X15 Hamble/Eastleigh (weekdays only)		990m	
Railway Station: Bursledon		1.2km	
Health Centre: Bursledon Surgery		1.3	
Primary School: Bursledon Infant and Junior Schools		1.3km	
Secondary School: The Hamble School		2.9km	
Shopping Centre / Hypermarket: Bursledon local centre		1.3km	
Designated Open Space: Manor Farm Country Park		Adjacent	
Community facilities: Bursledon Village Hall		1.1km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Part grade 3, part grade 2. Small amount of grade 1 at south of site
Cables / Pylons / Electricity Lines / Oil Pipelines	Two oil pipelines cross through site	Significant Noise Generating Uses	M27
Conservation Area	X	Listed Building	Hoe Moor House within 40m of north-western boundary
Contamination	Medium likelihood on north west section of site. Low likelihood on southern part of site rest of site unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 200m of a designation and within 25m of tributary	Tree Preservation Orders	Scattered across the site, blanket to west
Flood Risk	The eastern boundary of the site falls within an area of flood risk (Flood Zone 3). The remainder of the site has a low risk of flooding	Nature Conservation Designations	SSSI within the eastern part of the site and adjacent to north and east. Ramsar and SAC within part of the east of site and adjacent to parts of eastern boundary. SINC within southern corner of site. Local nature reserve bounding parts of north and east of site.
Historic Parks and Gardens	Free Hills / Hoe Manor House, Brixstone, Manor Farm / Upper Hamble Country	Biodiversity Opportunity Areas	Hamble Valley to the east
Topography	Undulating	Landscape Character Area	Hamble Valley
Priority Habitat	Coastal Saltmarsh, Intertidal Mudflats, Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary, M27
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area on south east boundary	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: The site is within the countryside and isolated from Bursledon village. Development on the site would be constrained by the noise from the M27, which is adjacent to the site, and poor access that would need significant upgrading to support any large-scale development on-site. The site is poorly related to existing services and facilities and occupies a sensitive landscape location adjacent to the River Hamble and visually prominent from the M27 when travelling westwards. The site is within the local gap in the Adopted Local Plan 2001-2011 and draft Local Plan 2011-2029, and a change in planning policy would therefore be required for development to proceed. It has been assumed that the net site area would be reduced by approximately 15% as a result of nature conservation designations, existing dwellings and TPOs on-site.

Availability: The agent has not specified when the site is likely to become available. The safeguarding of the site for minerals extraction may delay development coming forward.

Achievability: The site has numerous constraints that compromise the viability of development on the site and would need to be overcome for this site to come forward, in particular its isolated location within the countryside in a local gap, the European, national and local nature conservation designations within and adjacent to the site, and the poor access to the site. Furthermore, it is not clear whether the site is still available for development. As a result, it is concluded that there is no reasonable prospect of the site coming forward within the plan period.

ACCESSIBILITY			
Access to the Site: There is no direct vehicular access to the site and Blundell Lane which adjoins the site is a minor road. Any development on this site would need to ensure that suitable highway access arrangements are made, possibly through a new road and/or by improving Blundell Lane (if possible).			
Rights of Way: Footpath adjacent to south-east boundary. 2.8km to nearest Bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Bridge Road – X4 Portsmouth/Southampton, X5 Gosport/Southampton		340m	
Railway Station: Bursledon		640m	
Health Centre: Bursledon Surgery		1.2km	
Primary School: Bursledon Infant and Junior Schools		1km	
Secondary School: The Hamble School		2.5km	
Shopping Centre / Hypermarket: Bursledon local centre		1.1km	
Tesco Extra, Bursledon		1.6km	
Designated Open Space: Bridge Close		370m	
Community Facilities: Bursledon Village Hall		810m	
The Lowford Centre		1.2km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 1
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline on western boundary	Significant Noise Generating Uses	M27 adjacent to the north of the site
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	Archaeological potential on south east boundary – historic settlement
Proximity to International Nature Conservation Designations	Within 200m of designations and within 25m of a tributary	Tree Preservation Orders	West, south and south-east boundaries
Flood Risk	Land (including River Hamble) adjacent to the site lies within flood zones 2 and 3. Blundell Lane is also liable to flood.	Nature Conservation Designations	X
Historic Parks and Gardens	'Maidenstone' adjacent to south-west	Biodiversity Opportunity Areas	Hamble Valley adjacent south east
Topography	Slopes southwards	Landscape Character Area	Hamble Valley
Priority Habitat	Coastal Saltmarsh, Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary, M27
Minerals and Waste Safeguarding	X	Other	X

DELIVERABILITY / DEVELOPABILITY

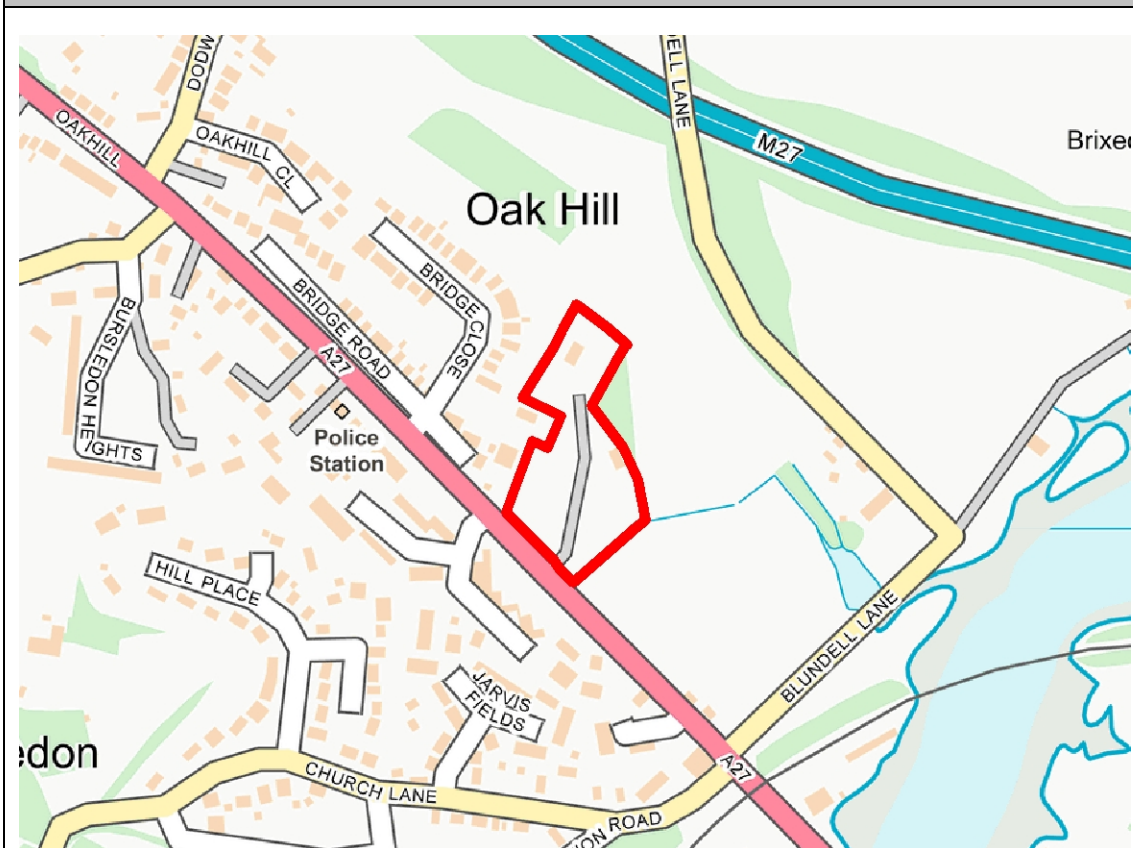
Suitability: The site occupies a sensitive location within the open countryside, separating Bursledon from Hedge End. As the site is within the local gap, a change in planning policy would be required for development to proceed. Approximately 0.6ha in the south-east of the site was allocated for the expansion of the adjacent boatyard in the Draft Local Plan. It is a predominantly open site and its openness contributes positively towards the character and appearance of the area. Any significant development on this site is likely to have an impact on the character of the area and the degree of separation between settlements, particularly so on the higher ground. The site is physically separated from its nearest settlement, Bursledon, by Blundell Lane and further agricultural land, and thus is perhaps difficult to integrate into the urban form of Bursledon, albeit that land to the south-west was allocated for residential development (100 dwellings) in the draft 2011-29 local plan (Policy BU2).

Further consideration should be given to potential ecological impacts on the SAC and SINC network. Blundell Lane is at high risk from flooding and this raises questions about the highway access to the site that would need to be resolved. Blundell Lane is a minor road that would likely require upgrading in order to support development at this site, if this is possible. The site is currently in agricultural use and evidence suggests that it has the highest classification for agricultural land (grade 1). The site's proximity to the M27 also raises concerns about likely noise disturbance. The site is reasonably close to facilities and services associated with the River Hamble and Bursledon railway station and bus services. Taking the above into account, whilst there are a number of development constraints, the site may have some development potential, perhaps in association with the adjoining boatyard, which could be considered in further detail.

Availability: The site has previously been promoted by agents through the Local Plan process.

Achievability: The site has relatively few on-site constraints that could affect the viability of development, and some characteristics which may make it an attractive employment development. The constraints affecting the area in which the site however are significant, including its sensitive location within the local gap, the difficulty of achieving suitable access to support any development on-site, and the classification of the site as being on best and most versatile agricultural land.

SITE REFERENCE: SLAA-4-6-C	SIZE (ha): 1.31 Net site area (ha): 0.38	SOURCE: Woolf Bond Planning
ADDRESS: Land north of Bridge Road, Bursledon		PARISH: Bursledon
REASON FOR ASSESSING: Site submitted by owners and adjacent to urban edge of Bursledon		



SITE DETAILS	
Site Description & Character of Surrounding Area: This site is located immediately adjoining the north eastern urban edge of Bursledon. Most of the site is used for grazing, although there is an element of residential use which is contained in the tree covered western part of the site. It is fairly well screened with the exception of the south-eastern boundary (incl. views from train) and limited views from Bridge Road to the south-west. It is rural in character and provides a limited setting to the River Hamble. Bursledon rail station is beyond to the south of the site. The north-western part of the site is within the currently defined local gap.	
Ownership: Mr Wilmot and The Westmacott Will Trust	
Planning History: Pre-Application Enquiry for the construction of 11 dwellings with garages, and new access. Q/16/78849. Planning Application submitted in 2017 for 11 dwellings and the existing property retained and refurbished) (ref F/17/79886). The site has been considered at two previous Local Plan Inquiries but was discounted due to unnecessary harm to rural character, severance by A27 from facilities and services, combined with topography and distances. Outline planning permission was granted for 90 dwellings Ref: O/13/73701 on land adjacent to the east, north and north-west of the site.	
Land Uses Investigated: Residential .	
Location: Adjacent to the Urban Edge	
Status in Local Plan: The site is entirely located in the Countryside with the northern half extending into the Local Gap as designated in the adopted Local Plan. The draft 2011-29 Local Plan designates this site as part of a wider area for proposed housing (Policy BU2).	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 2
Timescale: 0 – 5 years	Net Residential Yield: 10
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: The site currently has vehicular and pedestrian access from Bridge Road (A27). New access routes may be achievable from Blundell Lane.			
Rights of Way: 450m to nearest footpath. More than 3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Bridge Road – X4 Portsmouth/Southampton, X5 Gosport/Southampton			170m
Railway Station: Bursledon			470m
Health Centre: Bursledon Surgery			420m
Primary School: Bursledon Infant and Junior Schools			710m
Secondary School: The Hamble School			2.3km
Shopping Centre: Bursledon local centre			850m
Tesco Extra, Bursledon			1.4km
Designated Open Space: Bridge Close			160m
Community Facilities: Bursledon Village Hall			540m
The Lowford Centre			940m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 1
Cables / Pylons / Electricity Lines / Oil Pipelines	Esso pipeline close to north western boundary	Significant Noise Generating Uses	M27 and railway
Conservation Area	Adjoins Old Bursledon Conservation Area	Listed Building	X
Contamination	High Likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 200m of designations and 25m of tributary	Tree Preservation Orders	Blanket TPO across entire site
Flood Risk	Partly in Flood Zone 3	Nature Conservation Designations	X
Historic Parks and Gardens	Maidenstone adjacent east	Biodiversity Opportunity Areas	Hamble Valley adjacent south east
Topography	Slopes north-west to south-east	Landscape Character Area	Hamble Valley
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary, M27
Minerals and Waste Safeguarding	X	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: The site is presently located in the Countryside in the adopted local plan but is shown within the urban edge in the draft 2011-29 local plan as part of the Policy BU2 allocation. The site is covered by a blanket TPO are and as such the developable site area has been reduced by 70% to account for the tree cover. Whilst this site adjoins the urban edge of Bursledon, it is physically separated from the majority of the settlement by the A27. As described above, the site is within an area of countryside separating Bursledon and Hedge End and is rural in character. It is also prominent in views from the south-east and some to the south-west. The site is further constrained by being Grade 1 agricultural land. Further consideration should be given to potential ecological impacts, particularly on the adjacent SAC and buffers should be provided as appropriate.

It should be noted that at the two previous Local Plan Inquiries, the Inspectors did not consider it appropriate to allocate the site for residential development to meet the requirements at that time. However, now that permission has been granted for housing development on the remainder of the BU2 allocation, the site will be surrounded by residential development on all sides once this permission (or its reserved matters) are built out. This very much sets a different context for the consideration of development on this site.

Availability: The agents (Woolf Bond Planning) note that there are no legal or ownership issues which could preclude the site from coming forward for development. The site is available, and could come forward within the early part of the plan period.

Achievability: The site is predominantly greenfield, with a few residential properties on its north-west side. There are unlikely to be any significant abnormal costs associated with the development of this site. Property prices in this area are comparatively robust. Given the availability of the land and the permissions already granted in close proximity to the site, there is reasonable prospect of delivering development at this site within the plan period.

SITE REFERENCE: SLAA-4-7-C	SIZE (ha): 0.8 Net site area (ha): 0.72	SOURCE: Brian Campbell Associates
ADDRESS: Land adjacent to Bursledon Station, off Station Road, Bursledon		PARISH: Bursledon
REASON FOR ASSESSING: Site submitted by owners and adjacent to urban edge of Bursledon.		



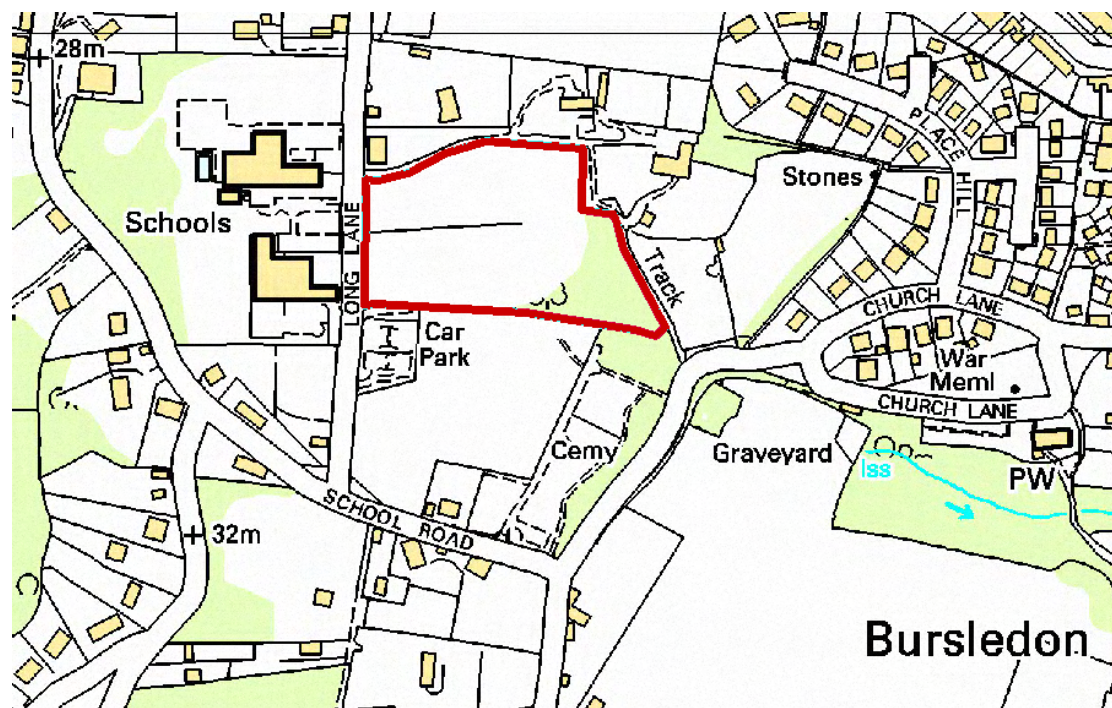
SITE DETAILS	
Site Description & Character of Surrounding Area: The site is adjacent to Bursledon railway station, north-west of the River Hamble. It is entirely wooded and there is a blanket Tree Preservation Order on the site. The site is also within the Bursledon Special Policy Area and Old Bursledon Conservation Area. It contains an electricity sub-station on the Station Road frontage.	
Ownership: Mr S Uddin	
Planning History: Application (ref: WIR 21822) for 6 dwellings refused 10 May 1972 because site was on natural marshland and poor drainage. Planning application (ref: O/14/74970) for 3 dwellings on the northern two-thirds of the site (north of the sub-station) was refused permission and an appeal dismissed on 28 September 2015 due to harm to the Old Bursledon Conservation Area, protected species and impact upon European sites.	
Land Uses Investigated: The agent has promoted this site for residential uses.	
Location: Outside urban edge	
Status in Local Plan: Within countryside, Conservation Area and Old Bursledon Special Policy Area in both adopted Local Plan 2001 – 2011 and draft Local Plan 2011-2029.	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment: No	

ACCESSIBILITY			
Access to the Site: The site adjoins Station Road which could provide vehicular and pedestrian access.			
Rights of Way: 160m to nearest footpath. 650m to nearest bridleway.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Bridge Road – X4 Portsmouth/Southampton, X5 Gosport/Southampton		200m	
Railway Station: Bursledon		Adjacent	
Health Centre: Bursledon Surgery		1.1km	
Primary School: Bursledon Infant and Junior Schools		730m	
Secondary School: The Hamble School		2.1km	
Shopping Centre: Bursledon local centre		1km	
Tesco Extra, Bursledon		1.6km	
Designated Open Space: Great Downs		550m	
Bursledon Recreation Ground		610m	
Community Facilities: Bursledon Village Hall		700m	
The Lowford Centre		1km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	X
Cables / Pylons / Electricity Lines / Oil Pipelines	Overhead electricity poles fronting Station Road. Electricity sub-station on site.	Significant Noise Generating Uses	Railway
Conservation Area	Old Bursledon	Listed Building	X
Contamination	Low Likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Whole site within 200m of designations and partly within 25m of tributary	Tree Preservation Orders	Blanket TPO (all trees, all species) across site
Flood Risk	Flood Zone 3	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	Marshland
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary
Minerals and Waste Safeguarding	X	Landscape Character Area	Old Bursledon
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is significantly constrained because of the risk of flooding to the site (the site falls within flood zone 3), the blanket Tree Preservation Order, the ground conditions (marshland) and its proximity to the railway. As such the site is not considered to be suitable for development.			
Availability: The site has previously been promoted for development.			
Achievability: As a result of the site's location within the floodplain, the effect on the character or appearance of the Old Bursledon Conservation Area, harm to protected species and impact on European sites, the blanket TPO, the proximity to the railway line and its location outside the urban edge, there is no reasonable prospect of development coming forward on this site within the plan period.			

SITE REFERENCE: SLAA-4-8-C	SIZE (ha): 0.8 Net site area (ha): 0.72	SOURCE: Dyer and Sey Ltd
ADDRESS: Land off Church Road, Bursledon		PARISH: Bursledon
REASON FOR ASSESSING: Site submitted by owners and close to urban edge of Bursledon		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is located to the south of Bursledon, within the Old Bursledon Special Policy area and Conservation Area. Access to the site is off a path that leads off Church Lane. It is bordered by trees, and on a site visit, the entrance from Church Lane was very overgrown.</p>		
<p>Ownership Robert Newbold</p>		
<p>Planning History: Residential use on the site was considered at the 2004 Local Plan Inquiry. The Inspector concluded that development on the scale intended would harm the undeveloped nature of the area, and the conservation area and Special Policy Area would be affected detrimentally. The site was also considered within the 'Working Assessment of Greenfield Sites in Eastleigh Borough' (2004), site reference BU1. It was concluded that the countryside setting, proximity to services, and existing public transport was poor. Applications C/33180/000/00 and C/33180/001/00 for 5 residential dwellings were refused in 1994 and 1995 respectively due to detrimental impact on the character of the conservation area. Appeal also dismissed.</p>		
<p>Land Uses Investigated: Residential, employment, community, care homes and open space uses.</p>		
<p>Location: Outside urban edge</p>		
<p>Status in Local Plan: Historic park and garden and Conservation Area and within countryside and Old Bursledon Special Policy Area in both adopted Local Plan and draft Local Plan 2011-2029</p>		
<p>Site Potential:</p>		
<p>Density (dph): 30</p>		<p>Existing Dwellings on Site: 0</p>
<p>Timescale: Unlikely in plan period</p>		<p>Net Residential Yield: 0</p>
<p>Loss of Employment: No</p>		

ACCESSIBILITY			
Access to the Site: The site is currently accessible by foot and vehicle from Church Lane. Vehicular access from this road does not appear to be straightforward due to changes in site levels.			
Rights of Way: 1.1km to nearest bridleway. Footpath adjacent to site on north, east and south boundaries.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Bridge Road – X4 Portsmouth/Southampton X5 Gosport/Southampton			380m
Railway Station: Bursledon			340m
Health Centre: Bursledon Surgery			700m
Primary School: Bursledon Infant and Junior Schools			360m
Secondary School: The Hamble School			1.9km
Shopping Centre: Bursledon local centre Tesco Extra, Bursledon			620m 1.2km
Designated Open Space: Great Downs Bursledon Recreation Ground			240m 250m
Community Facilities: Bursledon Village Hall The Lowford Centre			340m 700m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	Within Old Bursledon Conservation Area	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	On all boundaries
Flood Risk	X	Nature Conservation Designations	X
Historic Parks and Gardens	Ploverfield within site. Bursledon adjacent south. Greylaydes Park adjacent south east.	Biodiversity Opportunity Areas	X
Topography	Slopes north to south	Landscape Character Area	Old Bursledon
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is heavily constrained by its location within the Old Bursledon Conservation Area, and the poor access to the site. Although the site is at the edge of an existing settlement, it projects into an area that is relatively undeveloped. Any further development in such a sensitive area would harm the character of the area. For these reasons, the site is considered to be unsuitable for development.			
Availability: The site has previously been promoted for development.			
Achievability: As a result of the site's location within the Old Bursledon Conservation Area, its designation as a historic park and garden and its location in the countryside, there is no reasonable prospect of development coming forward on this site within the plan period.			

SITE REF: SLAA-4-9-C	SIZE (ha): 2 Net site area (ha): 1.3	SOURCES: Ellis and Partners, and Roger Fisher
ADDRESS: Ploverfield, Long Lane, Bursledon		PARISH: Bursledon
REASON FOR ASSESSING: Site submitted by owners and close to urban edge of Bursledon.		



SITE DETAILS

Site Description & Character of Surrounding Area: This grazing land occupies an area to the south-east of Bursledon, and falls within the Old Bursledon Special Policy Area and the Old Bursledon Conservation Area. It is on a relatively high plateau, level with Long Lane, but higher than land to the east. It is screened by mature trees on the boundaries and well contained.

Ownership: Roger Fisher, Peter Fisher, Anita Bernstein and June Tizzard

Planning History: The site was considered for residential use at the 2004 Local Plan Inquiry. The Inspector concluded that the site had a rural appearance and contributed significantly to the overall semi-rural character of Old Bursledon. As such, development would harm the area to such an extent that the conservation area as a whole and the Special Policy Area would be affected detrimentally. The site was also considered within the 'Working Assessment of Greenfield Sites in Eastleigh Borough' (2004), site reference BU1. It was concluded that the countryside setting, proximity to services, and existing public transport was poor.

Land Uses Investigated: Residential, community & open space uses.

Location: Outside the of the Urban Edge

Status in Local Plan: The site is located within the Old Bursledon Conservation Area and Countryside as designated within the adopted Local Plan. The draft Local Plan allocates this site as an area proposed for open space use (Policy BU6).

Site Potential:

Density (dph): 30

Timescale: Unlikely in plan period

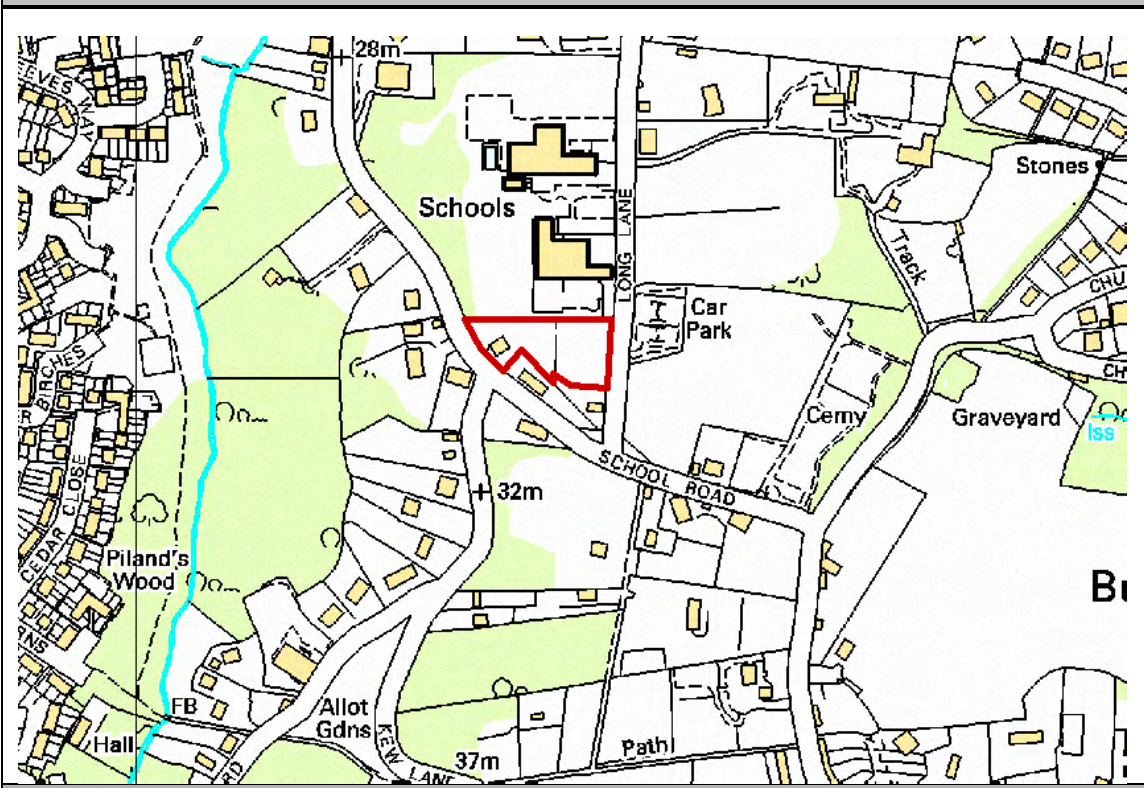
Loss of Employment Land: No

Existing Dwellings on Site: 0

Net Residential Yield: 0

ACCESSIBILITY			
Access to the Site: The site is currently accessible by foot and vehicle from Long Lane			
Rights of Way: Footpath adjacent to the south boundary. 970m to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Portsmouth Road – 4 Portsmouth/Southampton, X5 Gosport/Southampton, X15 Hamble/Eastleigh (weekdays only)		490m	
Railway Station: Bursledon		580m	
Health Centre: Bursledon Surgery		550m	
Primary School: Bursledon Junior School		Adjacent	
Secondary School: The Hamble School		1.8km	
Shopping Centre: Bursledon local centre Tesco Extra, Bursledon		460m 1.1km	
Designated Open Space: Great Downs		Adjacent	
Community Facilities: Bursledon Village Hall The Lowford Centre		270m 550m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	Within Old Bursledon Conservation Area	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	On all boundaries
Flood Risk	X	Nature Conservation Designations	X
Historic Parks and Gardens	Ploverfield within site. Bursledon adjacent south. Greylaydes Park adjacent south east.	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Area	Old Bursledon
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Other	Old Bursledon Special Policy Area
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is located in the Countryside and would require a considerable extension to the Bursledon Settlement Boundary to incorporate the area. Residential uses are not considered appropriate due to the impact on the character of the Old Bursledon Conservation Area and the unsustainable location of the site (i.e. limited accessibility to services through distance and substandard nature of highway) and the very limited potential to improve access due to the restriction on highways upgrades as designated by the Special Policy Area listed in the adopted Local Plan. There may be some potential for the site to be used as public open space/community uses as reflected in the draft local plan allocation.			
Availability: The landowners note that the site could come forward immediately.			
Achievability: The site is a greenfield site located in an attractive area to the market. Taking the suitability of the site into account, it is likely that open space/community uses will need to be externally funded. As such, there is no reasonable prospect of delivering any development at this site within the plan period.			

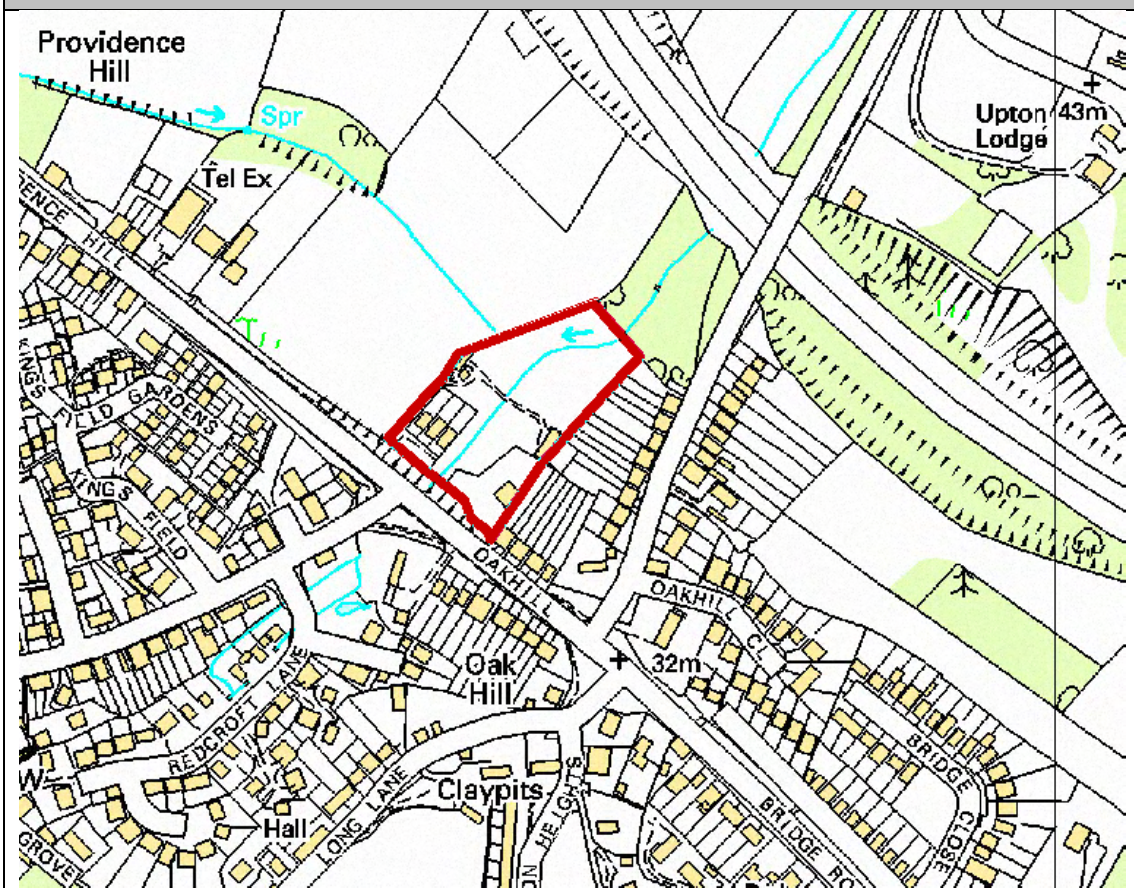
SITE REFERENCE: SLAA-4-10-C	SIZE (ha): 0.46 Net site area (ha): 0.41	SOURCE: Ellis and Partners
ADDRESS: Berryfield & adjacent land, Long Lane & School Lane, Bursledon		PARISH: Bursledon
REASON FOR ASSESSING: Site submitted by owners and close to urban edge of Bursledon		



SITE DETAILS	
Site Description & Character of Surrounding Area: This site occupies an area in the east of Bursledon, and lies within the Old Bursledon Special Policy Area, adjoining the Conservation Area. To the north of the site is Bursledon C of E School. The site currently consists of a residential property and its curtilage. The south-eastern part of the site appears to be unused.	
Ownership: Mrs. J. Tizzard and Mrs. A. Kimber	
Planning History: None	
Land Uses Investigated: Residential, employment, community and open space uses	
Location: Outside urban edge	
Status in Local Plan: Historic park and garden, countryside, Conservation Area and Old Bursledon Special Policy Area in both adopted Local Plan and draft Local Plan 2011-2029.	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 1
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment: No	

ACCESSIBILITY			
Access to the Site: The site is currently accessible by foot and vehicle from Long Lane and School Road.			
Rights of Way: 681m to nearest bridleway. Footpath adjacent to the east boundary.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Portsmouth Road – Services X4 Portsmouth/Southampton, X5 Gosport/Southampton, X15 Hamble/Eastleigh (weekdays only)		500m	
Railway Station: Bursledon		680m	
Health Centre: Bursledon Surgery		560m	
Primary School: Bursledon Infant and Junior Schools		Adjacent	
Secondary School: The Hamble School		1.6km	
Shopping Centre: Bursledon local centre Tesco Extra, Bursledon		500m 1.1km	
Designated Open Space: Great Downs		Adjacent	
Community Facilities: Bursledon Village Hall The Lowford Centre		410m 550m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline	Significant Noise Generating Uses	X
Conservation Area	Old Bursledon Conservation Area	Listed Building	Old Rectory (Grade II) to west
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	On western boundary
Flood Risk	X	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes westwards	Landscape Character Area	Old Bursledon
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: Housing and employment uses are not considered to be suitable due to the impact on the character of the area, the unsustainable location of the site (i.e. poor accessibility to services particularly given the substandard nature of highway) and the very limited potential to improve access. Given the proximity of the site to Bursledon Infant and Junior School there may be the opportunity for a possible community/education use or use of the site for public open space.			
Availability: The site has previously been promoted for development.			
Achievability: The site is predominantly greenfield and is not likely to have any significant abnormal development costs. The development of the site for community uses or open space is dependent on external funding.			

SITE REFERENCE: SLAA-4-11-C	SIZE (ha): 1.3 Net site area (ha): 0.72	SOURCE: Foreman Homes
ADDRESS: Land at Providence Hill and Oakhill, Bursledon		PARISH: Bursledon
REASON FOR ASSESSING: Site submitted by owners and close to urban edge of Bursledon		



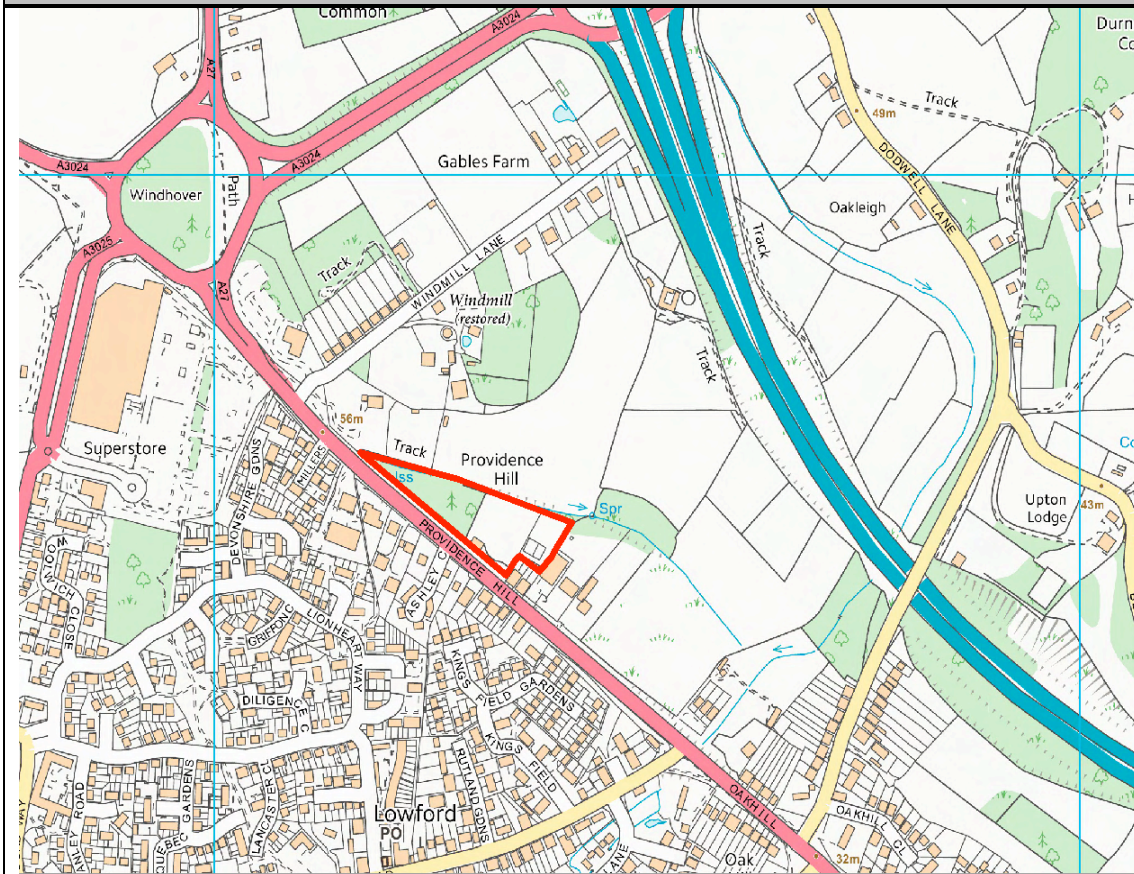
SITE DETAILS	
Site Description & Character of Surrounding Area: The site is located on the eastern edge of the settlement, within an area identified in the adopted local plan as local gap and countryside. There are trees within the site and on its northern, western and southern boundaries which help to enclose and define the site. Access is from a path off Oakhill, and there are changes in ground levels between Oakhill and the site. The site itself accommodates a mixture of residential and employment uses. The employment uses appears to have involved the open storage of a number of different materials across the site. A watercourse runs through the site. The site forms part of an area allocated for residential development under Policy BU1 of the draft local plan.	
Ownership: Mr & Mrs Freeman	
Planning History: Outline application permitted for 62 dwellings, access and open space on land to the west (O/14/74322). Includes most of this site as indicative for future application. The site was considered within the 'Working Assessment of Greenfield Sites in Eastleigh Borough' (2004), site reference BU4. Application 16815 for two detached house on the southern part of the site was refused 29 January 1976.	
Land Uses Investigated: Residential & employment	
Location: Outside urban edge in adopted plan. Residential allocation in draft plan	
Status in Local Plan: Countryside and gap in adopted local plan. Residential allocation in draft plan	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 4
Timescale: 5-10 years	Net Residential Yield: 10
Loss of Employment Site: Some open storage	

ACCESSIBILITY			
Access to the Site: The site is currently accessible by foot and vehicle from Oakhill. Significant improvements to the vehicular access, or relocation, will be required if the site is to be developed			
Rights of Way: 259m to nearest footpath. 2.9km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Providence Hill – X15 Hamble/Eastleigh (weekdays only)			180m
Railway Station: Bursledon			920m
Health Centre: Bursledon Surgery			480m
Primary School: Bursledon Infant and Junior Schools			620m
Secondary School: The Hamble School			2.3km
Shopping Centre: Bursledon local centre			430m
Tesco Extra, Bursledon			790m
Designated Open Space: Bursledon Recreation Ground			360m
Community Facilities: Bursledon Village Hall The Lowford Centre			310m 500m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 25m of tributary	Tree Preservation Orders	X
Flood Risk	X (although watercourses going through site)	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Set below road	Landscape Character Area	M27 corridor
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site was included in the draft Local Plan 2011-2029 as part of a larger allocation at Providence Hill (see Policy BU1). There is evidence of some employment use, including open storage within the site (see para 6.4.15). A significant proportion of the site (0.5ha) is covered by trees which are subject to a TPO and has therefore been reduced from the overall site area. Outline planning consent for 62 dwellings has been granted for the adjacent site. The topography of the site, together with the watercourse may constrain the development yield on the site. Further consideration should be given to potential ecological impacts and buffers should be provided as appropriate.			
Availability: The agents have previously advised that the site will become available for development within the next five years. However, the intentions of the owners of the residential properties within the site are not known.			
Achievability: The site has a number of constraints which could compromise the viability of development on the site, including likely contamination issues, tree coverage and ground level changes. As such, there is some doubt about the achievability of this site.			

SITE REFERENCE: SLAA-4-14-C	SIZE (ha): 1.1 Net site area (ha): 0.59	SOURCE: Bryan Jezeph Consultancy Ltd.
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ADDRESS: Land north of Providence Hill, Bursledon (2)	PARISH: Bursledon
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REASON FOR ASSESSING: Site adjacent to urban edge of Bursledon and submitted for consideration 2016



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located to the north-east of Bursledon within the gap separating Bursledon and Hedge End and to the south west of the M27. It is adjacent to the settlement boundary, albeit physically separated by the A27, and there is mature planting and tree cover on the western part of the site and on much of the boundaries. The site is in close proximity to the Bursledon Windmill Conservation Area to the north, with views across the site from the A27 Providence Hill to the windmill. The site is set below adjacent ground levels on the A27 Providence Hill and slopes from west to east. The agent has indicated that the land is currently used for recreational purposes and pasture. The outbuildings on the site are used for storage and garaging.

Ownership: Mrs A D White, Mrs T Swift, Mr R Swift and Mrs J Barnes.

Planning History: Pre-application enquiry submitted for 19 dwellings on the site (ref Q/16/78882)
 Planning permission granted in January 2016 for 29 dwellings on the site immediately north of the site (ref C/14/74932)
 Planning permission granted in December 2016 for 3 dwellings on a plot immediately northwest of the site (ref F/16/79496).

Land Uses Investigated: Residential

Location: Adjacent to urban edge

Status in Local Plan: The whole site is designated as countryside and within the local gap in the Adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. An area adjacent to the site to the east was allocated for housing in the draft Local Plan (see Policy BU1). Part of the site is safeguarded for sharp sand and gravel extraction in the HCC Minerals and Waste Plan (2013).

Site Potential:		
Density (dph): 30		Existing Dwellings on Site: 0
Timescale: 0-5 years		Net Residential Yield: 18
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: The site currently has an access point at its south-eastern corner for vehicles and pedestrians. However, this would need to be significantly improved to support development on the site. The site promoter proposes access on to the A27 (Providence Hill), a busy road with significant changes in ground levels.			
Rights of Way: 100m to nearest footpath. More than 3km to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Providence Hill – X15 Eastleigh/Hamble (weekdays only)			200m
Railway Station: Bursledon			1.2km
Health Centre: Bursledon Surgery			390m
Primary School: Bursledon Infant and Junior Schools			740m
Secondary School: Hamble Community College			2.3km
Shopping Centre: Bursledon local centre Tesco Extra, Bursledon			400m 480m
Designated Open Space: Lionheart Way Ecology Park			430m
Community Facilities: Bursledon Village Hall The Lowford Centre			500m 410m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	Bursledon Windmill Conservation Area approximately 50m to the north	Listed Building	Bursledon Windmill (Grade II*) & Granary (Grade II) approximately 120m to the north
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 25m of tributary	Tree Preservation Orders	X
Flood Risk	X	Nature Conservation Designations	Windmill Fields Woods SINC approximately 30m to the east
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes eastwards & set below the level of A27	Landscape Character Area	M27 corridor
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: The topography of the site and significant tree coverage limit the suitability of developing this site. There are concerns about securing adequate access onto the A27 (ground levels and visibility splays) although it is noted that the site promoter has had discussions with the Council's Highways Engineer in this respect. The site also contributes towards the degree of separation between Bursledon and Hedge End. As the site is located within a local gap, a change in planning policy would be required in order for development to proceed.

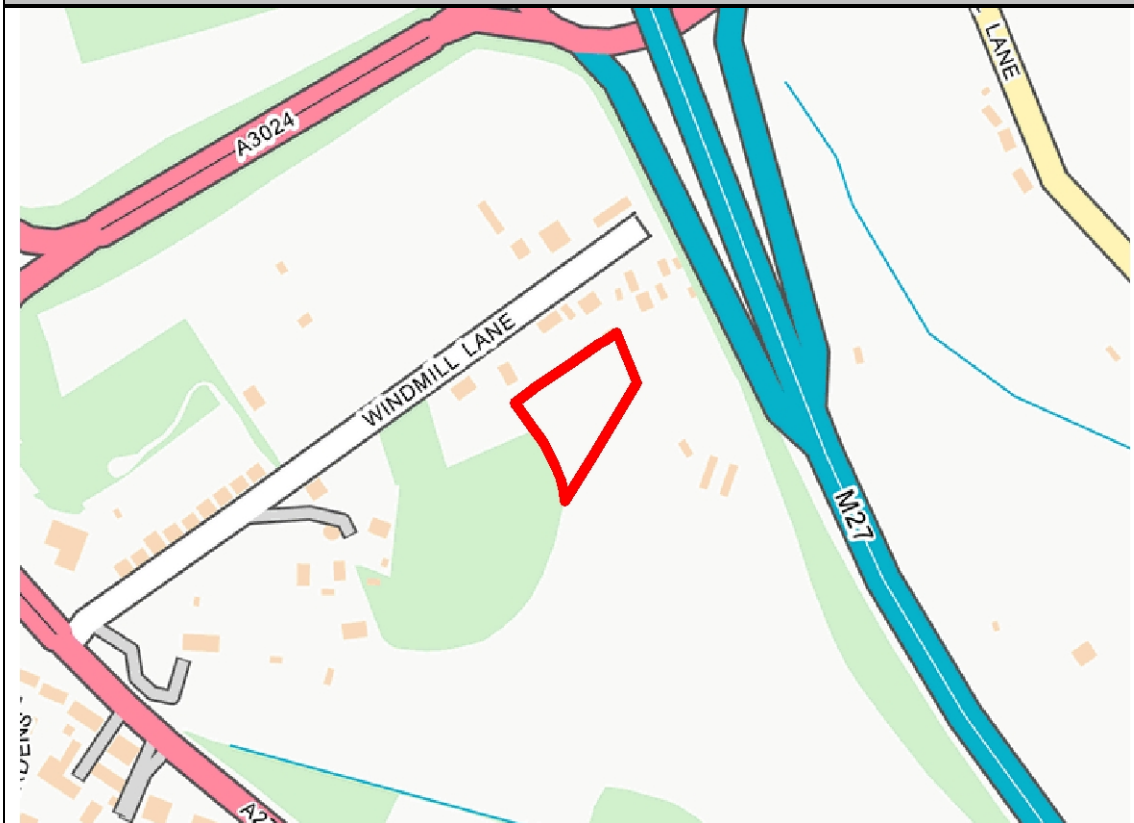
The development of this site may harm the character and appearance of the Bursledon Windmill Conservation Area and listed buildings, including the Grade II* Bursledon Windmill. Outline permission has however been granted for up to 29 houses at the adjacent site to the rear of Orchard Lodge (C/14/74932), suggesting that this constraint could be overcome.

The developable area has been reduced by 0.44ha to allow for the significant tree cover on the north-western portion of the site.

Availability: The agent has indicated that the site could become available for development within 5 years to 31st March 2021.

Achievability: The site is located in an attractive landscape setting and would be available for development within a relatively short time frame. However, development could impact the setting of the adjacent conservation area, and the site is within the currently defined local gap. Furthermore, the site is subject to constraints relating to accessibility and topography. These constraints would need to be overcome in order for development to proceed, and this could therefore hinder the achievability of the site.

SITE REFERENCE: SLAA-4-15-C	SIZE (ha): 0.40 Net site area (ha): 0.36	SOURCE: Foreman Homes Ltd & Mr D Lipscombe
ADDRESS: Orchard Lodge, Windmill Lane, Bursledon		PARISH: Bursledon
REASON FOR ASSESSING: Site submitted for consideration in 2016		



SITE DETAILS	
Site Description & Character of Surrounding Area: The site is a small area of open countryside located to the north of Bursledon within the currently defined local gap, and close to the west of the M27. It is separated from the settlement by fields and some housing. The boundaries of the site are mostly open, with some tree coverage along the south-west boundary. There is no existing access to the site. The site contributes to the setting of the adjacent Bursledon Windmill Conservation Area.	
Ownership: Mr D Lipscombe	
Planning History: None	
Land Uses Investigated: Residential, employment and open space	
Location: Outside urban edge	
Status in Local Plan: The whole site is designated as countryside and within the local gap in the Adopted Local Plan 2001-2011 and draft Local Plan 2011-2029.	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: 0-5 years	Net Residential Yield: 11
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: There does not currently appear to be direct vehicular or pedestrian access to the site. Access would likely need to be through adjacent land to the south.			
Rights of Way: 300m to nearest footpath. More than 1km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Providence Hill – X15 Hamble/Eastleigh (weekdays only)			350m
Railway Station: Bursledon			1.4km
Health Centre: Bursledon Surgery			700m
Primary School: Bursledon Infant and Junior Schools			1km
Secondary School: The Hamble School			2.7km
Shopping Centre: Tesco Extra, Bursledon			560m
Designated Open Space: Lionheart Way Ecology Park			620m
Community Facilities: The Lowford Centre Bursledon Village Hall			720m 770m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27 in close proximity
Conservation Area	Adjacent to Bursledon Windmill Conservation Area	Listed Building	Bursledon Windmill (GII*) & Granary (GII) to south-west
Contamination	Low likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	X	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Ground slopes significantly north to south	Landscape Character Area	M27 Corridor
Priority Habitat	Lowland Mixed Deciduous Woodland adjacent	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: In addition to being submitted as a standalone site, the site was submitted as part of a larger site by Foreman Homes. The larger site is considered under SLAA-4-28-C. The suitability of development on this site may be compromised due to the topography of the site, the landscape impact of development, its proximity to the M27 and its role in providing a degree of separation between Bursledon and Hedge End. As the site is located within a local gap, a change in planning policy would be required in order for development to proceed. The site is adjacent to the Bursledon Windmill Conservation area, contributing to the setting of the windmill, and may be prominent in local views from Providence Hill. Development of this site is likely to be harmful to the character and appearance of the area. However, outline planning permission has been granted for low density development of 29 dwellings and public open space at land to the rear of Orchard Lodge (C/14/74932), to the south/south-west of this site, which suggests that this constraint could be overcome. Access comprises a constraint to this site, as it would likely need to be through adjacent land to the south (SLAA-4-28-C). There are concerns about potential ecological impacts on the site together with air quality and noise issues arising from the M27.			
Availability: The landowner and developer have indicated that the site is anticipated to become available for development within five years to 31 st March 2021.			
Achievability: The site is a greenfield site located in an attractive landscape setting and would be available for development within a relatively short time frame. However, development could impact the setting of the adjacent conservation area, and the site is within the local gap. Furthermore, the site is close to the M27. Due to the apparent lack of any vehicular or pedestrian access, development on this site could only come forward with development on adjacent land to the south (SLAA-4-28-C).			

Site Ref: SLAA-4-16-C	Size (ha): 2.6 Net site are (ha): 1.69	Source: Council Planning Officers
ADDRESS: Land between Bert Betts Way and Windmill Lane, Bursledon		PARISH: Bursledon
Reason for assessing: Site close to the urban edge of Bursledon		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located between the Windhover roundabout and junction 8 of the M27 and between Windmill Lane and Bert Betts Way (A3024). It lies to the north of Bursledon within the currently defined local gap, and is adjacent to the Bursledon Windmill Conservation Area to the south. The site comprises grazing land. There is mature planting and tree cover on the site boundaries.		
Ownership: Not known		
Planning History: None		
Land Uses Investigated: Residential / employment		
Location: Adjacent to urban edge		
Status in Local Plan: The whole site is designated as countryside and within the local gap in the Adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The majority of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 0	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Vehicular access to the site would appear to be available from Windmill Lane which is of sub-standard width and appears to have limited capacity for additional vehicular traffic. There is no pedestrian footway available.			
Rights of Way: 390m to nearest footpath. 2.7km to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Providence Hill – X15 Eastleigh/Hamble (weekdays only)			330m
Railway Station: Bursledon			2.1km
Health Centre: Bursledon Surgery			750m
Primary School: Bursledon Infant and Junior Schools			1.1km
Secondary School: The Hamble School			2.7km
Shopping Centre: Tesco Extra, Bursledon			460m
Designated Open Space: Off Peewit Hill			240m
Community Facilities: The Lowford Centre Bursledon Village Hall			740m 880m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27
Conservation Area	Bursledon Windmill Conservation Area to south	Listed Building	Bursledon Windmill (Grade II*) & Granary (Grade II) to south
Contamination	Low likelihood on adjacent land	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	X	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes south to north	Landscape Character Area	M27 Corridor
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Majority of site within M27 Priority Biodiversity Link
Minerals and Waste Safeguarding	Majority of site within a sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The suitability of the site for development is limited by its topography, its prominence within the area of countryside separating Bursledon and Hedge End, the impact of noise and disturbance from nearby traffic and its potentially harmful impact on the character and appearance of the Bursledon Windmill Conservation Area and Bursledon Windmill (Grade II* listed building) & Granary (Grade II listed building) to the south. The sub-standard nature of Windmill Lane as a highway to serve development is also a constraint.			
Availability: The intentions of the current landowners are unknown.			
Achievability: The site is greenfield and potentially attractive to the market, but has a number of constraints which could be prohibitive to overcome, not least of which is providing suitable vehicular access. No expressions of interest in redevelopment have been received from the landowners, and it is therefore concluded that there is no reasonable prospect of the site coming forward for development within the plan period.			

SITE REFERENCE: SLAA-4-17-C	SIZE (ha): 0.83 Net site area (ha): 0.72	SOURCE: Council Planning Officers
ADDRESS: Land north of Windmill Lane and south-east of J8 of M27, Bursledon		PARISH: Bursledon
REASON FOR ASSESSING: Site close to urban edge of Bursledon		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is located between the Windhover roundabout and junction 8 of the M27 at the eastern end of Windmill Lane. It lies to the north of Bursledon and provides part of the gap separating Bursledon and Hedge End. It is also close to the Bursledon Windmill Conservation Area to the south. There is tree cover across the site, and on much of the boundaries in addition to other vegetation. The site has residential dwellings on its frontage and equestrian grazing to the rear.</p>		
<p>Ownership: Not known</p>		
<p>Planning History: Pre-application enquiry regarding the erection of 3 dwellings on land to the rear of 4 Windmill Lane (Q/14/73962).</p>		
<p>Land Uses Investigated: Residential/employment</p>		
<p>Location: Outside urban edge</p>		
<p>Status in Local Plan: The whole site is designated as countryside and within the local gap in the Adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. Part of the north of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).</p>		
<p>Site Potential:</p>		
Density (dph):	30	Existing Dwellings on Site: 3
Timescale:	Unlikely in plan period	Net Residential Yield: 0
<p>Loss of Employment Land: No</p>		

ACCESSIBILITY			
Access to the Site: Vehicular access to the site would appear to be available from Windmill Lane which is of sub-standard width and appears to have limited capacity for additional vehicular traffic. There is no pedestrian footway available.			
Rights of Way: 690m to nearest footpath. 2.7km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Providence Hill – X15 Eastleigh/Hamble (weekdays only)			430m
Railway Station: Bursledon			1.6km
Health Centre: Bursledon Surgery			800m
Primary School: Bursledon Infant and Junior Schools			1.2km
Secondary School: The Hamble School			2.8km
Shopping Centre: Tesco Extra, Bursledon			570m
Designated Open Space: Off Peewit Hill			280m
Community Facilities: The Lowford Centre			820m
Bursledon Village Centre			900m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27 junction adjacent east and north east of the site.
Conservation Area	Bursledon Windmill Conservation Area to south	Listed Building	Bursledon Windmill (Grade II*) & Granary (Grade II) to south
Contamination	Low likelihood on adjacent land	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	X	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes south to north	Landscape Character Area	M27 corridor
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area in north	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The suitability of the site to be developed is limited by its proximity to the M27, substantial tree coverage, existing residential properties and its location within the area of countryside separating Bursledon and Hedge End. The sub-standard nature of Windmill Lane as a highway to serve development is also a constraint.			
Availability: The intentions of the current landowners are not known.			
Achievability: The site is greenfield but has a number of constraints which could be prohibitive to overcome, not least of which is providing suitable vehicular access. No expressions of interest in redevelopment have been received from the landowners, and it is therefore concluded that there is no reasonable prospect of the site coming forward for development within the plan period.			

SITE REFERENCE: SLAA-4-18-C	SIZE (ha): 1.9 Net site area (ha): 1.43	SOURCE: Council Planning Officers
ADDRESS: Land east of West End Road and north of Bert Betts Way, Bursledon		PARISH: Bursledon
REASON FOR ASSESSING: Site close to urban edge of Bursledon and Junction 8 M27		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is located on the northern side of Bursledon, separated from the urban edge by the Windhover roundabout. To the east is J8 of the M27 and to the north is a small copse beyond which lie the residential properties of Peewit Hill. The site is currently used for grazing and accommodates a derelict property close to its western boundary. The ground slopes significantly down from west to east and is fairly exposed, with long distance views from the western end of the site. The site is within the currently defined strategic gap separating Bursledon and Hedge End.</p>		
Ownership: Not known		
Planning History: None		
Land Uses Investigated: Residential / employment		
Location: Outside urban edge		
<p>Status in Local Plan: The whole site is within the strategic gap in the Adopted Local Plan 2001-2011 and within the local gap in the draft Local Plan 2011-2029. The whole site is designated as countryside within both the adopted and draft Local Plans. The majority of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).</p>		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 1 (derelict property)	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Whilst the site is bounded by roads on its southern and western boundaries, there is currently no vehicular access to the site. Its proximity to the Windhover roundabout casts some doubt as to whether satisfactory vehicular access could be achieved from these roads. Access could potentially be taken from adjoining land (SLAA-4-19-C) through to Peewit Hill. This road appears to be substandard however, and development would need to come forward on SLAA-4-19-C in order for this to be achievable. There is already a pedestrian footway available on West End Road.			
Rights of Way: 740m to nearest footpath. 2.7km to nearest bridleway			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Providence Hill – X15 Hamble/Eastleigh (weekdays only)			410m
Railway Station: Bursledon			2.1km
Health Centre: Bursledon Surgery			860m
Primary School: Bursledon Infant and Junior Schools			1.3km
Secondary School: Wildern School			2.5km
Shopping Centre: Tesco Extra, Bursledon			470m
Designated Open Space: Off Peewit Hill			Adjacent
Community Facilities: The Lowford Centre			880m
Bursledon Village Hall			1km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27 junction adjacent east of the site
Conservation Area	X	Listed Building	X
Contamination	High likelihood on western section of site. Low likelihood on south eastern section of site	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	X	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes significantly west to east	Landscape Character Area	M27 corridor
Priority Habitat	Lowland Mixed Deciduous Woodland adjacent	Biodiversity Action Plan Priority Areas and Links'	Approximately half of site within M27 Priority Biodiversity Link
Minerals and Waste Safeguarding	Majority of site within a sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is constrained by its location within the countryside separating Southampton, Bursledon and Hedge End, its topography, difficulties in securing vehicular access, proximity to the M27, separation from the urban edge of Bursledon by reason of Windhover roundabout and proximity to residential properties. On the other hand, the site is located in close proximity to Junction 8 of the M27 and due to its topography and landscape screening, would perhaps have a more limited impact on the landscape than some other sites across the borough.			
Availability: The intentions of the current landowners are not known.			
Achievability: The site is greenfield, but there are concerns about how appropriate access to the site could be achieved, which along with other constraints could be prohibitive to overcome. The site may well be attractive to the commercial sector in terms of its potential contribution to the local economy and its proximity to the strategic road network. No expressions of interest in redevelopment have been received from the landowners, and it is therefore concluded that there is no reasonable prospect of the site coming forward for development within the plan period			

SITE REFERENCE: SLAA-4-19-C	SIZE (ha): 1.9 Net site area (ha): 0.74	SOURCE: J Evans
ADDRESS: Land north of Bert Betts Way and south of Peewit Hill, Bursledon		PARISH: Bursledon
REASON FOR ASSESSING: Submitted for consideration in 2016		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is located to the north of Bursledon, just west of junction 8 of the M27 and with residential properties on its northern, eastern and western boundaries. There is tree and/or hedge cover across the western portion of the site and along the site boundaries. There are limited views into most of the site, although some views may be possible into the east of the site from Peewit Hill. The site is currently used for grazing and is within the gap separating Bursledon, Southampton and Hedge End. The site promoter has indicated that there is currently one uninhabitable house, three sheds and one agricultural building on-site.</p>		
Ownership: Bursledon Parish Council, Mr Purser, Mr Rothwell		
Planning History: None		
Land Uses Investigated: Residential/employment		
Location: Outside the urban edge		
<p>Status in Local Plan: The whole site is within the strategic gap in the Adopted Local Plan 2001-2011 and within the local gap in the draft Local Plan 2011-2029. The whole site is designated as countryside within both the adopted and draft Local Plans. The west of the site is designated as open space within the Adopted Local Plan. The site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).</p>		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 0	
Timescale: 5-10 years	Net Residential Yield: 22	
Loss of Employment: No		

ACCESSIBILITY			
Access to the Site: The site would be accessed from Peewit Hill, which currently provides vehicular access to other properties in the surrounding area. However, the road is narrow with concerns about capacity to accommodate additional vehicular traffic and lack of pedestrian and cyclist facilities.			
Rights of Way: 50m to nearest footpath. 150m to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Providence Hill – X15 Hamble/Eastleigh (weekdays only)			460m
Railway Station: Bursledon			1.8km
Health Centre: Bursledon Surgery			930m
Primary School: Bursledon Infant and Junior Schools			1.3km
Secondary School: Wildern School			2.4km
Shopping Centre: Tesco Extra, Bursledon			520m
Designated Open Space: On site / Peewit Hill			0m / 100m
Community Facilities: The Lowford Centre / Bursledon Village Hall			920m / 1.2km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	Overhead cables traverse the north-eastern tip of site	Significant Noise Generating Uses	M27 junction 8 in close proximity
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	X	Nature Conservation Designations	SINC in very close proximity, approx. 10m from north-eastern boundary
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes marginally west to east	Landscape Character Area	M27 Corridor
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Eastern half of site within M27 Priority Biodiversity Link
Minerals and Waste Safeguarding	Whole site sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site is constrained by its location within the countryside separating Southampton, Bursledon and Hedge End. As the site is within the currently defined strategic gap, a change in planning policy would be required for development to proceed. It is also constrained by its separation from the urban edge of Bursledon by reason of Windhover roundabout, proximity to the M27, and capacity and suitability of Peewit Hill road.</p> <p>The west of the site is designated as open space within the Adopted Local Plan, and may therefore require de-designation and/or replacement with open space of equivalent or better quality and quantity in a suitable location before any development could come forward on this part of the site. There are concerns about the topography and potential ecology impacts on the site. Due to what appears to be significant tree coverage on the west of the site it is however unlikely to be suitable for development. This part of the site (approximately 1.08 hectares) has therefore been excluded from the net site area in calculating the net residential yield. The site is located in close proximity to Junction 8 of the M27, resulting in concerns about air quality and noise and there may be some potential for the east of site to be used for employment uses provided these were compatible with adjacent residential development, and suitable access could be achieved.</p>			
<p>Availability: The site promoter has indicated that the site could become available for development within 5 years to 31st March 2021.</p>			
<p>Achievability: The site is available but has some significant constraints which would need to be overcome for development to come forward. The west of the site is unlikely to be suitable for development due to the significant tree coverage on this part of the site, and the designation of this area as open space within the Adopted Local Plan also poses a potential constraint. The east of the site may be suitable for residential or employment development if the constraints can be overcome.</p>			

SITE REFERENCE: SLAA-4-20-C	SIZE (ha): 0.7 Net site area (ha): 0.7	SOURCE: Council Planning Officers
ADDRESS: Land North West of J8 of M27 (Between Peewit Hill and Bert Betts Way)		PARISH: Bursledon
REASON FOR ASSESSING: Site close to J8 M27		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located to the north of Bursledon, immediately adjacent to junction 8 of the M27 and with residential properties to the west. There is tree cover on the boundaries with limited views into the site. The site appears to be managed meadow and is within the currently defined strategic gap separating Bursledon, Southampton and Hedge End.		
Ownership: Not known		
Planning History: None		
Land Uses Investigated: Employment. Residential and other uses discounted due to poor relationship to existing settlement and proximity to M27		
Location: Outside the urban edge		
Status in Local Plan: The whole site is within the strategic gap in the Adopted Local Plan 2001-2011 and within the local gap in the draft Local Plan 2011-2029. The whole site is designated as countryside within both the adopted and draft Local Plans.		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 0	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment Land: No		
Employment Uses:		
Business Park: 0m ²		
Industrial: 0m ²		
Warehouse: 0m ²		

ACCESSIBILITY			
Access to the Site: The site has a frontage onto Peewit Hill, which currently provides vehicular access to other properties in the surrounding area. However, the road is narrow and thus there are some reservations about its capacity to accommodate additional vehicular traffic. Furthermore, there are no pedestrian or cyclist facilities on the road.			
Rights of Way: 50m to nearest footpath. 2.7km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Dodwell Lane – X15 Eastleigh/Hamble (weekdays only)			270m
Railway Station: Bursledon			1.8km
Health Centre: Bursledon Surgery			1km
Primary School: Bursledon Infant and Junior Schools			1.4km
Secondary School: Wildern School			2.9km
Shopping Centre: Tesco Extra, Bursledon			1.1km
Designated Open Space: Recreation ground on Long Lane			2km
Community Facilities: The Lowford Centre Bursledon Village Hall			1km 1.2km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27 junction adjacent east and south east of the site
Conservation Area	X	Listed Building	X
Contamination	X	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 25m of tributary	Tree Preservation Orders	X
Flood Risk	X	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes marginally west to east	Landscape Character Area	M27 corridor
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is constrained by its location within the countryside separating Southampton, Bursledon and Hedge End. As the site is within the currently defined strategic gap, a change in planning policy would therefore be required for development to proceed. It is also constrained by its separation from the urban edge of Bursledon by reason of Windhover roundabout, proximity to the M27, capacity and suitability of Peewit Hill road and proximity to residential properties. On the other hand, the site is located in close proximity to Junction 8 of the M27 and there may be some potential for the site to be used for employment uses provided these were compatible with adjacent residential development, and suitable access could be achieved.			
Availability: The intentions of the current landowners have yet to be ascertained.			
Achievability: The site has some key constraints which would need to be overcome in order for development to come forward. The site may well be attractive to the commercial sector in terms of its potential contribution to the local economy and its proximity to the strategic road network, if suitable access can be achieved. No expressions of interest in redevelopment have been received from the landowners, and it is therefore concluded that there is no reasonable prospect of the site coming forward for development within the plan period.			

SITE REFERENCE: SLAA-4-21-C	SIZE (ha): 2.7 Net site area (ha): 1.35	SOURCE: Council Planning Officers
ADDRESS: Land south of J8 of M27; south of Peewit Hill; west of Dodwell Lane, Hedge End		PARISH: Bursledon
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is flat and open and occupies an area adjoining the M27 Junction 8 to the south of Hedge End in the gap separating Hedge End and Bursledon. There is low vegetation on the site boundaries; the site is currently used for grazing. A dwelling house, and photographic studio, is also included within the north-eastern corner of the site.</p>		
<p>Ownership: Mark Keeling and Karen Edwards</p>		
<p>Planning History: Planning permission refused 10 Oct 2000 for a stable block with access off Peewit Hill due to concerns that development would be visually detrimental to the character of the countryside and would diminish the strategic gap (Z/36913/000/00). Planning permission granted 27 September 2002 for refurbishment and change of use of existing stables/agricultural store to photographers office with associated rooms and linked extensions (Z/36326/001/00). Planning permission granted 06 July 2006 for erection of detached stable block with associated landscaping (F/06/57018). Pre-app enquiry regarding proposed new office/stable building (Q/10/67421). Planning permission refused 07 Jan 2013 for formation of new access & gravel driveway for dwelling (F/12/71732).</p>		
<p>Land Uses Investigated: Employment</p>		
<p>Location: Adjacent to urban edge</p>		
<p>Status in Local Plan: The whole site is within the strategic gap in the Adopted Local Plan 2001-2011 and the southern part of the site is within the local gap in the draft Local Plan 2011-2029. The whole site is designated as countryside within the adopted Local Plan, and the southern part of the site is designated as such within the draft Local Plan. The proposed Dodwell Lane to St John's Road link road, as designated in the draft Local Plan, runs through the site from Dodwell Lane to the east to the north-west. The north-eastern part of the site, to the north of the proposed link road, is allocated for employment uses in use classes B1b, B1c and B8 in the draft Local Plan, along with an area adjacent to the site to the north, part of which is within SLAA-9-26-C.</p>		

Site Potential:		Existing Dwellings on Site: 1	
Density (dph): N/a		Net Residential Yield: N/a	
Timescale: 16+ years			
Loss of Employment land: Yes (Photographic studio)			
Employment Uses:			
Business Park: 4,050m ²			
Industrial: 5,400m ²			
Warehouse: 6,750m ²			
ACCESSIBILITY			
Access to the Site: Access from Dodwell Lane may not be suitable due to its proximity to Junction 8 of the M27. Access could potentially be achieved from Peewit Hill Close to the north, a narrow road with no pedestrian or cyclist facilities. There is also potential for access to be taken from the proposed Dodwell Lane to St John's Road link road, if this comes forward.			
Rights of Way: 181m to nearest footpath. 1.6km to nearest bridleway.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Pylands Lane – X15 Eastleigh/Hamble (weekdays only)		90m	
Railway Station: Bursledon		1.8km	
Health Centre: Bursledon Surgery		1.2km	
Primary School: Kings Copse Primary		1.2km	
Secondary School: Wildern		2.1km	
Shopping Centre: Tesco Extra, Bursledon		880m	
Designated Open Space: Manor Farm Country Park		1.3km	
Community Facilities: The Lowford Centre		1.2km	
Bursledon Village Hall		1.2km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	Overhead cable runs across south of site	Significant Noise Generating Uses	Adjacent to M27
Conservation Area	X	Listed Building	Dodwell Cottage (Grade II) approximately 40m from site
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	The western boundary of the site is within 25m of a tributary	Tree Preservation Orders	X
Flood Risk	X	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Area	M27 corridor
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	South and west of site within M27 Priority Biodiversity Link
Minerals and Waste Safeguarding	X	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: This prominent site is mostly undeveloped and contributes towards the openness and rural character of the area. Any significant development on this site would be likely to harm the landscape character and erode the gap between Bursledon and Hedge End. As the site is located within the currently defined strategic gap, a change in planning policy would be required in order for development to proceed. It is poorly related to the urban form of Hedge End and suffers from significant noise disturbance, and air quality issues, from the M27. The site is subject to significant access constraints, as Dodwell Lane is unlikely to be suitable for access to the site due to its proximity to the Junction 8 of the M27, and Peewit Hill Close is also unlikely to be able to support development on this site in its current form. It is recognised that there is an aspiration for a new road link between Dodwell Lane and St John's Road which may require part of this site for its alignment. The significant noise issues on the site would preclude any form of residential development but, if needed to secure land for the potential road, a small amount of additional employment development may be possible in the north-eastern part of the site whilst maintaining the strategic/local gap in the southern part of the site.

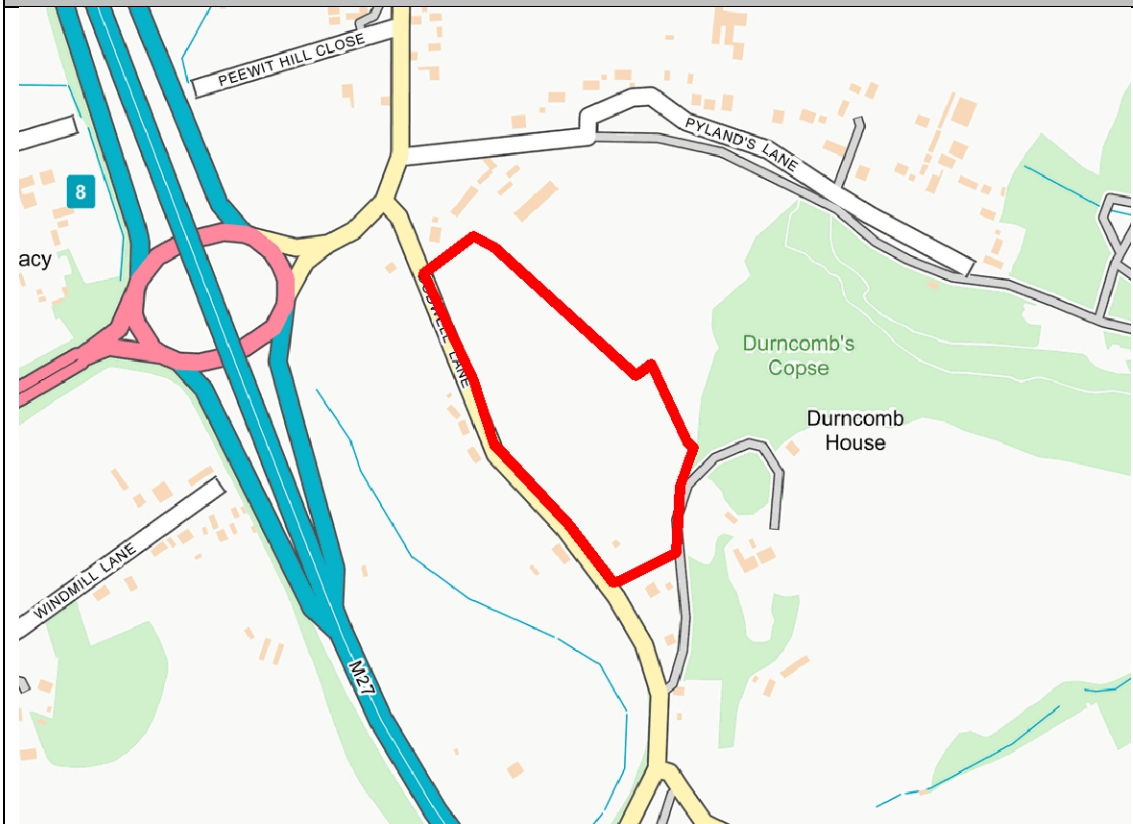
Availability: Site promoted by agent on behalf of landowner.

Achievability: Whilst the site is believed to be available as it was promoted by an agent on behalf of the landowner, it is subject to significant access constraints which would need to be overcome in order for development to come forward. The St Johns road link is proposed to run through part of this site, and access could potentially be taken from this link, facilitating employment development in the north-east of the site whilst maintaining the strategic/local gap in the southern part of the site.

SITE REFERENCE: SLAA-4-22-C	SIZE (ha): 4.5 Net site area (ha): 4.5	SOURCE: Council Planning Officers
ADDRESS: Land south east of J8 of M27 and west of Dodwell Lane, Hedge End		PARISH: Bursledon
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located to the south of Hedge End, and is immediately adjacent to junction 8 of the M27. It is detached from the urban edge, and there is tree cover and mature planting around the site. The site is punctuated by a belt of trees. The site is predominantly grazing land, but contains several dwellings along Dodwell Lane.		
Ownership: Not known		
Planning History: None		
Land Uses Investigated: Employment		
Location: Outside urban edge		
Status in Local Plan: The whole site is designated as countryside and within the local gap in the Adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. An area adjacent to part of the site's western boundary is designated as a SINC within the Adopted Local Plan 2001-2011.		
Site Potential:		
Density (dph): N/A	Existing Dwellings on Site: 4	
Timescale: Unlikely in the plan period	Net Residential Yield: N/A	
Loss of Employment Land: Yes (Dental equipment sales and service business)		
Employment Uses:		
Business Park: 0m ²		
Industrial: 0m ²		
Warehouse: 0m ²		

ACCESSIBILITY			
Access to the Site: The site can be accessed from a track off Dodwell Lane. Any development would require new access and significant improvements would potentially be needed to Dodwell Lane in order to support development at this site. The stretch of Dodwell Lane to the east of the site has limited pedestrian and cyclist facilities.			
Rights of Way: 238m to nearest footpath. 1.6km to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Dodwell Lane – X15 Eastleigh/Hamble (weekdays only)			210m
Railway Station: Bursledon			1.5km
Health Centre: Bursledon Surgery			970m
Primary School: Bursledon Infant and Junior Schools			1.2km
Secondary School: The Hamble School			2.9km
Shopping Centre / Hypermarket: Tesco Southampton Bursledon Towers Extra Bursledon local centre			830m 960m
Designated Open Space: Manor Farm Country Park			1.3km
Community Facilities: Bursledon Village Hall The Lowford Centre			970m 990m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27 adjacent to the site
Conservation Area	X	Listed Building	Dodwell Cottage (Grade II) adjacent to the site to the east
Contamination	Low likelihood on the western edge, the rest of the site is unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	The western boundary of the site falls within 25m of a tributary	Tree Preservation Orders	X
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	SINC adjacent to western boundary
Historic Parks and Gardens	Free Hills/Hoe Moor House adjacent east	Biodiversity Opportunity Areas	X
Topography	Steep slope east to west	Landscape Character Area	M27 corridor
Priority Habitat	Lowland Meadows	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	X	Other	Local Gap
DELIVERABILITY / DEVELOPABILITY			
Suitability: Development on the site would be constrained by the noise from the M27, which is adjacent to the site, and the slope of the land. Accessibility to local services and facilities is also fairly poor. There are concerns about the impact of the development on the landscape and erosion of gap between Hedge End and Bursledon. Development of the site may also impact the setting of the adjacent Grade II listed building adjacent to the site to the east. As the site is within the currently defined local gap, a change in planning policy would therefore be required for development to proceed.			
Availability: The availability of the site is unknown.			
Achievability: The site has numerous constraints that may compromise the viability of development of the site. No expressions of interest in redevelopment have been received. It is therefore concluded that there is no reasonable prospect of the site coming forward for development within the plan period.			

SITE REFERENCE: SLAA-4-23-C	SIZE (ha): 4.41 Net site area (ha): 4.41	SOURCE: Council Planning Officers
ADDRESS: Land east of Dodwell Lane & south of Dodwell Farm, Hedge End		PARISH: Bursledon
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		



SITE DETAILS

Site Description & Character of Surrounding Area: The elevated site is located to the south of Hedge End and to the north-east of Bursledon. It is detached from the urban edge. There is mature planting and tree cover on the boundaries of the site. There is a strong boundary to the south-east created by a block of woodland which is designated as a SINC.

Ownership: Not known

Planning History: Certificate of lawfulness issued 22 August 2006 for an existing use of The Water Tower as a dwelling house & surrounding land as domestic curtilage (U/06/56646).

Land Uses Investigated: Employment

Location: Outside urban edge

Status in Local Plan: The whole site is designated as countryside and within the local gap in the Adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. An area adjacent to a small part of the site's eastern boundary is designated as a SINC within the Adopted Local Plan 2001-2011.

Site Potential:

Density (dph): N/a
Timescale: Unlikely in plan period
Loss of Employment Land: No

Existing Dwellings on Site: 1
Net Residential Yield: N/a

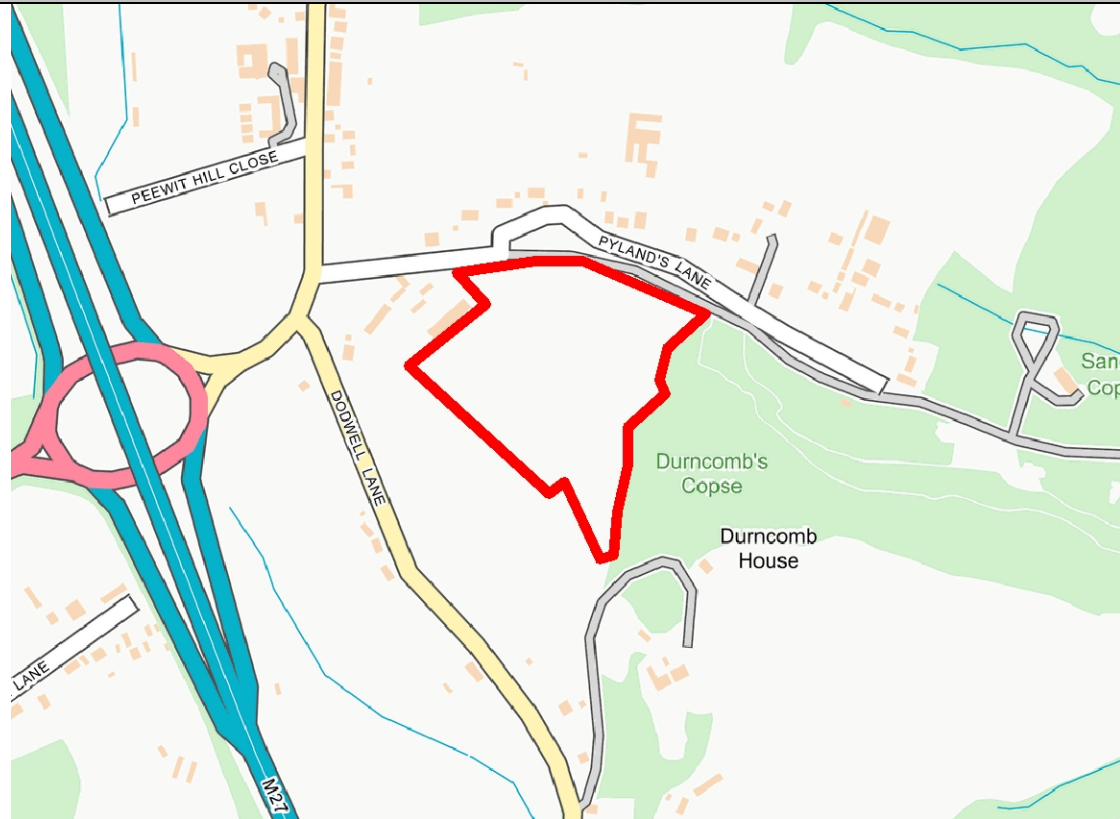
Employment Uses:
Business Park: 0m²
Industrial: 0m²
Warehouse: 0m²

ACCESSIBILITY			
Access to the Site: The site is currently accessible from Dodwell Lane. Any development would potentially require significant improvements to support development at this site. The stretch of Dodwell Lane to the west of the site also has limited pedestrian and cyclist facilities.			
Rights of Way: 176m to nearest footpath. 1.6km to nearest bridleway			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Dowell Lane – X15 Eastleigh/Hamble (weekdays only)			260m
Railway Station: Bursledon			1.6km
Health Centre: Bursledon Surgery			1.1km
Primary School: Bursledon Infant and Junior Schools			1.3km
Secondary School: The Hamble School			3km
Shopping Centre / Hypermarket: Tesco Southampton Bursledon Towers Extra Bursledon Local Centre			990m 1.1km
Designated Open Space: Manor Farm Country Park			1km
Community Facilities: Bursledon Village Hall The Lowford Centre			1km 1.1km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 2
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27
Conservation Area	X	Listed Building	Dodwell Cottage (Grade II) adjacent to the site to the north
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	Two on boundary to the west
Flood Risk	Low (Flood Zone 1)	Nature Conservation Designations	X
Historic Parks and Gardens	Free Hills/Hoe Moor House through south and south-east of site	Biodiversity Opportunity Areas	Hamble Valley adjacent south east
Topography	Uneven	Landscape Character Area	M27 corridor
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary, M27
Minerals and Waste Safeguarding	X	Other	Local Gap
DELIVERABILITY / DEVELOPABILITY			
Suitability: Development on the site would be constrained by the noise from the M27 adjacent to the site, and the slope of the land. The site is particularly prominent due to its elevated nature. It would also be in conflict with the rural nature of the area. Development of the site may also impact the setting of the adjacent Grade II listed building adjacent to the site to the north. Accessibility to local services and facilities is fairly poor as is its relationship to Hedge End (and Bursledon) in general. As the site is within the currently defined local gap, a change in planning policy would therefore be required for development to proceed.			
Availability: The availability of the site is unknown.			
Achievability: The site has numerous constraints that may compromise the viability of development of the site. No expressions of interest in redevelopment have been received. It is therefore concluded that there is no reasonable prospect of the site coming forward for development within the plan period.			

SITE REFERENCE: SLAA-4-24-C	SIZE (ha): 4.29 Net site area (ha): 2.57 (Housing), 4.29 (Employment)	SOURCE: Council Planning Officers
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ADDRESS: Land south of Pylands Lane, Hedge End **PARISH:** Bursledon

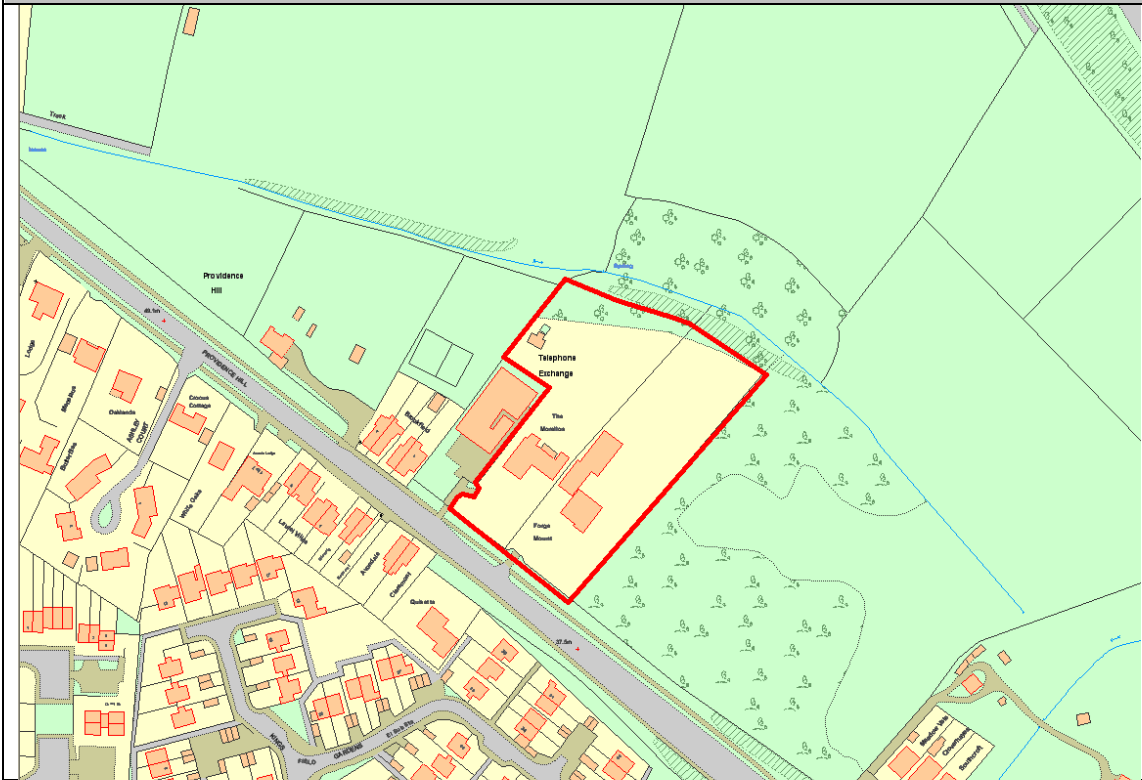
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential



SITE DETAILS	
Site Description & Character of Surrounding Area: The elevated site lies to the south of Hedge End and north of Bursledon, and is detached from both settlements. There is a strong boundary to the east created by a block of woodland which is designated as a SINC, and the site is well contained by mature planting and tree cover. The site is currently used for grazing and forms part of Dodwell Farm.	
Ownership: Not known	
Planning History: None	
Land Uses Investigated: Residential and Employment	
Location: Outside urban edge	
Status in Local Plan: The whole site is designated as countryside and within the local gap in the Adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. An area adjacent to the site's eastern boundary is designated as a SINC within the Adopted Local Plan 2001-2011.	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment Land: No	
Employment uses:	
Business Park: 0 m ²	
Industrial: 0 m ²	
Warehouse: 0 m ²	

ACCESSIBILITY			
Access to the Site: The site can only be accessed through Dodwell Farm (off Pylands Lane). Access would be subject to agreement with the landowner of Dodwell Farm.			
Rights of Way: Footpath adjacent to the north boundary. 1.4km to nearest bridleway			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Dodwell Lane – 15 Eastleigh/ Hamble (weekdays only)			270m
Railway Station: Bursledon			1.6km
Health Centre: Bursledon Surgery			1.2km
Primary School: Bursledon Infant and Junior Schools			1.5km
Secondary School: The Hamble School			3km
Shopping Centre / Hypermarket: Tesco Southampton Bursledon Extra			1.1km
Designated Open Space: Manor Farm Country Park			Adjacent
Community Facilities:			
The Lowford Centre			1.2km
Bursledon Village Hall			1.2km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 2
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	Dodwell Cottage (Grade II) approximately 25m from western boundary
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	Durncomb's Meadow SINC adjacent to the site to the east
Historic Parks and Gardens	Free Hills/Hoe Moor House adjacent south east. Manor Farm/Upper Hamble Country adjacent east	Biodiversity Opportunity Areas	Hamble Valley adjacent south east
Topography	Steep slope east to west	Landscape Character Area	M27 corridor
Priority Habitat	Lowland Meadows	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary, M27
Minerals and Waste Safeguarding	X	Other	Local Gap
DELIVERABILITY / DEVELOPABILITY			
Suitability: Development on the site is significantly constrained by its topography and its rural and open landscape character. It is particularly prominent due to its elevated location. Accessibility to local services and facilities is fairly poor as is its relationship to Hedge End in general. Development of the site may also impact the setting of the nearby Grade II listed building to the west of the site. As the site is within the currently defined local gap, a change in planning policy would be required for development to proceed.			
Availability: The availability of the site is unknown.			
Achievability: The site has numerous constraints that may compromise the viability of development of the site. No expressions of interest in redevelopment have been received. It is therefore concluded that there is no reasonable prospect of the site coming forward for development within the plan period.			

SITE REFERENCE: SLAA-4-26-C	SIZE (ha): 0.80 Net site area (ha): 0.72	SOURCE: Bryan Jezeph Consultancy Ltd.
ADDRESS: The Morellos & Forge Mount, Providence Hill		PARISH: Bursledon
REASON FOR ASSESSING: Site previously submitted for consideration		



SITE DETAILS	
Site Description & Character of Surrounding Area: The site is adjacent to the eastern edge of Bursledon and currently forms part of the gap separating Bursledon and Hedge End. To the north-east of the site is the M27. It is adjacent to the settlement boundary albeit separated by the A27. The site fronts onto Providence Hill and comprises two dwellings on large sloping plots. It is fairly well screened by trees and bordered by woodland to the north and a telephone exchange to the west.	
Ownership: Mr and Mrs Martin, Mr and Mrs Cole	
Planning History: None	
Land Uses Investigated: Residential	
Location: Adjacent to urban edge	
Status in Local Plan: The whole site is designated as countryside and within the local gap in the Adopted Local Plan 2001-2011. The site was part of an area allocated for residential development in the draft Local Plan 2011 – 2029 (see Policy BU1). Part of the site along the northern boundary is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 2
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: Access to this site is from Providence Hill, which is a busy road. Significant improvements to the access of the site are likely to be required if the site is to be developed.			
Rights of Way: 380m to nearest footpath, more than 3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Providence Hill – X15 Hamble/Eastleigh (weekdays only)			390m
Railway Station: Bursledon			1.1km
Health Centre: Bursledon			440m
Primary School: Bursledon Infant and Junior Schools			730m
Secondary School: Hamble Community College			2.4km
Shopping Centre / Hypermarket: Bursledon Local Centre			400m
Designated Open Space: Lionheart Way Ecology Park			530m
Community Facilities: Bursledon Village Hall			440m
			450m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	Sewer adjacent south	Significant Noise Generating Uses	M27 is located within 230m
Conservation Area	Bursledon Windmill Conservation Area approximately 130m to the north west	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designation	The northern boundary falls within 25m of a tributary	Tree Preservation Orders	X
Flood Risk	X	Nature Conservation Designations	Windmill Fields Woods SINC
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Relatively flat	Landscape Character Area	M27 corridor
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area in north	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site forms part of an allocation for 75 dwellings in the draft Local Plan 2011-2029 and therefore it is considered suitable for development. The topography of the site may constrain the developable area. Further consideration should be given to potential ecological impacts on the SINC network and buffers should be provided as appropriate.			
Availability: There is some uncertainty about the availability of the site, which was promoted for development in the past.			
Achievability: As a result of the uncertainty regarding the availability of the site, it is concluded that there is no reasonable prospect of redevelopment of the site coming forward within the plan period.			

SITE REFERENCE: SLAA-4-27-C	SIZE (ha): 3.71 Net site area (ha): 2.26	SOURCE: Foreman Homes Ltd and Bryan Jezeph Consultancy
ADDRESS: Heath House Farm		PARISH: Bursledon
REASON FOR ASSESSING: Site submitted for consideration in 2016		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is located to the south-east of Hedge End (Bursledon Parish) adjacent to Heath House Lane and Tanhouse Lane. The site currently accommodates a children's residential care home and grazing land. The buildings on the site include a dwelling and garage, a steel structure, stables, barns and other small non-descript structures. To the northwest of the site are residential properties and to the north is a recreation ground. The majority of the site is visible from Heath House Lane. Trees lining Tanhouse Lane screen the site from the north and Piland and Vantage Copses provide dense tree cover to the south, forming part of an SSSI and SINC designation. To the east is countryside and agricultural land. The west extent of the site was included in the SLAA Interim Update (December 2015) as part of SLAA-4-2-C.</p>		
<p>Ownership: S Tinson (The Serendipity Centre)</p>		
<p>Planning History: No recent planning history of relevance on the site. 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>		
<p>Land Uses Investigated: Residential and educational facilities</p>		
<p>Location: Adjacent to urban edge</p>		
<p>Status in Local Plan: Designated as countryside in the Adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. A strip of the site along the north-western boundary is allocated for landscape improvements within the Adopted Local Plan 2001-2011.</p>		

Site Potential:		Existing Dwellings on Site:0	
Density (dph): 30		Net Residential Yield: 50	
Timescale: 5– 10 years			
Loss of Employment Land: No			
ACCESSIBILITY			
Access to the Site: Existing access points directly from Tanhouse Lane			
Rights of Way: Footpath adjacent to northern and eastern boundary			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Heath House Lane – 3 Southampton/Boorley Green, X4 Eastleigh/Hedge End			390m
Railway Station: Bursledon			2.2km
Health Centre: Hedge End Medical Centre			1.3km
Primary School: Kings Copse			420m
Secondary School: Wildern School			1.8km
Shopping Centre / Hypermarket: Hedge End Village Centre			1.3km
Designated Open Space: Norman Rodaway Pavilion and Football Sports field			200m
Community Facilities: Norman Rodaway Pavilion 2000 Centre			170m 1km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 2
Cables / Pylons / Electricity Lines / Oil Pipelines	Overhead electricity cable crosses site	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	X	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 75m of a tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1 (low probability)	Nature Conservation Designations	Piland Upper Hamble Estuary and Woods SSSI adjacent to southeast, SINC adjacent to south and southwest
Historic Parks and Gardens	Manor Farm / Upper Hamble Country Park adjacent to south-east	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Area	Botley Farmland and Woodlands
Priority Habitat	Lowland mixed deciduous woodland adjacent	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary
Minerals and Waste Safeguarding	X	Other	Heath House Farmhouse is of Special Local Architectural and Historic Interest

DELIVERABILITY / DEVELOPABILITY

Suitability: The site is located in the countryside and would require a change in policy to allow development on the site to proceed. There are no major constraints that would likely pose significant costs to the development of this site. The children's home to the north of the site is a sensitive community use and is not included within the area for residential development. The site promoter has indicated that 2.61ha (net area of 1.66ha) of the site would be available for residential development, while the area to the east would be available for educational facilities. The south of the site is bounded by a block of woodland which could act as a screen to reduce any visual impact on the Countryside. Further consideration should be given to potential ecological impacts on the SINC network and buffers should be provided as appropriate. Consideration would also need to be given to potential for bats in the woodland.

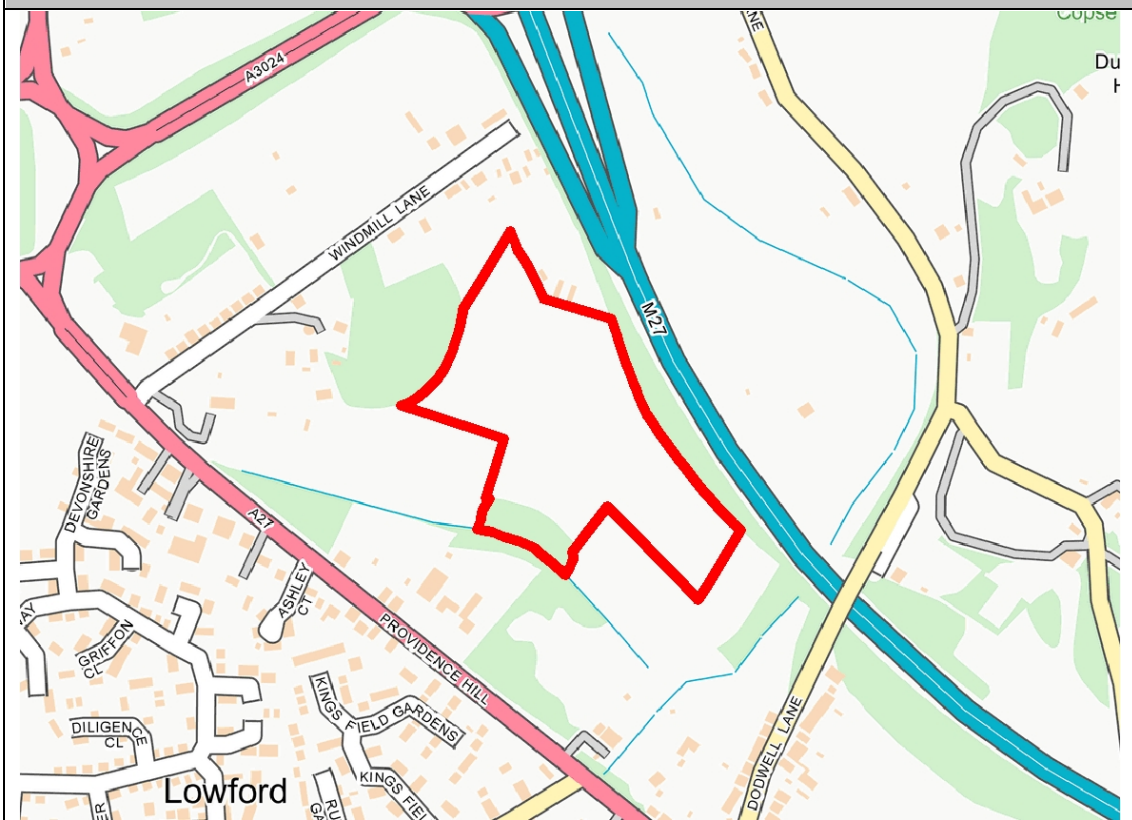
Availability: Site submissions were received from the landowner and developer, indicating the site could become available for development within 10 years to 31st March 2026. As a change in planning policy is required, it is considered that a timeframe of 5-10 years is reasonable.

Achievability: Given the availability of the land and the potential to overcome the constraints, there is reasonable prospect of developing this site within the plan period.

SITE REFERENCE: SLAA-4-28-C	SIZE (ha): 5.2 Net site area (ha): 2.81	SOURCE: Foreman Homes Ltd
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ADDRESS: Land lying to the South East of Windmill Lane **PARISH:** Bursledon

REASON FOR ASSESSING: Site submitted for consideration in 2016 by the landowner/developer



SITE DETAILS

Site Description & Character of Surrounding Area: The site occupies an area to the northeast of Bursledon, south of M27 Junction 8 and between the motorway and A27 Providence Hill. The site is located in the settlement gap between Bursledon and Hedge End within the draft and Adopted Local Plans. The site currently comprises vacant fields with two lines of trees and hedgerows dissecting the land. To the east, the site is bordered by trees and an embankment that provide some protection against visual and noise pollution from the M27. Residential properties are located to the north, south and south-west of the site. The north-western extent of the site is located within the Bursledon Windmill Conservation Area that provides tree screens on the north-western boundary. Windmill Fields Woods, which is located in the south-western portion of the site, is designated as a SINC and provides dense tree cover.

Ownership: R Fisher (Foreman Homes)

Planning History:
O/16/78514 Outline planning application submitted in May 2016 for construction of up to 200 dwellings with associated open space and access from Providence Hill (all matters reserved except access). The application included land to the southeast and a strip of land to the south. The application was withdrawn by the applicant in December 2016.
Outline planning application for residential development of up to 29 houses with associated parking, public open space and enhancement of existing vehicular access of Windmill Lane approved in January 2016 on land adjacent to the southwest (ref C/14/74932). Reserved matters have been submitted. The planning application area was included within the site submission however this has been excluded from the SLAA as planning consent has already been granted.

Land Uses Investigated: Residential

Location: Outside of urban edge

Status in Local Plan: Designated as countryside and local gap in the Adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. Land adjacent to the southeast which was designated as countryside and local gap in the Adopted Local Plan 2001-2011 was allocated for proposed housing within the draft Local Plan 2011-2029. The central portion of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).

Site Potential:			
Density (dph): 30		Existing Dwellings on Site: 0	
Timescale: 0 – 5 years		Net Residential Yield: 84	
Loss of Employment Land: No			
ACCESSIBILITY			
Access to the Site: A track off Windmill Lane runs along the north-eastern boundary and enters the site by the existing cluster of buildings, approximately 120m along the boundary. It is not clear if this access could be utilised, however.			
Rights of Way: None			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Providence Hill – X15 Hamble /Eastleigh (weekdays only)			380m
Railway Station: Bursledon			1.2km
Health Centre: Bursledon Surgery			600m
Primary School: Bursledon Infant and Junior Schools			860m
Secondary School: The Hamble School			2.6km
Shopping Centre / Hypermarket: Tesco Southampton Bursledon Towers Extra			610m
Designated Open Space: Lionheart Way Ecology Park			610m
Community Facilities: Bursledon Village Hall			600m
The Lowford Centre, Bursledon			610m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27 adjacent to east
Conservation Area	Western extent within Bursledon Windmill Conservation Area	Listed Building	Bursledon Windmill (Grade II*) and granary (Grade II) within 200m of north-western boundary
Contamination	X	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Tributary adjacent	Tree Preservation Orders	Blanket in south-west
Flood Risk	Flood Zone 1 (low probability)	Nature Conservation Designations	Windmill Fields Wood SINC
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Steep slope northwest of site	Landscape Character Area	M27 Corridor
Priority Habitat	Lowland Mixed Deciduous Woodland adjacent	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area (2.7ha)	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: The site submission also included the area assessed as SLAA-4-15-C, located to the north of the site, which was also submitted as an individual site.

The suitability of development on this site may be constrained due to the landscape impact of development, its proximity to the M27 and its role in providing a degree of separation between Bursledon and Hedge End. As the site is located within a local gap, a change in planning policy would be required in order for development to proceed.

The site is partly within the Bursledon Windmill Conservation area to the north-west, contributing to the setting of the listed windmill, and may be prominent in local views from Providence Hill. Development of this site is likely to be harmful to the character and appearance of the area. However, outline planning permission has been granted for low density development of 29 dwellings and public open space at land to the rear of Orchard Lodge (C/14/74932), to the west of this site, which suggests that this constraint could be overcome. Access comprises a constraint to this site, as Windmill Lane is unlikely to be suitable to support development of the scale likely to be proposed on this site. Access would need to be achieved from the A27 Providence Hill, through adjacent land. Part of the south-west of the site is designated as a SINC and subject to an area-based TPO, and this area is therefore unsuitable for development. It has been assumed that the net site area would be reduced by approximately 10% as a result of the SINC designation and blanket TPO on-site. Further consideration should be given to potential ecological impacts on the reptile population on site and the SINC network, Badnum Creed, stream and M27 PBL and buffers should be provided as appropriate.

Availability: The landowner/developer indicates that the site is anticipated to become available for development within five years to 31st March 2021.

Achievability: The site is a greenfield site located in an attractive landscape setting and would be available for development within a relatively short time frame. However, development could impact the setting of the conservation area, and the site is within the local gap. Furthermore, the site is close to the M27, and part of the site is designated as a SINC and subject to an area-based TPO. Windmill Lane is unlikely to be suitable to support development on this site, and access would need to be from the A27 Providence Hill, through adjacent land not included within this SLAA site. These constraints hinder the achievability of this site. SLAA-4-15-C, adjacent to the site to north-west, was also submitted by Foreman Homes, and could potentially come forward for development alongside this site, with this site providing access to SLAA-4-15-C.