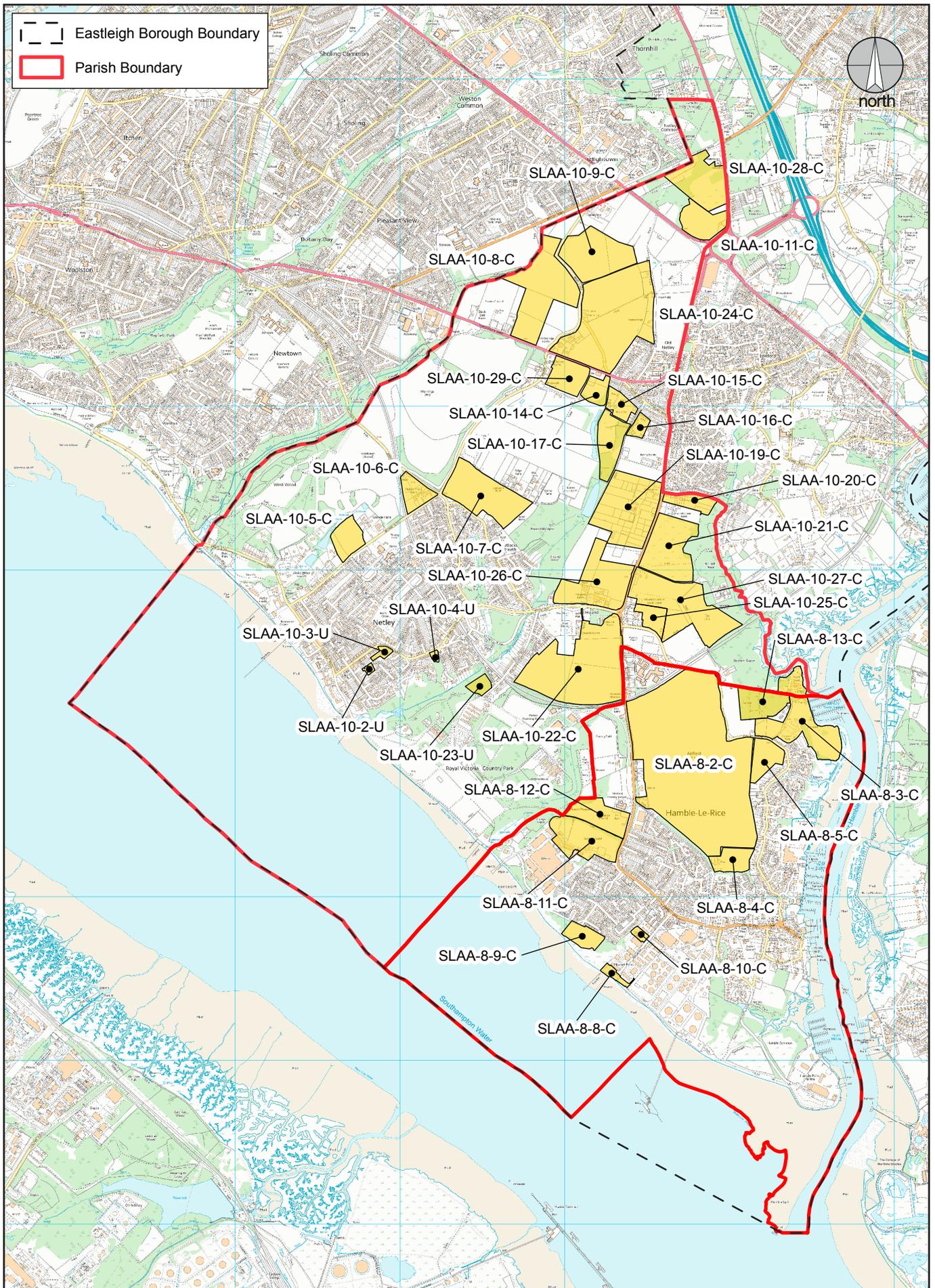


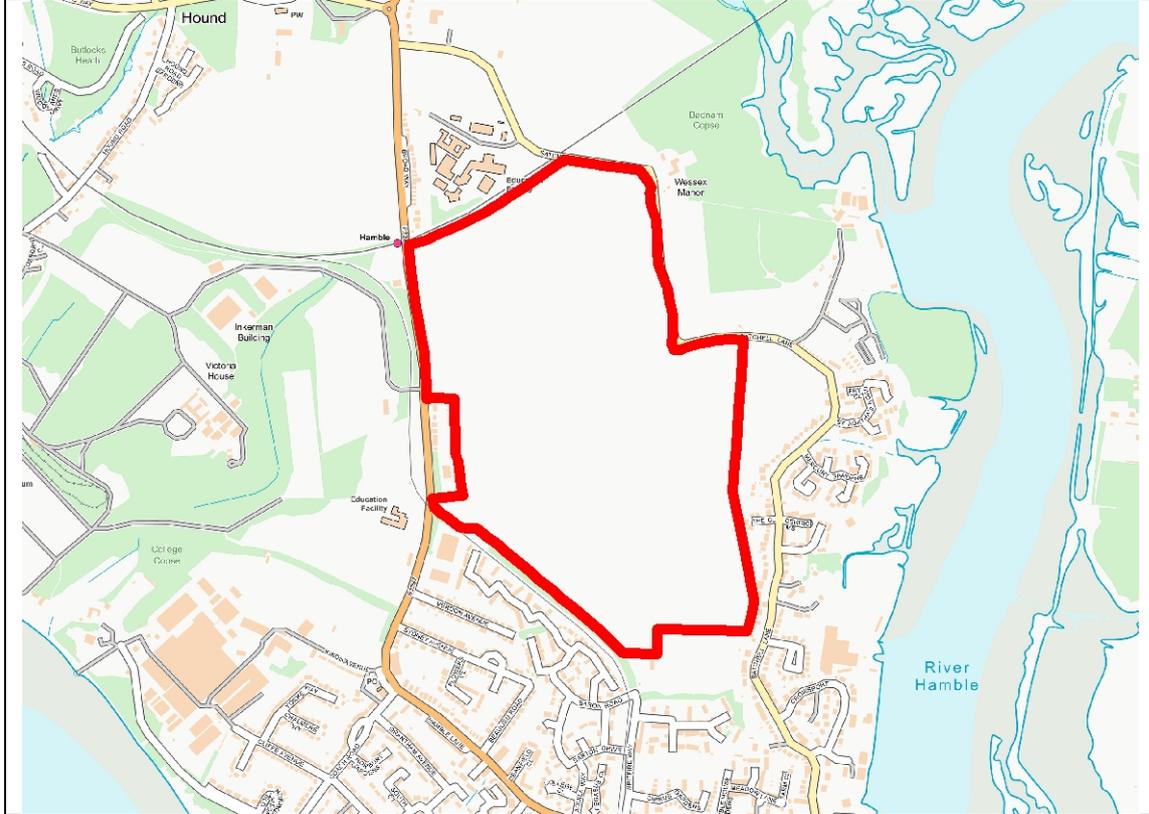
Strategic Land Availability Assessment (SLAA) - Hound/Netley and Hamble-le-Rice



SITE REFERENCE: SLAA-8-2-C	SIZE (ha): 60 Net site area (ha): 20	SOURCE: Persimmon Homes (previously Terence O'Rourke)
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ADDRESS: Land at Hamble Airfield, Hamble	PARISH: Hamble
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REASON FOR ASSESSING: Submitted for consideration in 2016 by the landowner/developer and the site adjoins the urban edge of Hamble



SITE DETAILS

Site Description & Character of Surrounding Area: This large former airfield site is located to the north of Hamble with the northern most part of the site forming part of the gap separating Hamble, Netley and Bursledon. It is a site that generally has an open character, albeit somewhat overgrown by scrub in places with long distance views into and out of it. The site contains mineral deposits and is allocated in the Hampshire Minerals and Waste Local Plan. Site falls from the centre of the site towards the northern and eastern boundaries. Site is adjacent to SLAA-8-4-C on its southern boundary and SLAA-8-5-C on its eastern boundary.

Ownership: Persimmon Homes (South Coast) Ltd

- Planning History:**
- Various applications under the reference 15673 associated with the College of Air Training.
 - Various applications under the reference 27585 refused for residential development.
 - Q/16/78595 Pre-application enquiry for extraction of 1.7m tonnes of sand and gravel.

Land Uses Investigated: Employment, residential, community facilities and open space

Location: Outside but adjacent to the urban edge

Status in Local Plan: The site is allocated as countryside within the adopted Local Plan 2001-2011 and the northern part of the site is allocated as part of the local gap between Hamble and Netley and Bursledon. The boundary of the site is allocated for landscape improvements. The draft Local Plan 2011-2029 allocated the site as countryside and part of the countryside gap. The site is allocated in the adopted Hampshire Minerals and Waste Plan (2013) as an area safeguarded for sand and gravel extraction and as a proposed safeguarded site. Hamble Airfield was included within the Eastleigh Local Plan 2011-2036 Issues and Options consultation (December 2015) under Options A and G.

Site Potential:
Density (dph): 30
Timescale: 10-15 years
Loss of Employment Land: No
Existing Dwellings on Site: 0
Net Residential Yield: 600

Employment Uses: (assuming 2ha of employment land as per site submission)
Business Park: 6,000 m²
Industrial: 8,000 m²

Warehouse: 10,000 m²

ACCESSIBILITY

Access to the Site: The site is bounded by Hamble Lane and Satchell Way. Vehicular access to the site may be achievable from Hamble Lane. There is a dedicated pedestrian footway on Hamble Lane.

Rights of Way: Footpath adjacent east. Bridleway adjacent north.

Proximity to Local Services (All distances are approximate):

Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only), 6 Hamble/Southampton	380m
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Railway Station: Hamble	602m
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Health Centre: Blackthorn Health Centre	950m
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Primary School: Hamble Primary School	520m
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Secondary School: The Hamble School	655m
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Shopping Centre / Hypermarket: Hamble neighbourhood parade Hamble local centre	820m 1km
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Designated Open Space: College Playing Fields	Adjacent
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Community facilities: Hamble Sea Scouts headquarters	450m
HYPE Youth Centre	950m
Hamble Village Memorial Hall	990m

CONSTRAINTS

Air Quality Management Area	Hamble Lane AQMA is located approximately 1.5km north of the site	Agricultural Land Classification	Non-agricultural
Cables / Pylons / Electricity Lines / Oil Pipelines	An oil pipeline runs alongside the eastern boundary	Significant Noise Generating Uses	Railway line immediately north of the site
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood (former airfield)	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	Within 5.2km SRMP zone of influence
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Hamble Valley surrounding east and west
Topography	Flat with some undulating aspects. Gentle land form, gently falling to the north and east	Landscape Character Area	13 – Hound Plain
Priority Habitat	Lowland Mixed Deciduous Woodland adjacent	Biodiversity Action Plan Priority Areas and Links'	Airfield, Hamble Estuary, Railway
Minerals and Waste Safeguarding	Whole site within a proposed sand and gravel quarry safeguarded site; majority of site within a sharp sand and gravel mineral safeguarding area	Other	Breeding birds in summer. Reptiles present – common lizard and slow worms.

DELIVERABILITY / DEVELOPABILITY
<p>Suitability: The site has a number of significant constraints to its development including a congested highway network, its minerals deposits, its size in relation to Hamble village and the role that it plays in providing a setting to the village. It is currently a large site adjoining the settlement with very limited public access. Consideration should be given to potential ecological impacts, including on the Solent Complex and Priority Biodiversity Areas.</p> <p>The site is allocated for sand and gravel extraction within Hampshire's Minerals and Waste Plan (2013). Within the Site Deliverability Statement included within the submission, the landowner anticipates that extraction will be completed by mid-2026 and will thereafter be available for mixed use development. Given the proximity of the site to Hamble village and services and facilities in and around Hamble station, the site is considered suitable for further consideration either in isolation or as part of a larger strategic site to help deliver a more sustainable community in the area. It would be feasible to develop a scheme that maintains the integrity and function of the gap to the north of the site and provide increased access to open space and this is reflected within the anticipated yield. If the site is taken forward, a change in planning policy will be required to address the sites location outside the urban edge. The Site Deliverability Statement indicates that 600 dwellings and 2 ha of employment land could be provided on the site.</p>
<p>Availability: The Hampshire Minerals and Waste Plan allocates the site as an area for sand gravel extraction. The landowners have indicated that the site could become available for development in mid-2026 following minerals extraction.</p>
<p>Achievability: A mix-use scheme designed around the constraints could feasibly come forward later in the plan period, following extraction of the minerals on site.</p>

SITE REFERENCE: SLAA-8-3-C	SIZE (ha): 11.50 Net site area (ha): 2.79	SOURCE: Turley (Marina Developments Limited)
ADDRESS: Mercury Yacht Marina, Hamble		PARISH: Hamble
REASON FOR ASSESSING: Site submitted in 2016 by consultant on behalf of the landowner. Adjacent to urban edge of Hamble & occupies a prominent location on River Hamble		
		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is located on the north-eastern edge of Hamble. It occupies an environmentally sensitive location with Mercury Marine Saltmarsh SINC located in the south-eastern area of the site, referred to as 'the Bund', with the Leigh-on-the Solent to Itchen Estuary SSSI, Solent SAC Solent and Southampton Water SPA and Ramsar site beyond. The northern part of the site includes part of the Old Bursledon Conservation Area and parts of the Badnum Copse SINC. The site includes a large area of car parking/boat storage, marina facilities, some mobile homes, and a cluster of poorly maintained buildings towards the northern edge of the site that houses a variety of marine related businesses.</p>		
<p>Ownership: Marina Developments Limited</p>		
<p>Planning History: Various permissions for marina and industrial unit uses</p>		
<p>Land Uses Investigated: The landowner is promoting the site for mixed use comprising residential, employment, retail, camping, static holiday lodge and leisure uses in addition to open space in the south-east.</p>		
<p>Location: Outside urban edge</p>		
<p>Status in Local Plan: Within the adopted Local Plan 2001-2011, the site is located within the Hamble river corridor. In addition to being a SINC, the Bund area is allocated for landscape improvements. The central and part of the northern area of the site (c. 2.5 ha) are protected for marina related uses (or, exceptionally, modest amounts of floorspace not restricted to boat-related uses where the Council is convinced such a use is needed to secure the future of a boatyard or marina). A small area to the north of the site is allocated as part of a Conservation Area.</p> <p>The Donkey Field area to the west and areas to the north of the site are located within the local gap while the majority of the site is allocated as countryside within both the adopted and draft Local Plans. The central and part of the northern area of the site are allocated for marina, hotel, other holiday accommodation and car parking/boat storage in the draft Local Plan 2011-2029 (Policy HA2) while the northern portion of the site is also allocated as part of the Old Bursledon Special Policy Area. In the event that a hotel is not developed, draft Policy HA2 requires that the site be retained in boatyard use, covered by policy DM18.</p> <p>The western portion of the site is safeguarded for sharp sand and gravel extraction and is within a proposed safeguarded site as allocated in the Hampshire Minerals and Waste Plan (2013).</p>		

Site Potential:			
Density (dph): 30		Existing Dwellings on Site: 0	
Timescale: 0-5 years		Net Residential Yield: 0	
Loss of Employment Land: Possible loss of commercial boatyard functions as move to leisure/community boatyard uses.			
Employment Uses: Redevelopment of existing marine related employment uses			
ACCESSIBILITY			
Access to the Site: The site has an existing vehicular access from Satchell Lane.			
Rights of Way: 100m to nearest footpath. 500m to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only), 6 Hamble/Southampton		1km	
Railway Station: Hamble		1.1km	
Health Centre: Blackthorn Health Centre		1.2km	
Primary School: Hamble Primary School		1.2km	
Secondary School: The Hamble School		980m	
Shopping Centre / Hypermarket: Hamble local centre		1.2km	
Designated Open Space: Mercury Marshes		Adjacent	
Community Facilities: HYPE Youth Centre		970m	
Hamble Sea Scouts headquarters		1.2km	
Hamble Village Memorial Hall		1.3km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	North east Grade 5. South west non-agricultural
Cables / Pylons / Electricity Lines / Oil Pipelines	Underground pipelines on western field.	Significant Noise Generating Uses	X
Conservation Area	Partly within Old Bursledon Conservation Area	Listed Building	X
Contamination	High likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designation	Within 200m of a designation and within 25m of a tributary.	Tree Preservation Orders	X
Flood Risk	Flood Zones 2 and 3, particularly to the east and north	Nature Conservation Designations	Mercury Marina Saltmarsh & Badnum Copse SINC's, Solent Maritime SAC, Solent and So'ton Water Ramsar, Solent and So'ton Water SPA
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Hamble Valley
Topography	Flat	Other	X
Priority Habitat	Coastal Saltmarsh, Coastal and Floodplain Grazing Marsh, Intertidal mudflats, Lowland Mixed Deciduous Woodland, Reedbeds, Wet Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary
Landscape Character Assessment	Hamble Valley / Old Bursledon	Minerals and Waste Safeguarding	Western portion within a proposed sand and gravel quarry safeguarded site and a sharp sand and gravel mineral safeguarding area. (8.2ha)

DELIVERABILITY / DEVELOPABILITY

Suitability: The site is significantly constrained by its proximity to the water (including its flood zone 3 designation) and the various environmental designations surrounding the site. The site is prominent within the landscape and is partly within the Old Bursledon Conservation Area, although sensitive redevelopment may benefit the conservation area. Furthermore, the site has poor accessibility to public transport and is thus heavily dependent on the car for most journeys on land. The existing road infrastructure within the vicinity of the site is of sub-standard width and alignment. The capacity of Hamble Lane is a significant constraint on the development of this site.

Nonetheless, it is recognised that part of the site is in a poor state of repair with buildings which would appear to be coming to the end of their life. The redevelopment of these buildings for marine related employment uses would appear to be acceptable in principle. Any increase in floorspace would need to be carefully justified in the light of the significant constraints on this site.

Part of the site has previously been allocated in the draft Local Plan 2011-2029 for a hotel and holiday accommodation. Given the constraints on the site and its relatively isolated location, it is not considered to be a sustainable site for residential development.

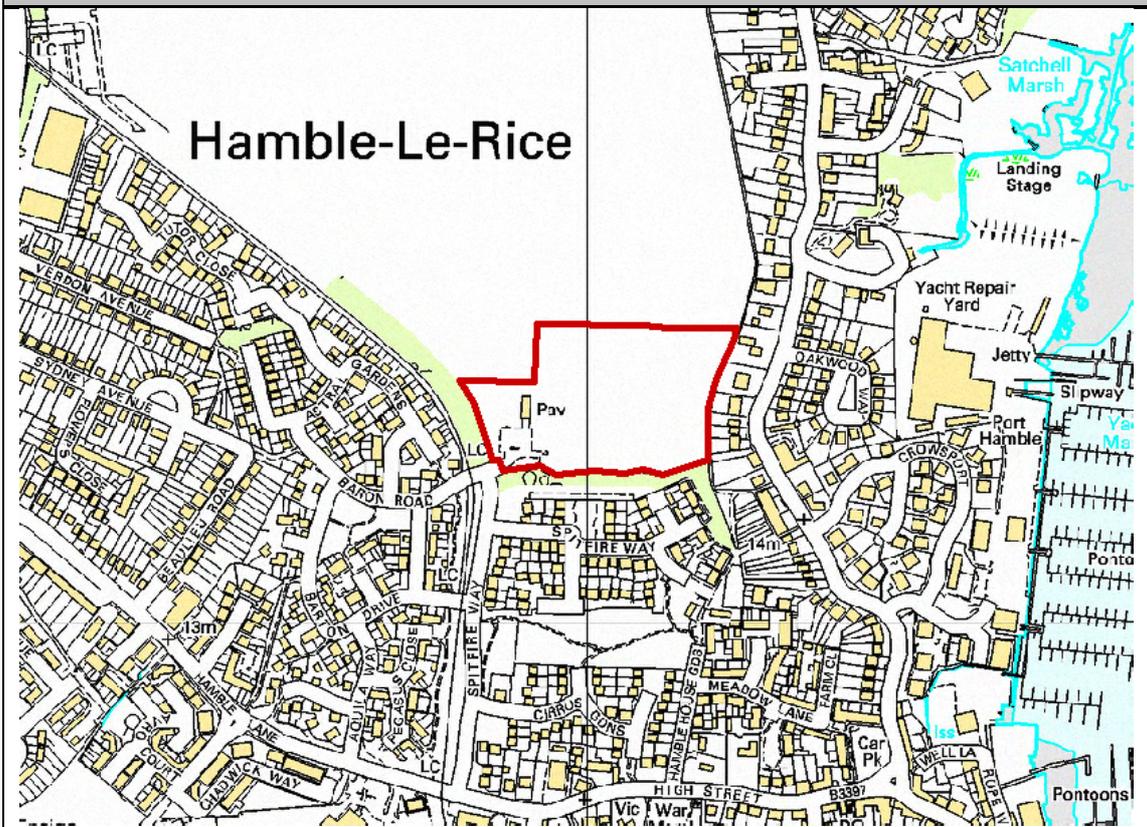
The area to the south-east of the site is a SINC and the site promoter has indicated this area, approximately 4 ha, would be retained as open space. A further 0.35 ha of the site is assumed to be unavailable because of the SINC in the northern part of the site.

Changes to planning policy would be required to develop parts of the site e.g. the Donkey Field is located within the local gap, and to bring forward residential development e.g. the boatyard allocation for the central area of the site (2.5ha).

Availability: The agent anticipates the site could become available within 5 years to 31st March 2021. The safeguarding of part of the site for sharp sand and gravel extraction may delay development coming forward in this area.

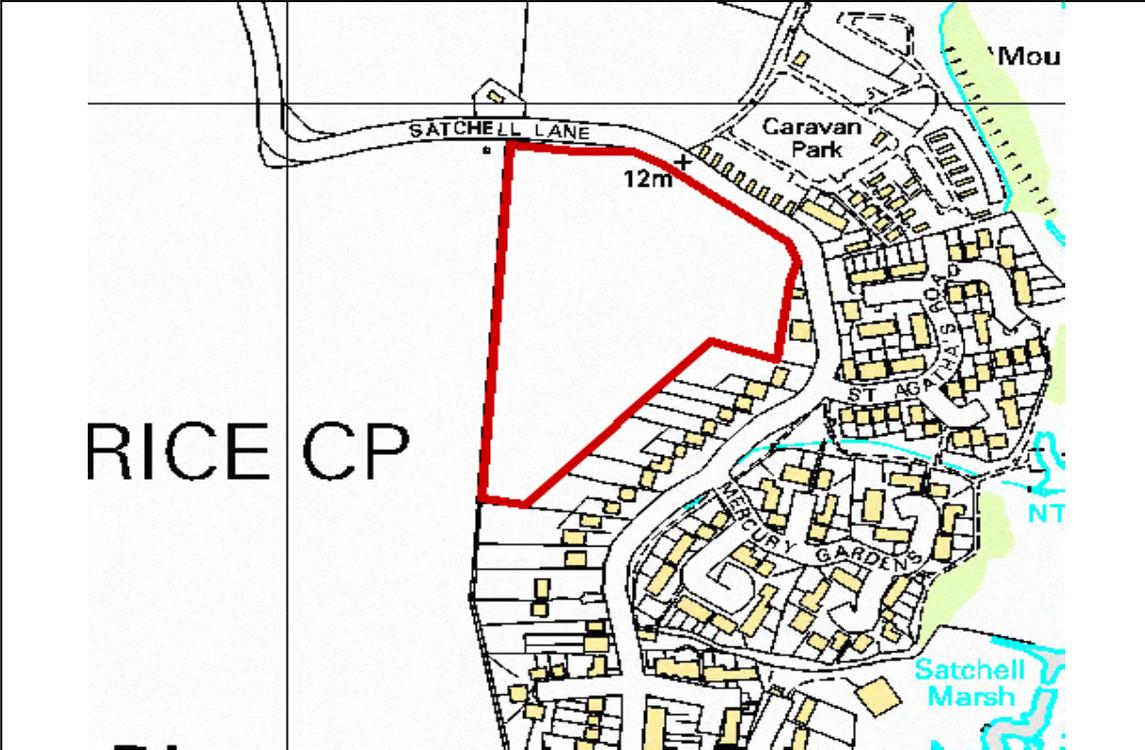
Achievability: In order for more intensive development to be acceptable on the site, the issues of site access will need to be resolved that may affect the viability of the site. The River Hamble is an attractive and well-used tourist location and hub for the local marine related economy. It is acknowledged that the commercial property market is somewhat complex however, taking into account the strong rents achieved in the River Hamble area, development on this site may be achievable.

SITE REFERENCE: SLAA-8-4-C	SIZE (ha): 3.1 Net site area (ha): 3.1	SOURCE: Council Planning Officers
ADDRESS: Open space north of Spitfire Way, Hamble		PARISH: Hamble
REASON FOR ASSESSING: Site immediately adjoins the urban edge of Hamble		



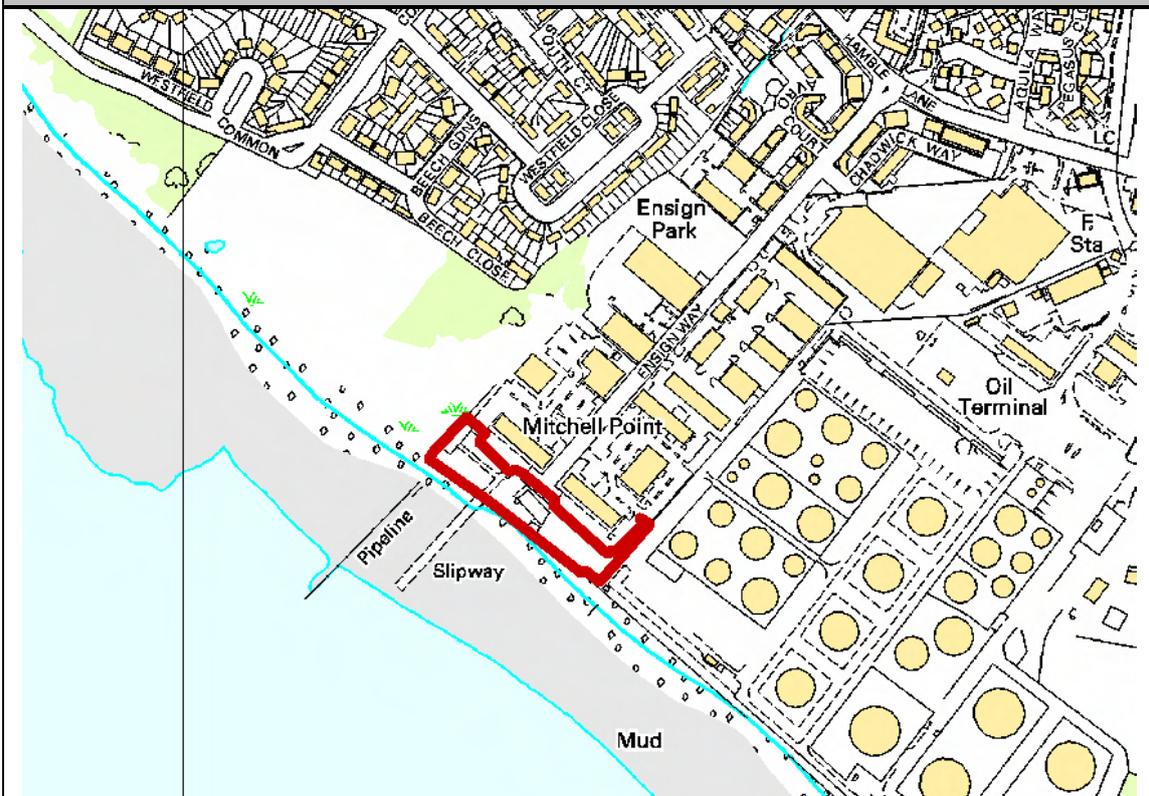
SITE DETAILS	
Site Description & Character of Surrounding Area: The site is located on the northern edge of Hamble with Hamble Airfield directly to the north. It is a flat open site with established tree cover along the southern, eastern and western boundaries. To the south and east of the site are residential properties. The site accommodates a variety of different types of facility within it including a multi-use games area, sports pitches and pavilion building. The site is adjacent to SLAA-8-2-C on the northern boundary.	
Ownership: Hamble Parish Council	
Planning History: Various associated with sports uses	
Land Uses Investigated: Residential, employment, community	
Location: Adjacent to urban edge (eastern boundary)	
Status in Local Plan: Site is allocated as existing open space, with the boundary allocated for landscape improvement works within the adopted Local Plan 2001-2011. The site is allocated as countryside and open space within the draft Local Plan 2011-2029. The site is within a proposed safeguarded site and is safeguarded for sharp sand and gravel extraction in the adopted Hampshire Minerals and Waste Plan (2013).	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: Vehicular access is available from Baron Road with additional pedestrian access from Spitfire Way. There is a public right of way on the eastern boundary of the site.			
Rights of Way: Footpath adjacent to east. 3km to nearest bridleway.			
Proximity to Local Services (<i>All Distances are Approximate</i>):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only), 6 Hamble/Southampton			410m
Railway Station: Hamble			1.2m
Health Centre: Blackthorn Health Centre			1.6km
Primary School: Hamble Primary School			750m
Secondary School: The Hamble School			1.2km
Shopping Centre / Hypermarket: Hamble local centre			470m
Designated Open Space: College Playing Fields			On site
Community Facilities: Hamble Sea Scouts Headquarters Hamble Village Memorial Hall HYPE Youth Centre			920m 390m 1.3km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Non-agricultural to the north west. Urban to the south east
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Medium 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	X	Biodiversity Action Plan Priority Areas and Links'	Airfield
Minerals and Waste Safeguarding	Whole site within a proposed sand and gravel quarry safeguarded site; sharp sand and gravel mineral safeguarding area	Landscape Character Area	Hound Plain
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is currently used as a recreation ground with associated pavilion facility. The need to replace this open space elsewhere represents a significant constraint on the redevelopment of this site in isolation. Whilst it is recognised that this facility could, in theory, be replaced on land to the north of the site, it would be likely to be further away from most residents in Hamble. In addition, given the need to provide the facilities elsewhere within a larger site, the net contribution of this area would effectively be nil. The minerals safeguarding of the site is also noted. If this site was developed separately from the rest of Hamble airfield then appropriate landscaping will need to be put in place to ensure adequate screening of the site and alternative provision of the facilities provided elsewhere. On balance, it is considered that the site could be considered further as part of a broad location. If the site is taken forward, a change in planning policy would be required to address the location outside the urban edge.			
Availability: The availability of the site is not known. The safeguarding of the site for sharp sand and gravel extraction may delay development coming forward.			
Achievability: The site is a greenfield site. The sand and gravel safeguarding together with the need to re-provide the open space and pavilion elsewhere are significant constraints to the site coming forward. Given the uncertainties of the site availability, it is concluded that there is no reasonable prospect of the site coming forward within the plan period.			

SITE REFERENCE: SLAA-8-5-C	SIZE (ha): 3.5 Net site area (ha): 2.28	SOURCE: Foreman Homes
ADDRESS: Land west of Satchell Lane, Hamble		PARISH: Hamble
REASON FOR ASSESSING: Site submitted for consideration in 2016		
		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located adjacent to the north-eastern part of Hamble and occupies elevated ground with views out of the site across the River Hamble to the east. The site is currently used as grazing land. On the eastern boundary of the site is residential development; to the west is Hamble airfield.		
Ownership: Ms Frampton		
Planning History: Outline application for development of up to 70 dwellings with associated access, public open space, landscaping and amenity areas (all matters reserved except for access) submitted April 2017 (ref O/17/80319).		
Land Uses Investigated: Residential		
Location: Adjacent to the urban edge (eastern boundary)		
Status in Local Plan: The site is defined as countryside within the adopted Local Plan 2001-2011, with the north/eastern boundary allocated for landscape improvements. The draft Local Plan 2011-2029 also defined the site as countryside. The site is within a proposed safeguarded site and a significant portion is safeguarded for sand and gravel extraction as allocated in the adopted Hampshire Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 0	
Timescale: 15+ years	Net Residential Yield: 68	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: The site adjoins Satchell Lane. Vehicular access to the site may be achievable from Satchell Lane but the road is substandard and visibility splays may be difficult to achieve. There is a dedicated pedestrian footway on Satchell Lane.			
Rights of Way: 75m to nearest footpath. 488m to nearest bridleway			
Proximity to Local Services (<i>All Distances are Approximate</i>):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only), 6 Hamble/Southampton		820m	
Railway Station: Hamble		960m	
Health Centre: Blackthorn Health Centre		1.2km	
Primary School: Hamble Primary School		920m	
Secondary School: The Hamble School		920m	
Shopping Centre / Hypermarket: Hamble Local Centre		1km	
Designated Open Space: Mercury Marshes		370m	
Community facilities: HYPE Youth Centre Hamble Sea Scout Headquarters Hamble Village Memorial Hall		875m 910m 1km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Non-agricultural
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline runs underneath the site	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood (former Hamble airfield)	Archaeological Sites	Remains of three pillbox remains likely within site
Proximity to International Nature Conservation Designations	Part of site within 200m	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Hamble Valley adjacent north east
Topography	Moderate downward slope from west to east	Landscape Character Assessment	Hound Plain
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Airfield, Hamble Estuary
Minerals and Waste Safeguarding	Whole site within a proposed sand and gravel quarry safeguarded site; sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is constrained by the residential properties on its eastern boundary, its landscape setting and the significantly constrained highway network. Consideration should be given to potential ecological impacts, including on the Solent Complex and Priority Biodiversity Areas. The site is being promoted for residential development however its relationship to the existing settlement and landscape setting raise some concerns. There may be some merit in considering this site further as part of a strategic location with Hamble airfield/marina. There may be potential for the combined extraction of mineral resources with adjacent site SLAA-8-2-C. If the site is taken forward, a change in planning policy will be required to address the countryside allocation and the location outside the urban edge.			
Availability: The developer anticipates that the site could become available within 5 years to 31 st March 2021. Given the change in policy required and the minerals extraction safeguard, a timescale of between 15+ years is considered more appropriate.			
Achievability: As a greenfield site with no abnormal costs, development of a suitable scale on the site is considered achievable.			

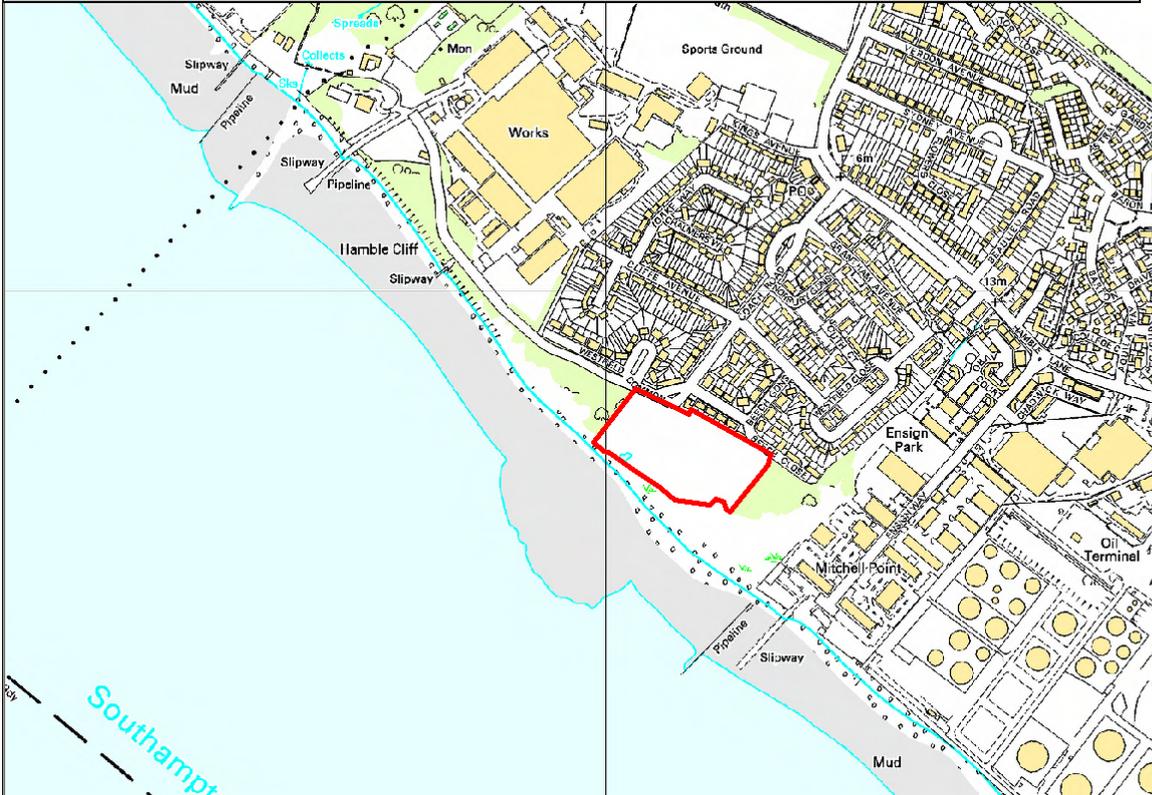
SITE REFERENCE: SLAA-8-8-C	SIZE (ha): 0.8 Net site area (ha): 0.72	SOURCE: Council Planning Officers
ADDRESS: Land south of Ensign Way, Hamble		PARISH: Hamble
REASON FOR ASSESSING: Site immediately adjoins the urban edge of Hamble		



SITE DETAILS	
Site Description & Character of Surrounding Area: The site is located on the southern edge of Hamble and immediately adjoins the modern Ensign Way employment area through which the site is accessible. The site itself accommodates informal parking and vegetation as well as access to the slipway. To the east of the site is the Hamble oil terminal and associated underground pipelines cross the site, with an area of above ground infrastructure located within the eastern portion of the site. Located to the south of an employment area, and adjacent to Southampton Water, which is designated a Ramsar, SPA and SSSI. There is planting across the site.	
Ownership: Not known	
Planning History: Application (ref: Z/30439/014/00) for 12,138m ² of employment floorspace approved 1990.	
Land Uses Investigated: Employment and transport interchange	
Location: Within urban edge	
Status in Local Plans: Northern extent of the site is allocated as existing employment land in the adopted Local Plan 2001-2011. In addition, a strip along the southern boundary is allocated as countryside, beyond which are nature conservation designations (see above).	
Site Potential:	
Density (dph): N/A	Existing Dwellings on Site: 0
Timescale: Unlikely in the plan period	Net Residential Yield: N/A
Loss of employment land: No	
Employment Uses:	
Business Park: 0m ²	
Industrial: 0m ²	
Warehouse: 0m ²	

ACCESSIBILITY			
Access to the Site: Vehicular and pedestrian access is available from Ensign Way to the north.			
Rights of Way: Footpath adjacent to site on south west boundary. 400m to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only), 6 Hamble/Southampton		470m	
Railway Station: Hamble		1.6km	
Health Centre: Blackthorn Pharmacy		2.2km	
Primary School: Hamble Primary School		980m	
Secondary School: The Hamble School		1.8km	
Shopping Centre / Hypermarket: Hamble neighbourhood parade Hamble Local Centre		630m 1km	
Designated Open Space: Westwood Common Hamble Common		660m 770m	
Community Facilities: Hamble Village Memorial Hall HYPE Youth Centre Hamble Sea Scout Headquarters		710m 1.3km 1.9km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Urban
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	High Likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Site completely within 200m of designation	Tree Preservation Orders	X
Flood Risk	Partly in Flood Zone 3 to the northwest of the site and adjacent to the southwest boundary. Site may also be vulnerable to sea level rises	Nature Conservation Designations	Southern edge of site is in SSSI, SAC, SPA, and RAMSAR. SINC to the west
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	The Solent – adjacent south west
Topography	Flat	Other	X
Priority Habitat	Coastal Vegetated Shingle	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary
Minerals and Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The constraints imposed by the pipelines and associated infrastructure needs to be established as well as the flood risk. Subject to the outcome of this work, the site occupies a prominent location between an established, modern employment area and Southampton Water and may offer some potential for an employment use. Access to the slipway would need to be maintained which may constrain development on this small site.			
Availability: The availability of the site is not currently known.			
Achievability: The site has a number of constraints to its development including the need to relocate the existing plant equipment and the likely need for mitigation. This coupled with the fact that the availability of the site is not known, means there has to be some doubt about the achievability of development on this site. It is therefore concluded that there is no reasonable prospect of development coming forward within the plan period.			

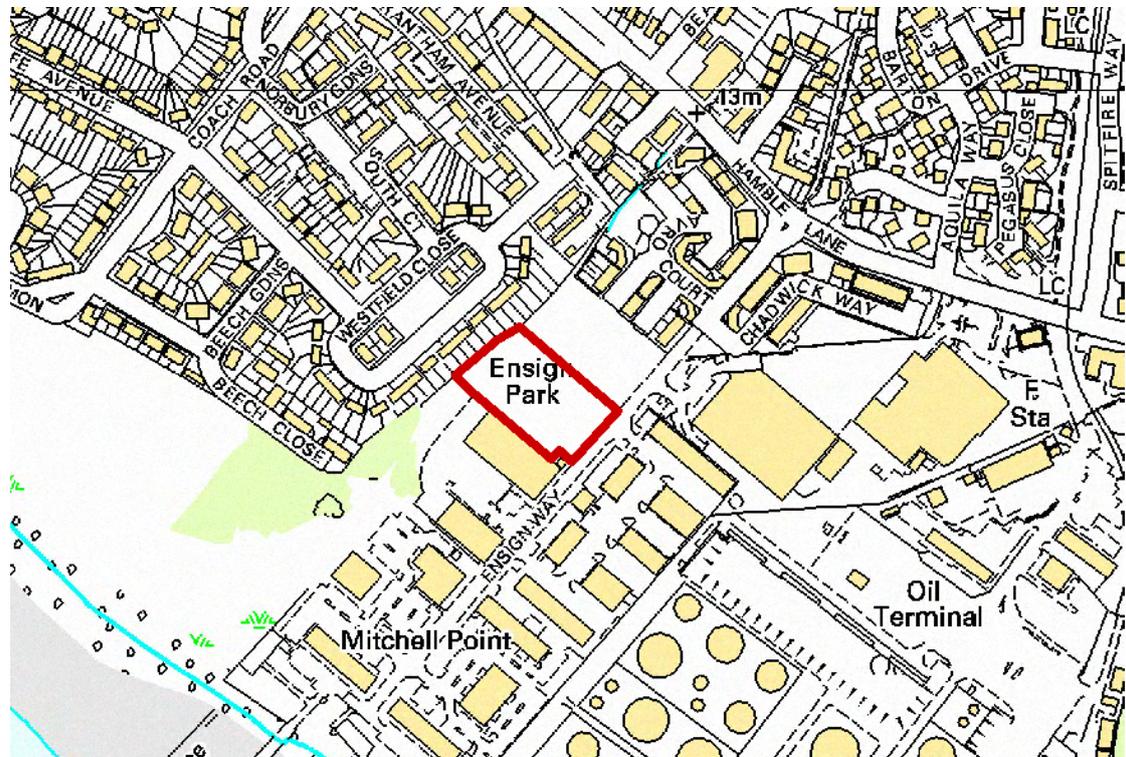
SITE REFERENCE: SLAA-8-9-C	SIZE (ha): 2.55 Net site area (ha): 1.66	SOURCE: EBC officers
ADDRESS: Land South of Westfield Common and Beach Close		PARISH: Hamble
REASON FOR ASSESSING: Site adjoins the urban edge		



SITE DETAILS		
Site Description & Character of Surrounding Area: The site is overgrown pasture land and enclosed by poor quality boundary treatment. The site forms part of the setting to Southampton Water. It is located to the south west of Hamble, and adjoins the urban edge. The southern-most part of the site is in an area of numerous environmental designations. The southern boundary of the site is subject to flooding and is likely to be vulnerable to sea level rises.		
Ownership: Not known		
Planning History: Application for stables (ref: Z/28295/001/00) permitted 1997		
Land Uses Investigated: Uses associated with expansion of Hamble i.e. residential & employment		
Location: Adjacent to urban edge		
Status in Local Plan: The site is allocated as countryside within the adopted Local Plan 2001-2011 and is allocated for landscape improvements. The site is also allocated as countryside within the draft Local Plan 2011-2029. Part of the site is safeguarded for sharp sand and gravel extraction in the HCC Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph):	30	Existing Dwellings on Site: 0
Timescale:	Unlikely in plan period	Net Residential Yield: 0

ACCESSIBILITY			
Access to the Site: Coming into the north of the site from Coach Road			
Rights of Way: Footpaths adjacent to the north south and west of the site. 3.2km to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only), 6 Hamble/Southampton		470m	
Railway Station: Hamble		1.5km	
Health Centre: Blackthorn Health Centre		2km	
Primary School: Hamble Primary School		820m	
Secondary School: The Hamble School		1.6km	
Shopping Centre / Hypermarket: Hamble neighbourhood parade		460m	
Designated Open Space: Westwood Common		Adjacent	
Community Facilities: Hamble Memorial Village Hall		870m	
Hamble Sea Scouts Headquarters		1.1km	
HYPE Youth Centre		1.7km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Urban
Cables / Pylons / Electricity Lines / Oil Pipelines	Southern water sewers adjacent south and west	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	X	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Site completely within 200m of designation	Tree Preservation Orders	Blanket TPO (all trees, all species) adjacent to the east boundary
Flood Risk	South of site in Flood Zones 2 and 3	Nature Conservation Designations	'Lee on the Solent to Itchen Estuary' – SINC to the south of the site. 'Petters Copse' SINC adjacent to the eastern boundary. SPA & Ramsar – 'Solent and Southampton water' to the south of the site
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	The Solent/Hamble Valley
Topography	X	Other	X
Priority Habitat	Coastal and Floodplain, Coastal Vegetated Shingle, Reedbeds	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area	Landscape Character Area	Westfield Common
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is undeveloped pasture land which provides a setting to Southampton Water, as well as the urban edge of Hamble. Any significant development in this location would be likely to harm this setting. There are also concerns about the impact of significant development on the nature conservation designations and flood risk. The eastern portion of the site lies within an HSE Consultation Zone.			
Availability: The availability of the site is not currently known.			
Achievability: The site has numerous constraints that compromise the achievability of development on this site and the availability of the site is not currently known. It is considered that there is no reasonable prospect of development on the site coming forward within the plan period.			

SITE REFERENCE: SLAA-8-10-C	SIZE (ha): 0.6 Net site area (ha): 0.54	SOURCE: Council Planning Officers
ADDRESS: Land west of Ensign Way, Hamble		PARISH: Hamble
REASON FOR ASSESSING: Identified using aerial photography as possibly having development potential		



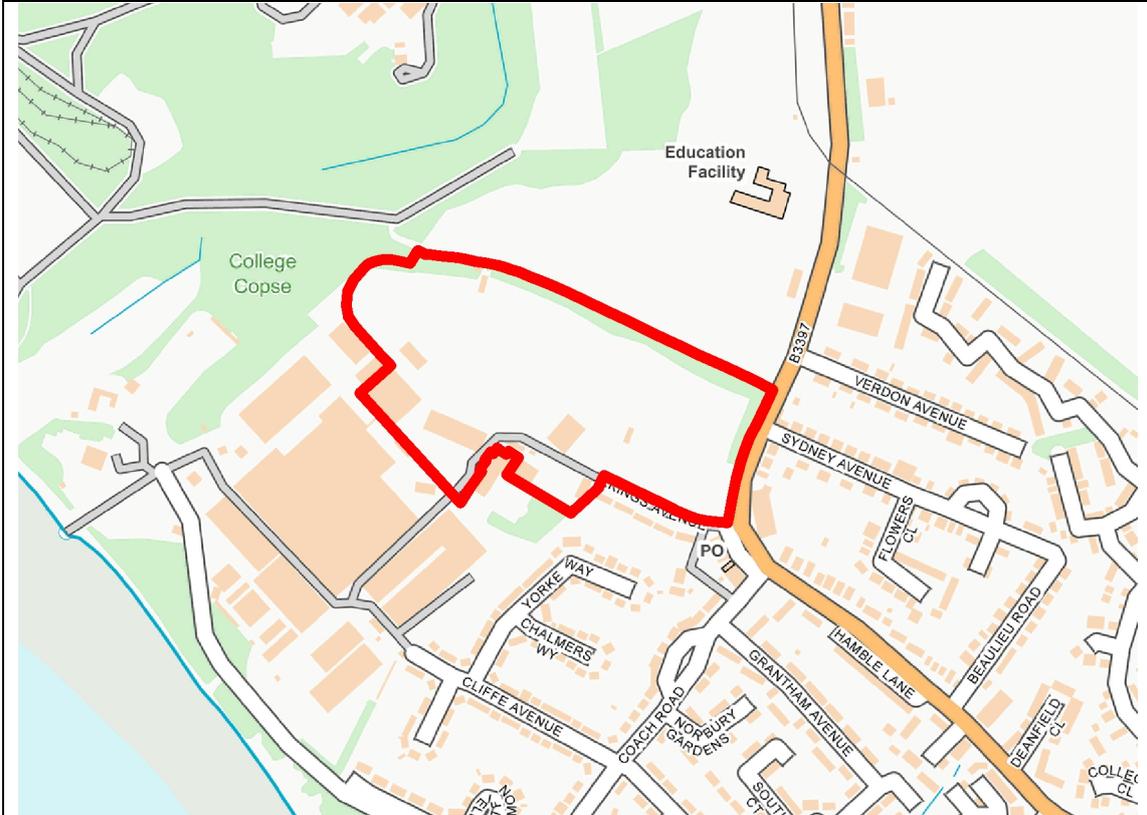
SITE DETAILS	
Site Description & Character of Surrounding Area: The site is located off Ensign Way, in the southern part of Hamble, and comprises a car park for the neighbouring employment use. The site is open with some planting in the centre of the site. Warehouse units are adjacent to the site. Residential properties lie to the north of the site.	
Ownership: Coopervision	
Planning History: Various applications under ref 21085 associated with Petter Ltd. Permission granted in October 2011 for formation of a car park (ref: F/11/69147)	
Land Uses Investigated: Employment	
Location: Within urban edge	
Status in Local Plans: Allocated as an existing employment site in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029.	
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	
Employment Uses:	
Business Park: 0 m ²	
Industrial: 0 m ²	
Warehouse: 0 m ²	

ACCESSIBILITY			
Access to the Site: Vehicle and pedestrian access from Ensign Way			
Rights of Way: 245m to nearest footpath. More than 3km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only), 6 Hamble/Southampton		250m	
Railway Station: Hamble		1.4km	
Health Centre: Blackthorn Health Centre		2km	
Primary School: Hamble Primary School		790m	
Secondary School: The Hamble School		1.6km	
Shopping Centre / Hypermarket: Hamble neighbourhood parade Hamble local centre		450m 850m	
Designated Open Space: Avro Court		160m	
Community Facilities: Hamble Memorial Village Hall Hamble Sea Scouts Headquarters HYPE Youth Centre		520m 1.1km 1.7km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Urban
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Within employment site
Conservation Area	X	Listed Building	X
Contamination	High likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Site completely within 200m of designation	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes marginally north to south	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary
Minerals and Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is within an identified employment area, adjoining employment development and in a location which is relatively well related to local facilities and services. The site is currently used as a car park for the adjoining business. There is the possibility the site could be contaminated and this would need to be assessed further. The site is located within an HSE Consultation Zone and the suitability for development on the site will need to be considered.			
Availability: The site is not being actively promoted for development.			
Achievability: Given the current parking use of the site for the adjacent employment use, there is no reasonable prospect of redevelopment within the plan period.			

SITE REFERENCE: SLAA-8-11-C	SIZE (ha): 7.98 Net site area (ha): 4.2	SOURCE: RPS CgMs on behalf of GE Aviation (previously Council Planning Officers)
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ADDRESS: Land to the north and south of Kings Avenue, Hamble **PARISH:** Hamble

REASON FOR ASSESSING: Submitted for consideration in 2016 and immediately adjoins the urban edge of Hamble



SITE DETAILS

Site Description & Character of Surrounding Area: The site currently comprises playing fields and a bowls club associated with the adjoining employment use together with some redundant employment buildings and a car park. The Grade II* Listed Sydney Lodge and stable is partially within the site to the south of the road. The site is flat and well screened on its northern boundary by tree planting with further notable planting on the eastern boundary.

Ownership: GE Aviation

Planning History: Various planning permissions under planning reference Z/13862/ including an electrical sub-station.

Land Uses Investigated: The site is being promoted for residential development

Location: Within the urban edge (area to the south of the road) and adjacent to the urban edge (area to the north of the road)

Status in the Local Plan: The playing field area is allocated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029 while the section to the south of the road and car park is allocated as an existing employment site. The large proportion of the site to the north of the road is safeguarded, as part of a larger area, for sand and gravel extraction site within the Hampshire Minerals and Waste Plan (2013).

Site Potential:
Density (dph): 30 **Existing Dwellings on Site:** 0
Timescale: 5-10 years **Net Residential Yield:** 127
Loss of Employment Land: Yes (Office space – south section of the site)

ACCESSIBILITY			
Access to the Site: The site has existing vehicular and pedestrian access from Kings Avenue.			
Rights of Way: Footpath adjacent north. More than 3km to nearest bridleway			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only), 6 Hamble/Southampton		200m	
Railway Station: Hamble		870m	
Health Centre: Blackthorn Health Centre		1.4km	
Primary School: Hamble Primary School		270m	
Secondary School: The Hamble School		1km	
Shopping Centre / Hypermarket: Coronation Neighbourhood Parade Hamble Local Centre		230m 1.2km	
Designated Open Space: Mount Pleasant Recreation Ground		Adjacent	
Community Facilities: Hamble Sea Scouts Headquarters Hamble Village Memorial Hall and HYPE Youth Centre		480m 960m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Non-agricultural
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Buffer to GE Aviation site may be required
Conservation Area	X	Listed Building	Sydney Lodge including stable (Grade II*) partially within site in south
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	On northern and eastern boundary
Flood Risk	Flood Zone 1, however there is a small area to eastern edge susceptible to surface water flooding	Nature Conservation Designations	536m Lee on Solent to Itchen Estuary SSSI & Solent & Southampton Water SPA & Ramsar; 1.76km Solent Maritime SAC
Historic Parks and Gardens	Sydney Lodge in south-east of site; Royal Victoria Country Park adjacent to north	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Site adjoins a proposed sand and gravel quarry safeguarded site; sharp sand and gravel mineral safeguarding area across north of site (5.1ha)	Landscape Character Area	Victorian Parkland

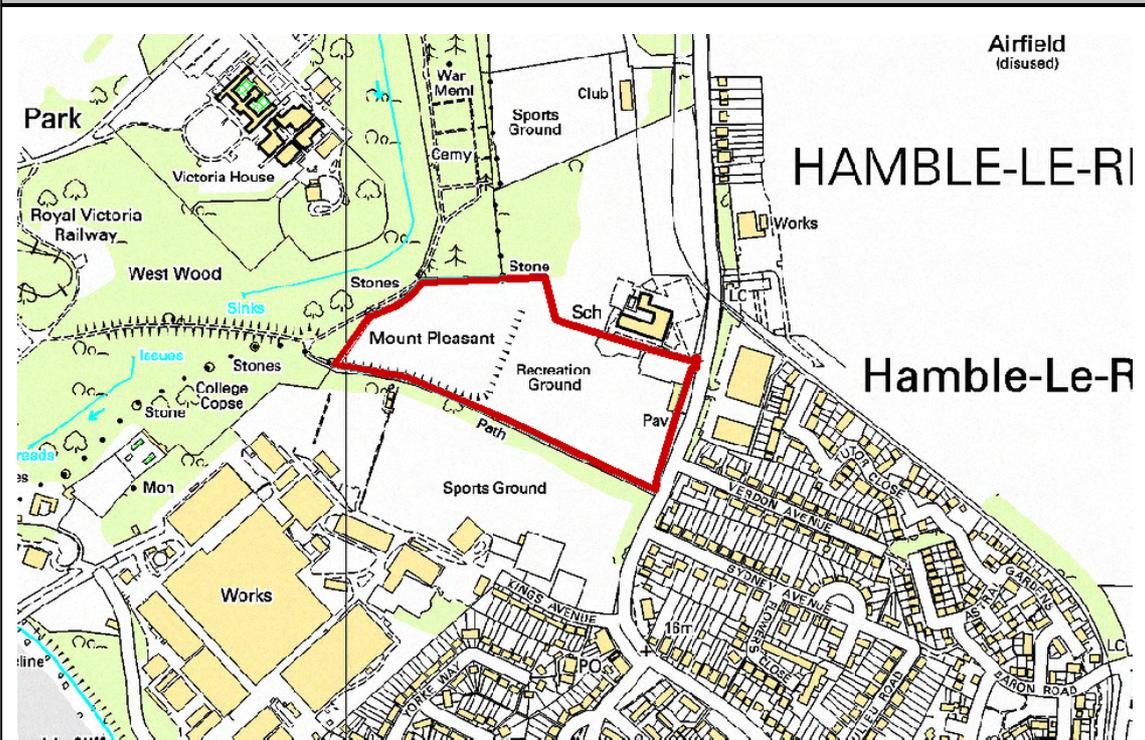
DELIVERABILITY / DEVELOPABILITY

Suitability: The majority of the site is currently used as playing fields. The loss of this facility would only be acceptable if it could be demonstrated that it was surplus to requirements or a replacement facility of equivalent or better standard in terms of quantity and quality in a suitable location could be provided. Notwithstanding this issue, the northern portion of the site is relatively well screened by tree cover on its northern and western boundaries and with suitable reinforced planting on the boundaries it may be suitable for development in landscaping terms. To the south and west of the road, the site comprises existing employment uses and a car park. The proximity to the listed building will need careful consideration in any redevelopment of the site, which could provide the opportunity to improve the setting of the listed building. The assessment assumes that 0.3ha of the site is unavailable as a result of Sydney Lodge Historic Park and Garden. The highway implications of additional traffic on Hamble Lane would need careful consideration and access to the employment site beyond would need to be maintained. Further consideration would need to be given to potential ecological impacts of development on parts of the site and the SINC network and buffers should be provided as appropriate. 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 agent has indicated that the site could become available within five years to 31st March 2021. Given the need for a change in planning policy and the potential requirement for replacement facilities, a 5-10 year timescale is considered appropriate. The safeguarding of part of the site for sharp sand and gravel extraction may delay development coming forward.

Achievability: The potential need to find an alternative location for the sports facilities may be costly. A change in planning policy would be required to address the countryside and existing employment designations. The property market is robust within Hamble and as such there are unlikely to be any notable viability issues affecting development on this site should the constraints identified above be satisfactorily addressed.

SITE REFERENCE: SLAA-8-12-C	SIZE (ha): 5.3 Net site area (ha): 3.18	SOURCE: Council Planning Officers
ADDRESS: Recreation ground west of Hamble Lane, Hamble		PARISH: Hamble
REASON FOR ASSESSING: Site immediately adjoins the urban edge of Hamble		



SITE DETAILS	
Site Description & Character of Surrounding Area: This recreation ground is located on the north-western edge of Hamble, separated from the defined urban edge by Hamble Lane to the east. It is a flat, well screened site with planting on the southern, western and eastern boundaries. To the north is Hamble Primary School. There is a SINC to the west of the site. The loss of the open space would represent a significant constraint on the development of this site.	
Ownership: Portsmouth Roman Catholic Diocese	
Planning History: Various under planning reference 16141	
Land Uses Investigated: Residential, employment, and community	
Location: Outside but adjacent to the urban edge (southern boundary)	
Status in Local Plan: The site is allocated as existing open space and countryside within the adopted Local Plan 2001-2011 (and the draft Local Plan 2011-2029). The local gap is located along the western and north-western boundary. The majority of the site is safeguarded for sharp sand and gravel extraction and approximately half of the site is allocated as a proposed safeguarded site in the adopted Hampshire Minerals and Waste Plan (2013).	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: Vehicular and pedestrian access is available from Hamble Way. There is a public right of way on the southern boundary of the site.			
Rights of Way: Footpath adjacent to site south. 2.1km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only), 6 Hamble/Southampton		190m	
Railway Station: Hamble		720m	
Health Centre: Blackthorn Health Centre		1.2km	
Primary School: Hamble Primary School		130m	
Secondary School: The Hamble School		910m	
Shopping Centre / Hypermarket: Hamble Neighbourhood Parade		320m	
Designated Open Space: Mount Pleasant Recreation Ground		On site	
Community facilities: Hamble Sea Scouts Headquarters		330m	
HYPE Youth Centre		960m	
Hamble Village Memorial Hall		980m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Non-agricultural
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline runs underneath the site	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	Victoria House Grade II Listed Building within adjacent site
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	Eastern and southern boundaries
Flood Risk	Flood Zone 1	Nature Conservation Designations	West Wood SINC to the west
Historic Parks and Gardens	Royal Victoria Country Park adjacent to west	Biodiversity Opportunity Areas	The Solent BOA adjacent west
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary western edge of site
Landscape Character Area	16 Victorian Parkland	Minerals and Waste Safeguarding	Majority of site within a sharp sand and gravel mineral safeguarding area; east of site within a proposed sand and gravel quarry safeguarded site
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is currently used as a recreation ground. The loss of this open space represents a significant constraint on the redevelopment of this site and it would need to be suitably replaced elsewhere if the site were to be developed. The site also represents an important part of the green infrastructure network within the borough although it may be possible to retain a corridor through the site. Whilst the site is located in a reasonably sustainable location in terms of access to local facilities, the site would be disconnected from the urban edge of Hamble. There may be some potential if a comprehensive form of development with neighbouring sites was considered but again there are major issues to address, not least of which is the traffic capacity and congestion on Hamble Lane. Development on the site would require a policy change to include the site within the urban edge.			
Availability: The availability of the site is not currently known. The safeguarding of the site for sharp sand and gravel extraction may delay development coming forward.			
Achievability: The site is a greenfield site with no known abnormal costs associated with the development of the site. The property market is robust within Hamble however the concerns about the constraints and the availability of the site suggest there is no reasonable prospect of development coming forwards within the plan period.			

SITE REFERENCE: SLAA-8-13-C	SIZE (ha): 5.5 Net site area (ha): 3.3	SOURCE: GVA Grimley Ltd (on behalf of land owner)
ADDRESS: Land at Hamble Petroleum Storage Depot, Satchell Lane, Hamble		PARISH: Hamble
REASON FOR ASSESSING: Majority of site previously submitted by agent on behalf of land owner.		



SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located on the north-eastern edge of Hamble and is a former petroleum storage area. It is evident that much of the site has been developed in association with its use as a petroleum storage area, albeit that much is underground. The site has been decommissioned, with the fuel tanks emptied in 2010 however all underground storage tanks and ancillary buildings remain in situ. There is significant tree cover across the site. The northern boundary of the site adjoins the Old Bursledon Conservation Area and a site of importance for nature conservation.		
Ownership: Defence Infrastructure Organisation		
Planning History: Pre-application discussions in 2013 regarding hotel/holiday accommodation Pre-application enquiry submitted in December 2016 proposing a residential use (ref Q/16/79651)		
Land Uses Investigated: Residential		
Location: Outside the urban edge		
Status in Local Plan: Site is located within the local gap and is designated as countryside within the adopted Local Plan 2001-2011. The site is also designated as countryside within the draft Local Plan 2011-2029. In addition, the majority of the site is designated as countryside gap, except an area along the eastern boundary, which is allocated as part of the hotel/marina site. Approximately 75% of the site is safeguarded for sand and gravel extraction within the Hampshire Minerals and Waste Plan (2013). Furthermore, a significant proportion of the site is within a potential safeguarded site.		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 0	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: The site has an existing vehicular access from Satchell Lane via the Mercury Yacht Harbour access road.			
Rights of Way: 100m to nearest footpath. 500m to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only), 6 Hamble/Southampton		870m	
Railway Station: Hamble		860m	
Health Centre: Blackthorn Health Centre		940m	
Primary School: Hamble Primary School		1km	
Secondary School: The Hamble School		760m	
Shopping Centre / Hypermarket: Hamble local centre		1.4km	
Designated Open Space: Mercury Marshes		600m	
Community Facilities: HYPE Youth Centre Hamble Sea Scouts Headquarters Hamble Village Memorial Hall		700m 940m 1.4km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	North east Grade 5. South west non-agricultural
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	Adjoins Old Bursledon Conservation Area to north	Listed Building	X
Contamination	High likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Partially within 200m of designation	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	Mallards Moor Ancient Woodland & Badnum Copse SINC along northern boundary
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Hamble Valley
Topography	Slopes down to east	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Hamble Estuary
Minerals and Waste Safeguarding	West and south within a potential sand and gravel safeguarded site; majority within a sharp sand and gravel minerals safeguarding area. (4.7ha)	Landscape Character Area	Old Bursledon

DELIVERABILITY / DEVELOPABILITY

Suitability: The site is significantly constrained by potential contamination associated with its previous use as a petroleum storage area. Although the site is previously developed, much of the apparatus and equipment associated with the previous use of the site is relatively small in scale and has blended in with the wider landscape. The significant tree coverage further helps to reduce the impact of the existing development. The site occupies a sensitive location within the landscape of the River Hamble and in providing a setting to Hamble village and the adjoining marina. The site has poor accessibility to public transport and is thus heavily dependent on the car for most journeys. The existing road infrastructure within the vicinity of the site is of sub-standard width and alignment. The capacity of Hamble Lane is a significant constraint on the development of this site. Development on the site would require a change in planning policy in respect of the allocation as countryside and its location within the local gap. It is difficult to envisage how residential development on the site could take place whilst respecting the site constraints.

Availability: The recent pre-application enquiry suggests the site is available for development. The safeguarding of part of the site for the extraction of sand and gravel may delay development coming forward.

Achievability: The River Hamble is an attractive and well-used tourist location and hub for the local marine related economy. It is concluded that there is no reasonable prospect of the site being redeveloped within the plan period, due to the concerns about the suitability of the site for residential development.