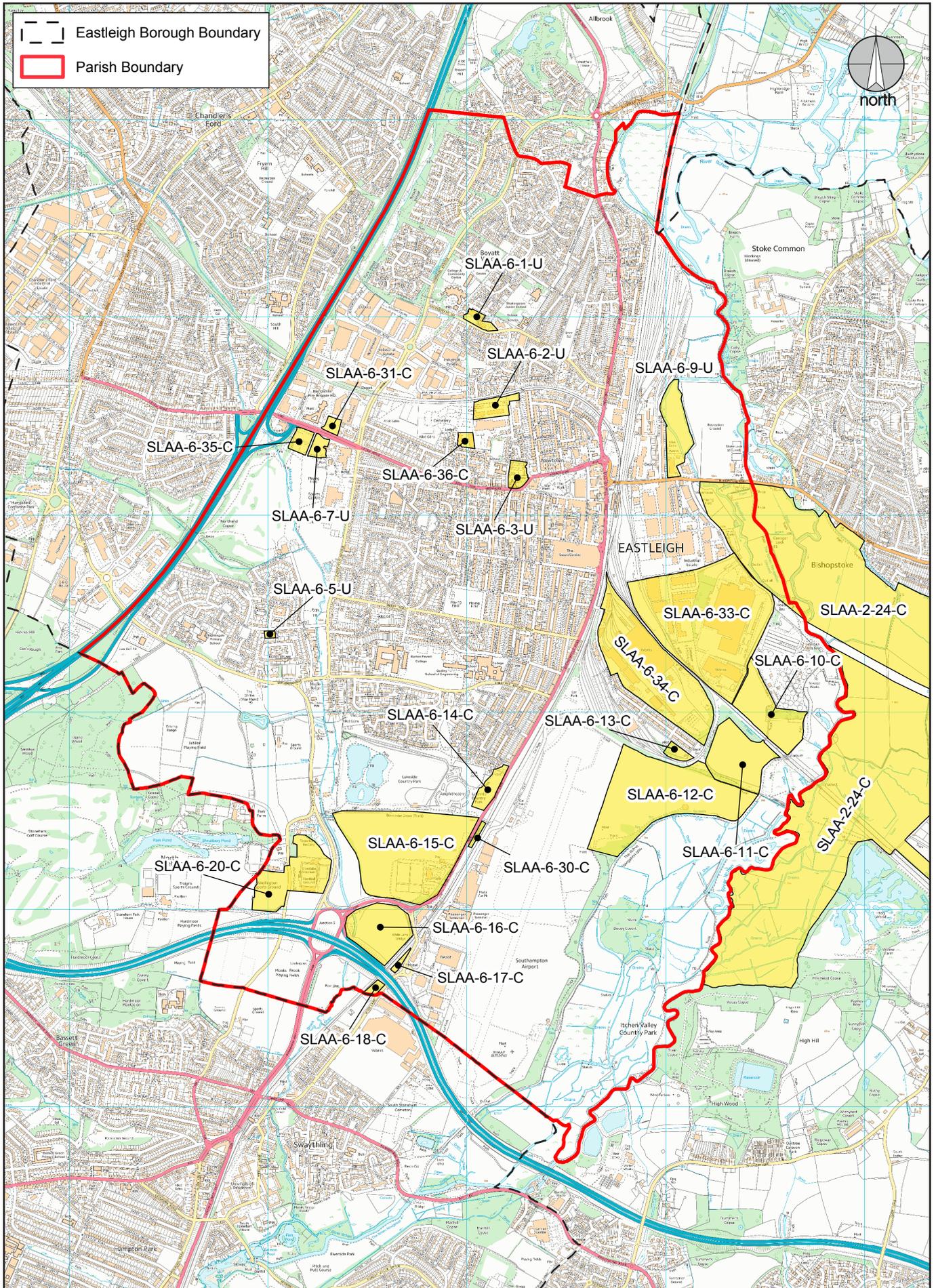


Strategic Land Availability Assessment (SLAA) - Eastleigh



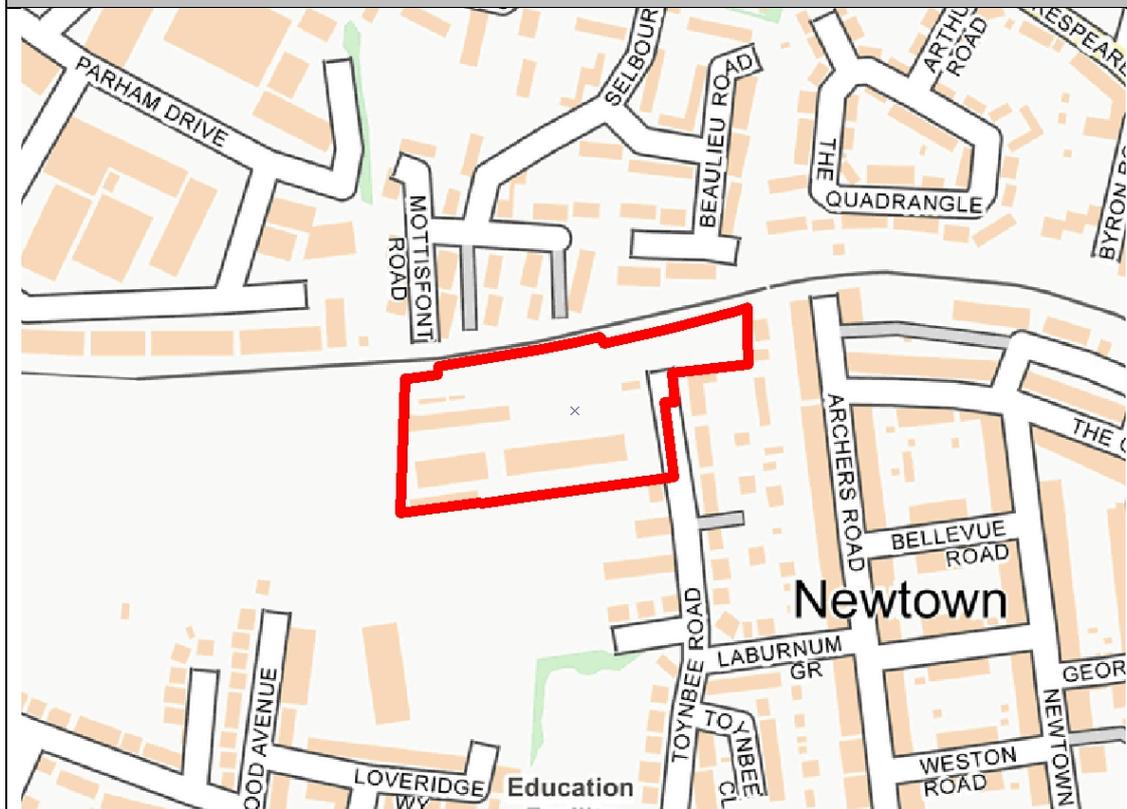
SITE REFERENCE: SLAA-6-1-U	SIZE (ha): 0.8 Net site area (ha): 0.72	SOURCE: EBC officers
ADDRESS: Boyatt Wood Shopping Centre, Shakespeare Road		PARISH: Eastleigh
REASON FOR ASSESSING: Identified from aerial photography as having potential to explore further.		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located to the north of Eastleigh town centre, serving the residential area of Boyatt Wood. It comprises of a wide mixture of uses including retail and community uses. The buildings within the site are non-descript, reflective of the character of the general locality.		
Ownership: R Sendall, A D Properties, B W Properties. Forest Edge Launderette, Freedom Senior Living, Gastro Pub Limited, Southern co-operatives, Whitcross Dental Care, Spirit Pub Company,		
Planning History: None relevant		
Land Uses Investigated: Residential/commercial/community		
Location: Within urban edge		
Status in Local Plan: The site was allocated as part of the district/local centre in the draft Local Plan 2011-2029.		
Site Potential:		
Density (dph): 45	Existing Dwellings on Site: 0	
Timescale: Unlikely within plan period	Net Residential Yield: 0	
Loss of employment land: No (existing uses to be retained)		

ACCESSIBILITY			
Access to the Site: Via Shakespeare Road			
Rights of Way: Footpath 30m to the west of the site.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Shakespeare Road. Services Bluestar 5 Romsey to Eastleigh; E1 and E2 Southampton to Winchester; X8 local service between Boyatt Wood and Eastleigh bus station.			86m
Railway Station: Eastleigh			1.1km
Health Centre: Newtown Road			846m
Primary School: Shakespeare Junior School			310m
Secondary School: Crestwood			178m
Shopping Centre / Hypermarket: Chandlers Ford/Boyatt Wood			(within site boundary)
Designated Open Space: Lawn Road Recreation Ground			420m
Community facilities: St Peters Church Hall			137m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	Southern Water sewers adjacent	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	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			
Suitability: The site currently performs an important function as a local shopping centre. It also includes a variety of commercial uses and a public house. Whilst there is no intention to lose these uses, it would appear that there is the potential to intensify the use of this site. There is currently no residential development within the site and it is possible that this could be achieved through providing residential uses above retail uses.			
Availability: The site is currently unavailable for redevelopment. Land Registry searches have identified 9 landowners on the site, and only one has responded to the Council to state they are in favour of redevelopment. There is a covenant between Cranbury Estates and Eastleigh Borough Council that affects the green area of land behind the shopping centre.			
Achievability: The redevelopment of this site raises a number of issues relating to the deliverability of such a scheme. Whilst the buildings within the site may come to the end of their natural life within the plan period, the site is also a key local centre which needs to maintain its operations. As the site is not available for development, it is concluded that there is no reasonable prospect for redevelopment of the site within the plan period.			

SITE REFERENCE: SLAA-6-2-U	SIZE (ha): 1.90 Net site area (ha): 1.43	SOURCE: Local Plan Review
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ADDRESS: Land at Toynbee Road, Eastleigh	PARISH: Eastleigh
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REASON FOR ASSESSING: Previously identified as a redevelopment opportunity



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located to the north of Eastleigh Town Centre, immediately abutting a railway line to the north and cemetery to the west. To the south and the east are newly constructed residential properties. The site currently accommodates a building materials supplier and a number of small scale businesses such as self-storage and vehicle repairs.

Ownership: To be confirmed

Planning History:
Previously identified in the Local Plan.
Q/13/73030, Q/13/72824 & Q/13/73079 Pre-application enquiries for proposed residential development, including land to the south and east.
Area immediately south and east granted planning permission for 120 dwellings in November 2014 (Ref: F/14/74873).

Land Uses Investigated: Residential and retail

Location: Within urban edge

Status in Local Plan: Site was allocated for residential development within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029, together with the area to the south and east that has since been granted planning permission.

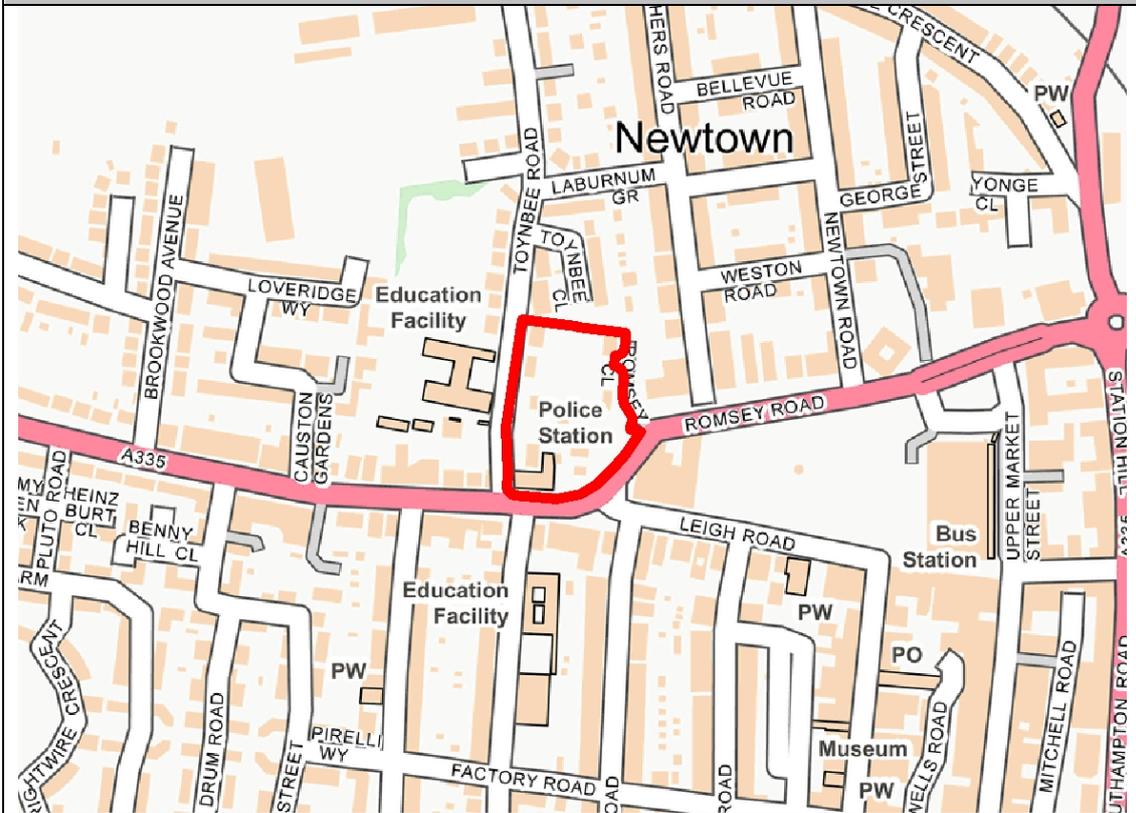
Site Potential:		Existing Dwellings on Site: 0
Density (dph): 45		Net Residential Yield: up to 64 (depending on split with employment use)
Timescale: 10-15 Years		
Loss of Employment Land: Yes (Retail and industrial estate)		

ACCESSIBILITY			
Access to the Site: From Toynbee Road. Also potential from Brookwood Avenue. Both are residential streets with on-street parking. The junction of Toynbee Rd onto Leigh Road is sub-standard.			
Rights of Way: 1.7km to nearest footpath, More than 3km to nearest bridleway			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Sopwith Road. Services X6 and X7 Eastleigh to Chandlers Ford.			430m
Railway Station: Eastleigh			765m
Health Centre: Archer's Practice			480m
Primary School: The Crescent Primary School			355m
Secondary School: The Toynbee School			1.2km
Shopping Centre / Hypermarket: Eastleigh Sainsbury's			565m
Designated Open Space: Leigh Road Recreation Ground			455m
Community Facilities: St Peters Church Hall			523m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Part grade 3, part urban
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Adjoining railway line
Conservation Area	X	Listed Building	X
Contamination	Possibly	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	X
Flood Risk	Zone 1 Low Probability	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Railway
Minerals and Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is an active employment site, located within the built-up area of Eastleigh. The loss of employment uses are generally resisted in policy terms, however it has also previously been recognised that the existing use of the site is poorly located because of the vehicular access along Toynbee Road. On balance, subject to the existing businesses being satisfactorily re-accommodated elsewhere (if required) or the site being rearranged to retain some employment uses to the north along the railway, the site is considered to be suitable for redevelopment for housing. Subject to the relocation of the existing business use, it is considered that the site would meet the definition of a brownfield site within the Town and Country Planning (Brownfield Land Register) Regulations 2017.			
Availability: There have subsequently been some pre-application discussions with developers interested in developing the site, subject to the agreement of current users. There are no known legal constraints that would restrict development on the site.			
Achievability: The majority of the site continues to be in active use and therefore a 10 to 15-year time scale for the development of the site is considered to be reasonable in this instance.			

SITE REFERENCE: SLAA-6-3-U	SIZE (ha): 1.2 Net site area (ha): 0.96	SOURCE: EBC officers
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ADDRESS: Eastleigh Police Station & 1-5 Romsey Close & 2-8 Toynbee Road, Eastleigh	PARISH: Eastleigh
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REASON FOR ASSESSING: Identified by aerial photography as suitable for further consideration



SITE DETAILS	
Site Description & Character of Surrounding Area: The site is located to the immediate north west of Eastleigh Town Centre and comprises of Eastleigh Police Station, along with a number of residential properties. The area around the site has a mixed character to it, comprising of residential and commercial properties which appear to have been developed in the early part of the twentieth century. The existing police station building is considered an important feature within the area.	
Ownership: Over 19 different owners	
Planning History: Pre-application enquiry for the construction of a new three storey police station with associated parking, landscaping, external storage buildings and vehicular access from Romsey Close (ref. Q/12/71670).	
Land Uses Investigated: Residential & commercial	
Location: Within the urban edge	
Status in Local Plans: Site is allocated as part of the Eastleigh Town Renaissance Quarter, where higher densities are sought for development.	
Site Potential:	
Density (dph): 60	Existing Dwellings on Site: 9
Timescale: 16+ years	Net Residential Yield: 49
Loss of Employment Land: Yes (police station)	

ACCESSIBILITY			
Access to the Site: Via Toynbee Road and Romsey Close			
Rights of Way – 1.3km to nearest footpath. More than 3km to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Sopwith Road. Services X6 and X7 Eastleigh to Chandlers Ford.	180m		
Railway Station: Eastleigh	490m		
Health Centre: Archer's Practice	261m		
Primary School: The Crescent Primary School	80m		
Secondary School: The Toynbee School	1.5km		
Shopping Centre / Hypermarket: Eastleigh Sainsbury's	300m		
Designated Open Space: Leigh Road Recreation Ground	120m		
Community Facilities: Eastleigh Library	485m		
CONSTRAINTS			
Air Quality Management Area	South of site within Eastleigh A335 AQMA	Agricultural Land Classification	X
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unknown	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	6 Sycamore, 1 Cherry, 1 Norway Spruce, 6 Lawson Cypress, 1 Thuja located to the south east of site
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
topography	X	Other	Police station is listed locally for its importance
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is located in close proximity to the town centre where an intensification of development would be supported in general planning terms, taking into account the low density of residential dwellings currently provided on the site and the likely impact on the character and appearance of the area. There remains some uncertainty about the extent of the continued police presence on the site. It may be possible to redevelop the site to include a new police station, as well as residential development and/or other employment uses.			
Availability: The site is currently unavailable for redevelopment with some of the land owners expressing interest in the site being developed however others have been more reluctant. The availability of the police station is also to be resolved. There are no known legal constraints that would restrict development on the site.			
Achievability: The site does however offer a prime location, close to Eastleigh Town Centre, which is considered highly likely to be attractive to the market. The uncertainty about the future of the police station within the site still needs to be resolved. Taking the above into account, the site is considered to be deliverable within a 16 year + timescale.			

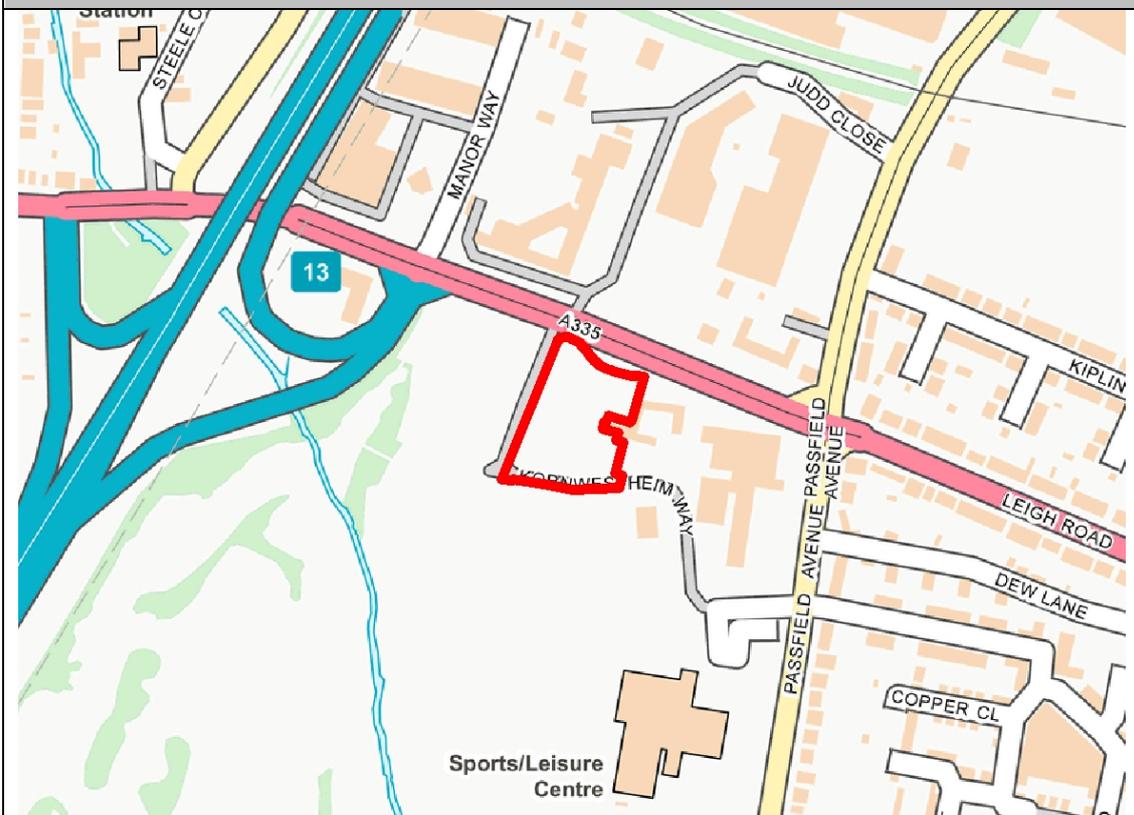
SITE REFERENCE: SLAA-6-5-U	SIZE (ha): 0.3 Net site area (ha): 0.3	SOURCE: EBC planning history						
ADDRESS: Beatrice Royal Art Gallery, Eastleigh		PARISH: Eastleigh						
REASON FOR ASSESSING: Previous planning history suggested possible development potential								
SITE DETAILS								
<p>Site Description & Character of Surrounding Area: The site is located on the south-western side of Eastleigh, within the Aviary Estate. It comprises a large detached building which was previously used on a temporary basis as a school. Consent was granted in November 2016 for the demolition of the existing building and the construction of a 3-storey apartment building, comprising six dwellings, and six 3-bedroom houses.</p>								
<p>Ownership: Vista 4 Limited</p>								
<p>Planning History: Refused application for residential development. Appeal upheld (F/07/61454). Temporary permission for educational use (X/09/64767). Permanent permission for retention of school granted in November 2012 (F/12/71468). Planning permission for the demolition of the existing building and the construction of a 3-storey apartment building, comprising six dwellings, and six 3-bedroom houses granted November 2016 (ref F/16/78077).</p>								
<p>Land Uses Investigated: Residential</p>								
<p>Location: Within the urban edge</p>								
<p>Status in Local Plan: This site forms part of the Aviary Estate Special Policy Area as designated within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029, placing a constraint on house extensions to preserve the distinctive character of the former public housing in the area.</p>								
<p>Site Potential:</p> <table border="0"> <tr> <td>Density (dph): 45</td> <td>Existing Dwellings on Site: 0</td> </tr> <tr> <td>Timescale: Within next 5 years</td> <td>Net Residential Yield: 12</td> </tr> <tr> <td>Loss of employment land: No</td> <td></td> </tr> </table>			Density (dph): 45	Existing Dwellings on Site: 0	Timescale: Within next 5 years	Net Residential Yield: 12	Loss of employment land: No	
Density (dph): 45	Existing Dwellings on Site: 0							
Timescale: Within next 5 years	Net Residential Yield: 12							
Loss of employment land: No								

ACCESSIBILITY			
Access to the Site: Nightingale Avenue & Wren Road immediately adjoin site.			
Rights of Way: 891m to nearest footpath, 1250m to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Nightingale Avenue. Service number; 2 Southampton to Fair Oak; and 5 Eastleigh to Romsey.		60m	
Railway Station: Southampton Airport Parkway		1.6km	
Health Centre: St Andrews Surgery, Eastleigh		1.58km	
Primary School: Nightingale Primary School		339m	
Secondary School: Crestwood College for Business and Enterprise		1.93km	
Shopping Centre / Hypermarket: Asda, Eastleigh		1.14km	
Designated Open Space: Fleming Park		200m	
Community Facilities: Pavilion on the Park, Kingfisher Road		430m	
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	X	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	X	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Land Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is within the urban edge of Eastleigh and well related to existing facilities and services. Planning permission has been granted for the demolition of the existing building and construction of 12 dwellings on site. 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 considered to be available for development as a result of the recent planning application.			
Achievability: There are no apparent constraints limiting the redevelopment of the site in accordance with the planning permission.			

SITE REFERENCE: SLAA-6-7-U	SIZE (ha): 0.83 Net site area (ha): 0.83	SOURCE: EBC Planning Officers
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ADDRESS: Former Civic Offices, Eastleigh	PARISH: Eastleigh
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REASON FOR ASSESSING: Planning history



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located within the western part of Eastleigh and was previously the location of Eastleigh Borough Council's offices. The previous buildings on the site have since been demolished. To the west of the site is the M3 motorway, while the rest of the area is characterised by employment land and large areas of open space. To the immediate east of the site is a listed building used as offices.

Ownership: Eastleigh Borough Council

Planning History: Prior Notification for residential use within existing Civic Offices building (25 units) (ref: J/14/75203).
Outline application for office buildings and café (together with a 2-storey car dealership on site SLAA-6-35-C) (ref O/15/77116) submitted in September 2015 – not determined.
Planning permission granted for car dealership for adjacent site (SLAA-6-35-C) granted August 2016 (ref F/16/78623)

Land Uses Investigated: Residential/Employment

Location: Within urban edge

Status in Local Plans: Site is allocated as existing employment site and for landscape improvements within the Adopted Local Plan 2001-2011. The site is part of a Special Policy Area for mixed use development within the draft Local Plan 2011-2029.

Site Potential:
Density (dph): 45
Timescale: Within the next 5 years
Loss of employment Land: No
Existing Dwellings on Site: 0
Net Residential Yield: 0

Employment Uses:
Business Park: 2,490m²
Industrial: 3,320m²
Warehouse: 4,150m²

ACCESSIBILITY			
Access to the Site: via Leigh Road, Passfield Avenue and Kornwestheim Way			
Rights of Way: 2.3km to nearest footpath. More than 3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Leigh Road. Services X6 and X7, Eastleigh to Chandlers Ford.			90m
Railway Station: Eastleigh			1.49km
Health Centre: St Andrews Surgery, Eastleigh			1.48km
Primary School: The Crescent Primary School			955m
Secondary School: The Toynebee School			750m
Shopping Centre / Hypermarket: Eastleigh Sainsburys			1.3km
Designated Open Space: Fleming Park			107m
Community Facilities: Pavilion on the Park, Kingfisher Road			528m
CONSTRAINTS			
Air Quality Management Area	Northern edge of site within Eastleigh A335 AQMA	Agricultural Land Classification	X
Cables / Pylons / Electricity Lines / Oil Pipelines	Southern Water sewer through site from north to south	Significant Noise Generating Uses	Proximity to M3 junction 13
Conservation Area	X	Listed Building	Across site boundary
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	X
Flood Risk	Largely Flood Zone 1. A small part of the car park within southern part of the site falls within an area of Flood Zone 2	Nature Conservation Designations	X
Topography	Flat	Biodiversity Opportunity Areas	X
Historic Parks and Gardens	Fleming Park	Other	Proximity of motorway. Need for relocation of Eastleigh Borough Council
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Itchen Valley, M3
Minerals and Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is located within the built-up area of Eastleigh and is accessible to a variety of services and the strategic road network. Development of the site for residential development would be constrained by the proximity of the motorway to the immediate west of the site and the associated noise and potential for air quality issues. In addition, residential use would be inconsistent with the surrounding employment land uses. Consideration should be given to the setting of both the adjacent listed building and adjacent open space at Fleming Park.			
Availability: The site is available for redevelopment and the former civic offices have been demolished.			
Achievability: The site is considered to be attractive to the market given its location. Taking the above into account, it is considered to be reasonable for employment related development to come forward on the site within the next five years.			

ACCESSIBILITY			
Access to the Site: Poor access from Bishopstoke Road so improved access required.			
Rights of Way: 390m to nearest footpath. 2.8km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Bishopstoke Road opposite Chicken Hall Lane. Services Bluestar 2, Southampton to Fair Oak; and X15, Eastleigh to Hamble.	250m		
Railway Station: Eastleigh	470m		
Health Centre: Archer's Practice	560m		
Primary School: The Crescent Primary School	880m		
Secondary School: Crestwood College for Business and Enterprise	1.31km		
Shopping Centre / Hypermarket: Lidl, Eastleigh	385m		
Designated Open Space: Bishopstoke Road Playing Field	80m		
Community Facilities: One Community, Romsey Road Eastleigh	658m		
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	South and west Grade 4, north-east urban
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Airport, railway
Conservation Area	X	Listed Building	X
Contamination	Yes. The agent notes that remediation is in process. High likelihood on southern part of site	Archaeological Sites	X
Proximity to International Nature Conservation Designation	Within 200m of designation and 25m of tributary	Tree Preservation Orders	X
Flood Risk	Main building within Flood Zone 1, remainder of the site within Flood Zones 2 and 3	Nature Conservation Designations	Swamp West of Recreation Ground SINC, adjoins River Itchen SSSI & SAC
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Itchen Valley
Topography	Flat	Other	Airport public safety zone over part of site
Priority Habitat	Coastal and Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Itchen Valley
Minerals and Waste Safeguarding	Soft sand and sharp sand and gravel mineral safeguarding area (3.7ha)	Landscape Character Area	X

DELIVERABILITY / DEVELOPABILITY

Suitability: Whilst the northern part of the site (approximately 3.25ha) is not considered to be developable (due to flood risk and SINC designation), the former allotments and employment areas have some potential. Whilst it would result in the loss of an employment site there is capacity in nearby industrial estates for relocation and the cessation of the use would result in improved living conditions for the occupiers of dwellings in Dutton Lane. This is subject to the findings of detailed environmental studies as suggested by the Council's Environmental Health unit that would include the impact of development on the River Itchen SSSI/SAC. The site has potential for residential or employment uses. The site potential has been calculated based on a residential development. It is considered that the southernmost part of the site meets the definition of a brownfield site within the Town and Country Planning (Brownfield Land Register) Regulations 2017.

Availability: The site is in single ownership and the owners have expressed an interest in redeveloping the site. The safeguarding of most of the site for soft sand and sharp sand and gravel extraction may delay development coming forward.

Achievability: The cost of overcoming the constraints could hinder the achievability of development. However, if these could be addressed, alongside detailed ecological and environmental studies, then there may be reasonable prospect of development potential on the site for residential or employment uses which could be delivered within 5 – 10 years.

SITE REFERENCE: SLAA-6-10-C	SIZE (ha): 7.4 Net site area (ha): 7.4	SOURCE: Allocation within Eastleigh Borough Local Plan Review (2001-2011) and submission by Southampton International Airport
ADDRESS: Eastleigh River Side (Prysmian), Eastleigh		
REASON FOR ASSESSING: Allocation within the Eastleigh Borough Local Plan Review (2001-2011) and submitted for consideration in 2016		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site forms part of Eastleigh River Side, which is a major regeneration area. It lies to the west of the River Itchen, north-east of the Eastleigh to Fareham railway and adjoins Chickenhall Lane waste water treatment works to the north. It consists of paddocks/ fallow agricultural land.		
Ownership: Clean Power Properties Ltd (submitted for consideration by Southampton International Airport)		
Planning History: Allocated for employment in the adopted Local Plan 2001-2011		
Land Uses Investigated: Employment		
Location: Within urban edge		
Status in Local Plan: Location: Land allocated for B2/B8 uses related to storage and recycling of waste material including energy generation from waste. The site is within a safeguarded site and mineral safeguarding area in the HCC Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): 45	Existing Dwellings on Site: 0	
Timescale: Within next 5 years	Net Site Yield: 0	
Loss of Employment Land: Yes – employment allocation		
Employment Uses:		
Liquid Waste Treatment		

ACCESSIBILITY			
Access to the Site: Current access via Chickenhall Lane			
Rights of Way: Footpath within site boundary. More than 3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Bishopstoke Road opposite Chicken Hall Lane. Services Bluestar 2, Southampton to Fair Oak; and X15, Eastleigh to Hamble.	1.25km		
Railway Station: Eastleigh	1.34km		
Health Centre: St Andrews Surgery	1.18km		
Primary School: The Crescent Primary School	1.83km		
Secondary School: Crestwood College for Business and Enterprise	2.65km		
Shopping Centre / Hypermarket: Swan Shopping and Leisure Centre, Eastleigh	1.3km		
Designated Open Space: Bishopstoke Playing Fields	1.25km		
Community facilities: Eastleigh College, Chestnut Avenue	1.42km		
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Urban
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Railway & airport
Conservation Area	X	Listed Building	X
Contamination	High likelihood on northern edge, low Likelihood on southern boundary	Archaeological Sites	X
Proximity to International Nature Conservation Designation	Within 200m of designation and 25m of tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	Stanford Meadow SINC, River Itchen SSSI & SAC within 50m of eastern boundary
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	Impact on road network, need for road infrastructure
Priority Habitat	Coastal and Floodplain Grazing Marsh	Biodiversity Action Plan Priority Areas and Links'	Railway
Minerals and Waste Safeguarding	Within a liquid waste treatment safeguarded site and a sharp sand and gravel mineral safeguarding area	Landscape Character Area	Southampton Airport

DELIVERABILITY / DEVELOPABILITY

Suitability: The site forms part of Eastleigh River Side which is a large employment area that has previously been identified as having potential to contribute significantly towards the economic growth aspirations of the sub-region. The site is a greenfield site, albeit immediately adjoining an existing employment area and sewage works. Whilst access is constrained, the site is accessible from the existing highway network. Part of the site may be needed for the Chickenhall Lane Link Road. Being surrounded by heavy industry, railway sidings, waste water treatment works, a railway line and an airport this site is totally unsuitable for residential development. The site is safeguarded for liquid waste treatment within the Minerals and Waste Plan (2013).

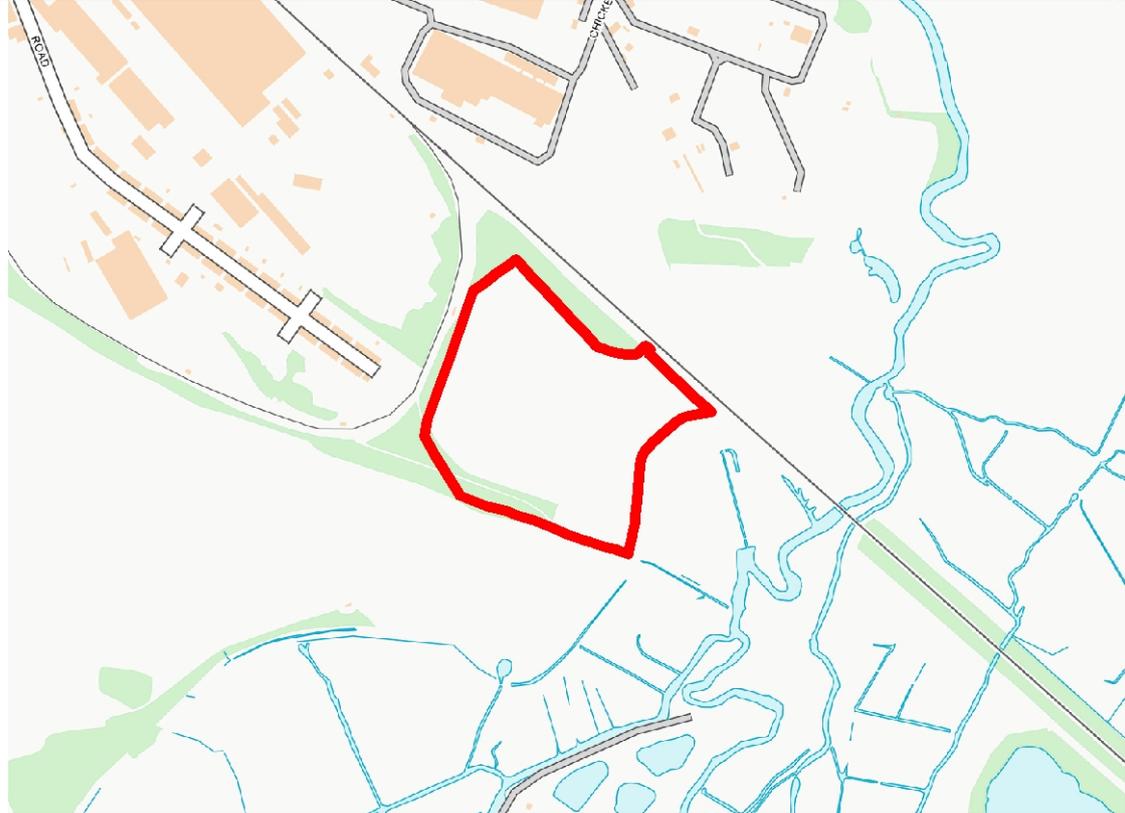
Availability: The site is in single ownership and has been actively marketed for employment use. Southampton International Airport, which submitted the site for consideration, has indicated that the site could become available for development within 5 years to 31st March 2021. The safeguarding of the site for sharp sand and gravel extraction may delay development coming forward.

Achievability: There are several constraints to this greenfield site coming forward, not least of which is the potential limit to its attractiveness by reason of its proximity to a sewage works and its constrained accessibility. The cost of contributing to the Chickenhall Link road may impact viability. However, as part of the aspirations for redevelopment of the wider site, redevelopment of this site for employment purposes is considered to be achievable.

SITE REFERENCE: SLAA-6-11-C	SIZE (ha): 7.90 Net site area (ha): 6.76	SOURCE: Allocated within the Eastleigh Borough Local Plan Review (2001-2011) and submission by Southampton International Airport
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ADDRESS: Eastleigh River Side (Northern Business Park), Eastleigh

REASON FOR ASSESSING: Allocated within the Eastleigh Borough Local Plan Review (2001-2011) and submitted for consideration in 2016



SITE DETAILS

Site Description & Character of Surrounding Area: The site forms part of the wider Eastleigh River Side area and was allocated for employment development in the adopted Local Plan 2001-2011 as part of the Northern Business Park. It adjoins the railway works to the west and Itchen Valley to the east, with the northern boundary defined by the Eastleigh to Fareham railway line. To the south, the site adjoins greenfield land at Southampton Airport. It is currently in agricultural use for grazing. The site is not accessible from the public highway but is connected to land to the north by a private track that passes under the railway land.

Ownership: Network Rail (submitted for consideration by Southampton International Airport)

Planning History: None

Land Uses Investigated: Employment

Location: Within the urban edge

Status in Local Plan: Long-standing allocation for employment use within the adopted Local Plan 2001-2011. Identified as part of Option H in the December 2015 Local Plan Issues & Options Consultation document. The whole site is safeguarded for sharp sand and gravel and part of the site by the north-east boundary is within a rail depot safeguarded site as allocated in the HCC Minerals and Waste Plan (2013).

Site Potential:

Density (dph): N/A

Timescale: 16+ years

Loss of Employment Land: Yes – loss of employment allocation

Existing Dwellings on Site: 0

Net Site Yield: N/A

Employment Uses:

Business Park: 20,280 m²

Industrial: 27,040 m²

Warehouse: 33,800 m²

ACCESSIBILITY			
Access to the Site: No access other than footpath / track beneath railway. Development would necessitate a new access.			
Rights of Way: Footpath adjacent to site east. More than 3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Southampton Road. Services X4, Eastleigh to Hedge End; U1C Eastleigh to Southampton via Airport and Docks.			1km
Railway Station: Eastleigh			1.43km
Health Centre: St. Andrews Surgery, Market Street			1.17km
Primary School: Cherbourg Primary School			1.22km
Secondary School: Crestwood College for Business and Enterprise			2.7km
Shopping Centre / Hypermarket: Swan Shopping and Leisure Centre, Eastleigh			1.31km
Designated Open Space: Lakeside Country Park			1.21km
Community facilities: Eastleigh College, Chestnut Avenue			1.28km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Urban
Cables / Pylons / Electricity Lines / Oil Pipelines	Gas pipeline along southern boundary	Significant Noise Generating Uses	Southampton Airport and railway line and rail works & sidings adjacent site
Conservation Area	X	Listed Building	X
Contamination	High likelihood on western edge of site. Low Likelihood on rest of site	Archaeological Sites	West of site within Eastleigh Locomotive works buffer
Proximity to International Nature Conservation Designations	Within 200m	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	Adjoins River Itchen SAC and SSSI
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Itchen Valley adjoining to the east
Topography	Flat	Landscape Character Area	Southampton Airport
Priority Habitat	Coastal and Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Railway
Minerals and Waste Safeguarding	Whole site within a sharp sand and gravel mineral safeguarding area; north-east edge within a rail depot safeguarded site	Other	Lack of road access; Odour-sensitive uses may be unsuitable due to the proximity of the Chickenhall Lane Waste Water Treatment Works

DELIVERABILITY / DEVELOPABILITY

Suitability: The site forms part of Eastleigh River Side; a large employment area that has previously been identified as having potential to contribute significantly towards the economic growth aspirations of the sub-region. The Eastleigh River Side area is still identified as part of a key site for delivering the Solent Local Enterprise Partnership's economic growth targets and may therefore benefit from future public funding. This site has not been previously developed and has no means of highway access. There may be scope to provide access from the south, via an extension to an access road within Southampton Airport, although this would likely require a masterplanning approach involving land to the south and requires further investigation. There is also potential to secure access by a new link road between Bishopstoke Road and Southampton Road/Wide Lane, which could enable the development of this site. Potential impacts on the River Itchen SAC should be considered and a buffer provided as appropriate. An area along the north-eastern boundary of the site is safeguarded, as part of a larger site, for a rail depot and therefore 1.14ha has been deducted from the assessment area. The site is unsuitable for residential development.

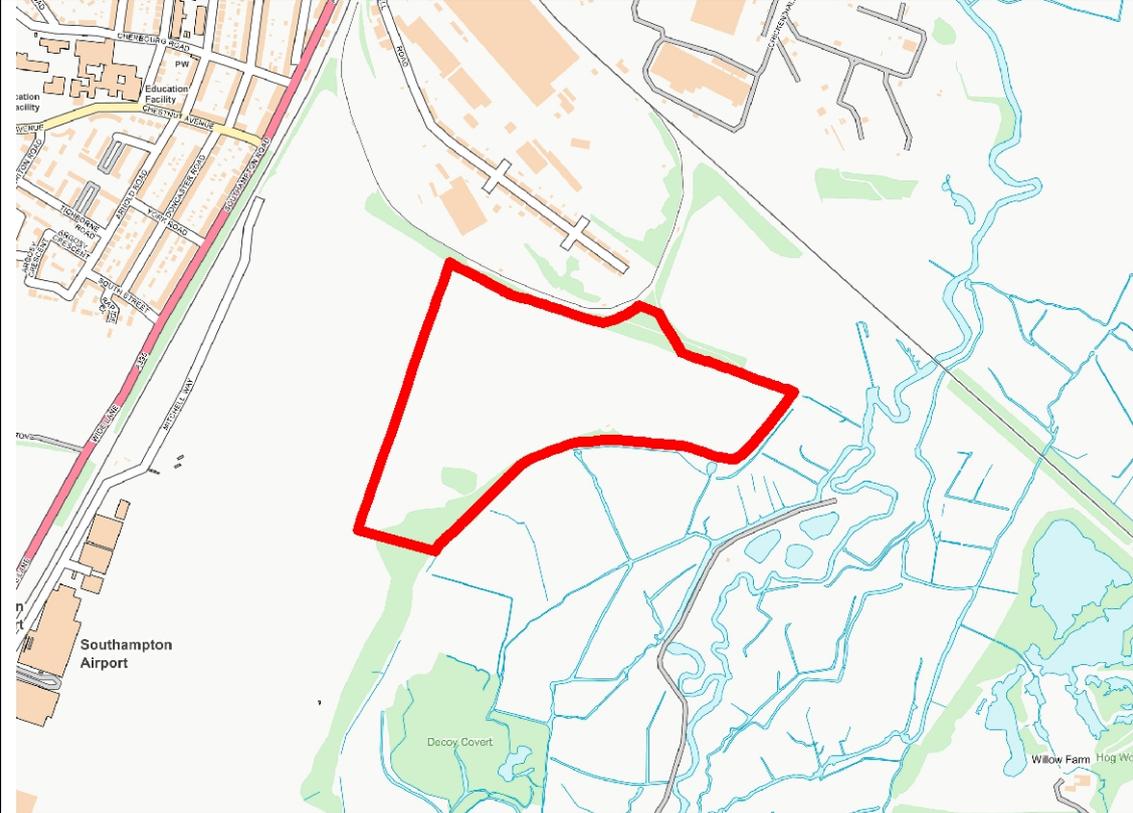
Availability: The site is in single ownership. Southampton International Airport, who submitted the site for consideration, has indicated that the site could become available for development within 5 years to 31st March 2021. The site is safeguarded for sharp sand and gravel, which may delay development being delivered on the site.

Achievability: Securing access to site is key to releasing it for employment use but it is uncertain whether this is achievable in the short to medium term of the plan period. In accordance with the aspirations for the wider area in the Solent LEP's Strategic Economic Plan, the redevelopment of this site could be facilitated by public investment. St Modwen (one of the partners of Key Property Investments) has also expressed interest in developing its site to the west and has previously agreed Heads of Terms with Network Rail to investigate the site's joint development with SLAA-6-34-C. The Council's long-term aspiration for a link road between Bishopstoke Road and Wide Lane need not significantly affect the development potential of this site.

SITE REFERENCE: SLAA-6-12-C	SIZE (ha): 22.5 Net site area (ha): 22.5	SOURCE: Eastleigh Borough Local Plan Review (2001-2011) and submission by landowner
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ADDRESS: Eastleigh River Side (Northern Business Park)

REASON FOR ASSESSING: Allocated within the Eastleigh Borough Local Plan Review (2001-2011) and submitted for consideration by landowner in 2016



SITE DETAILS

Site Description & Character of Surrounding Area: The site forms part of the wider Eastleigh River Side area and was allocated for employment development in the Eastleigh Borough Local Plan Review (2001-2011) as part of the Northern Business Park. It adjoins the airport runway to the west and Itchen Valley Country Park to the south and east. The northern boundary adjoins railway infrastructure and greenfield land owned by Network Rail. The site has not been previously developed and is bounded by trees and shrubs on its northern and southern boundaries. There is no physical boundary with the airport. The only existing access is via a small track from airport parking at the end of Mitchell Way.

Ownership: Southampton International Airport

Planning History: None

Land Uses Investigated: Employment

Location: Within urban edge

Status in Local Plan: Long-standing employment allocation as part of wider economic regeneration proposal. Allocated for B1, B2, B8 or airport related uses. The majority of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).

Site Potential:

Density (dph): N/A

Timescale: 16+ years

Loss of Employment Land: Yes – loss of employment allocation

Existing Dwellings on Site: 0

Net Residential Yield: N/A

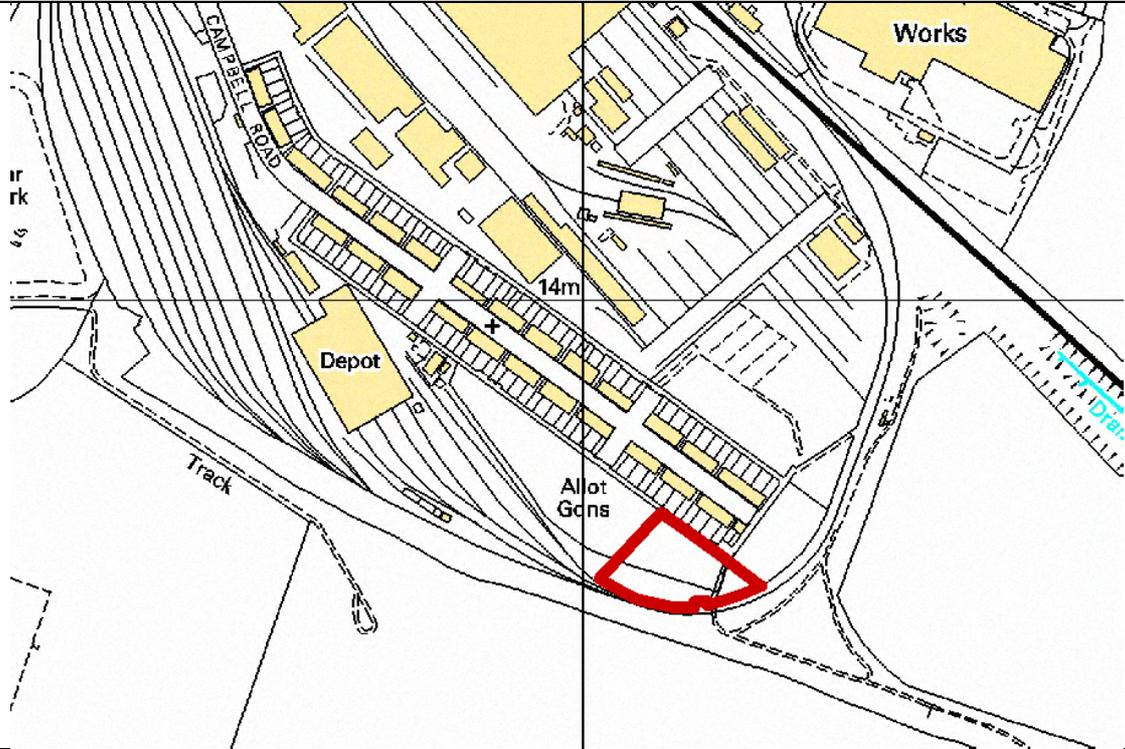
Employment Uses:

Business Park: 67,500 m²

Industrial: 90,000 m²

Warehouse: 112,500 m²

ACCESSIBILITY			
Access to the Site: No access, except via Southampton Airport			
Rights of Way; Footpath adjacent to site east. More than 3km to nearest bridleway			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: York Road. Services U1C, Eastleigh to Southampton; and X4, Eastleigh to Hedge End.		785m	
Railway Station: Southampton Airport Parkway		1.32km	
Health Centre: St. Andrews Surgery, Market Street		1.14km	
Primary School: Cherbourg Primary School		1km	
Secondary School: Crestwood College for Business and Enterprise		2.7km	
Shopping Centre / Hypermarket: Swan Shopping and Leisure Centre, Eastleigh		1.31km	
Designated Open Space: Lakeside Country Park		880m	
Community facilities: Eastleigh College, Chestnut Avenue		1.06km	
CONSTRAINTS			
Air Quality Management Area	Potential for impacts on Eastleigh AQMA	Agricultural Land Classification	North of site urban, south of site non-agricultural
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Airport
Conservation Area	X	Listed Building	X
Contamination	High likelihood	Archaeological Sites	Two pillbox in south-east of site
Proximity to International Nature Conservation Designations	Within 200m	Tree Preservation Orders	X
Flood Risk	Flood zone 1	Nature Conservation Designations	Adjoins River Itchen SSSI & SAC
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Itchen Valley adjacent to the east
Topography	Flat	Landscape Character Area	Southampton Airport
Priority Habitat	Coastal and Floodplain Grazing Marsh	Biodiversity Action Plan Priority Areas and Links'	Itchen Valley
Minerals and Waste Safeguarding	Majority of site within sharp sand and gravel mineral safeguarding area	Other	Impact on road network, need for road infrastructure
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site forms part of Eastleigh River Side which is a large employment area which has previously been identified as having potential to contribute significantly towards the economic growth aspirations of the sub-region. The site is a greenfield site, but currently has no means of highway access and is further constrained by the adjacent airport. Discussions are ongoing relating to securing a new access road to the wider site which would also serve to release this site. Part of the site may be needed for a new access road. Potential impacts on the River Itchen SAC should be considered and a buffer provided as appropriate. The site would be totally unsuitable for residential use given the adjoining uses.			
Availability: The site is in single ownership. The landowner has indicated that the site could become available for development within 5 years to 31 st March 2021.			
Achievability: Securing access to the site is key to releasing it for employment use. In accordance with the aspirations for the wider area in the Solent LEP's Strategic Economic Plan, the redevelopment of this site could be facilitated by public investment. There may also be potential to gain access to the site from Mitchell Way, subject to constraints associated with the airport's public safety zone. At this stage however, it is uncertain whether suitable access arrangements would be achievable in the short to medium term of the plan period but may be achievable in the longer term.			

SITE REFERENCE: SLAA-6-13-C	SIZE (ha): 0.79 Net site area (ha): 0.71	SOURCE: Council Planning Officers
ADDRESS: Land south of Campbell Road, Eastleigh		
REASON FOR ASSESSING: Site identified by Council officers		
		
SITE DETAILS		
Site Description & Character of Surrounding Area: This site is located to the south of Campbell Road, behind residential properties and consists of overgrown public open space.		
Ownership: DB Schenker Rail (UK) Ltd		
Planning History: None		
Land Uses Investigated: Residential / community		
Location: Within urban edge		
Status within Local Plans: The site is allocated as open space/allotments within the adopted Local Plan 2001-2011. The site is adjacent to a Special Policy Area that seeks to protect the special character of Campbell Road. The site is located within the Eastleigh River Side Special Policy Area within the draft Local Plan 2011-2029 but is allocated as existing allotments (Policy DM31). The south of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): 45	Existing Dwellings on Site: 0	
Timescale: Unlikely in the plan period	Net Residential Yield: 0	
Loss of Employment Land: No		

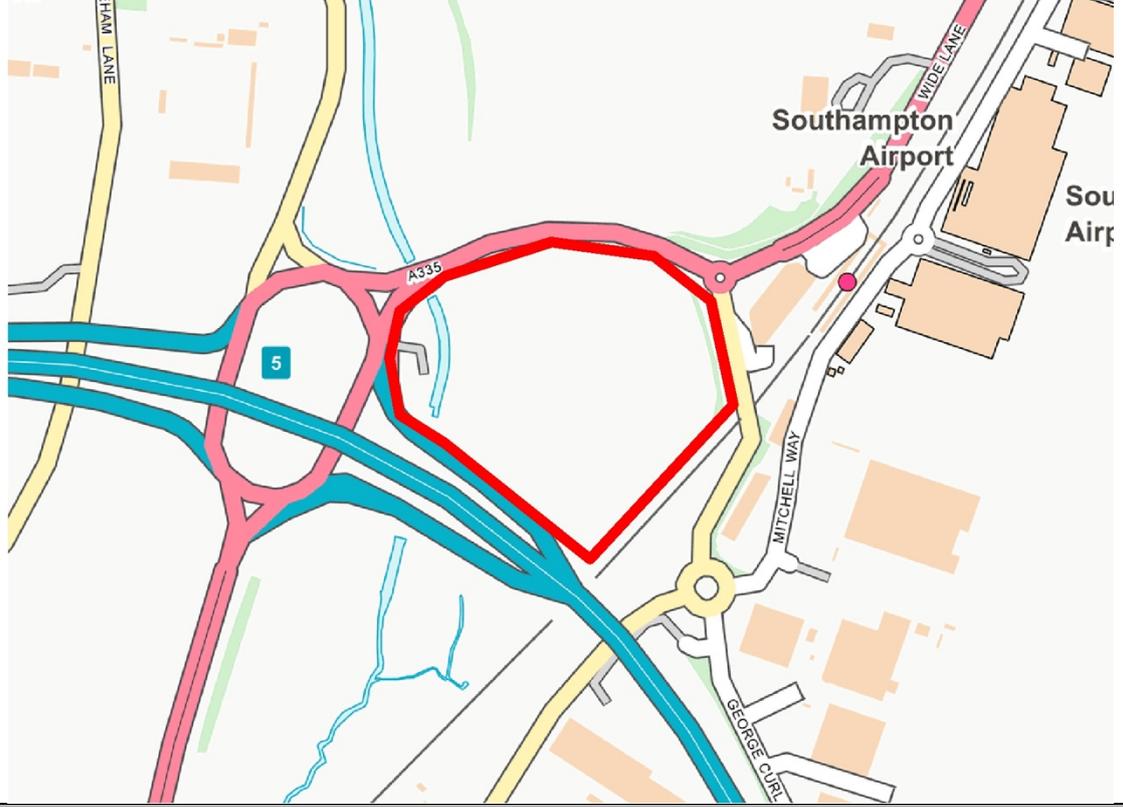
ACCESSIBILITY			
Access to the Site: Access over Campbell Road Bridge; No non-car mode access.			
Rights of Way: 392m to nearest footpath. More than 3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: York Road. Services U1C, Eastleigh to Southampton; and X4, Eastleigh to Hedge End.			730m
Railway Station: Eastleigh			1.3km
Health Centre: St. Andrews Surgery, Market Street			970m
Primary School: The Crescent Primary School			1.66km
Secondary School: Crestwood College for Business and Enterprise			2.54km
Shopping Centre / Hypermarket: Swan Shopping and Leisure Centre, Eastleigh			1.09km
Designated Open Space: Campbell Road Recreation Ground			102m
Community Facilities: Eastleigh College, Chestnut Avenue			985m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Urban
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Southampton Airport, railway line
Conservation Area	X	Listed Building	X
Contamination	Low Likelihood	Archaeological Sites	Eastleigh Locomotive Works
Proximity to International Nature Conservations 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	Flat	Other	Access, airport height limits
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area in south	Landscape Character Area	Southern boundary within Southampton Airport
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is constrained by accessibility, not least of which is the already sub-standard access serving the wider estate from Southampton Road. It is surrounded by heavy industry, employment, railway works and siding, a railway line and an airport. Whilst technically suitable this is not an ideal environment for new residential development. There is some uncertainty about what the 'current' use of this site is, with historic maps suggesting that the site has been used as allotments in the past. It is not currently in allotment use – that use ceases to the west of the site. There may be the potential for the site to be contaminated. Nonetheless there may be some potential for the site to be developed.			
Availability: The availability of the site is currently unknown.			
Achievability: Subject to uncertainty relating to site access and availability and poor residential environment, it is concluded that there is no reasonable prospect of the site being redeveloped within the plan period.			

SITE REFERENCE: SLAA-6-14-C	SIZE (ha): 1.7 Net site area (ha): 1.28	SOURCE: Southern Planning Practice
ADDRESS: Former Hilliers Nursery, west of Wide Lane, Eastleigh		
REASON FOR ASSESSING: Submitted for consideration by Southern Planning Practice (before the site was sold to Eastleigh Borough Council)		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located to the south of Eastleigh on the edge of the settlement. The northern tip of the site forms part of the new South Street development, the remainder is open land which is currently used as informal open space associated with the recent development south of South Street.		
Ownership: Eastleigh Borough Council		
Planning History: The northern part of the site was considered within the 'Working Assessment of Greenfield Sites in Eastleigh Borough' (2004), site reference E6. This section of land was ruled out for inclusion in the South Street development because of the protrusion into the strategic gap.		
Land Uses Investigated: Residential, recreation / open space		
Location: Outside but adjacent to the urban edge		
Status in Local Plan: Identified as countryside gap and proposed for landscape improvements in the adopted Local Plan 2001-2011. The eastern edge of the site is located within an area safeguarded for sharp sand and gravel extraction as designated in the adopted HCC Minerals and Waste Local Plan (2013).		
Site Potential:		
Density (dph): 35	Existing Dwellings on Site: 0	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: There is existing access to the site from the development south of South Street			
Rights of Way – 230m to nearest footpath. More than 3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Wide Lane, adjacent to Lakeside Country Park. Services U1, Eastleigh to Southampton; and X4, Eastleigh to Hedge End.			122m
Railway Station: Southampton Airport Parkway			644m
Health Centre: St. Andrews Surgery, Market Street			1.15km
Primary School: Cherbourg Primary			676m
Secondary School: Crestwood College for Business and Enterprise			1.49km
Shopping Centre / Hypermarket: Eastleigh Town Centre			1.38km
Designated Open Space: Lakeside Country Park			114m
Community Facilities: Eastleigh College, Chestnut Avenue			565m
CONSTRAINTS			
Air Quality Management Area	South-eastern edge of site within Eastleigh A335 AQMA	Agricultural Land Classification	Grade 4 to south, Urban to north
Cables / Pylons / Electricity Lines / Oil Pipelines	There is a gas governor and pipeline on the northern boundary of the site.	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	High likelihood due to historic landfill site location	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Flood zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Railway
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area along eastern boundary	Landscape Character Area	Itchen Valley Sports Pitches
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is considered unsuitable for residential development due to the landscape impact, erosion of gap, loss of informal local open space and possible longer term need for the site to be used to facilitate access to Eastleigh River Side.			
Availability: The agent previously indicated the site will be available for development within the short term.			
Achievability: Given the green surroundings of the adjacent Lakeside Country Park and allotments to the west, and the significance of the countryside gap in this location, there is no reasonable prospect of developing this site within the plan period.			

SITE REFERENCE: SLAA-6-15-C	SIZE (ha): 23.4 Net site area (ha): 11.7	SOURCE: Council Planning Officers
ADDRESS: University of Southampton Sports Ground, Wide Lane, Eastleigh		
REASON FOR ASSESSING: Site identified by Council Planning Officers on aerial photos as possibly having development potential		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is located to the south of Eastleigh, in the countryside and strategic gap which separates Eastleigh and Southampton. It adjoins Lakeside Country Park to the north. The site comprises of three playing fields comprising of multiple sports pitches separated by tree cover with tree planting on the site borders. The site is highly visible from Wide Lane, a primary access route into Eastleigh.</p>		
<p>Ownership: University of Southampton</p>		
<p>Planning History:</p> <ul style="list-style-type: none"> • Application (ref: 8767) for sports ground, pavilion and groundsmen's house permitted 1964. • Application (ref: 18829) for the change of use of agricultural land to a sports field permitted 1979. • Application for sports pavilion and changing room (for King Edward VI School) permitted 1982. • Outline application (ref: Z/08767/020/00) for development of university campus (University of Southampton) refused 1993. • Application (ref: 18829/11) for alterations and extensions to create a two-storey sports pavilion (for King Edward VI School) refused 2003. 		
<p>Land Uses Investigated: Residential/employment</p>		
<p>Location: Outside urban edge</p>		
<p>Status in Local Plan: Located in the countryside gap, and proposed for landscape improvements to the west of the site as designated in the adopted Local Plan 2001-2011. A significant proportion of the site is safeguarded for sharp sand and gravel extraction in the adopted HCC Minerals and Waste Plan (2013).</p>		
<p>Site Potential:</p> <p>Density (dph): 30</p> <p>Timescale: Unlikely in plan period</p> <p>Loss of Employment Land: No</p> <p style="text-align: right;">Existing Dwellings on Site: 0 Net Site Yield: 0</p>		

ACCESSIBILITY			
Access to the Site: Vehicular access to the site is currently available from Wide Lane.			
Rights of Way: Footpath adjacent to north of site. More than 3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Wide Lane, adjacent to Lakeside Country Park. Services U1, Eastleigh to Southampton; and X4, Eastleigh to Hedge End.			370m
Railway Station: Southampton Airport Parkway			300m
Health Centre: St Andrews Surgery			1.63km
Primary School: Cherbourg Primary School			1.13km
Secondary School: Crestwood College for Business and Enterprise			2.81km
Shopping Centre / Hypermarket: Swan Shopping and Leisure Centre, Eastleigh			1.69km
Designated Open Space: Lakeside Country Park			237m
Community facilities: Eastleigh College, Chestnut Avenue			977m
CONSTRAINTS			
Air Quality Management Area	Eastern edge of site within Eastleigh A335 AQMA	Agricultural Land Classification	Grade 4 to north, Non-agricultural land to south
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Motorway, rail and airport
Conservation Area	X	Listed Building	X
Contamination	Low likelihood due to the presence of historic landfill site adjacent to the north.	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	X
Flood Risk	The west of the site falls into Flood Zones 2 and 3. The remainder of the site is Flood Zone 1.	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	Strategic gap, current land use
Priority Habitat	Lowland Mixed Deciduous Woodland along the north and west boundaries of the site	Biodiversity Action Plan Priority Areas and Links'	Itchen valley, Railway
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area	Landscape Character Area	Itchen Valley Sports Pitches
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is considered unsuitable for development because of the landscape impact, the existing use of the land as a sports ground for which there is no justification for losing, and the key role the site has in separating Southampton and Eastleigh.			
Availability: No evidence that the landowners have any intention of making the land available for development. The safeguarding of the site for minerals extraction may delay development coming forward.			
Achievability: The availability of the site is unconfirmed and has a number of constraints, not least the need to relocate the sports pitches, which compromise the viability of development on the site. As a result, there is no reasonable prospect of developing this site within the plan period.			

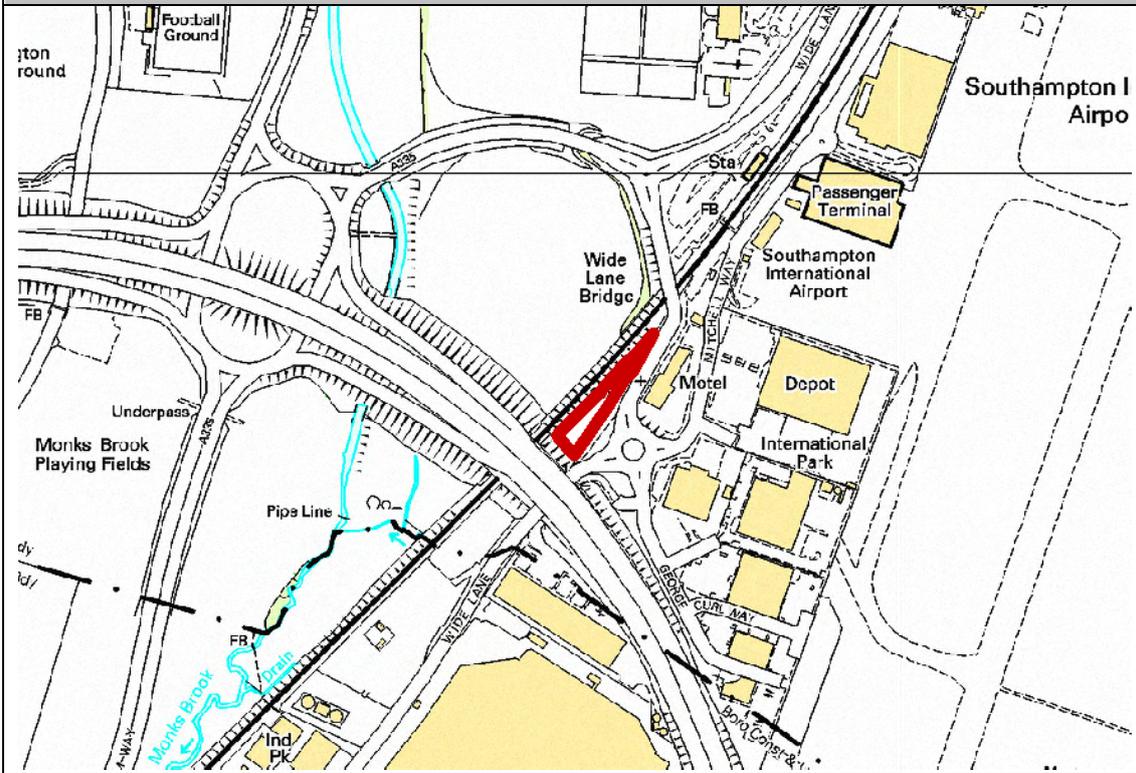
SITE REFERENCE: SLAA-6-16-C	SIZE (ha): 7.1 Net site area (ha): 3.91	SOURCE: Council officers
ADDRESS: Land north east of J5 of M27 (South of A335), Eastleigh		
REASON FOR ASSESSING: Site identified by Council officers as having some development potential		
		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site currently comprises sports pitches. The site is enclosed by M27, A335 and Wide Lane. It forms part of the gap separating Southampton from Eastleigh.		
Ownership: University of Southampton and Secretary of State for Transport (c/o Highways Agency)		
Planning History: Z/08767/020/00: outline: development of university campus (University of Southampton). Refused 11 March 1993 because of inadequate capacity of road network to accommodate additional traffic on Wide Lane and Stoneham Lane (which would in turn interfere with safety and traffic flow), and intrusion into the gap and countryside.		
Land Uses Investigated: Park and Ride, employment, hotel, open space		
Location: Outside the urban edge.		
Status in local plan: Countryside gap, existing recreation / open space facility and safeguarded for minerals resources in the adopted HCC Minerals and Waste Plan 2013.		
Site Potential:		
Density (dph): N/A	Existing Dwellings on Site: 0	
Timescale: Unlikely in plan period	Net Residential Yield: N/A	
Loss of Employment Land: No		
Business Park: 0 m ²		
Industrial: 0 m ²		
Warehouse: 0 m ²		

ACCESSIBILITY			
Access to the Site: There is an underpass access point off Wide Lane via the Wide Lane sports ground access, but significant improvements would be needed if the site was developed.			
Rights of Way – 800m to nearest footpath. More than 3km to nearest bridleway			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Mitchell Way. Service U1 Eastleigh to Southampton via Airport and Docks.			220m
Railway Station: Southampton Airport Parkway			275m
Health Centre: St. Andrews Surgery, Market Street			2km
Primary School: Cherbourg Primary			1.53km
Secondary School: Crestwood College for Business and Enterprise			3.2km
Shopping Centre / Hypermarket: Swan Shopping and Leisure Centre, Eastleigh			2.11km
Designated Open Space: Lakeside Country Park			625m
Community Facilities: Eastleigh College, Chestnut Lane			1.37km
CONSTRAINTS			
Air Quality Management Area	Adjoins Eastleigh A335 AQMA	Agricultural Land Classification	Non Agricultural
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27 motorway, airport & railway
Conservation Area	X	Listed Building	X
Contamination	Low Likelihood due to the presence of Inert waste.	Archaeological Sites	HCC Alert Polygon to the east of the site marking sites of 2 WWII pillboxes adjacent to site boundary.
Proximity to International Nature Conservation Designation	Within 25m of tributary	Tree Preservation Orders	X
Flood Risk	The eastern edge of the site falls within flood zone 1. The remainder of the site falls within flood zones 2 and 3.	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Part of Itchen Valley area to west of site
Topography	Flat	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Itchen Valley, M27, Railway
Minerals and Waste Safeguarding	Whole site within a sharp sand and gravel mineral safeguarding area	Landscape Character Area	Itchen Valley Sports Pitches
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is wholly enclosed by a motorway, motorway slip road, motorway junction and a mainline railway line. It is constrained by the predominantly open nature of the area, its current use as playing fields, it's role within the gap between Eastleigh and Southampton and highway access issues. It is not suitable for residential development.			
Availability: The landowners have not expressed any intention to dispose of or develop the site. The safeguarding of part of the site for sharp sand and gravel extraction may delay development coming forward.			
Achievability: The availability of the site is unconfirmed, and the cost of overcoming the constraints could hinder the achievability of the site. As a result there is no reasonable prospect of developing this site within the plan period.			

SITE REFERENCE: SLAA-6-17-C	SIZE (ha): 0.34ha Net site area (ha): 0.34	SOURCE: Eastleigh Borough Local Plan Review (2002-2011) & Highways Agency
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ADDRESS: Land west of Wide Lane and immediately north of M27

REASON FOR ASSESSING: Site allocated in the Eastleigh Borough Local Plan Review (2001-2011)



SITE DETAILS

Site Description & Character of Surrounding Area: This site is bounded by a motorway, a mainline railway, an airport and business park access. It lies within the urban edge drawn around the airport and inside the airport policy area. It is being used as a road aggregates storage area and for various informal vehicle parking / storage uses.

Ownership: Highways Agency

Planning History:
Retrospective application for the change of use to car sales (sui generis) and retention of portacabin (ref. F/15/77430). Permitted 30/12/2015.

Construction of single storey building following removal of a portacabin and change of use from car sales (sui generis) to car repairs (B2) (ref. F/16/79177). Refused 28/10/2016.

Land Uses Investigated: Employment / car park / Hotel

Location: Within the urban edge

Status in Local Plan: The site has an allocation for a B2 (general industrial) use within the adopted Local Plan 2001-2011. The site is included in the Southampton Airport Public Safety Zone (E12) within the 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): N/A
Timescale: Unlikely
Loss of Employment Land: Yes

Existing Dwellings on Site: 0
Net Yield: N/A

Business Park: 0 m²
Industrial: 0 m²
Warehouse: 0 m²

ACCESSIBILITY			
Access to the Site: Vehicular access to the site is available from Wide Lane. Development may necessitate improved access.			
Rights of Way – More than 3km to nearest bridleway. 300m to nearest footpath.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Mitchell Way. Service U1 Eastleigh to Southampton via Airport and Docks.			220m
Railway Station: Southampton Airport Parkway			330m
Health Centre: Stoneham Lane Surgery, Southampton			1.28km
Primary School: Cherbourg Primary			1.66km
Secondary School: Crestwood College for Business and Enterprise			3.36km
Shopping Centre / Hypermarket: Swan Shopping and Leisure Centre, Eastleigh			2.19km
Designated Open Space: Lakeside Country Park			800m
Community Facilities: Eastleigh College, Chestnut Avenue			1.5km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	X
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27, airport and railway
Conservation Area	X	Listed Building	X
Contamination	Low likelihood	Archaeological Sites	Northern most tip of the site falls within HCC Alert Polygon for a WWII pillbox adjacent to the site.
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	X
Flood Risk	Predominantly in Flood Zone 2, except north eastern part of site which is in Flood Zone 1.	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	M27, Railway
Minerals and Waste Safeguarding	Majority of site within a sharp sand and gravel mineral safeguarding area	Landscape Character Area	Southampton Airport Area
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is within a developed area and appears to be currently used as a car sales forecourt with an associated temporary portacabin. The adjacent uses are predominantly employment. The site is suitable for development but not for residential use in view of neighbouring uses. As the site falls predominantly within Flood Zone 2, a Flood Risk Assessment (FRA) will be required to assess if the site can accommodate development.			
Availability: The landowners have not provided any indication that the site is available for redevelopment.			
Achievability: The site is brownfield, and there are not considered to be any major constraints, however this is subject to the findings of an FRA. Given that the landowners have not indicated the availability of this site, there is no reasonable prospect of developing this site within the plan period.			

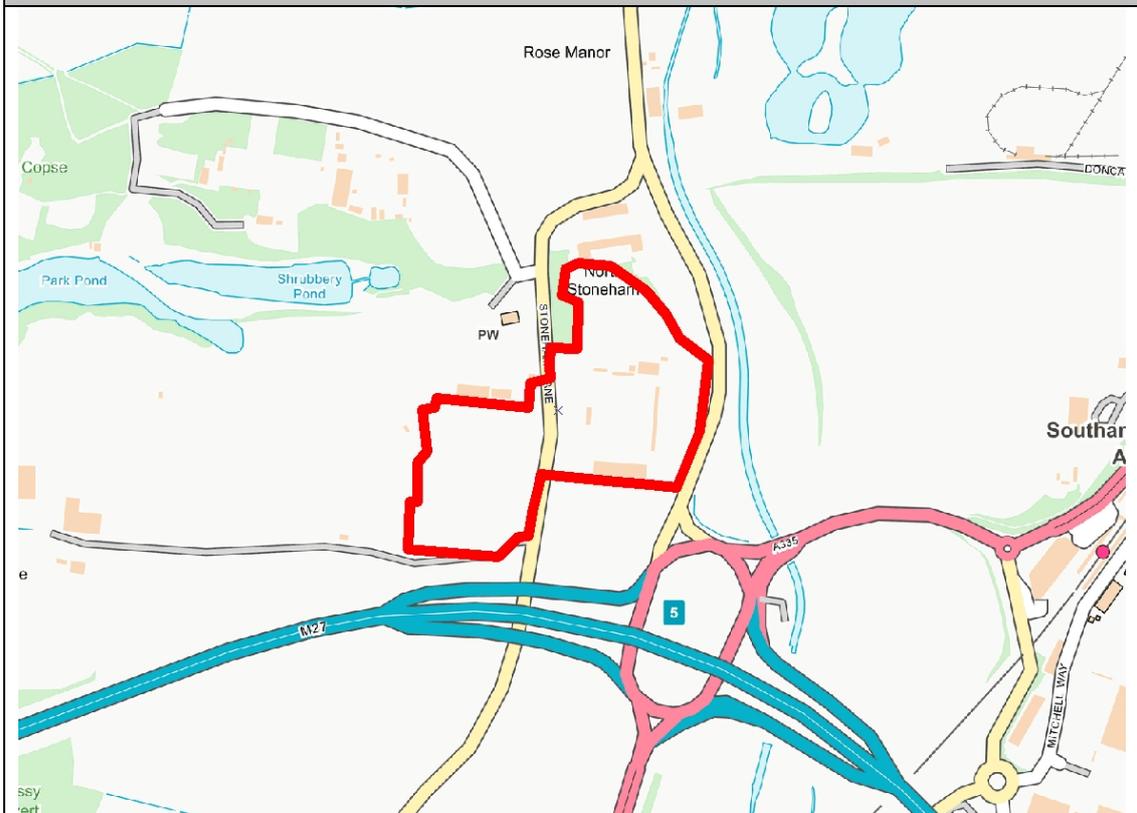
SITE REFERENCE: SLAA-6-18-C	SIZE (ha): 0.39 Net site area (ha): 0.39	SOURCE: Council officers
ADDRESS: Land west of Wide Lane & immediately south of M27, Eastleigh		
REASON FOR ASSESSING: Site identified by Council officers as having some development potential		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: This site is located in close proximity to the motorway network and the airport. It is bounded by the railway line to the west, Wide Lane to the east, the M27 motorway to the north and the council boundary to the south. The site was, until recently, used for vehicle storage and parking as part of the Ford Transit factory opposite. As the factory has been demolished, this site is now being actively marketed, along with the wider area, for an industrial / logistics park (Mountpark Southampton). The site is artificially truncated by the administrative boundary between Eastleigh and Southampton councils.</p>		
<p>Ownership: Ford Motor Company</p>		
<p>Planning History: Planning consent for storage and used cars with staff & visitor's car parking ancillary to proposed redevelopment of the site to the south (within the boundary of Southampton City Council's administrative area) granted by Eastleigh Borough Council on 6th March 2017 (ref F/16/79698).</p>		
<p>Land Uses Investigated: Employment</p>		
<p>Location: Within urban edge</p>		
<p>Status in Local Plan: No site-specific allocation within the Local Plan. The majority of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).</p>		
<p>Site Potential:</p>		
<p>Density (dph): N/a</p> <p>Timescale: Within next 5 years</p> <p>Loss of Employment Land: No</p>	<p>Existing Dwellings on Site: 0</p> <p>Net Residential Yield: N/a</p>	
<p>Employment Uses:</p> <p>Car storage and parking</p>		

ACCESSIBILITY			
Access to the Site: Existing access onto Wide Lane.			
Rights of Way: More than 3km to nearest bridleway. 300m to nearest footpath.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Wide Lane. Services U1, Eastleigh to Southampton via Airport and Docks; and X4, Eastleigh to Hedge End.	220m		
Railway Station: Southampton Airport Parkway	513m		
Health Centre: Stoneham Lane Surgery, Southampton	1.06km		
Primary School: Cherbourg Primary	1.84km		
Secondary School: Crestwood College for Business and Enterprise	3.51km		
Shopping Centre / Hypermarket: Swan shopping and leisure centre	2.37km		
Designated Open Space: Monks Brook Playing Fields	200m		
Community Facilities: Eastleigh College, Chestnut Avenue	1.68km		
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	X
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27, railway, airport
Conservation Area	X	Listed Building	X
Contamination	Low likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designation	SW corner slightly within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 2 except eastern boundary which is Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Adjacent to an area of Lowland Mixed Deciduous Woodland on northwest boundary.	Biodiversity Action Plan Priority Areas and Links'	Itchen Valley, M27
Minerals and Waste Safeguarding	Majority of site within a sharp sand and gravel mineral safeguarding area	Landscape Character Area	Southampton Airport
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is within a developed area where the adjacent uses are predominantly employment. It is being actively marketed as part of a wider employment regeneration proposal associated with the former Ford Transit factory. The recent planning consent indicates the site is suitable for the proposed use.			
Availability: The site is being actively marketed and has recently been granted planning permission, which indicates it is available for development within the short term.			
Achievability: There are not considered to be any major constraints to employment development on this brownfield site.			

SITE REFERENCE: SLAA-6-20-C	SIZE (ha): 8.1 Net site area (ha): 8.1	SOURCE: Council Planning Officers
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ADDRESS: Eastleigh Football Club & adjacent land, Stoneham Lane, Eastleigh

REASON FOR ASSESSING: Identified by council officers due to its proximity to M27 Junction 5



SITE DETAILS

Site Description & Character of Surrounding Area: This site forms part of the currently defined strategic gap, bounded by the M27 and Stoneham Lane. The area to the east of Stoneham Lane houses the Silverlake Stadium and the training grounds and ancillary features of Eastleigh FC. The area to the west of Stoneham Lane contains playing fields which form part of the Wellington Sports Ground. The northern part of the site forms part of the setting for two listed buildings. It is remote from existing facilities and the current access off Stoneham Lane is poor. The western part of the site is underlain by mineral resources.

Ownership: Unknown

Planning History:
 F/16/78632: Planning permission granted in July 2016 for the erection of a two-storey club house including education room, shop and board room and the removal of 2 portacabins.
 Z/15630/012/00: new grandstand and changing facilities with flood lights. Permitted 30 July 2004.
 O/15/76023: outline planning permission granted in January 2016 for 1100 dwellings; residential care home; new local centre and associated facilities; and various open spaces and playing pitches on adjacent land. The application includes the construction of a new cycleway/footway along Stoneham Lane, which bisects the site.

Land Uses Investigated: Open space, sport and recreation / employment

Location: Outside urban edge

Status in Local Plan: The site is designated as countryside and is within the strategic gap in the adopted Local Plan 2001-2011 and within the countryside gap in the draft Local Plan 2011-2029. The east of the site is allocated for proposed landscape improvements within the adopted Local Plan 2001-2011. The site is safeguarded for sharp sand and gravel within the HCC Minerals and Waste Plan (2013).

Site Potential:
Density (dph): N/A
Timescale: Unlikely in plan period
Loss of Employment Land: No
Existing Dwellings on Site: 0
Net Site Yield: N/A
Employment Uses:
Business Park: 0m²
Industrial: 0m²
Warehouse: 0m²

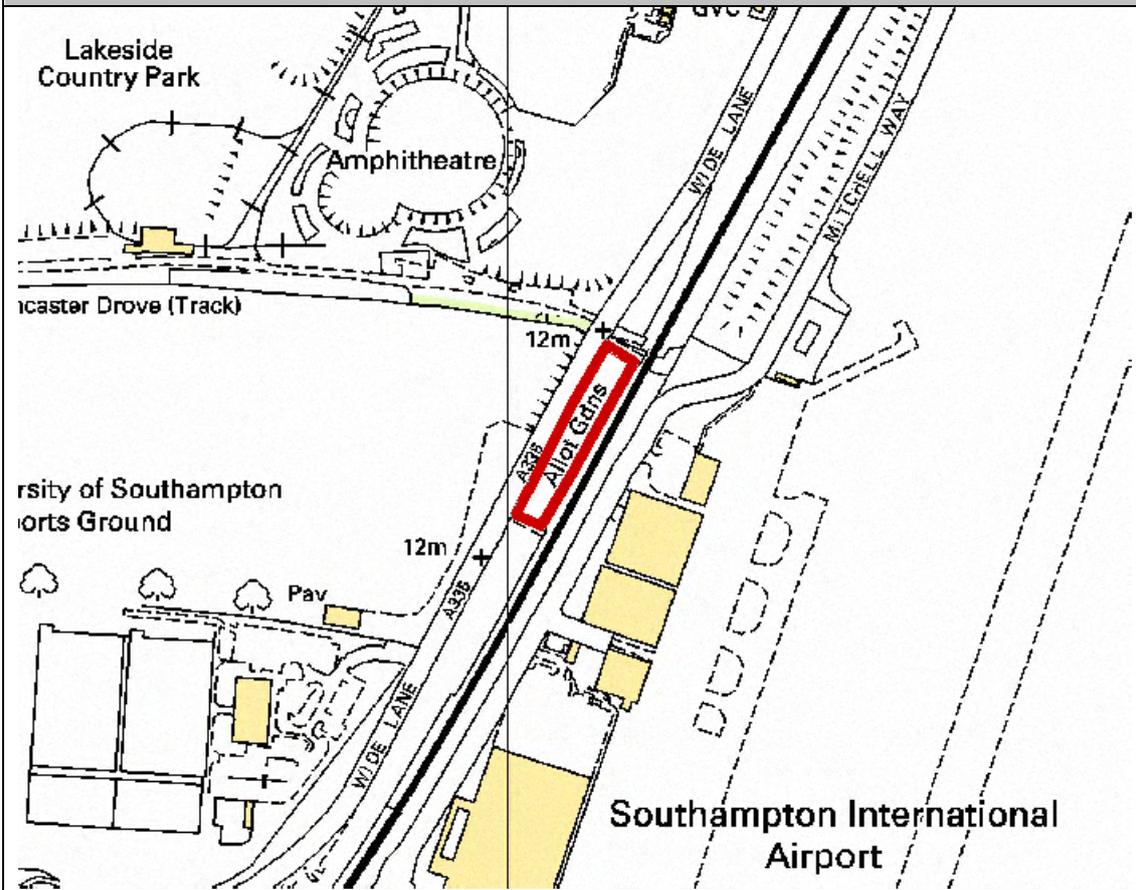
ACCESSIBILITY			
Access to the Site: Existing access from Stoneham Lane access far from ideal, and development would necessitate access improvements			
Rights of Way: Footpath adjacent to north of site. More than 3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Stoneham Lane. Service Bluestar 2, Southampton to Fair Oak via Eastleigh.			170m
Railway Station: Southampton Airport Parkway			725m
Health Centre: Stoneham Lane Surgery, Swaythling			1.41km
Primary School: Nightingale Primary			1.29km
Secondary School: The Toynbee School			2.88km
Shopping Centre / Hypermarket: Asda, Eastleigh			1.25km
Designated Open Space: Lakeside Country Park			400m
Community facilities: St Nicolas Church, Stoneham Lane			165m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4 to north, Non-agricultural to south
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27
Conservation Area	X	Listed Building	The Old Rectory (Grade II listed) adjacent to north, constraint area also covers the northern part of the site.
Contamination	Southern edge low likelihood due to presence of Inert waste adjacent to the southeast boundary, rest of site unlikely.	Archaeological Sites	Historic Rural Settlement HCC Alert boundary extends into part of the site to the north.
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	Blanket TPO on the west half of the site.
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	Eastleigh / Chilworth	Biodiversity Opportunity Areas	Itchen Valley adjacent to east
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland area to the centre of the site and also adjacent to the northwest boundaries.	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	Whole site within a sharp sand and gravel mineral safeguarding area	Landscape Character Area	North Stoneham Park and Itchen Valley Sports Pitches

DELIVERABILITY / DEVELOPABILITY
Suitability: The site is constrained by its proximity to junction 5 of the M27, its existing sports use and two listed buildings to the north of the site. It also forms part of the gap between Eastleigh and Southampton. It is remote from existing facilities and existing vehicular and pedestrian / cycle access is poor. Any development of this site is likely to be problematic in terms of dealing with these issues and the need to replace sports pitches / football club.
Availability: Land ownership is unknown though it is thought that the Football Club may own the stadium and training ground and King Edwards School the Wellington Sports Ground. Either way, neither landowner has indicated that either site is available or expressed interest in redevelopment of the site. The football club on the site was granted planning permission in July 2016 for the erection of a two-storey building to provide a new club house and associated facilities (F/16/78632). The safeguarding of the site for sharp sand and gravel extraction may delay development coming forward.
Achievability: As a result of the above considerations, there is no reasonable prospect of redevelopment of the site for alternative uses within the plan period.

SITE REFERENCE: SLAA-6-30-C	SIZE (ha): 0.4 Net site area (ha): 0.36	SOURCE: Southampton International Airport
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ADDRESS: Land east of Wide Lane, Eastleigh

REASON FOR ASSESSING: Site submitted for consideration in 2016



SITE DETAILS

Site Description & Character of Surrounding Area: The site is a narrow strip of scrubland lying between the railway line and Southampton Road. It adjoins the railway station car park to the south. The site lies outside the urban edge and in the Eastleigh – Southampton settlement gap. To the east of the railway line are a number of large buildings associated with the operation of Southampton International Airport.

Ownership: Southampton International Airport Ltd

Planning History: Q/14/75062 Pre-application enquiry for the construction of a four-storey hotel comprising 99 bedrooms with associated 88 space car park with new access and egress points on Wide Lane. (August 2014).

Land Uses Investigated: The landowner has suggested that the site is considered for a hotel development. Council planning officers have also considered allotments and a car park extension on the site.

Location: Outside the urban edge

Status in Local Plan: The site is designated as countryside and is within the strategic gap in the adopted Local Plan 2001-2011 and within the countryside gap in the draft Local Plan 2011-2029. The whole site is within the Southampton Airport Special Policy Area in the draft Local Plan 2011-2029 (Policy E12), which seeks to promote the airport’s viability and supports expansion of its operations and related development. The site is safeguarded for sharp sand and gravel within the HCC Minerals and Waste Plan (2013).

Site Potential:	Existing Dwellings on Site: 0
Density (dph): N/A	Net Residential Yield: N/A
Timescale: Within next 5 years	
Loss of Employment Land: No	

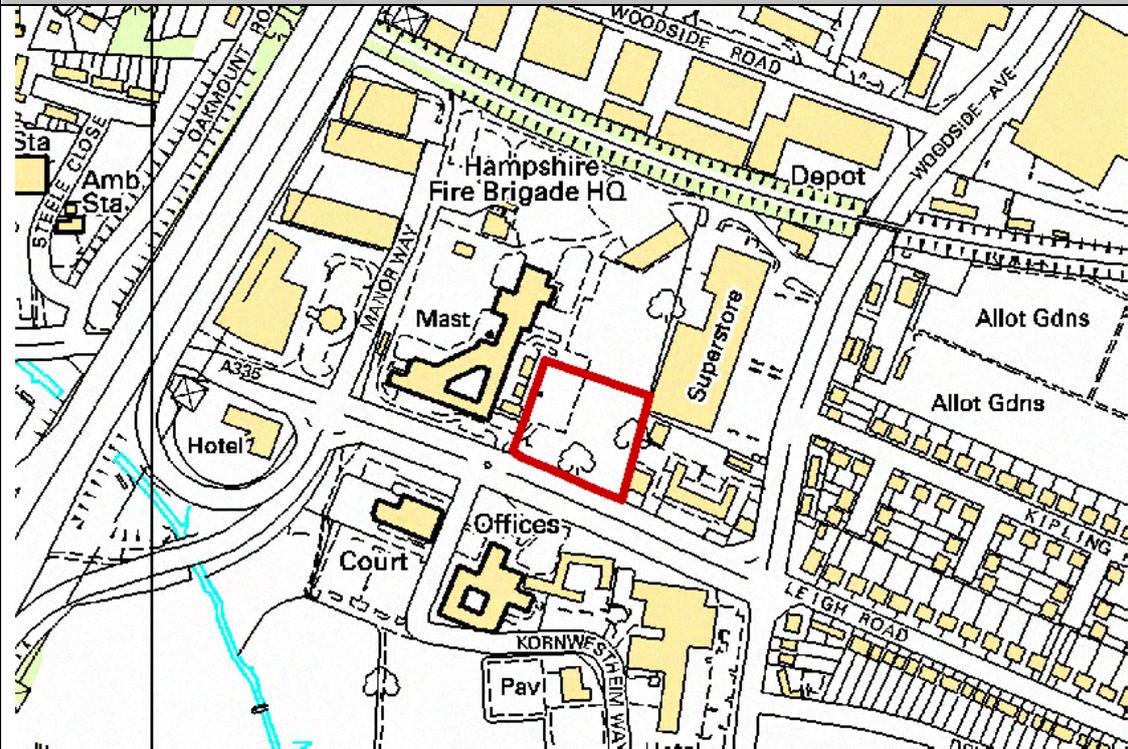
Employment Uses:
Hotel: 3,600m²

ACCESSIBILITY			
Access to the Site: No existing access but potential from Wide Lane			
Rights of Way: 282m to nearest footpath. More than 3km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Wide Lane adjacent to Lakeside Country Park. Services U1, Eastleigh to Southampton; and X4 Eastleigh to Hedge End.			100m
Railway Station: Southampton Airport Parkway			435m
Health Centre: St. Andrews Surgery, Market Street			1.38km
Primary School: Cherbourg Primary			920m
Secondary School: Crestwood College for Business and Enterprise			2.69km
Shopping Centre / Hypermarket: Swan shopping and leisure centre, Eastleigh			1.46km
Designated Open Space: Lakeside Country Park			135m
Community Facilities: Eastleigh College, Chestnut Avenue			811m
CONSTRAINTS			
Air Quality Management Area	Eastleigh A335 AQMA	Agricultural Land Classification	Grade 4 for the most part, non-agricultural classification at the south end.
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Wide Lane adjacent to west and Southampton Airport Parkway-Eastleigh railway line adjacent to east. Southampton International Airport is to the east
Conservation Area	X	Listed Building	X
Contamination	High Likelihood	Archaeology	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	Strategic gap
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Railway
Minerals and Waste Safeguarding	Whole site sharp sand and gravel mineral safeguarding area	Landscape Character Area	Itchen Valley Sports Pitches
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is considered unsuitable for residential development given the site constraints, notably the proximity to a major road, railway line, airport and commercial operations; and the distance from facilities. However, it may be suitable for commercial use related to the airport or railway operations.			
Availability: The landowner has indicated that the site could become available for development within 5 years to 31 st March 2021.			
Achievability: The landowner is proposing the use of the land for a new hotel and associated parking.			

SITE REFERENCE: SLAA-6-31-C	SIZE (ha): 0.6 Net site area (ha): 0.54	SOURCE: Council Planning Officers
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ADDRESS: Land at the front of Fire and Rescue Headquarters, Leigh Road, Eastleigh

REASON FOR ASSESSING: Current allocation in adopted Local Plan Review 2001-2011



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located within the grounds of the Hampshire Fire and Rescue Headquarters, and is at present an undeveloped parcel of land. It is well screened from the Leigh Road on the south by mature planting. The wider area comprises existing and/or planned commercial / retail / leisure uses.

Ownership: Hampshire Fire and Rescue

Planning History: F/16/78296 Planning permission granted for the erection of a crane training tower in May 2016. Application includes the site, in addition to the rest of the land owned by Hampshire Fire and Rescue.

Land Uses Investigated: Employment

Location: Within the urban edge

Status in Local Plan: The site was allocated for proposed employment within the adopted Local Plan 2001-2011 and is identified as an existing employment use and protected for employment use under Policy DM12 of the draft Local Plan 2011-2029.

Site Potential:

Density (dph): N/A

Timescale: Unlikely in plan period

Loss of Employment Land: Yes (allocated)

Existing Dwellings on Site: 0

Net Site Yield: N/A

Employment Uses:

Business Park: 0m²

Industrial: 0m²

Warehouse: 0m²

ACCESSIBILITY			
Access to the Site: Existing access via Leigh Road			
Rights of Way: 590m to nearest footpath. More than 3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Leigh Road adjacent to Hampshire Fire and Rescue HQ. Services X6 and X7 Eastleigh to Chandlers Ford via Hiltlingbury and Velmore.			110m
Railway Station: Eastleigh			1.46km
Health Centre: Archer's Practice			1.22km
Primary School: The Crescent Primary School			900m
Secondary School: The Toynbee School			670m
Shopping Centre / Hypermarket: Swan shopping and leisure centre, Eastleigh			1.32km
Designated Open Space: Fleming Park			211m
Community Facilities: Pavilion on the Park, Fleming Park			680m
CONSTRAINTS			
Air Quality Management Area	South of site within Eastleigh A335 AQMA	Agricultural Land Classification	Urban
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Low Likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland area to the south of the site.	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is within the urban edge and is well connected to the strategic road network. However, it is within an area of predominantly commercial / employment related uses. Residential use would only be acceptable as part of a wider proposal which saw the redevelopment of the Fire & Rescue HQ site. There is no evidence the HQ site is likely to be declared surplus to requirements in the foreseeable future.			
Availability: The site is in the ownership of the fire service who have indicated that the site is likely to be needed for future operational requirements. It is therefore unavailable.			
Achievability: As a result of the site being unavailable, there is no reasonable prospect of redevelopment of the site within the plan period.			

SITE REFERENCE: SLAA-6-33-C	SIZE (ha): 31.5 Net site area (ha): 31.5	SOURCE: Eastleigh Borough Local Plan Review 2001-2011 and submission by Southampton International Airport
ADDRESS: Eastleigh River Side (E9ii), Eastleigh		
REASON FOR ASSESSING: Identified within the Eastleigh Borough Local Plan Review 2001-2011 and submitted for consideration in 2016		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site forms part of Eastleigh River Side, which is a major regeneration area. It comprises the Tower Lane industrial estate which contains a large number of B2 and B8 uses. It lies to the west of the River Itchen and north-east of the Eastleigh to Fareham railway. To the east is the Chickenhall Lane Waste Water Treatment Works and to the north, further industrial estates (Barton Park Industrial Estate, Deacon Trading Estate etc). The site includes Prysmian Group's UK Headquarters and the existing railway depot that would not be available for redevelopment.</p>		
<p>Ownership: Prysmian and other private owners (submitted for consideration by Southampton International Airport)</p>		
<p>Planning History: The adopted Local Plan 2001-2011 identifies this site as an existing employment site. It includes a large industrial factory for cable and optical fibre manufacturing, which was developed in the 1980s and 1990s. Areas close to the railway line are in use for storing and distributing aggregates and as a concrete batching plant. The importance of this site for minerals use is recognised in the HCC Minerals and Waste Plan (2013) (Policy 19). Although this site adjoins areas that have been promoted for redevelopment, there are no plans for its comprehensive redevelopment.</p>		
<p>Land Uses Investigated: Employment</p>		
<p>Location: Within urban edge</p>		
<p>Status in Local Plan: Allocated for employment use. Part of site safeguarded for minerals and waste infrastructure and mineral extraction under the adopted HCC Minerals & Waste Plan (2013).</p>		
<p>Site Potential:</p> <p>Density (dph): N/A</p> <p>Timescale: Unlikely in plan period</p> <p>Loss of Employment Land: Yes (Tower Lane industrial estate)</p> <p style="text-align: right;">Existing Dwellings on Site: 0 Net Site Yield: N/A</p>		
<p>Employment Uses:</p> <p>Business Park: 0 m²</p> <p>Industrial: 0 m²</p> <p>Warehouse: 0 m²</p>		

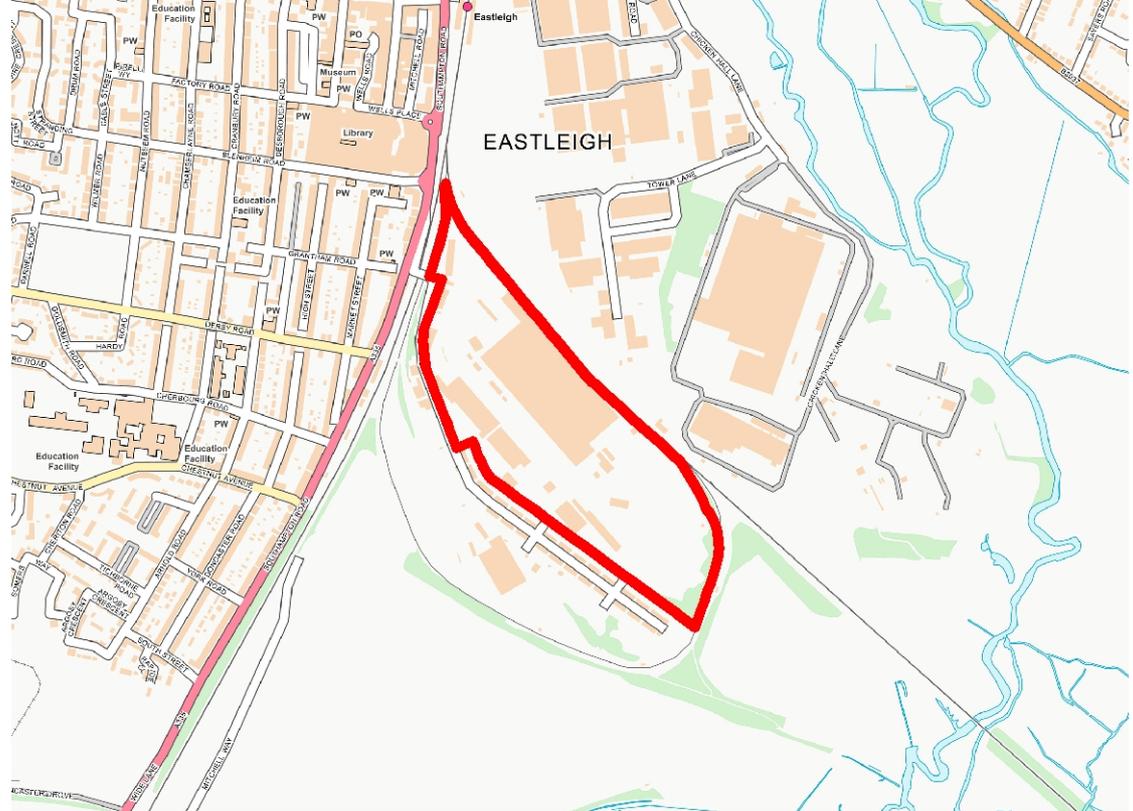
ACCESSIBILITY			
Access to the Site: Current access via Chickenhall Lane			
Rights of Way: 950m to nearest footpath and more than 3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Bishopstoke Road opposite Chicken Hall Lane. Services Bluestar 2, Eastleigh to Southampton; and X15, Eastleigh to Hamble via Netley, Hedge End, Botley and Fair Oak.		725m	
Railway Station: Eastleigh		795m	
Health Centre: St Andrews Surgery		720m	
Primary School: The Crescent Primary School		1.3km	
Secondary School: Crestwood College for Business and Enterprise		2.09km	
Shopping Centre / Hypermarket: Swan shopping and leisure centre, Eastleigh		700m	
Designated Open Space: Leigh Road Recreation Ground		1.02km	
Community facilities: Eastleigh Library		840m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Urban. Grade 4 to the northeast of site. Urban throughout the rest of the site.
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Railway & airport; existing industrial and mineral uses on site.
Conservation Area	X	Listed Building	X
Contamination	High likelihood in eastern and western areas (due to heavy industrial uses)	Archaeological Sites	Southwest boundary of the site partially merges with an HCC Archaeology Alert area for the Eastleigh Locomotive Works.
Proximity to International Nature Conservation Designation	Partially within 200m and within 25m of a tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	River Itchen SSSI & SAC within 100m to the east
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Itchen Valley to the east of site
Topography	Flat	Landscape Character Area	South in Southampton Airport
Priority Habitat	Coastal and Floodplain Grazing Marsh, Lowland Meadows, Lowland Mixed Deciduous Woodland adjacent to the east and south	Biodiversity Action Plan Priority Areas and Links'	Itchen Valley adjacent to the east. Railway to the south and south west boundaries of the site
Minerals and Waste Safeguarding	Rail depot, aggregate recycling and liquid waste treatment safeguarded sites; soft sand and sharp sand and gravel mineral safeguarding areas	Other	Impact on road network, need for road infrastructure; airport public safety zone in the far northwest

DELIVERABILITY / DEVELOPABILITY

Suitability: The site forms part of Eastleigh River Side, which is a large employment area that has previously been identified as having potential to contribute significantly towards the economic growth aspirations of the sub-region. The Eastleigh River Side area is still identified as part of a key site for delivering the Solent Local Enterprise Partnership's economic growth targets. The future development of Eastleigh River Side is dependent on access improvements. Other constraints arising from the proximity of the airport, railway line, existing industrial uses and safeguarding parts of the site for various uses limit the site's redevelopment potential to employment use. Potential impacts on the River Itchen SAC should be considered and a buffer provided as appropriate. The site is considered to be wholly unsuitable for residential use.

Availability: Parts of the site are under-utilised and could be redeveloped however the railway depot and cable/fibre optic factory are likely to remain in their current use. The principal landowner (Prysmian) has not identified its site as being available for redevelopment. The safeguarding of the site for minerals extraction may delay development coming forward.

Achievability: As part of the aspirations for redevelopment of the wider area, the partial redevelopment of western areas of this site is achievable. Road improvements on Tower Lane are likely to be required and could be funded as part of a wider development of the Eastleigh River Side area. This may require land assembly or co-ordination between the different landowners and development interests. The long-term aspiration for a link road between Bishopstoke Road and Wide Lane need not significantly affect the development potential of this site. This site is not anticipated to deliver additional floorspace within the plan period.

SITE REFERENCE: SLAA-6-34-C	SIZE (ha): 19.7 Net site area (ha): 13.7	SOURCE: Eastleigh Borough Local Plan Review 2001-2011 and submission by Southampton International Airport
ADDRESS: Eastleigh River Side (E9iv), Eastleigh		
REASON FOR ASSESSING: Allocated in the Eastleigh Borough Local Plan Review 2001-2011 and submitted for consideration in 2016		
		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site forms part of the wider Eastleigh River Side area and was allocated to enable further employment development in the adopted Local Plan (2001-2011). It lies to the north of Southampton Airport and south of the Eastleigh to Fareham railway line. It is contained by a rail loop that is used to turn trains around.		
Ownership: Key Property Investments; other private ownerships (submitted for consideration by Southampton International Airport)		
Planning History: This is one of the oldest industrial parts of the Eastleigh River Side area, and includes facilities for the manufacturing and servicing of railway locomotives. The large railway works in the northern part of the site is still in use for the servicing of locomotives.		
Land Uses Investigated: Employment		
Location: Within the urban edge		
Status in Local Plan: Allocated / safeguarded for employment use in the adopted Local Plan 2001-2011 (see policy 111.E), and in the draft Local Plan (2011-2029) (see policy E9). The north-western edge of the site is within two safeguarded sites as designated in the HCC Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): N/A	Existing Dwellings on Site: 0	
Timescale: 16+ years	Net Site Yield: N/A	
Loss of Employment Land: Yes		
Employment Uses:		
Business Park: 41,100 m ²		
Industrial: 54,800 m ²		
Warehouse: 68,500 m ²		

ACCESSIBILITY			
Access to the Site: Current access via Campbell Road			
Rights of Way: Footpath within site boundary. More than 3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Southampton Road. Services Bluestar 5, Eastleigh to Romsey; U1, Eastleigh to Southampton via Airport and Docks; and X4, Eastleigh to Hedge End.		325m	
Railway Station: Eastleigh		820m	
Health Centre: St Andrews Surgery		490m	
Primary School: Cherbourg Primary School		609m	
Secondary School: Crestwood College for Business and Enterprise.		2.04km	
Shopping Centre / Hypermarket: Swan shopping and leisure centre, Eastleigh		540m	
Designated Open Space: Campbell Road recreation ground		520m	
Community facilities: Eastleigh library		630m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Urban
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Railway & airport
Conservation Area	X	Listed Building	Campbell Road and some railway buildings Locally Listed
Contamination	Likely contamination due to industrial and manufacturing processes in northern parts of site	Archaeological Sites	Site is within an HCC Archaeological Alert area for the Eastleigh Locomotive Works.
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	River Itchen SSSI & SAC within 100m to east
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Itchen Valley to the east of the site
Topography	Flat	Landscape Character Area	X
Priority Habitat	Site adjacent to an area of Coastal and Floodplain Grazing Marsh, Lowland Meadows, Lowland Mixed Deciduous Woodland to the south.	Biodiversity Action Plan Priority Areas and Links	Itchen Valley adjacent to the east. Railway to across the north east and north west boundaries
Minerals and Waste Safeguarding	North-eastern edge of site within rail depot and aggregate recycling safeguarded sites (5.5ha)	Other	Impact on road network, need for road infrastructure; airport public safety zone

DELIVERABILITY / DEVELOPABILITY

Suitability: The site forms part of Eastleigh River Side: a large employment area which has previously been identified as having potential to contribute significantly towards the economic growth aspirations of the sub-region. The Eastleigh River Side area is still identified as part of a key site for delivering the Solent Local Enterprise Partnership's economic growth targets and may therefore benefit from future public funding. The future development of Eastleigh River Side is dependent on access improvements. Other constraints arising from the proximity of the airport may limit the potential for redevelopment. Potential impacts on the River Itchen SAC should be considered and a buffer provided as appropriate. The site is considered to be unsuitable for residential development.

Approximately 6ha of the site along the north-eastern boundary is safeguarded for minerals infrastructure and as a result the developable site area has been reduced accordingly. Development on this part of the site would only be permitted if the requirements set out in Policy 16 of the HCC Minerals and Waste Plan (2013) are met.

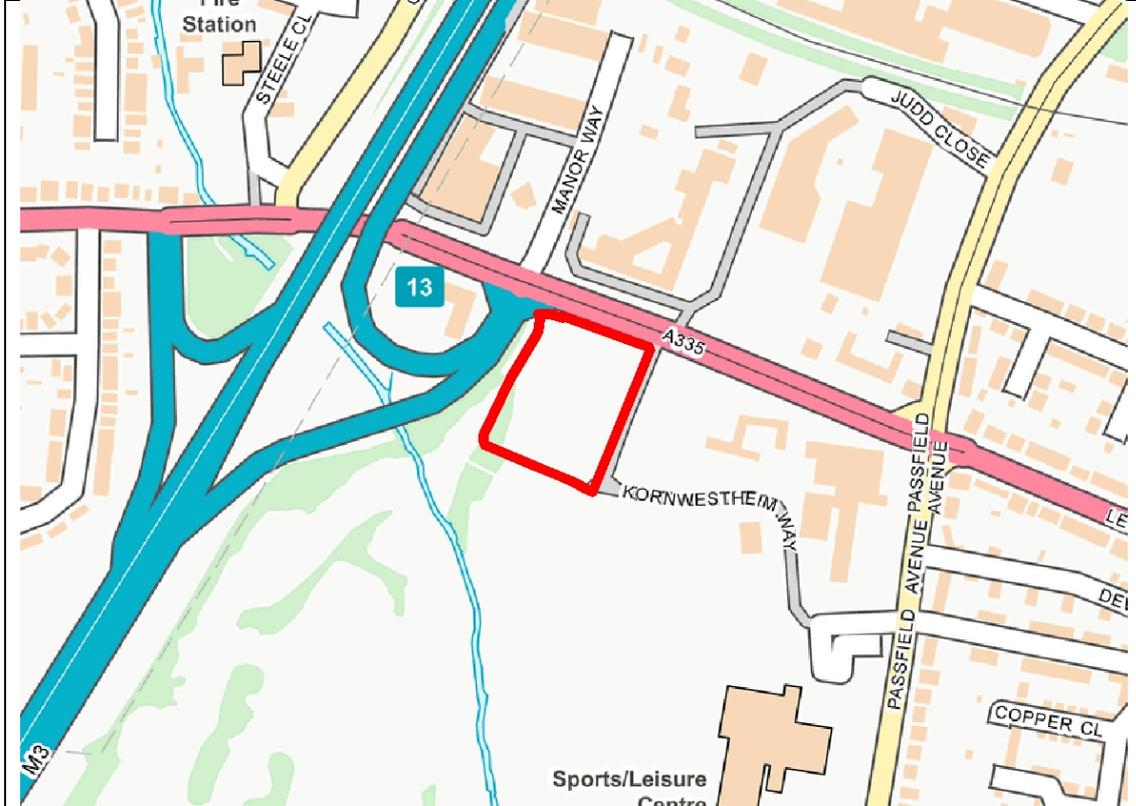
Availability: Parts of the site (the railway works) have been actively marketed. Southampton International Airport, which submitted the site for consideration, has indicated that the site could become available for development within 5 years to 31st March 2021.

Achievability: As part of the aspirations for redevelopment of the wider area, the partial redevelopment of this site may be achievable. Road improvements to Campbell Road are likely to be required, but could be funded as part of wider redevelopment of this site and Network Rail land to the east of the rail loop. St Modwen (one of the partners of Key Property Investments) has expressed interested in developing its site and has previously agreed Heads of Terms with Network Rail to investigate the site's joint development with SLAA-6-11-C. The Council's long-term aspiration for a link road between Bishopstoke Road and Wide Lane need not significantly affect the development potential of this site.

SITE REFERENCE: SLAA-6-35-C	SIZE (ha): 1.1 Net site area (ha): 1.1	SOURCE: Eastleigh Borough Council Estates
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ADDRESS: Former Magistrates Court, Leigh Road **PARISH:** Eastleigh

REASON FOR ASSESSING: Previously included within the SLAA Interim Update (December 2015) as part of SLAA-6-7-U



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located within the western part of Eastleigh, adjacent to the south of A335 Leigh Road, and is currently vacant following the demolition of the former magistrates' court. Immediately to the west of the site is the M3 Junction 13, whilst the rest of the area is characterised by employment land and large areas of open space.

Ownership: Eastleigh Borough Council

Planning History: F/16/78623 Planning permission granted in August 2016 for the construction of a car dealership comprising; three showroom buildings, car display courtyard on site frontage, separate sales tent, workshop, rear service yard, car parking, landscaping and access.

Land Uses Investigated: Commercial

Location: Within urban edge

Status in Local Plan: The site, excluding land along the northern and western boundaries, is designated as an existing employment site and is allocated for proposed landscape improvements within the Adopted Local Plan 2001-2011. The majority of the site, excluding a strip of land along the western boundary, is within a Special Policy Area in the draft Local Plan 2011-2029.

Site Potential:

Density (dph): N/A	Existing Dwellings on Site: 0
Timescale: Within next 5 years	Net Residential Yield: N/A
Loss of Employment Land: Previous building (Magistrate's Court) demolished	

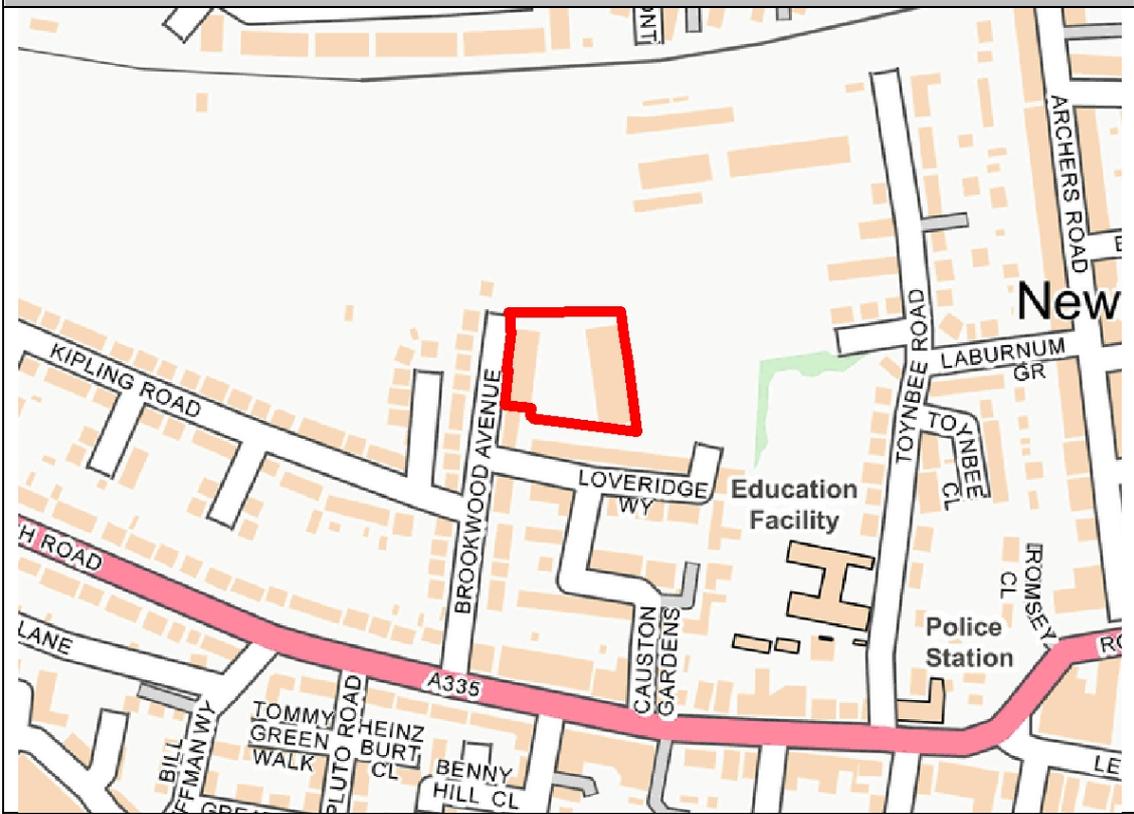
Employment Uses:
Car Show Room: 4,040m²

ACCESSIBILITY			
Access to the Site: Three existing access points from Villeneuve St. Georges Way and a pedestrian access point from A335 junction.			
Rights of Way: Footpath crossing site from A335 to Fleming Park Leisure Centre. Footpath 70m south west of site.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Leigh Road adjacent to Hampshire Fire and Rescue HQ. Services X6 and X7 Eastleigh to Chandlers Ford via Hiltingbury and Velmore.			82m
Railway Station: Eastleigh			1.58km
Health Centre: Archer's Practice			1.35km
Primary School: The Crescent Primary School			1km
Secondary School: The Toynbee School			700m
Shopping Centre / Hypermarket: Asda Eastleigh Supercentre			1.3km
Designated Open Space: Fleming Park			75m
Community Facilities: Pavilion on the Park			545m
CONSTRAINTS			
Air Quality Management Area	Northern edge of site within Eastleigh A335 AQMA	Agricultural Land Classification	Urban
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Proximity to M3 Junction 13
Conservation Area	X	Listed Building	Home Farmhouse (Grade II) within 100m of eastern boundary
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 75m of a tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1 with Flood Zone 2 and 3 to the south of the site	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	X	Landscape Character Area	Itchen Valley Sports Pitches in southwest
Priority Habitat	Narrow wedge of lowland mixed deciduous woodland in southwest	Biodiversity Action Plan Priority Areas and Links'	M3
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is considered suitable for commercial use given the recent grant of planning permission.			
Availability: The submission of a planning application for the redevelopment of the site suggests that the site is available for redevelopment.			
Achievability: The buildings on site have been demolished and planning consent exists for a car showroom. There is a strong prospect that the site will be redeveloped for a car showroom within the plan period.			

SITE REFERENCE: SLAA-6-36-C	SIZE (ha): 0.59 Net site area (ha): 0.53	SOURCE: Local Plan Review
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ADDRESS: Land at Brookwood Industrial Estate **PARISH:** Eastleigh

REASON FOR ASSESSING: Previously identified as a redevelopment opportunity



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located to the north of Eastleigh Town Centre, with a cemetery located to the north. To the east are newly constructed residential properties. The site currently accommodates a number of small-scale industrial units.

Ownership: To be confirmed

Planning History:
Q/13/72824 Pre-application enquiries for proposed residential development, including land to the east. Area immediately east granted planning permission for 120 dwellings in November 2014 (Ref: F/14/74873).

Land Uses Investigated: Residential

Location: Within urban edge

Status in Local Plan: Site was designated as an existing employment site however it was also allocated for residential development, as part of a larger site to the east (the majority of which has since been granted planning permission) within the adopted Local Plan 2001-2011. The allocation for residential development was limited to the adjacent site within the draft Local Plan 2011-2029

Site Potential:		
Density (dph): 45		Existing Dwellings on Site: 0
Timescale: Unlikely in plan period		Net Residential Yield: 0
Loss of Employment Land: Yes (Industrial estate)		

ACCESSIBILITY			
Access to the Site: From Brookwood Avenue, a residential street with on-street parking.			
Rights of Way: 1.7km to nearest footpath, More than 3km to nearest bridleway			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Leigh Road Sopwith Road junction. Services X6 and X7 Eastleigh to Chandlers Ford via Velmor and Hiltisbury.			225m
Railway Station: Eastleigh			810m
Health Centre: Archer's Practice			535m
Primary School: The Crescent Primary School			250m
Secondary School: Crestwood College for Business and Enterprise			710m
Shopping Centre / Hypermarket: Sainsburys, Eastleigh			591m
Designated Open Space: Leigh Road Recreation Ground			425m
Community Facilities: One Community, Eastleigh			450m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Part Grade 4, part urban
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Railway line to the north
Conservation Area	X	Listed Building	X
Contamination	Possibly	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	Flat	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Railway
Minerals and Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is an active employment site, located within the built-up area of Eastleigh. The loss of employment use is generally resisted in policy terms however the site was included within a larger area of employment land that was allocated for residential development within the adopted Local Plan. The allocation was as the result of the poor vehicular access to the adjacent plot along Toynbee Road. It is noted that the draft Local Plan no longer included the site within the allocation for residential development nor was the site included within the planning application for residential development on the adjacent site.			
Availability: The availability of the site is unknown.			
Achievability: Given the active employment use on the site, the uncertainty regarding the availability of the site for redevelopment and the exclusion of the site from the wider development that has come forward on the adjacent site, it is considered that there is no reasonable prospect of the site coming forward for redevelopment within the plan period.			