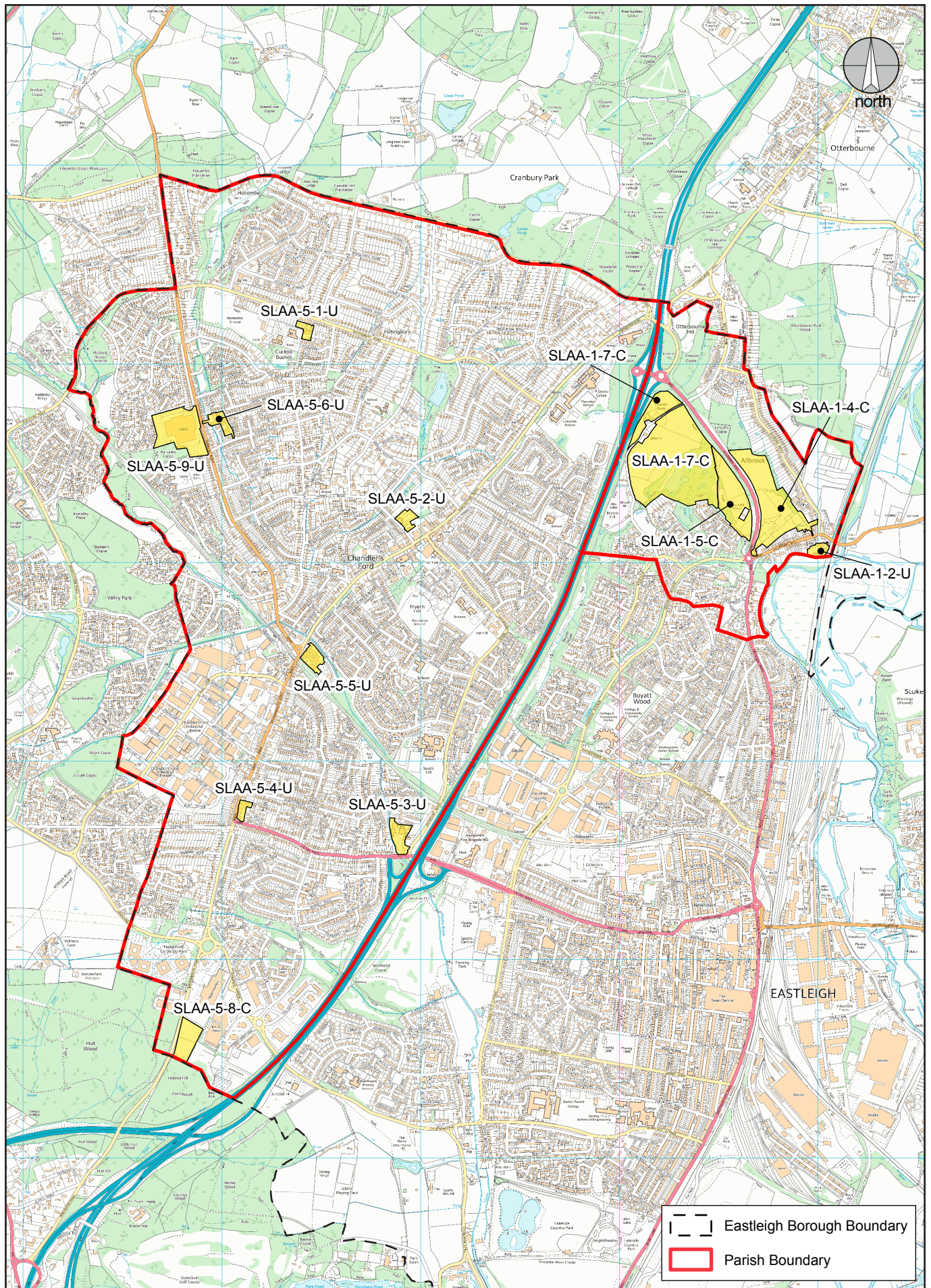


Strategic Land Availability Assessment (SLAA) - Chandler's Ford and Allbrook



SITE REFERENCE: SLAA-5-1-U	SIZE (ha): 0.50 Net site area (ha): 0.45	SOURCE: Council officers
ADDRESS: Rear of shopping parade & 75-99a Hiltingbury Road, Chandler's Ford		PARISH: Chandler's Ford
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site lies to the rear of 75-79 Hiltingbury Road, a retail centre serving the northern side of Chandler's Ford. It comprises of vacant land, garages, a disused builders yard and youth centre. The area would appear to have been developed in the mid-twentieth century and comprises of a mixture of single storey and two storey detached dwellings, along with some flatted development to the immediate north of the site.		
Ownership: A Dibsall, A Dulay, H Blair, J Adams, Eastleigh Borough Council		
Planning History: None		
Land Uses Investigated: Residential/community uses		
Location: Within urban edge		
Status in Local Plan: A slither of the site on the northern boundary is allocated as a District and Local Centre in the draft Local Plan 2011-2029.		
Site Potential:		
Density (dph): 35	Existing Dwellings on Site: 0	
Timescale: Within next 5 years	Net Residential Yield: 16	
Loss of Employment Land: Yes (builder's yard)		

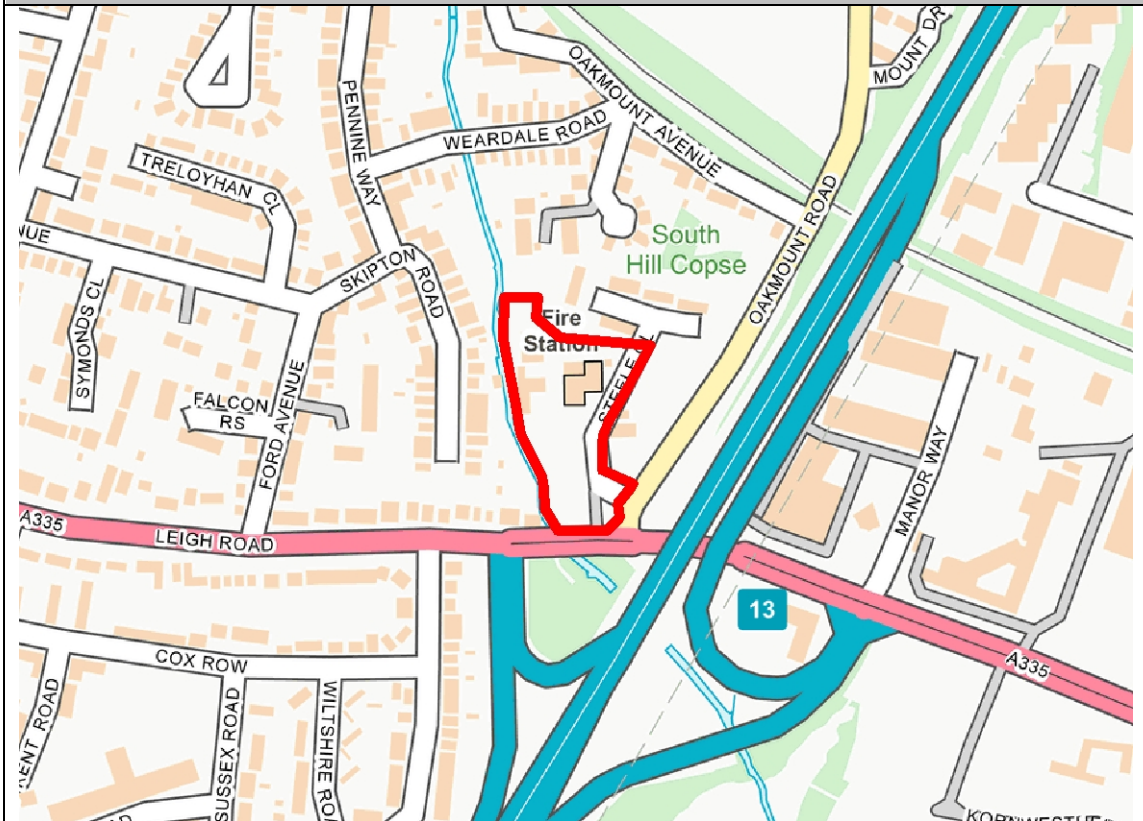
ACCESSIBILITY			
Access to the Site: Vehicular access to the site would appear to be achievable from Hiltingbury Road.			
Rights of Way: 900m to nearest footpath. More than 3km to nearest bridleway.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Hiltingbury Road – X6 and X7 Chandler's Ford/Eastleigh (weekends only) and Eastleigh/Hiltingbury (weekdays only)			100m
Railway Station: Chandlers Ford			1.6km
Health Centre: The Brownhill Surgery			1.2km
Primary School: Hiltingbury Infant and Junior schools			120m
Secondary School: Thornden School			1.4km
Shopping Centre / Hypermarket: Hiltingbury Road (Western End)			50m
Designated Open Space: Hiltingbury Recreation Ground			380m
Community Facilities: The Hilt – Hiltingbury Community Centre Scout Hut			230m 298m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	X
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	A number of group and individual TPOs within the site
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	X	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site is previously developed land, located adjacent to a local shopping centre. The site is underutilised with the garages appearing to be largely unused and the builders yard and youth centre inactive. The youth facility has been relocated to a new site to the west. The redevelopment of the site for a residential use (or indeed a community use) is considered to be acceptable in principle, but subject to detailed considerations including design and layout. The proximity of residential and retail occupiers to the north of the site, a mobile phone mast within the western part of the site, the school to the south and the need to retain adequate servicing of the retail units would need to be considered. It is considered that the site meets the definition of a brownfield site within the Town and Country Planning (Brownfield Land Register) Regulations 2017.</p>			
<p>Availability: The Council owns the club at the back of the site and is in favour of development. The owners of the builder's yard are willing to see the site brought forward for development. Negotiations with the other land owners are on-going although no in-principle objections have been raised.</p>			
<p>Achievability: The existing buildings on the site would appear to be approaching the end of their natural life and a redevelopment of the site for residential uses is considered to be viable, taking into account the existing uses. The site occupies an attractive location within the local residential property market. The infant school has approached the Council to investigate the possibility of part of the site being used to provide improved parking facilities at the school. If implemented this may reduce the potential yield of the site to an as-yet-unknown degree. Work has commenced on developing an indicative scheme for the site. Taking the above into account, a 5-year time scale is considered to be appropriate.</p>			

SITE REFERENCE: SLAA-5-2-U	SIZE (ha): 0.7 Net site area (ha): 0.6	SOURCE: EBC officers
ADDRESS: 7-17 Brownhill Road, Chandler's Ford		PARISH: Chandler's Ford
REASON FOR ASSESSING: Site identified from aerial photography for further consideration		
SITE DETAILS		
Site Description & Character of Surrounding Area: The application site lies immediately to the north-west of the Fryern Arcade in Chandler's Ford. It comprises single storey, detached residential properties set in large gardens and a converted chapel now used as a community centre. The site slopes steeply from south-east to north-west. To the north of the site are mature trees, as well as a school. The area accommodates both Victorian terraces, along with more modern single storey detached dwellings that would appear to have been constructed in the early to mid-twentieth century.		
Ownership: C Mead, G Mead, E Jeneway, G Jeneway, M & G Fullood, P Sheppard		
Planning History: A planning application was approved for 17 Brownhill Road to build a roof extension to create first floor living accommodation with 1no. front dormer and 4no. side facing roof lights (F/16/77921 approved 18/04/2016).		
Land Uses Investigated: Residential		
Location: Within urban edge		
Status in Local Plan: No site-specific allocations		
Site Potential:		
Density (dph): 50		Existing Dwellings on Site: 4
Timescale: Unlikely in plan period		Net Residential Yield: 0
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Via Brownhill Road			
Rights of Way: Footpath within 500m and more than 3km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Winchester Road – 1 Southampton/Winchester			170m
Railway Station: Chandlers Ford			890m
Health Centre: The Brownhill Surgery			140m
Primary School: Merdon Junior School			130m
Secondary School: Toynbee School			1.2km
Shopping Centre / Hypermarket: Fryern Arcade/The Mall/Winchester Road			140m
Designated Open Space: Fryern Recreation Ground			500m
Community Facilities: Chandler's Ford Library Chandler's Ford Methodist Church King's Court Masonic Centre			200m 210m 260m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	X
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	Blanket TPO to east of site. Plus 3 Birch, 4 Oak, 1 Larch and 1 Yew across site
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Steep slope from south-east to north-west	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland adjacent	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site lies within the urban edge of Chandler's Ford, adjacent to the Fryern Arcade. Whilst the topography of the site and the tree coverage are constraints on redevelopment of the site, subject to the acceptable retention of the community uses, a residential redevelopment of the site is considered acceptable.			
Availability: A total of 7 site owners were contacted regarding the availability of the site for development; only one response was received expressing a negative view re development of this site. The site is therefore considered to be unavailable for redevelopment			
Achievability: A residential redevelopment of the site is likely to be attractive to the local property market. There are no site-specific constraints but due to the uncertainties about the availability of the site, it is considered that there is no reasonable prospect of this site coming forward within the plan period.			

SITE REFERENCE: SLAA-5-3-U	SIZE (ha): 1.23 Net site area (ha): 1.23	SOURCE: Hampshire Fire & Rescue Service
ADDRESS: Land at Steele Close, Chandler's Ford		PARISH: Chandler's Ford

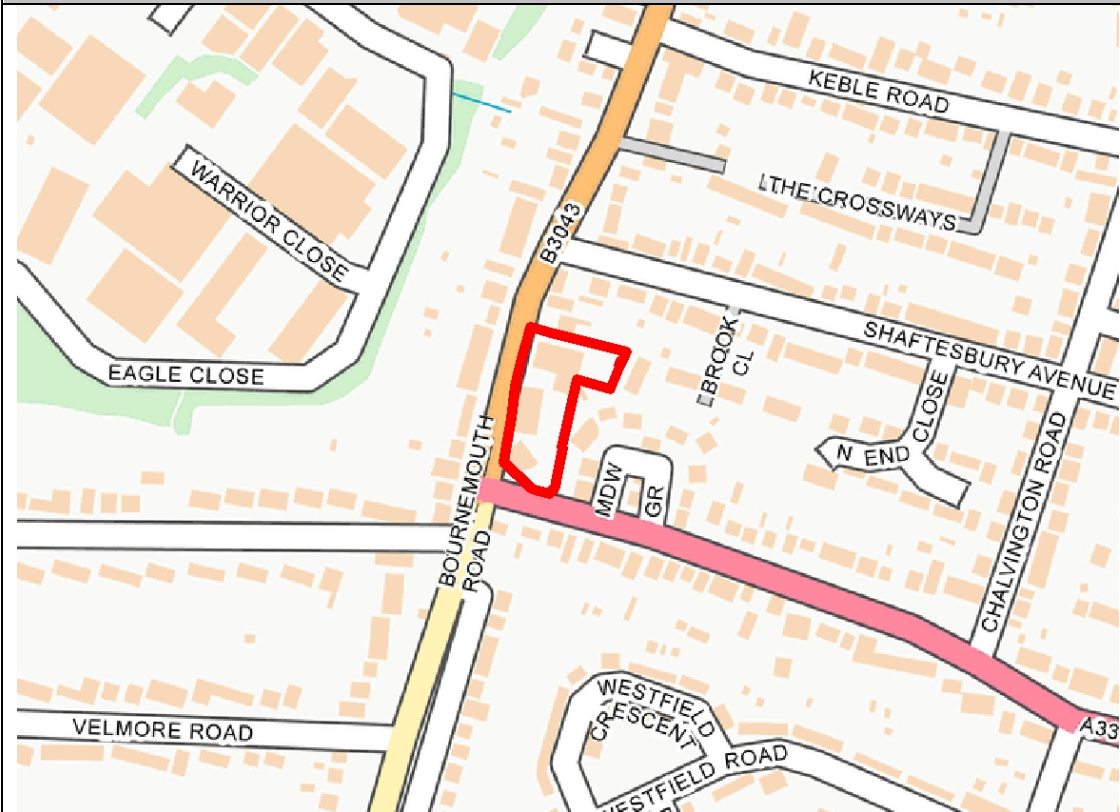
REASON FOR ASSESSING: Site submitted for inclusion by the landowner



SITE DETAILS	
Site Description & Character of Surrounding Area: The site is within the urban edge, to the west of Eastleigh and immediately west of the M3. Monks Brook runs alongside the western boundary. It currently contains a fire station, Hampshire Fire and Rescue HQ Offices Annexe and a former ambulance station which is now used to accommodate a car rental business.	
Ownership: Hampshire Fire & Rescue Service	
Planning History: Pre-application advice & permission for change of use of ambulance station to car rental (F/11/68943)	
Land Uses Investigated: Employment (Residential uses discounted due to potential flood/noise issues)	
Location: Within urban edge	
Status in Local Plan: The site was allocated as proposed employment in the draft Local Plan 2011-2029 under Policy CF3.	
Site Potential:	
Density (dph): 35	Existing Dwellings on Site: 0
Timescale: 5-10 years	Net Residential Yield: 0
Loss of Employment Land: No	
Employment Uses:	
Business Park: 3,690m ²	
Industrial: 4,920m ²	
Warehouse: 6,150m ²	

ACCESSIBILITY			
Access to the Site: Access via Oakmount Road, emergency exit onto Leigh Road			
Rights of Way: 962m to nearest footpath. More than 3km to nearest bridleway.			
Proximity to Local Services (<i>All Distances are Approximate</i>):			
Bus Stop: Leigh Road – X6 and X7 Chandler’s Ford/Eastleigh (weekends only) and Eastleigh/Hiltingbury (weekdays only)			190m
Railway Station: Chandler’s Ford			1.2km
Health Centre: The Brownhill Surgery			1.5km
Primary School: St. Swithun Wells Catholic Primary School			840m
Secondary School: The Toynbee School			460m
Shopping Centre / Hypermarket: Channon Retail Park			540m
Designated Open Space: Fleming Park			700m
Community Facilities: Velmore Centre			580m
CONSTRAINTS			
Air Quality Management Area	Adjacent to Eastleigh M3 AQMA	Agricultural Land Classification	Urban
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M3 Motorway
Conservation Area	X	Listed Building	X
Contamination	Low Likelihood	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	Medium to high risk (site within flood zones 2 and 3)	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	The site is flat, with the exception of a steep bank leading down to Monks Brook	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links’	M3, Monks Brook
Minerals and Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: Housing is very unlikely to be a suitable use for the site because it lies within flood zones 2 and 3 and suffers significant noise disturbance and air quality issues from vehicular movements. If the flooding issue can be resolved, an employment use may be more suitable, especially given the close proximity to the strategic road network (i.e. M3).			
Availability: The long-term aspiration of Hampshire Fire and Rescue is to relocate the fire station and offices onto the main HQ site off Leigh Road. They anticipate that the site could become available within the next 5-10 years. Enquiries re the availability of the site for redevelopment were made to the land owners. No responses were received by officers.			
Achievability: The cost of overcoming the constraints could hinder the achievability of development on the site, however if these could be viably addressed then there may be development potential on the site for an employment use.			

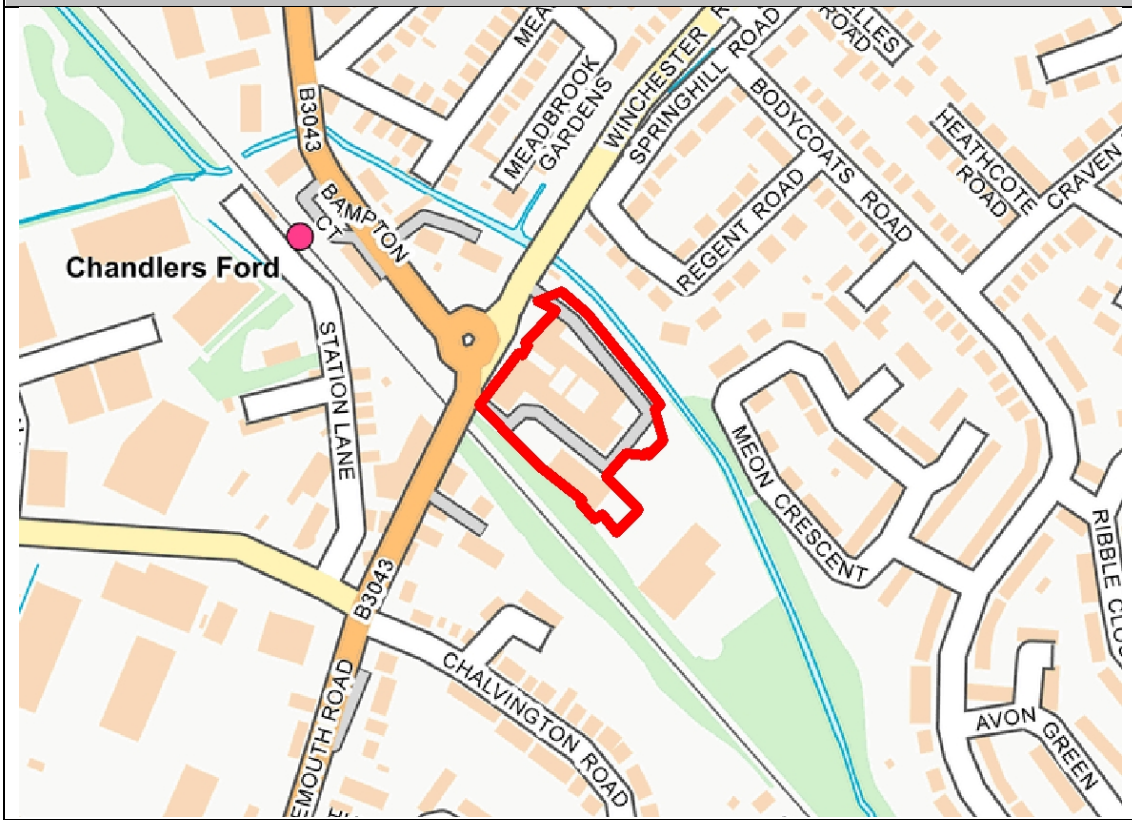
SITE REFERENCE: SLAA-5-4-U	SIZE (ha): 0.45 Net site area (ha): 0.41	SOURCE: EBC officers
ADDRESS: Junction of Leigh Road and Bournemouth Road, Chandler's Ford		PARISH: Chandler's Ford
REASON FOR ASSESSING: Identified from aerial photography as being suitable for further consideration		



SITE DETAILS	
Site Description & Character of Surrounding Area: The site occupies a prominent corner location at the junction of Leigh Road and Bournemouth Road on the southern side of Chandlers Ford. The site comprises a petrol station and car showroom.	
Ownership: Highways Agency, Picador Garage, Rowles Picador	
Planning History: None relevant	
Land Uses Investigated: Residential/commercial	
Location: Within urban edge	
Status in Local Plan: The majority of the site is within the Bournemouth Road Special Policy Area in the Adopted Local Plan 2001-2011 which seeks to protect the residential character of the area.	
Site Potential:	
Density (dph): 35	Existing Dwellings on Site: 0
Timescale: 10-15 years	Net Residential Yield: 14
Loss of Employment Land: Yes (car showroom and petrol station)	

ACCESSIBILITY			
Access to the Site: Via Bournemouth Road			
Rights of Way: 900m to nearest footpath			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Bournemouth Road – 1 Southampton/Winchester, X6 and X7 Chandler's Ford/Eastleigh (weekends only) and Eastleigh/Hiltingbury (weekdays only)			30m
Railway Station: Chandlers Ford			890m
Health Centre: St Francis Surgery			1km
Primary School: St Francis C of E Primary School			990m
Secondary School: Toynbee School			1km
Shopping Centre / Hypermarket: Asda Eastleigh Supercentre			920m
Designated Open Space: Castle Lane Open Space			410m
Community Facilities: Scout Hut, Brickfield Lane Velmore Centre			330m 500m
CONSTRAINTS			
Air Quality Management Area	Leigh Rd, Eastleigh	Agricultural Land Classification	X
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Possible as a result of petrol station use	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	X	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site is located within the built-up area of Chandler's Ford, occupying a key corner site between Bournemouth Road and Leigh Road, which links Chandler's Ford to Eastleigh. There are a number of uses within the site, some of which would need to be relocated. The existing petrol station raises some issues with regards to contamination. The site is also partly within an air quality management area. However there does appear to be some potential to redevelop this site, perhaps for a mixed-use development, which would make a positive contribution towards the character and appearance of the area whilst addressing the constraints as set out above. It is considered that the site meets the definition of a brownfield site within the Town and Country Planning (Brownfield Land Register) Regulations 2017.</p>			
<p>Availability: Picador Vauxhall have previously indicated that their part of the site may potentially be available for development in the future. There are no known legal constraints that would restrict development on the site. Land owners of the site were contacted to enquire on availability for potential development. No responses were received by officers.</p>			
<p>Achievability: The site is likely to be attractive to the market taking into account its location. There are some concerns about the intentions of existing land owners. Taking this into account, a 10-15 year time period is considered reasonable.</p>			

SITE REFERENCE: SLAA-5-5-U	SIZE (ha): 0.90 Net site area (ha): 0.81	SOURCE: EBC Adopted Local Plan
ADDRESS: Central Precinct, Chandler's Ford		PARISH: Chandler's Ford
REASON FOR ASSESSING: Previous planning history and brief suggests development potential		



SITE DETAILS	
Site Description & Character of Surrounding Area: The site is located in Chandler's Ford and occupies a location on the eastern side of Winchester Road, immediately to the north of the railway line and to the south of Monks Brook. To the south-east of the site is a commercial use. Within the vicinity of the site, there have been a number of residential redevelopments in the last few years. The site itself contains a local shopping centre with residential uses above, community facility and surface car parking. The buildings are generally in a poor state of repair and they are not considered to contribute positively towards the character and appearance of the area.	
Ownership: Over 50 owners	
Planning History: None relevant	
Land Uses Investigated: Residential, retail, community uses	
Location: Within urban edge	
Status in Local Plan: The south-eastern extent of the site is designated as 'Employment Commitment' (for information only on the proposals map) in the Adopted Local Plan 2001-2011. The site was allocated as a District and Local Centre and Special Policy Area in the draft Local Plan 2011-2029. Special Policy CF1 allocates the site for redevelopment for 85 dwellings and A1, A2 or A3 uses in accordance with the Borough Council's development brief for the site adopted in 2007.	
Site Potential:	
Density (dph): 35	Existing Dwellings on Site: 21
Timescale: 10-15 years	Net Residential Yield: 64
Loss of Employment Land: Yes (retail)	

ACCESSIBILITY			
Access to the Site: Existing access off Winchester Road			
Rights of Way: 481m to nearest footpath, more than 3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Winchester Road – 1 Southampton/Winchester		60m	
Railway Station: Chandler's Ford		210m	
Health Centre: St Francis Surgery		370m	
Primary School: Chandler's Ford Infant School		420m	
Secondary School: Toynbee School		760m	
Shopping Centre / Hypermarket: Chandler's Ford Bournemouth Road		110m	
Designated Open Space: Meon Crescent		380m	
Community Facilities:			
Ritchie Memorial Hall - Chandler's Ford Community Association		450m	
St Boniface Centre		460m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	X
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	The proximity of the site to noise generating uses (including adjacent commercial uses, railway and road) represents a significant constraint
Conservation Area	X	Listed Building	X
Contamination	Possibly	Archaeological Sites	X
Proximity to International Nature Conservation Designations	The north-eastern boundary of this site falls within 25m of a tributary	Tree Preservation Orders	X
Flood Risk	The north-eastern boundary is in Flood Zones 2 and 3	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	X	Other	MWCA School Lane Safeguarded Site approximately 30m from western edge. To the south/south-east of the site is a SINC.
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Monks Brook
Minerals and Waste Safeguarding	Within 50m of a concrete batching / asphalt plant safeguarded site	Landscape Character Area	X

DELIVERABILITY / DEVELOPABILITY

Suitability: The existing buildings on the site are of poor quality and some age and are considered to be suitable for redevelopment. There are a number of constraints on the site that would need to be addressed, including noise and air quality. The site provides an opportunity for a more intensive and attractive development to be achieved. Retail uses would be suitable within new ground floor frontages along Bournemouth Road. There is a need to ensure continued and unhindered access to the commercial business to the south-east of the site. A development brief has previously been adopted by the Council.

It is considered that the site meets the definition of a brownfield site within the Town and Country Planning (Brownfield Land Register) Regulations 2017.

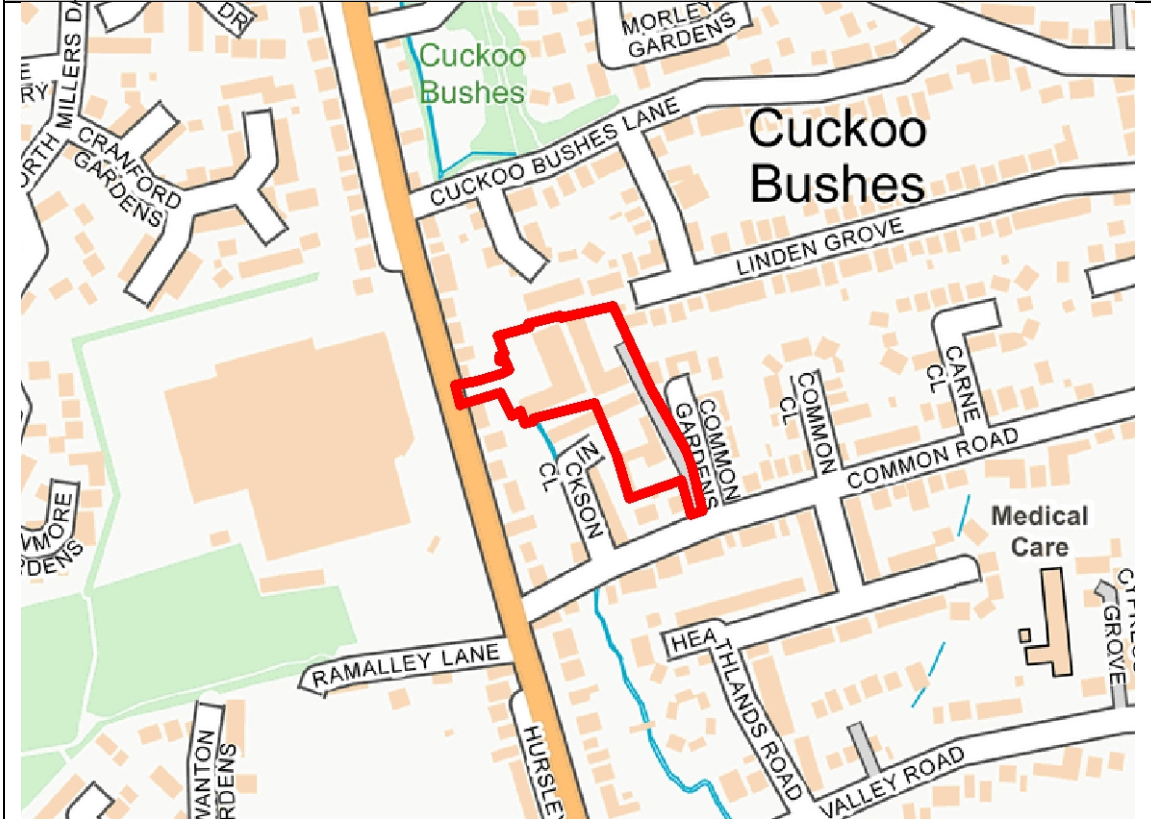
Availability: The site could possibly be available in the longer term. Land Registry searches have identified over 50 landowners on the site, not all of which are in favour of redevelopment. There are no known legal constraints that would restrict development on the site. Property owners for this site were contacted to enquire on availability for potential development. In total six responses were received, four favourable to development, and two did not indicate their preference.

Achievability: The site forms part of a larger site that was allocated in the previous Local Plan for redevelopment. Whilst the site is considered to be attractive to the market, the fact that the site is in multiple ownership may make the site more difficult to redevelop. As such a 10-15 year time frame is considered to be appropriate for this site.

SITE REFERENCE: SLAA-5-6-U	SIZE (ha): 0.8 Net site area (ha): 0.72	SOURCE: Council Planning Officers
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ADDRESS: Common Road Industrial Estate	PARISH: Chandler's Ford
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REASON FOR ASSESSING: Previously allocated as urban capacity site in Local Plan Review (2001-2011)



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located between Common Road and Hursley Road on the north-western side of Chandler's Ford. The majority of the site is located within Flood Zone 3 due to a culverted watercourse crossing the site. The site currently accommodates a variety of employment uses including a car body repair centre. The existing buildings on the site are in various states of repair. Immediately adjoining the site are residential properties. The area would appear to have been developed in the mid to late twentieth century.

Ownership: Draper Tools, A Marsh, C Marsh, I Wright

Planning History: Pre-application advice for residential uses

Land Uses Investigated: Residential

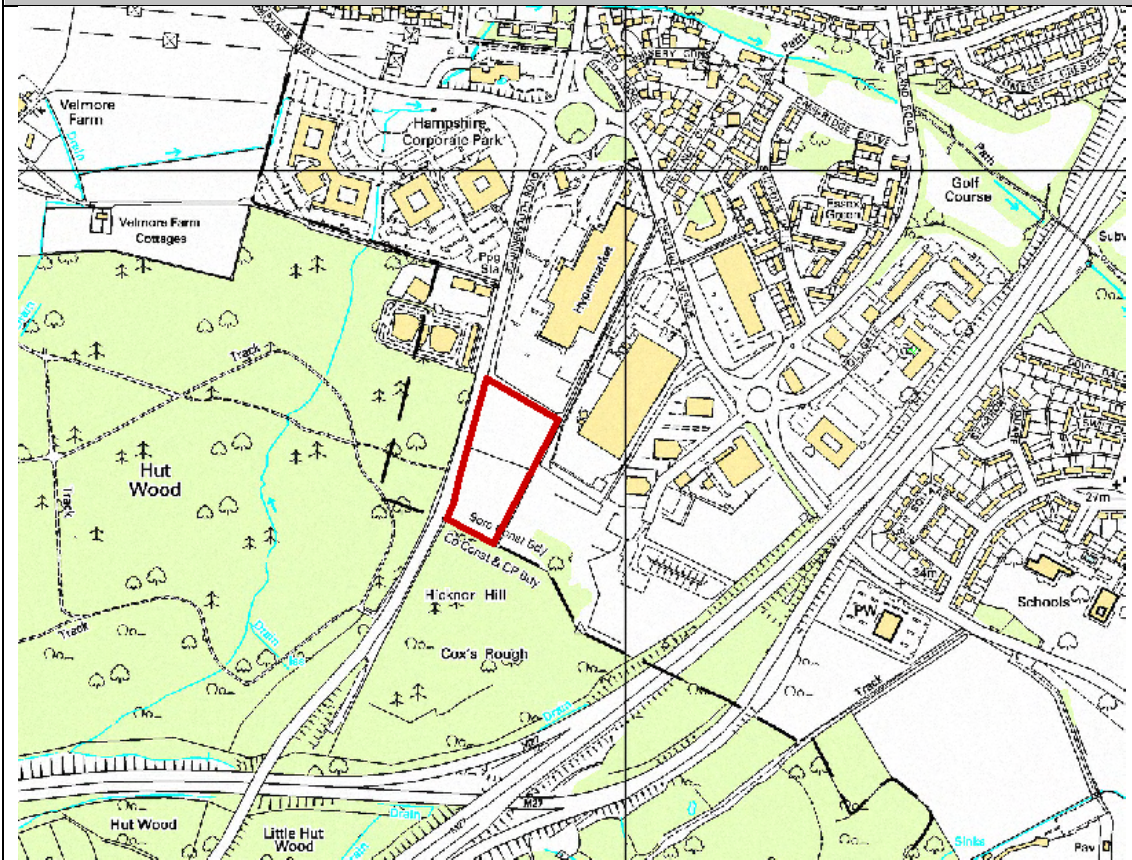
Location: Within urban edge

Status in Local Plan: The site was allocated as a proposed housing site in the draft Local Plan 2001-2011 for 30 dwellings under Policy CF2.

Site Potential:		Existing Dwellings on Site: 0
Density (dph): 35		Net Residential Yield: 30
Timescale: 10-15 years		
Loss of Employment Land: Yes (Car body repair centre)		

ACCESSIBILITY			
Access to the Site: From Common Road or Hursley Road			
Rights of Way: 417m to nearest footpath. More than 3km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Hursley Road – X6 and X7 Chandler’s Ford/Eastleigh (weekends only) and Eastleigh/Hiltingbury (weekdays only)		140m	
Railway Station: Chandlers Ford		1.1km	
Health Centre: St Francis Surgery		910m	
Primary School: Hiltingbury Infant and Junior school		540m	
Secondary School: Thornden		1.8km	
Shopping Centre / Hypermarket: Chandlers Ford Hursley Road neighbourhood parade		950m	
Designated Open Space: Ramalley Copse		370m	
Community Facilities: Scout Hut, Ramalley Lane Millers Dale Hall		250m 490m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	X
Cables / Pylons / Electricity Lines / Oil Pipelines	Southern Water Sewer adjacent west	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Potential from previous uses	Archaeological Sites	X
Proximity to International Nature Conservation Designation	The western area of the site is within 25m of a tributary	Tree Preservation Orders	2 oaks west of the Site and 1 birch north east
Flood Risk	Flood Zones 2 and 3	Nature Conservation Designations	SINC – Cuckoo Bushes Lane – within 100m of northern boundary
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	X	Other	Culverted drain on site
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links’	Monks Brook
Minerals and Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: Whilst currently in employment use, the existing buildings on the site are of mixed quality and there is little potential for re-designing the site to improve its suitability for commercial purposes. Much of the surrounding development is in residential use and consequently it was allocated for 30 dwellings in the draft Local Plan 2011-2029. As the majority of the site is within Flood Zone 3, a further detailed assessment of the flood risk would be required to determine the suitability of this site for residential development. It is considered that the site meets the definition of a brownfield site within the Town and Country Planning (Brownfield Land Register) Regulations 2017.			
Availability: The majority of the site is owned by Draper Tools who have indicated that the site would not be available for redevelopment for at least 10-years.			
Achievability: The site is considered to be attractive to the local residential property market. It is acknowledged that the existing users of the site may need to be relocated. A longer-term timescale to bring forward this site may therefore be considered to be appropriate.			

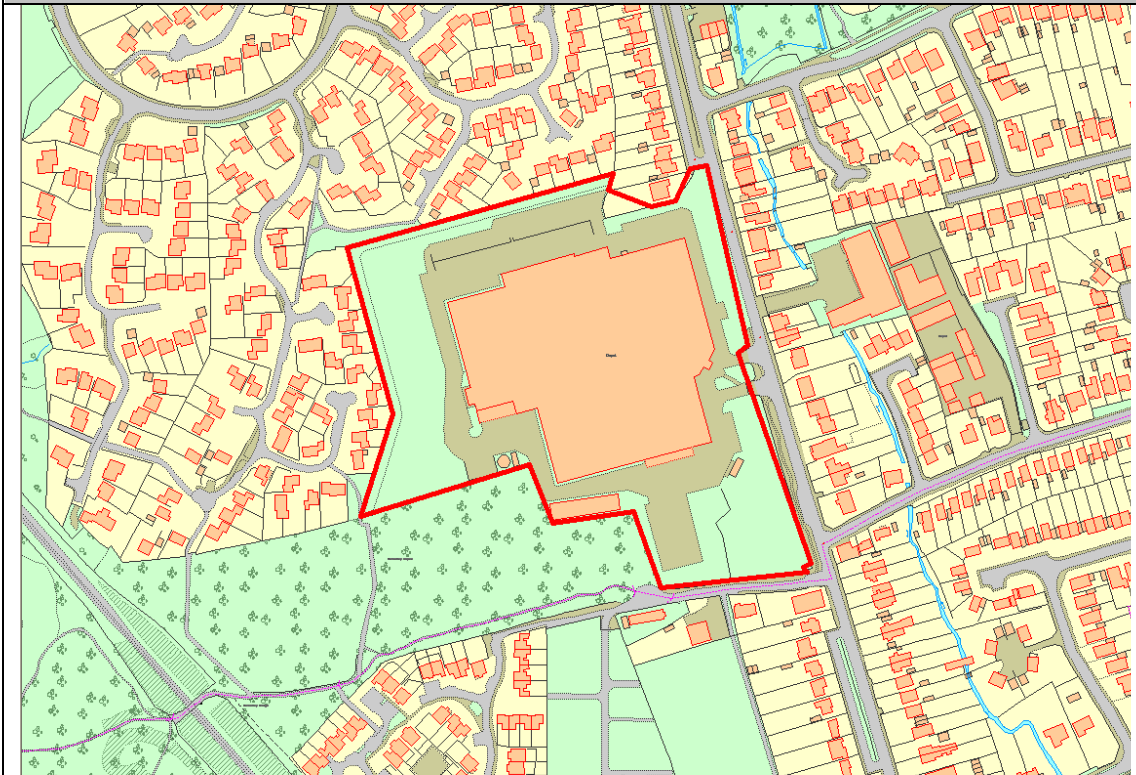
SITE REFERENCE: SLAA-5-8-C	SIZE (ha): 1.9 Net site area (ha): 1.9	SOURCE: Submitted by Woolley & Wallis Commercial
ADDRESS: Land south of supermarket and east of Bournemouth Road, Chandler's Ford		PARISH: Chandler's Ford
REASON FOR ASSESSING: Identified by Council officers as having some development potential		



SITE DETAILS	
Site Description & Character of Surrounding Area: This site is located east of Bournemouth Road and south of the supermarket on the southern edge of Chandler's Ford. The site is currently used as a grazing pasture, enclosed on its boundaries by tree planting, with a further large woodland area to the south. It is higher than the adjoining developed area and is visible from Bournemouth Road.	
Ownership: Jean Lanning	
Planning History: Z/04519/00F/00: application for the development of 10 dwellings refused 1976 on the basis that the proposal was within the greenbelt, and contrary to the countryside policies of the Hampshire County Structure Plan. Z/04519/00G/00: outline application for a private squash club (8 courts) with associated facilities (changing rooms, clubroom, and bar). Noted that gas pipeline runs across the site. Application refused in 1978 by Council because it was contrary to the countryside policies of the Hampshire County Structure Plan. Refused at appeal 9 May 1979.	
Land Uses Investigated: Residential, cemetery, open space, employment	
Location: Adjacent to urban edge	
Status in Local Plan: Designated as countryside and within the strategic gap in the adopted Local Plan 2001-2011. The site is allocated for employment (B1(b), B1(c), B2 or B8) in the draft Local Plan 2011-2029 under Policy CF4. The north 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: 5-10 years	Net Residential Yield: 0
Loss of Employment Land: No	
Employment Floorspace:	
Industrial: 7,600m ²	
Warehouse: 9,500m ²	

ACCESSIBILITY			
Access to the Site: Existing access via Bournemouth Road is poor, and development will require access improvements. The agent believes there is scope to improve the provision of filter lanes from both Chandler's Ford and Southampton directions.			
Rights of Way: 510m to nearest footpath. 2.9km to nearest bridleway.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Bournemouth Road – 1 Southampton/ Winchester			282m
Railway Station: Chandler's Ford			1.6km
Health Centre: Park Surgery, Hursley Road			2.5km
Primary School: Nightingale Primary			870m
Secondary School: Crestwood College			2.6km
Shopping Centre / Hypermarket: Asda Eastleigh Supercentre			270m
Designated Open Space: Free space (adjacent southeast)			220m
Community Facilities: Hexagon Centre Velmore Centre			470m 915m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4 with some non-agricultural land toward west of site
Cables / Pylons / Electricity Lines / Oil Pipelines	High pressure gas pipeline	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	High likelihood on western edge	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	Narrow belt along south-eastern boundary
Flood Risk	Flood Zone 1	Nature Conservation Designations	Adjacent Freespace Hicknor Hill SINC
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Within 'Ampfield - Baddesley - Chilworth – Lordswood'
Topography	Flat site but raised above surrounding area	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Chilworth
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area in north	Landscape Character Area	North Stoneham Park
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site occupies an elevated location within the strategic gap between Chandler's Ford and Southampton as defined in the adopted Local Plan. The belt of trees along the southeast border of the site are the subject of a TPO and would need factoring into any proposals as would the high-pressure gas main running east to west through the middle of the site. The site is allocated for employment uses in the draft Local Plan 2011-2029. The Council is exploring the possibility of a cemetery use on this site.			
Availability: The landowner has previously expressed interest in developing site, and as such the site is considered to be available for development.			
Achievability: The draft allocation for employment uses would need to be confirmed to allow this site to come forward. As such a 5-10 year timescale is considered reasonable.			

SITE REFERENCE: SLAA-5-9-U	SIZE (ha): 4.7ha Net site area (ha): 2.82	SOURCE: Planning History
ADDRESS: Draper Tools, Hursley Road		PARISH: Chandler's Ford
REASON FOR ASSESSING: Site has outline planning permission for a residential redevelopment		



SITE DETAILS	
Site Description & Character of Surrounding Area: The site lies on the west side of Hursley Road within the urban edge of Chandler's Ford and is currently occupied by Draper Ltd as an employment site. The site contains a large warehouse with ancillary offices and workshop areas (total floor area c24,000 sqm). To the south west of the site is Ramalley Copse. Within the site are a number of trees some of which (on the south-east corner) are covered by Tree Preservation Orders. The site lies within a predominantly residential area, although there are pockets of non-residential development to the immediate east and south of the site.	
Ownership: Draper Tools Ltd	
Planning History: Planning permission granted in July 2012 (O/10/66978) for 130 dwellings and 60/70 bed care home.	
Land Uses Investigated: Residential or commercial	
Location: Within urban edge	
Status in Local Plan: Sliver of site by north-western boundary allocated as allotments in the adopted Local Plan 2001-2011. Land to the southwest is designated as existing public open space/allotments in the adopted and draft Local Plans.	
Site Potential:	
Density (dph): 35	Existing Dwellings on Site: 0
Timescale: 10-15 years	Net Residential Yield: 130
Loss of Employment Land: Yes (Draper Tools – Offices and warehouse/distribution centre)	

ACCESSIBILITY			
Access to the Site: Current access to site from Hursley Road with potential additional access from Ramalley Lane.			
Rights of Way: Footpath adjacent to south of site. 1.6km to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Hursley Road – X6 and X7 Chandler's Ford/Eastleigh (weekends only) and Eastleigh/Hiltingbury (weekdays only)		150m	
Railway Station: Chandlers Ford		1.2km	
Health Centre: St Francis Surgery		960m	
Primary School: Hiltingbury Infant and Junior school		690m	
Secondary School: Thornden		2km	
Shopping Centre / Hypermarket: Chandler's Ford Hursley Road neighbourhood parade		1km	
Designated Open Space: Ramalley Copse		Adjacent south	
Community Facilities: Scout hut Millers Dale Hall		180m 380m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Site within existing built up area
Cables / Pylons / Electricity Lines / Oil Pipelines	Sewer adjacent south east	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	X	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	Blanket TPO across south of site, with individual TPO's on all site boundaries.
Flood Risk	X	Nature Conservation Designations	Ramalley Copse SINC to south of site
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Ampfield-Baddesley-Chilworth-Lordswood to south of site
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland adjacent	Biodiversity Action Plan Priority Areas and Links'	Flexford, Monks Brook
Minerals and Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is within the urban edge of Chandler's Ford. There is outline planning permission for a residential redevelopment of the site. The site is within walking distance of a range of local services and open space. Existing tree cover on the site boundaries provides some screening. Any access from Ramalley Lane would likely require improvements such as road widening and resurfacing which would have an impact on the semi-rural character of this lane. The development would need to be sensitively designed to take into account the existing protected trees. A commercial re-use of the site (in employment use classes B1(b), B1(c), B2 or B8) is also considered to be suitable. It is considered that the site meets the definition of a brownfield site within the Town and Country Planning (Brownfield Land Register) Regulations 2017.			
Availability: The site is owned by Draper Tools who have indicated that the site would not be available for redevelopment for at least 10-years.			
Achievability: The site has outline consent for 130 dwellings and is not considered to have significant abnormal costs associated with its redevelopment. As reserved matters have yet to be submitted, it is considered that the site will be delivered in the next 5-10 years.			