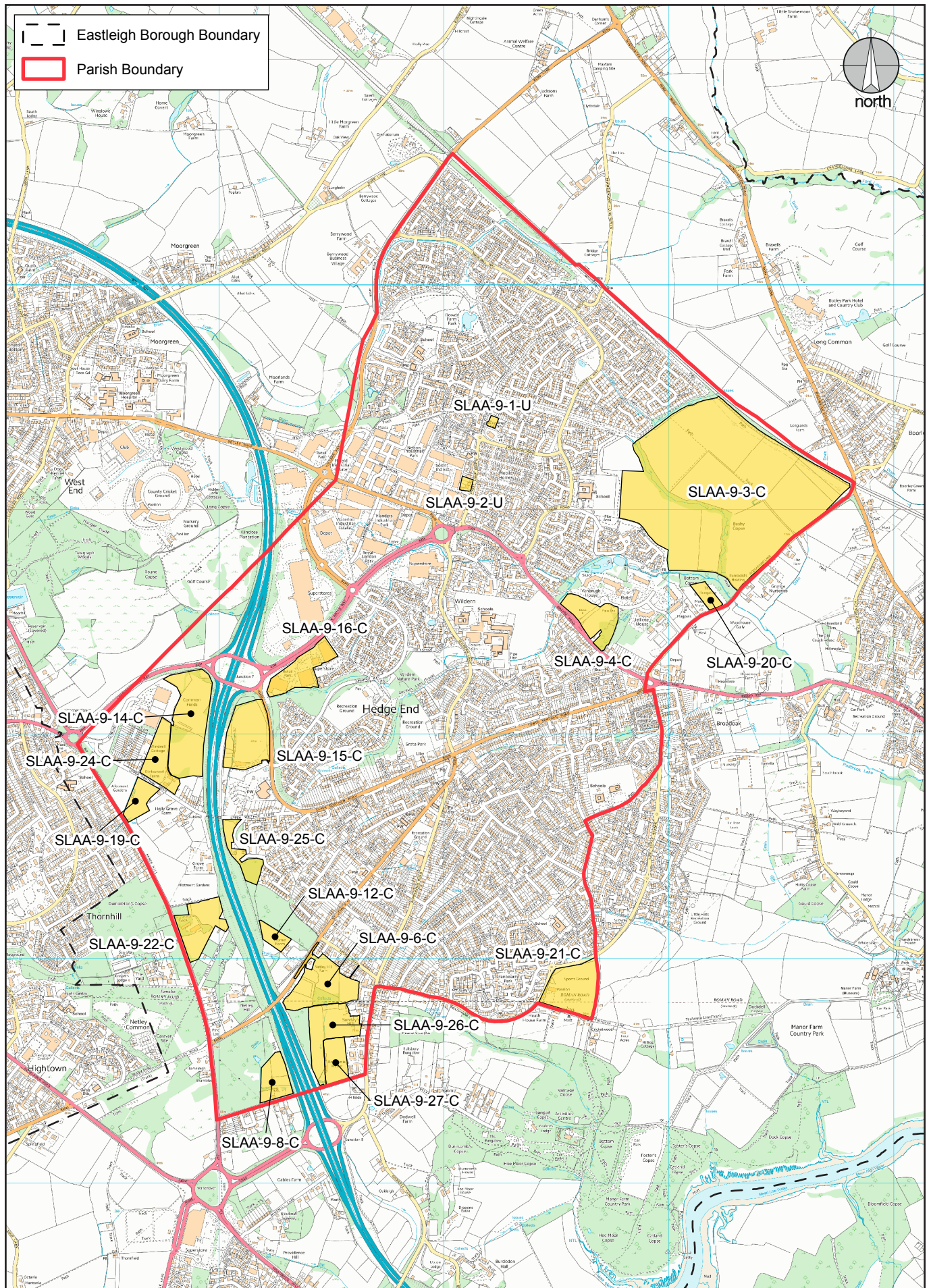
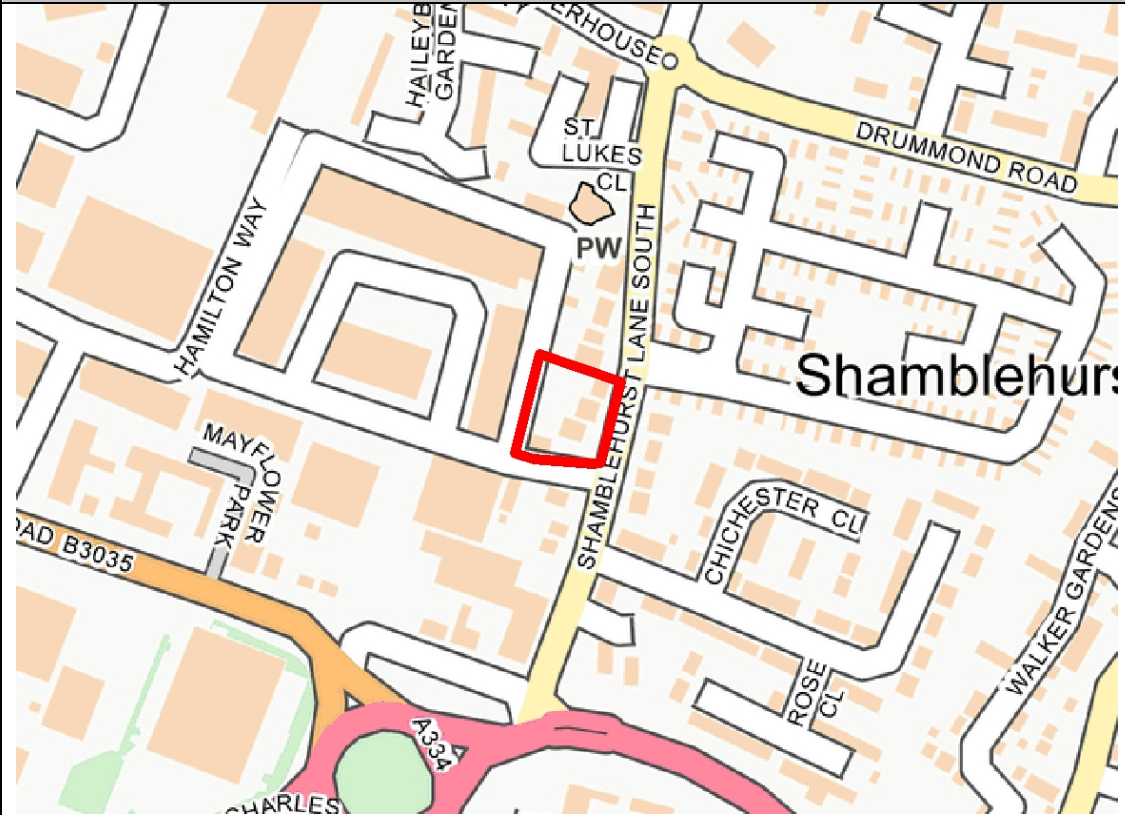


Strategic Land Availability Assessment (SLAA) - Hedge End



SITE REFERENCE: SLAA-9-1-U	SIZE (ha): 0.2 Net site area (ha): 0.2	SOURCE: EBC Officers
ADDRESS: Hedge End Recycling Centre, Shamblehurst Lane South, Hedge End		PARISH: Hedge End
REASON FOR ASSESSING: Identified in aerial photography as having potential for development		
SITE DETAILS		
Site Description & Character of Surrounding Area:		
<p>The site is within the urban edge in a residential part of Hedge End, it is currently covered by an area of hard standing and comprises a row of recycling containers and associated parking areas for loading and unloading. The existing use of the site raises questions about potential contamination within the site. The site is well screened on all sides with trees which are subject to TPOs on the northern and southern boundaries. The site is previously developed land which is reasonably accessible to a range of local and higher level services and facilities.</p>		
Ownership: Hampshire County Council		
Planning History: None		
Land Uses Investigated: Residential		
Location: Within urban edge		
Status in Local Plans: Safeguarded Minerals and Waste Site within the HCC Minerals and Waste 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: Via Shamblehurst Lane South.			
Rights of Way: 302m to nearest footpath and 1.2km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Drummond Road – X9 Bishops Waltham/Eastleigh			105m
Railway Station: Hedge End			855m
Health Centre: St Luke's Surgery			130m
Primary School: Berrywood			682m
Secondary School: Wildern			1.1km
Shopping Centre / Hypermarket: Hedge End Retail Park			680m
Designated Open Space: Giles Close 1			100m
Community Facilities: Drummond Community Centre			60m
Salvation Army Church			430m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 2
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Previous use	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	Blanket TPO adjacent to the north boundary
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	X	Landscape Character Area	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	Whole site within a household waste recycling centre safeguarded site	Other	TPOs to Northern and Southern Boundaries
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is currently safeguarded as a permanent Household Waste Recycling Centre. Subject to the acceptable relocation of the existing uses of the site, the site is considered to be a developable site for residential uses. A larger site was originally identified as being suitable for redevelopment but this has subsequently been discounted.			
Availability: The County Council would be prepared to consider the possibility of redeveloping the existing site for residential development provided that an alternative site of equal or better quality in an equally accessible location could be re-provided as part of any scheme. There are no known legal constraints that would restrict development on the site.			
Achievability: The existing use of the site raises doubts about the short-term deliverability of a residential redevelopment. In the absence of a suitable replacement site of equal or better quality in an equally accessible location, it is concluded that there is no reasonable prospect of the site coming forward for redevelopment within the plan period.			

SITE REFERENCE: SLAA-9-2-U	SIZE (ha): 0.29 Net site area (ha): 0.29	SOURCE: Planning history
ADDRESS: 11-17 Shamblehurst Lane South, Hedge End		PARISH: Hedge End
REASON FOR ASSESSING: Previous planning history suggested possible development potential		
		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located on the northern side of Hedge End and currently accommodates four residential properties. To the west of the site is a commercial estate whilst the rest of the area is characterised by residential properties that would appear to have been constructed in the mid twentieth century. There is no strong existing character to the area.		
Ownership: S D Bhatt, W East, J East, K Selby, M Selby		
Planning History: Refused planning application for residential redevelopment. Appeal dismissed. Ref: O/06/56683.		
Land Uses Investigated: Residential		
Location: Within urban edge		
Status in Local Plan: There are no site-specific allocations within the adopted Local Plan 2001-2011, the draft Local Plan 2011-2029, or the HCC Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): 35	Existing Dwellings on Site: 4	
Timescale: 6-10 years	Net Residential Yield: 6	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Via Shamblehurst Lane South.			
Rights of Way: 300m to nearest footpath, 1.4km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Shamblehurst Lane South – X9 Bishops Waltham/Eastleigh			30m
Railway Station: Hedge End			1.1km
Health Centre: St Luke's Surgery			180m
Primary School: Berrywood			830m
Secondary School: Wildern			765m
Shopping Centre / Hypermarket: Hedge End Retail Park			200m
Designated Open Space: Giles Close 1			477m
Community Facilities: Drummond Community Centre			313m
Salvation Army Church			570m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Southern Water sewer adjacent east	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	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'	X
Minerals and Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site is located within the built up area of Hedge End and is already in residential use. The principle of residential development on this site is therefore already established. Planning permission for 37 apartments was previously refused and an appeal dismissed, key reasons for refusal related to the form and layout of the development, lack of provision for social recreational and physical infrastructure and concerns about drainage. Any redevelopment would need to take account of general planning considerations including design, highways and impact on amenities of adjoining occupiers. A sensitively designed scheme is considered to be acceptable on this site that is located in an area which does not have a particularly strong character at present. The site is well related to existed services and facilities.</p>			
<p>Availability: Whilst the owners of the site have previously sought planning permission and they indicate that they still have an interest in the possible redevelopment of the site, the two responses from the three landowners contacted did not support development of the site. There are no known legal constraints that would restrict development on the site.</p>			
<p>Achievability: The site is considered to be attractive to the market. While the land owners have indicated that they are not currently interested in the development of the land, they still maintain an interest in possible redevelopment in the future. Redevelopment of the site is therefore considered to be a minimum of 6-10 years away.</p>			

SITE REFERENCE: SLAA-9-3-C	SIZE (ha): 50.92 Net site area (ha): 16.19	SOURCE: Hampshire County Council
ADDRESS: Land west of Woodhouse Lane, Hedge End		PARISH: Hedge End
REASON FOR ASSESSING: Identified formerly as part of SDA area of search and submitted for consideration in 2016 by the landowner		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is a gently-undulating landscape of pasture and arable land, with a number of mature trees and hedgerows forming field boundaries. It is bounded by a railway line (set in a cutting) on the north-eastern boundary and by modern low/medium density residential areas in Hedge End on the western and southern boundaries (generally well-screened by existing trees and hedgerows). Woodhouse Lane on the south-eastern boundary is a busy rural access road containing a mix of employment and residential buildings and a garden centre, interspersed by countryside. The site contains a stream that forms a tributary of the River Hamble, the corridor for which contains a significant tree belt which is a protected wildlife site (a SINC), ancient woodland and an area of flood risk (Flood Zone 2). There are also a couple of public Rights of Way around the site, one through the centre of the site running south-west to northeast which forms part of the designated 'Strawberry Trail' in the adopted Local Plan 2001-2011, and a number of routes belting the boundaries of the north-east, west and south edges of the site. The site promoter has indicated that the net site area, excluding land required for roads/school uses, is 16.19ha.</p>		
Ownership: Hampshire County Council		
<p>Planning History: Pre-application enquiry submitted in March 2017 for residential development, educational development and local centre (ref Q/17/80133). The construction of an exploration drilling site, the mobilisation of a drilling rig, setting up & drilling up to 3 exploratory wells, a short well test, permission to include highway access, access track and hedge removal. Withdrawn 23/03/2005. S/05/53218. Formerly part of the SDA area of search.</p>		
Land Uses Investigated: Residential, employment, and community uses including education provision		
Location: Outside but adjacent to the urban edge		
<p>Status in Local Plan: Designated in the adopted Local Plan 2001-2011 as Local Gap and Open Space including a linear area of Nature Conservation (SINC) running through the centre of the site southwest to northeast. The draft Local Plan 2011-2029 had this site designated as a Strategic Location for Residential Development with Open Space and provision of a 2FE Primary School. A significant portion of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).</p>		

Site Potential:		Existing Dwellings on Site: 0	
Density (dph): 35		Net Residential Yield: 567	
Timescale: 5-10 years			
Loss of Employment Land: No			
ACCESSIBILITY			
Access to the Site: Potential direct vehicular access from Woodhouse Lane, which may require some upgrading and offers potential to create the first phase of any future Botley bypass.			
Rights of Way: Bridleway running through the centre of the site from the southeast to northwest boundary forming part of the 'Strawberry Trail'. There are also cycle routes along the northwest, east and south boundaries of the site.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Maunsell Way – First 8 Southampton/Hedge End, X9 Bishops Waltham/Eastleigh			760m
Railway Station: Hedge End			1km
Health Centre: St Lukes Surgery			1.1km
Primary School: Berrywood Primary School			Adjacent west
Secondary School: Wildern School			1.25km
Shopping Centre / Hypermarket: Hedge End District Centre			1.6km
Hedge End Retail Park			1.6km
Designated Open Space: Adjacent site (to south, west and northeast)			0km
Community Facilities: Drummond Community Centre			1km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3. Grade 2 to south of site
Cables / Pylons / Electricity Lines / Oil Pipelines	Overhead electricity power lines, gas & water pipelines	Significant Noise Generating Uses	Railway to north east, Woodhouse Lane to south east
Conservation Area	X	Listed Building	X
Contamination	Low Likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Small area within Flood Zone 2 weaving through the west half of the site from north to south. All other areas Flood Zone 1	Nature Conservation Designations	Bottom Copse/Bushy Copse SINCC and ancient woodland
Historic Parks and Gardens	Botleigh/Botley Grange to south	Biodiversity Opportunity Areas	X
Topography	Undulating, within a small valley. Ground highest on northern boundary	Landscape Character Area	Horton Heath Undulating Farmland
Priority Habitat	Coastal and Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland, Wet Woodland	Biodiversity Action Plan Priority Areas and Links'	Railway, Wildern
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: This large site adjoins the settlement of Hedge End and currently forms part of the currently defined gap separating Hedge End, Botley and Boorley Green. It would therefore be necessary to make a change of policy to extend the Hedge End urban edge to incorporate this site to enable any sort of development. The site is designated in the draft Local Plan 2011-2029 as a Strategic Location for Residential development with associated community facilities and Open Space. It is of sufficient size to be physically capable of accommodating a medium density urban extension that could support a local centre, bus route, and a new or expanded school. However, the stream corridor restricts the potential access to the site, in addition to the SINC constraint on this area of the site, and divides the site into two distinct areas. This may create problems integrating any potential development with the existing settlement. The western part of the site is particularly well contained by mature hedgerows and trees; however, the northern edges of the site are prominent because of the topography. Further consideration should be given to potential ecological impacts, including on the SINC network and the Railway and Wilder PBLs and buffers should be provided as appropriate.

The development potential on this site could be considered further as part of a strategic location for development.

HCC has indicated the minerals extraction would be unviable in this location.

Availability: The site is in public ownership (Hampshire County Council). The landowner has previously indicated that the site could become available in the short term and will be marketed following any grant of planning permission.

Achievability: Potential for a significant residential development with supporting facilities, including some local employment generating uses. The site is outside the urban edge and therefore a policy change would be necessary for the site to be developed. The site is greenfield and would appear to have few abnormal development costs.

SITE REFERENCE: SLAA-9-4-C	SIZE (ha): 3.4 Net site area (ha): 1.3	SOURCE: Chapman Lily Planning on behalf of Botleigh Grange Limited
ADDRESS: Land at Botleigh Grange Hotel, off Grange Road, Hedge End		PARISH: Hedge End
REASON FOR ASSESSING: Submitted for consideration in 2016		
SITE DETAILS		
Site Description & Character of Surrounding Area: This site occupies an area to the front of the Botleigh Grange Hotel, and lies within the north east of Hedge End, just north of Grange Road. The site is undeveloped and used for grazing, and is a designated historic park. There is a strong boundary to the east and west created by blocks of woodland. The site area is a revision on what was originally submitted for consideration.		
Ownership: Mr. D. Plumpton		
Planning History:		
<ul style="list-style-type: none"> • Application (ref: Z19330/000/00) for 30 dwellings on the land fronting Grange Road refused 1979. • Application for residential development refused 1981, and appeal dismissed 1981. • Various applications under references 15956 and 29710 for the expansion and alterations of the hotel and office development within its curtilage. Ref: Z/29710/003/00 included a Section 52 agreement requiring that this site was retained as undeveloped 'Hotel Parkland' 		
Land Uses Investigated: The agent suggests that the site is considered primarily for residential development.		
Location: Within urban edge		
Status in Local Plan: There are no site-specific allocations within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. Most the site is safeguarded for sharp sand and gravel within the HCC Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): 35	Existing Dwellings on Site: 0	
Timescale: Within next 5 years	Net Residential Yield: 46	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Pedestrian and vehicle access from Grange Drive (which leads from Grange Road). No improvements to the road would be required were the site to be developed.			
Rights of Way: 1.3km to nearest footpath. 1.3km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Grange Road – X15 Hamble/Eastleigh (weekdays only)			180m
Railway Station: Hedge End			1.5km
Health Centre: Hedge End Medical Centre			660m
Primary School: Shamblehurst Primary School			590m
Secondary School: Wildern			430m
Shopping Centre / Hypermarket: Hedge End District Centre			850m
Designated Open Space: Woodhouse Lane Recreation Park			300m
Community Facilities: The Box Youth Centre			570m
Drummond Community Centre			950m
Hedge End Library			1km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 2 with Grade 3 to south of site
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designation	North western boundary within 25m of tributary	Tree Preservation Orders	On all tree species on the site
Flood Risk	The northwest corner of the site is within an area of Flood Zone 3, the rest of the site is Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	Botleigh/Botley Grange Historic garden (mid-nineteenth century deer park)	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Wildern
Minerals and Waste Safeguarding	Majority of site within sharp sand and gravel mineral safeguarding area (2.63ha)	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is located within an urban area with commercial development nearby. There is a blanket Tree Preservation Order over the site. There is a Section 52 Agreement that restricts development on part of the site to protect the parkland setting of the hotel and the surrounding area and there is concern that significant development on the site may harm the character and appearance of the area. For development to proceed, the Section 52 Agreement and concerns about harm to the character and appearance of the area would need to be addressed. The agent proposes that an area of 2 ha would be developable and suggests that any development could be planned to avoid existing trees on site that are subject to the blanked TPO.			
Availability: The agent has indicated that the site could become available for development within five years to 31 st March 2021.			
Achievability: The restrictions within the historic Section 52 Agreement will impede development and would likely require an application to remove. Concerns about harm to the character and appearance of the area would also need to be addressed. Whilst the site is believed to be available for development within the next five years, these constraints would need to be overcome in order for development to proceed.			

SITE REFERENCE: SLAA-9-6-C	SIZE (ha): 5.10 Net site area (ha): 3.06	SOURCE: Council Planning Officers
ADDRESS: Land West of Dodwell Lane & East of M27, Hedge End		PARISH: Hedge End
REASON FOR ASSESSING: Promoted for development on behalf of the landowners		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: This site occupies an area to the south west of Hedge End, adjacent to the west of Dodwell Lane. The site borders with an area of woodland to the west that provides screening, and there is also some sporadic tree cover across the site itself. There is residential development to the east of the site, and undeveloped countryside to the north, south and west. It is within the strategic gap separating Hedge End from Bursledon, as designated in the adopted Local Plan 2001-2011. The site is currently unused but there is some evidence of tipping. There appear to be a couple of agricultural buildings to the west of the site, and one at the end of Waylands Place to the north.</p>		
<p>Ownership: Multiple landowners, put forward for consideration by Foreman Homes</p>		
<p>Planning History: Planning permission for the construction of 109 dwellings with new link road, new vehicular access off St Johns Road, pedestrian & cycle links through Greenfield close, drainage, landscaping, parking and public open space granted May 2016 (ref F/15/76804)</p>		
<p>Land Uses Investigated: Residential, open space and new road</p>		
<p>Location: Outside but adjacent to the urban edge</p>		
<p>Status in Local Plan: Designated as countryside and within the Hedge End / Bursledon Strategic Gap in the adopted Local Plan 2001-2011. The site is set aside for potential employment and residential development with a proposed new distributor road between Dodwell Lane and St John's Road in the draft Local Plan 2011-2029. The west of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).</p>		
<p>Site Potential:</p>		
Density (dph): N/A	Existing Dwellings on Site: 0	
Timescale: In next 5 years	Net Residential Yield: 109 (based on planning permission)	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Waylands Place (narrow minor road). Improvements to the access Waylands Place would be difficult to achieve due to the close proximity of dwellings.			
Rights of Way: 705m to nearest footpath. 1km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Bursledon Road – X4 Eastleigh/Hedge End, 3 Boorley Green/Southampton		250m	
Dodwell Lane – X15 Hamble/Eastleigh (weekdays only)		290m	
Railway Station: Bursledon		2.4km	
Health Centre: Hedge End Medical Centre		1.5km	
Primary School: Kings Copse Primary		1.1km	
Secondary School: Wildern		1.7km	
Shopping Centre / Hypermarket: Hedge End District Centre		1.2km	
Designated Open Space: Netley Common		950m	
Community Facilities:			
Underhill Centre		520m	
Hedge End 2000 Centre		840m	
Hedge End Village Hall		880m	
HEYCA (Hedge End Youth and Community Association)		980m	
Hedge End Library		1km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood on the north section of the site	Archaeological Sites	X
Proximity to International Nature Conservation Designation	Part of southern boundary within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Significant ground level changes	Landscape Character Area	M27 Corridor
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area in west (1.6ha)	Other	X

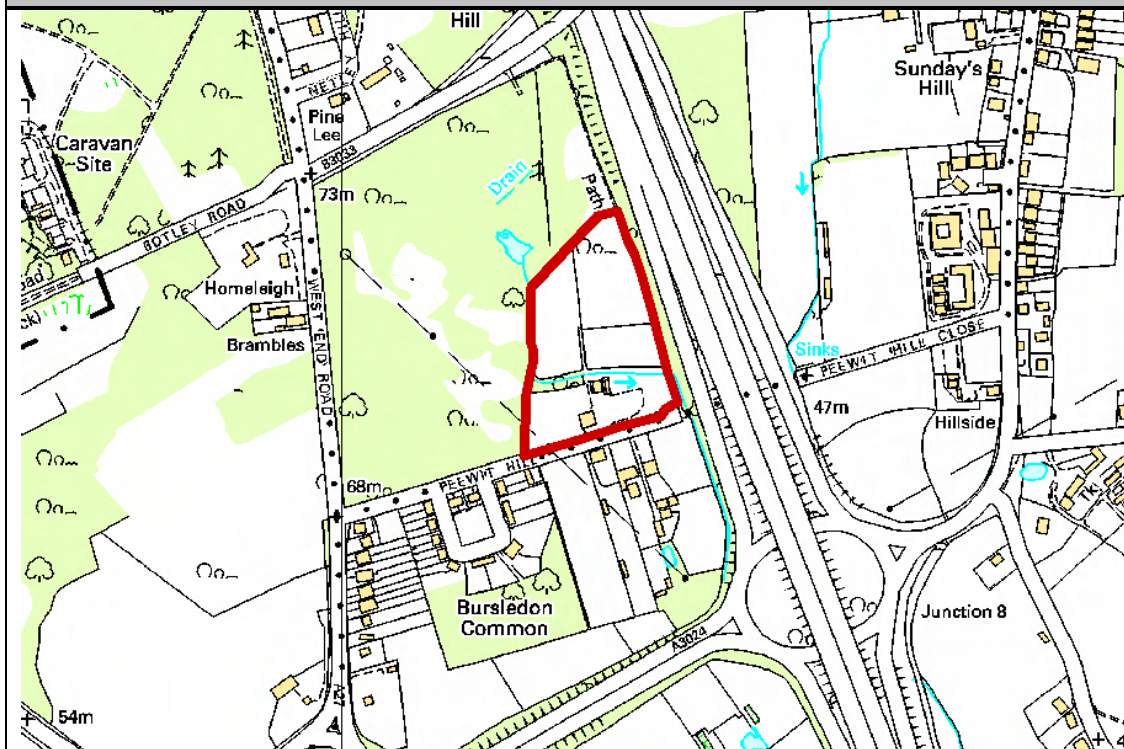
DELIVERABILITY / DEVELOPABILITY

Suitability: The site is currently located in the strategic gap separating Hedge End and Southampton, as designated in the adopted Local Plan 2001-2011, and as such development would lead to the erosion of this gap. As the site is located within the currently defined strategic gap, a policy change would be necessary for the site to be developed. A new road is proposed in the draft Local Plan 2011-2029 that would run between Dodwell Lane and St John's Road, and this would be routed via the west boundary of the site. There is a significant change of ground levels within the site which limits its potential. Taking the above into account and the noise from the M27, the opportunities to develop this site are limited. Securing suitable highway access to the site is also problematic and the potential contaminated land issues also need to be taken into account. Ground conditions on parts of the site are not ideal. Consideration of this site as part of a wider area of development could overcome some of these constraints for this site or facilitate wider development. Part of the site has an outstanding permission for residential development.

Availability: The site is available for development, as demonstrated by the planning permission and site submission.

Achievability: There are a number of constraints on achieving development on this site, not least of which is securing suitable vehicular access. The site is located adjacent to the urban edge and therefore a policy change would be necessary for the site to be developed. If considered as part of a wider scheme (e.g. as part of a strategic location), it is possible some of the constraints could be overcome.

SITE REFERENCE: SLAA-9-8-C	SIZE (ha): 2.5 Net site area (ha): 2.5	SOURCE: Council Planning Officers
ADDRESS: Land north of Peewit Hill, Bursledon		PARISH: Hound
REASON FOR ASSESSING: Site close to J8 M27		



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located to the north of Bursledon, close to junction 8 of the M27 and with residential properties to the immediate south. There is significant tree cover on the southern side of the site where there are also a number of poorly maintained structures that would appear to accommodate a number of horses. The site boundaries appear to be well vegetated with hedgerows and mature trees. The northern part of the site appears to be used for grazing/horse exercise. The site is within the currently defined strategic gap separating Bursledon, Southampton and Hedge End.

Ownership: Not known

Planning History: Application (ref: WIR5405) for use of land for pig breeding and firewood business permitted 1957 for temporary period. Application (ref: 28756/1) for a bungalow permitted 1989.

Land Uses Investigated: Employment. Residential and other uses discounted due to poor relationship to existing settlement and proximity to M27

Location: Outside of the Urban Edge

Status in Local Plan: Designated area of countryside, Local and Strategic Gap between Hedge End and Bursledon in both the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The west of site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).

Site Potential:

Density (dph): n/a

Timescale: Unlikely within plan period

Loss of Employment Land: No

Existing Dwellings on Site: 0

Net Residential Yield: n/a

Employment Uses:

Business Park: 0 m²

Industrial: 0 m²

Warehouse: 0 m²

ACCESSIBILITY			
Access to the Site: The site has a frontage onto Peewit Hill which currently provides vehicular access to other properties in the surrounding area. However, the road is narrow and thus there are some reservations about its capacity to accommodate additional vehicular traffic.			
Rights of Way: Footpath adjacent to site. 3km to nearest bridleway			
Proximity to Local Services (All distances are approximate):			
Bus Stop: A3024 – X15 Hamble/Eastleigh (weekdays only)		750m	
Railway Station: Bursledon		2km	
Health Centre: Bursledon Surgery		1.1km	
Primary School: Bursledon Infant and Junior Schools		1.6km	
Secondary School: Wildern School		2.1km	
Shopping Centre / Hypermarket: Tesco Southampton Bursledon Towers Extra Bursledon village centre		760m 1.3km	
Designated Open Space: Peewitt Hill		230m	
Community Facilities: Underhill Centre Hedge End Library Hedge End 2000 Centre and Hedge End Village Hall		990m 1.1km 1.3km	
CONSTRAINTS			
Air Quality Management Zone	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27
Conservation Area	X	Listed Building	X
Contamination	X	Archaeological Sites	X
Proximity to International Nature Conservation Designation	Within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	Adjacent to a SINC
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes west to east	Landscape Character Area	M27 Corridor
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	M27, Netley & Bursledon Commons
Minerals and Waste Safeguarding	Majority of site within sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is constrained by its location within the countryside and strategic gap separating Southampton, Bursledon and Hedge End as designated in the adopted Local Plan 2001-2011. Therefore a change in policy would be required in order for the site to be developed. There is also significant tree coverage and separation from the urban edge of Bursledon by reason of Windhover roundabout. The site is also adjacent to the Peewit Hill SINC to the west. On the other hand, the site is located in close proximity to Junction 8 of the M27 and if considered with adjoining sites, there may be some potential for the site to be used for employment uses provided these were compatible with adjacent residential development. It is however disconnected from the other sites and there is therefore uncertainty about the development potential of this site.			
Availability: The intentions of the current landowners are unknown.			
Achievability: The site is greenfield but has some constraints which could be costly to overcome. The site may well be attractive to the commercial sector in terms of its potential contribution to the local economy and its proximity to the strategic road network. The site is within the currently defined strategic gap and therefore a change in policy would be necessary in order for the site to be developed. As the intentions of the current landowners are unknown and no expressions of interest in redevelopment have been received, it is concluded that there is no reasonable prospect of the site coming forward for development within the plan period.			

SITE REFERENCE: SLAA-9-12-C	SIZE (ha): 0.9 Net site area (ha): 0.81	SOURCE: Luken Beck MDP Ltd on behalf of M and P Lipscombe
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ADDRESS: Home Farm, St. Johns Road, Hedge End **PARISH:** Hedge End

REASON FOR ASSESSING: Submitted for consideration in 2016



SITE DETAILS

Site Description & Character of Surrounding Area: This site occupies an area to the south west of Hedge End, north-west of St. Johns Road. The land is divided by field boundaries. There is a strong boundary to the north created by a block of woodland which is covered by a blanket TPO. It forms part of the gap separating Hedge End from Southampton. The site is currently in agricultural use.

Ownership: Highways Agency, Richard Browning, Raymond Garner, Wayne Mitchell, Alfred Candy, Robert Candy, Helen Jones, Joan Owen

Planning History: Permission for 14 dwellings on adjacent site (ref: F/15/76447) granted March 2017.

Land Uses Investigated: Residential, employment & open space

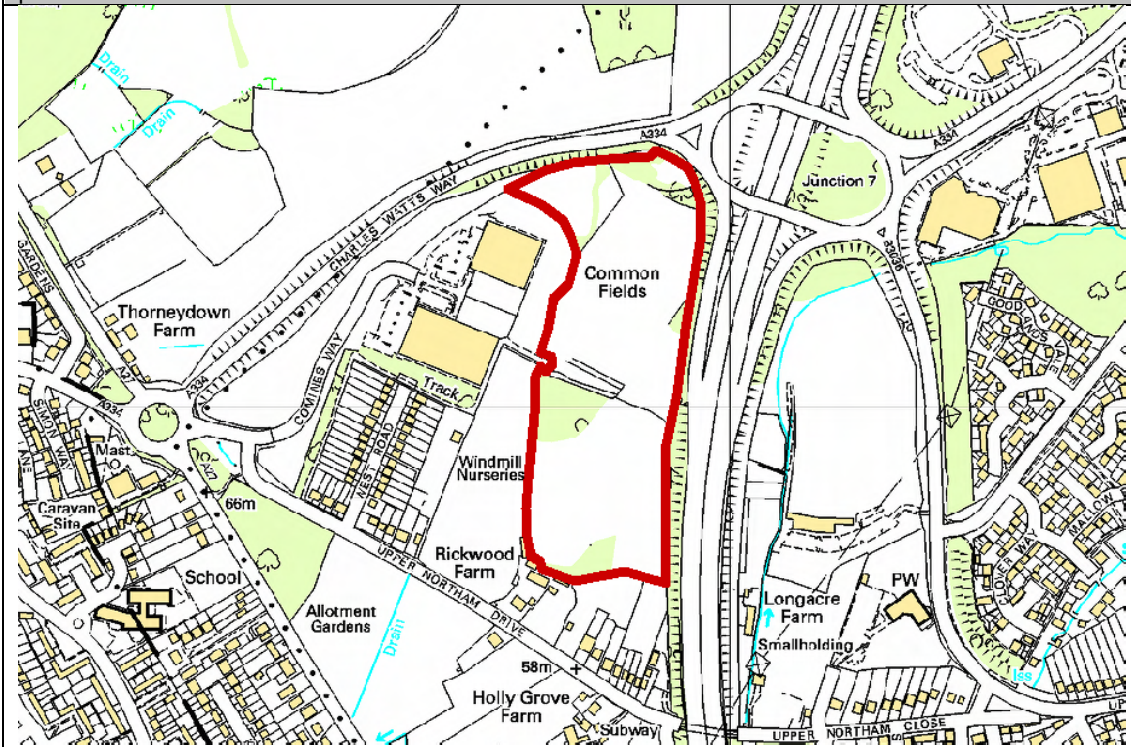
Location: Outside of the Urban Edge

Status in Local Plan: The site is located within the countryside and Strategic Gap policy area between Hedge End, Bursledon and Southampton as designated in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. Majority of site safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).

Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: 5-10 years	Net Residential Yield: 24
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: Access would need to cross adjacent site (currently the subject of a planning application). Any development would be likely to require access improvements.			
Rights of Way: 24m to nearest footpath. 1.2km to nearest bridleway			
Proximity to Local Services (<i>distances are approximate</i>):			
Bus Stop: Bursledon Road – X4 Eastleigh/Hedge End, 3 Southampton/Boorley Green			490m
Railway Station: Bursledon			2.6km
Health Centre: Hedge End Medical Centre			1.4km
Primary School: Kings Copse Primary			1.3km
Secondary School: Wildern			1.7km
Shopping Centre / Hypermarket: Hedge End district centre			1.2km
Designated Open Space: East of Kanes Hill			520m
Community Facilities: Underhill Centre Hedge End 2000 Centre Hedge End Village Hall HEYCA (Hedge End Youth and Community Association) Hedge End Library			470m 850m 860m 980m 1.1km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4 to west, Grade 3 to east
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Site adjacent to M27
Conservation Area	X	Listed Building	X
Contamination	Low likelihood on the western edge of site. Rest of site unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	None on site but blanket Tree Preservation Order on all trees to the north of the site
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Rising ground – difficult to see site from road	Landscape Character Area	M27 Corridor
Priority Habitat	Lowland Dry Acid Grassland, Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	Majority of site within sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: This site is located in the countryside and strategic gap. As the site is within the currently defined strategic gap, a policy change would therefore be necessary in order to develop any proposals. Development on this site would erode part of the gap separating Hedge End and Southampton. The landscape impact is limited due to its relative self-containment. The site is located in close proximity to the M27 and thus subject to noise and disturbance which would need to be investigated further. The opportunities to integrate this site with the existing urban area to the north is limited due to the significant woodland belt which is also subject to a blanket TPO.			
Availability: The agent has indicated that the site could become available for development within 5 years to 31 st March 2021. The agent has indicated that the site is subject to restrictive covenants, but has advised that these can be resolved.			
Achievability: There are a number of constraints that limit the achievability of this site, however, with an appropriate policy change to incorporate this site within the urban edge, this site could be made available within 6-10 years.			

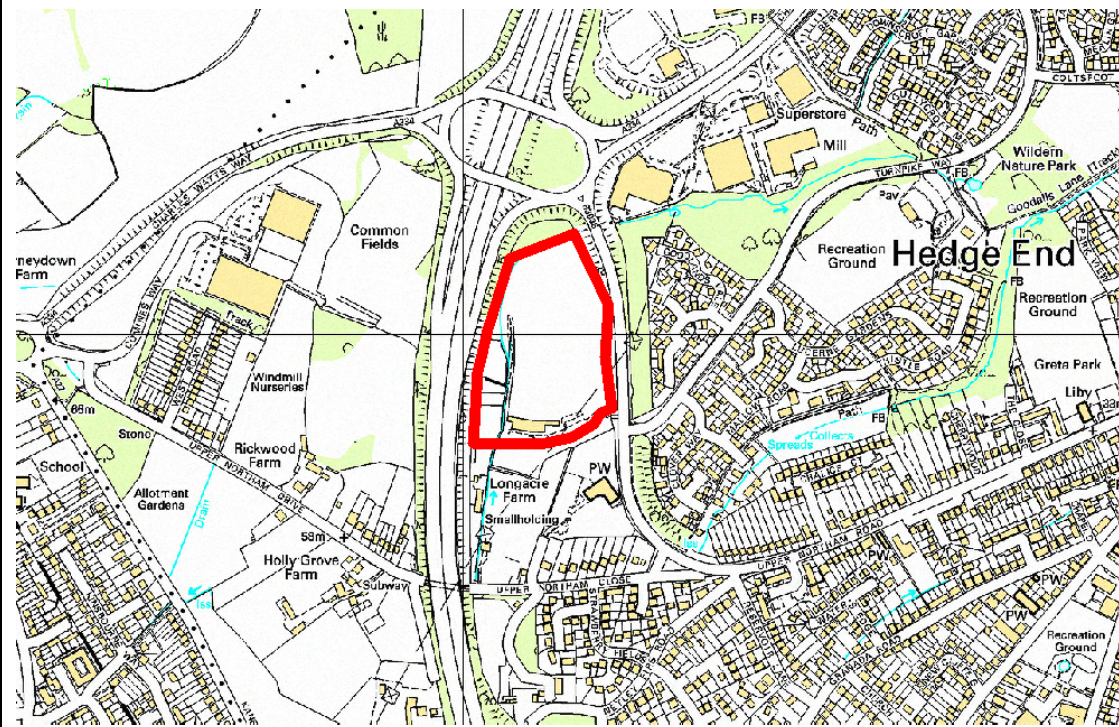
SITE REFERENCE: SLAA-9-14-C	SIZE (ha): 7.1 Net site area (ha): 7.1	SOURCE: Council Planning Officers
ADDRESS: Land south of Charles Watts Way and west of M27, Hedge End		PARISH: Hedge End
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		



SITE DETAILS	
Site Description & Character of Surrounding Area: The elevated site occupies an area to the west of Hedge End and west of the M27. It forms part of the gap separating Hedge End from Southampton. The gap at this point is very narrow, and has been significantly developed. The site does not appear to be in use for anything. There are small blocks of woodland on the northern and southern boundaries and some sporadic tree cover across the site which help with screening the site from the M27.	
Ownership: Eastleigh Borough Council	
Planning History: Application (ref: 17021) for a detached agricultural worker's dwelling (replacement) refused 1976. As part of the application for the Strategic Park at Comines Way (ref: Z/32223/000/00), site HE29 was transferred to Eastleigh Borough Council to keep the land open and managed.	
Land Uses Investigated: Employment	
Location: Outside of the Urban Edge	
Status in the Local Plan: The site is included within the countryside and Strategic Gap policy areas as designated in both the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The north of the site is safeguarded for soft sand in 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	
Employment Uses:	
Business park: 0 m ²	
Industrial: 0 m ²	
Warehouse: 0 m ²	

ACCESSIBILITY			
Access to the Site: No direct vehicular access to the site (it can be accessed via a track from Comines Park). Any development would require new access via third party land.			
Rights of Way: 953m to nearest footpath. 2.8km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Thornhill Park Road – 3 Southampton/Boorley Green			630m
Railway Station: Hedge End			2.7km
Health Centre: Hedge End Medical Centre			1.4km
Primary School: Kanes Hill Primary School			620m
Secondary School: Woodlands Community College			1.3km
Shopping Centre / Hypermarket: Hedge End Retail Park			1km
Hedge End District Centre			1.2km
Designated Open Space: Upper Northam Drive			430m
Community Facilities: Kings Community Centre Underhill Centre Hedge End Village Hall and Hedge End Library			440m 1km 1.1km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3, Grade 4 to N
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline	Significant Noise Generating Uses	M27
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood. Low likelihood on the eastern edge of site	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	Blanket TPO on all trees on northern boundary
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Significant changes in ground levels	Landscape Character Area	M27 Corridor
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	Soft sand mineral safeguarding area (5.6ha)	Other	Strategic gap
DELIVERABILITY / DEVELOPABILITY			
Suitability: This site is within the countryside and strategic gap, and would therefore require a change in policy in order for any proposed development to proceed. There are a number of additional considerations relating to any potential development of this site including landscape impact, topography, the TPO area to the north of the site, the oil pipeline adjacent to the east boundary and poor access. Whilst the site immediately adjoins junction 7 of the M27 and there is commercial development immediately west of the site, the undeveloped nature of the site is considered to contribute positively as a green buffer between the M27 and the existing commercial development at Comines Way.			
Availability: Eastleigh Borough Council has indicated that the site is not available for development due to the important gap function it fulfils. The safeguarding of the site for soft sand may delay development coming forward in this area.			
Achievability: The site has numerous constraints that compromise the viability of development on the site. The site is located outside the urban edge and therefore a policy change would be necessary for the site to be developed. As the availability of the site is unknown and no expressions of interest in redevelopment have been received, it is concluded that there is no reasonable prospect of the site coming forward for development within the plan period.			

SITE REFERENCE: SLAA-9-15-C	SIZE (ha): 5.1 Net site area (ha): 5.1	SOURCE: Council Planning Officers
ADDRESS: Land south-east of J7 of M27 (west of Upper Northam Road) and east of M27, Hedge End		PARISH: Hedge End
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		



SITE DETAILS

Site Description & Character of Surrounding Area: This site occupies an area to the west of Bursledon, east of the M27 motorway. The site is relatively well screened and is at present used as a golf driving range with ancillary facilities including a shop and parking. It currently forms part of the gap separating Southampton from Hedge End. Adjacent land uses include residential, retail, M27 and a church.

Ownership: Maximilian and Susan Hunt

Planning History: Outline permission granted in 2001 for golf driving range. Previous applications for retail park and leisure park refused. Ref: Z/26605/

Land Uses Investigated: Employment and community

Location: Outside but adjacent to the urban edge

Status in Local Plan: Site is located in the countryside and Strategic Gap policy areas in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. Majority of site safeguarded for soft sand in 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

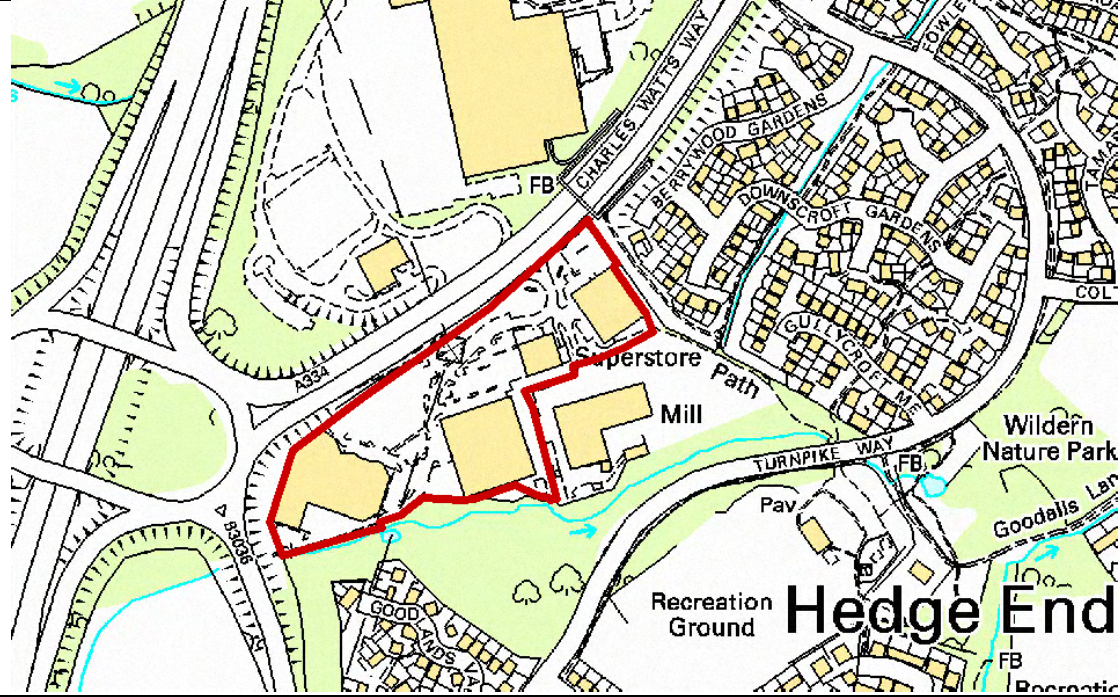
Loss of Employment Land: Yes (golf driving range and shop)

Business park: 0 m²

Industrial: 0 m²

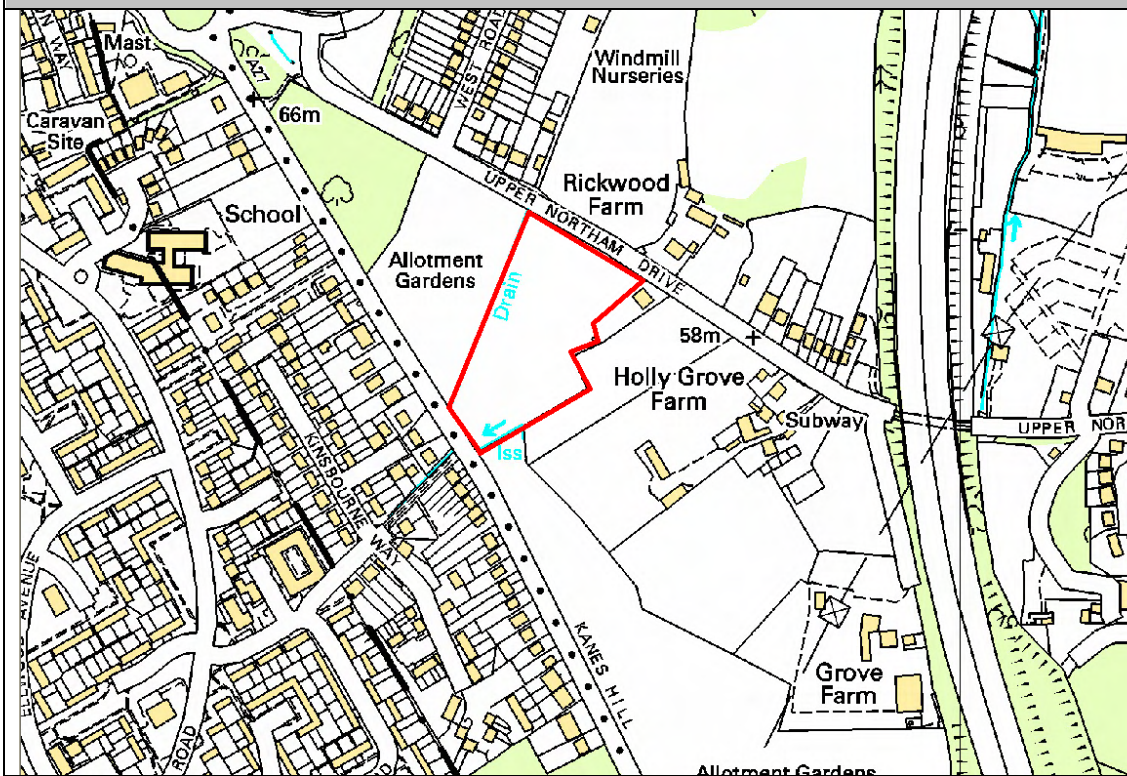
Warehouse: 0 m²

ACCESSIBILITY			
Access to the Site: There is existing access to the site from Upper Northam Road			
Rights of Way: 293m to nearest footpath. 1.9km to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Turnpike Way – X4 Eastleigh/Hedge End, 3 Southampton/Boorley Green		260m	
Railway Station: Hedge End		2.5km	
Health Centre: Hedge End Medical Centre		1.2km	
Primary School: Shamblehurst Primary		1.1km	
Secondary School: Wildern		1.1km	
Shopping Centre / Hypermarket: Hedge End Retail Park Hedge End District Centre		600m 900m	
Designated Open Space: Hogsty Copse Turnpike Way Recreation Ground		320m 490m	
Community Facilities: Kings Community Church / Hedge End Library / Underhill Centre		225m / 780m / 800m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Overhead electricity pylon	Significant Noise Generating Uses	M27
Conservation Area	X	Listed Building	X
Contamination	Low likelihood on the north-west corner of site	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Uneven ground sloping north east to south west.	Landscape Character Area	M27 Corridor
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	Majority of site within a soft sand mineral safeguarding area (4.5ha)	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is relatively well located in relation to local services and facilities, adjoins an existing retail and employment estate and is next to Junction 7 of the M27. However, the site currently forms part of the gap separating Hedge End from Southampton and would therefore require a change in policy in order for the site to be developed. Uses requiring access to the M27 (storage and distribution etc.) could be considered on this site taking into account the surrounding land uses and its proximity to the motorway but the landscape impact of development will need to be carefully considered along with the existing use.			
Availability: Not known, however given the existing use as a golf driving range which appears to be well used and maintained it would be unlikely that the landowner would make this site available. The safeguarding of part of the site for soft sand extraction may delay development coming forward.			
Achievability: In terms of the site's potential for employment use, the location would appear to be attractive to the market. The site is within the currently defined strategic gap and therefore a change in policy would be necessary in order for the site to be developed. As a result of the site's existing use as a golf driving range, which appears to be a successful business, there is no reasonable prospect of redevelopment of the site within the plan period. Furthermore, as the intentions of the current landowners are unknown and no expressions of interest in redevelopment have been received, it is concluded that there is no reasonable prospect of the site coming forward for development within the plan period.			

SITE REFERENCE: SLAA-9-16-C	SIZE (ha): 3.3 Net site area (ha): 3.3	SOURCE: Council Planning Officers
ADDRESS: Land south of Charles Watts Way & east of M27, Hedge End		PARISH: Hedge End
REASON FOR ASSESSING: Within the urban edge and at the time of identification, contained a number of vacant units.		
		
SITE DETAILS		
Site Description & Character of Surrounding Area: This site occupies an area to the west of Hedge End, south of Charles Watts Way. It is presently an established out-of-centre retail park, and there is a strong boundary to the south of the site created by a block of woodland. An existing residential settlement lies to the east of the site. There is a planning permission for redevelopment of Wildern Mill (to the east/south of the site) for residential uses.		
Ownership: Not known		
Planning History: Various applications associated with retail uses		
Land Uses Investigated: Employment		
Location: Within the urban edge		
Status in Local Plans: There are no site-specific allocations within the adopted Local Plan 2001-2011 or the 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: Yes (retail use)		
Employment Uses:		
Business Park: 0 m ²		
Industrial: 0 m ²		
Warehouse: 0 m ²		

ACCESSIBILITY			
Access to the Site: Access road from Charles Watts Way. Redevelopment would not require any access improvements.			
Rights of Way: 1km to nearest footpath. 2.1km to nearest bridleway			
Proximity to Local Services (<i>All Distances are Approximate</i>):			
Bus Stop: Turnpike Way – X4 Eastleigh/Hedge End, 3 Southampton/Boorley Green		270m	
Railway Station: Hedge End		2.2km	
Health Centre: Hedge End Medical Centre		930m	
Primary School: Shamblehurst Primary School		700m	
Secondary School: Wildern		720m	
Shopping Centre / Hypermarket: Sainsbury's and Marks and Spencer, Hedge End Retail Park		237m	
Designated Open Space: Hogsty Copse		Adjacent south	
Community Facilities: Kings Community Church		545m	
Hedge End Library		660m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3 to south, Grade 4 to north
Cables / Pylons / Electricity Lines / Oil Pipelines	Overhead power lines run across site and there is a pylon on northern site boundary	Significant Noise Generating Uses	M27
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designation	Southern boundary within 25m of tributary	Tree Preservation Orders	1 TPO within site and blanket TPO on all tree species on southern site boundary.
Flood Risk	Site within Flood Zone 1, area of Flood Zone 3 adjacent to the south of the site.	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat (set below road level of A334)	Landscape Character Area	X
Priority Habitat	Lowland Mixed Deciduous Woodland, Wet Woodland	Biodiversity Action Plan Priority Areas and Links'	M27, Wildern
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is well located on the strategic road network. The existing use of the site (retail) is not encouraged in such a location however it forms part of a wider area of retail uses. If the existing uses could be relocated to within existing town or district centre areas, there is the potential for the site to be redeveloped.			
Availability: The site is well maintained and appears to have received recent investment for retail use, with the one vacant unit now filled. It is unlikely that the existing occupiers would wish to relocate or that site owners would accept the change of use of the site to B1-B8 employment within the short term.			
Achievability: The current use of the site is well established and has received recent investment so it is considered there is no reasonable prospect of a change to B1-B8 employment within the plan period.			

SITE REFERENCE: SLAA-9-19-C	SIZE (ha): 1.569 Net site area (ha): 1.569	SOURCE: Hedge End Parish Council
ADDRESS: Land at Kanes Hill, West End		PARISH: Hedge End
REASON FOR ASSESSING: Site considered to have some potential which should be explored further		



SITE DETAILS

Site Description & Character of Surrounding Area:

The site is located outside the urban edge, to the east of Thornhill and to the west of Hedge End. It forms part of the strategic gap between Southampton (Thornhill) and Hedge End. This site appears to form part of an allotment gardens site, and adjacent south-east is a farm and open farmland. Across Upper Northam Drive to the north of the site is Rickwood Farm and a variety of residential developments. The land is flat and generally open, but is tree lined on its boundaries helping to partially screen the site from traffic and residential properties fronting Kanes Hill to the west. The M27 runs nearby to the east.

Ownership: Unknown

Planning History: n/a

Land Uses Investigated: Cemetery

Location: Adjacent to the Urban Edge

Status in the Local Plan: Site is located in the Strategic Gap and countryside policy area in the adopted Local Plan 2001-2011 and the draft Local Plan 2011-2029. The site is also designated as a proposed new cemetery location in the draft Local Plan to serve Hedge End.

Site Potential:

Density (dph): n/a

Timescale: Unlikely in plan period

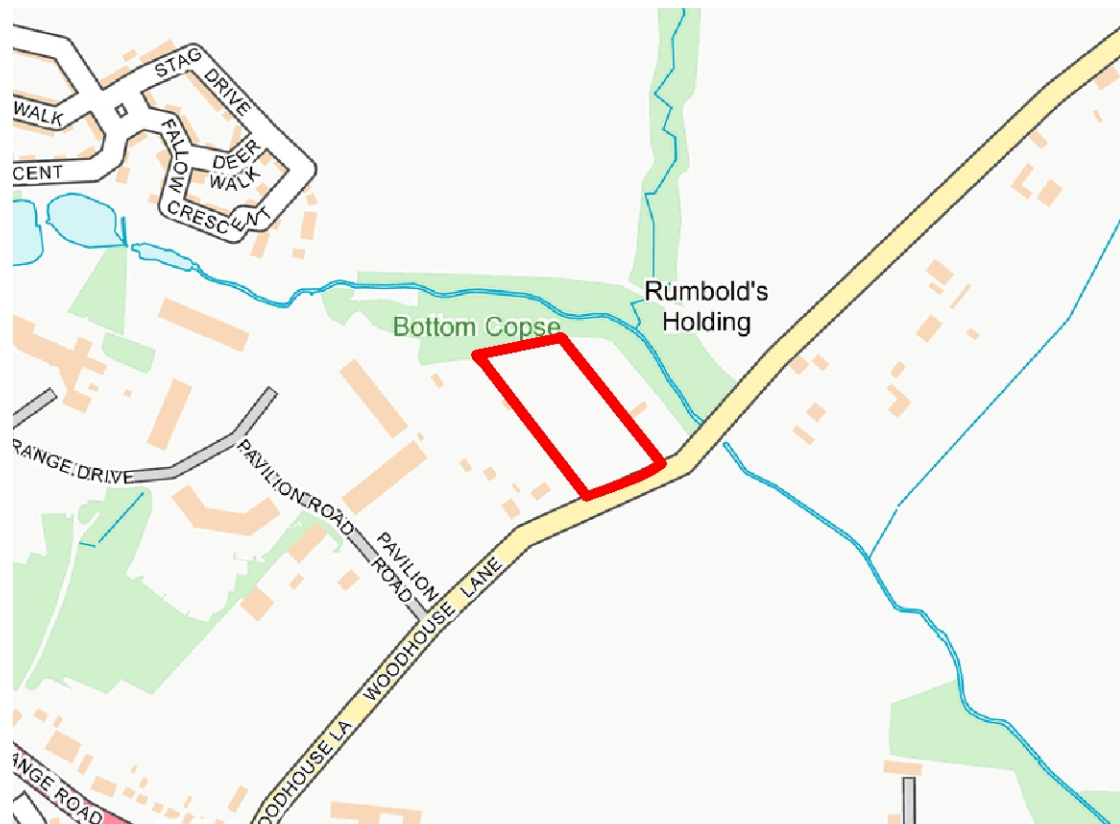
Loss of Employment Land: No

Existing Dwellings on Site: 0

Net Residential Yield: n/a

ACCESSIBILITY			
Access to the Site: The site is bordered by both Kanes Hill to the south and Upper Northam Drive to the north. Vehicular access would appear to be achievable.			
Rights of Way: 771m to nearest footpath. 1.3km to nearest bridleway			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Thornhill Park Road – 3 Southampton/Boorley Green		470m	
Railway Station: Hedge End		3km	
Health Centre: Hedge End Medical Centre		1.6km	
Primary School: Kanes Hill Primary		250m	
Secondary School: Wildern		1.6km	
Shopping Centre / Hypermarket: Hedge End Town Centre		1.4km	
Designated Open Space: To the west of Kanes Hill		Adjacent northwest	
Community Facilities: Kings Community Church		570m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3 to north east and Grade 4 to south west
Cables / Pylons / Electricity Lines / Oil Pipelines	Southern Water Sewer adjacent north, west and south. 100m to main gas line.	Significant Noise Generating Uses	M27 nearby to the east
Conservation Area	X	Listed Building	X
Contamination	X	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	X	Landscape Character Area	M27 Corridor
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Netley & Bursledon Commons
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: Whilst the site is presently used for allotment gardens and falls within the countryside and strategic gap, a cemetery proposal at this site may not necessarily require a change in policy within the Local Plan as it is classed as a green open community space. A need has been identified within the parish for additional cemetery provision. The site is reasonably well related to both Hedge End and Thornhill. With careful design to minimise the impact on this particularly vulnerable part of the strategic gap between Southampton and Hedge End, it is considered that a cemetery on this site could be acceptable in visual terms. There remains a need for a geological study to determine the suitability of the ground for this use.			
Availability: The availability of the site is unknown.			
Achievability: The development of this site is subject to geological studies to determine the suitability of the ground conditions for this use. Given the existing use as an allotment gardens with no known plans in place to relocate these, and the fact that the availability of the site is unknown, it is considered that there is no reasonable prospect of a cemetery being delivered at this site in the plan period.			

SITE REFERENCE: SLAA-9-20-C	SIZE (ha): 0.80 Net site area: 0.72	SOURCE: Bridgehawk Property Services
ADDRESS: Land at Woodhouse Lane, Hedge End		PARISH: Hedge End
REASON FOR ASSESSING: Representation on consultation draft Local Plan and submitted for consideration in 2016		



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located on the north-eastern side of Hedge End. The site is currently open ground fronting Woodhouse Lane to the south, with detached dwellings on large plots adjacent to the east and west. Further west and north-west is the Bottleigh Grange Office Park. To the north, the site is bounded by a stream which lies in fairly extensive tree cover and is designated for nature conservation (SINC), and Tree Protection Order (TPO).

Ownership: Newman family

Planning History: No recent history of direct relevance

Land Uses Investigated: Residential

Location: Outside the Urban Edge

Status in Local Plan: Designated Local Gap between Hedge End and Botley and subject to countryside policies in the adopted Local Plan 2001-2011. Forms part of the proposed Employment Land adjoining the Bottleigh Grange Business Park in the draft Local Plan 2011-2029. Part of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).

Site Potential:

Density (dph): 35

Timescale: 5-10 years

Loss of Employment Land: No

Existing Dwellings on Site: 0

Net Residential Yield: 25

ACCESSIBILITY			
Access to the Site: There may be potential direct vehicular access from Woodhouse Lane or Pavilion Road.			
Rights of Way: 540m to nearest bridleway. 1km to nearest footpath			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: A334 Broad Oak – 3 Southampton/Boorley Green, X9 Bishops Waltham/Eastleigh, X15 Hamble/Eastleigh			400m
Railway Station: Hedge End			1.5km
Health Centre: Botley Surgery Hedge End Medical Centre			1km 1.1km
Primary School: Berrywood Primary School			710m
Secondary School: Wildern School			1.1km
Shopping Centre / Hypermarket: Hedge End district centre Botley village centre			1.3km 1.3km
Designated Open Space: Bottom Copse			Adjacent north
Community Facilities: Botley Centre Brook House Country Club			760m 740m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 2 plus Grade 3 to south of site
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	North eastern boundary within 25m of tributary	Tree Preservation Orders	Belt of TPO covering trees to the north of the site
Flood Risk	Flood Zone 1	Nature Conservation Designations	SINC to the north-eastern boundary of the site
Historic Parks and Gardens	Botleigh/Botley Grange	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Area	Horton Heath Undulating Farmland
Priority Habitat	Coastal and Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland, Wet Woodland	Biodiversity Action Plan Priority Areas and Links'	Wildern
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is in close proximity to the Botleigh Grange office campus and immediately adjacent to residential properties on large plots to the east and west of the site. The site is outside of the urban edge and currently subject to countryside and local gap policies in the adopted Local Plan. A change in policy to incorporate the site within the urban edge would therefore be required. Given the disconnection of this site to other residential areas, it would be difficult to envisage a significant intensification of residential development on this site, but a lower density development may be more appropriate. The site is well contained by trees on its northern boundary. The impact on the local highway network and the nature conservation designations to the north would require consideration. The site's proximity to the Botley Bypass raises concerns about noise and air quality impacts.			
Availability: The site was submitted by an agent on behalf of landowners for consideration in 2016, but the timeframe for availability of the site was not indicated in the submission.			
Achievability: The site is undeveloped greenfield land. There are unlikely to be any abnormal costs associated with the redevelopment of the site. However, the site is located outside the urban edge and therefore a policy change would be necessary for the site to be developed. The site is adjacent to very low density housing, and a large residential development may not therefore be appropriate. Further consideration as to an appropriate scale and density may therefore be necessary if this site is to be developed for housing.			

SITE REFERENCE: SLAA-9-21-C	SIZE (ha): 4.5 Net site area (ha): 2.7	SOURCE: Council Planning Officers
ADDRESS: Land east of Heath House Lane & South of Kings Copse Avenue, Hedge End		PARISH: Hedge End
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		
SITE DETAILS		
Site Description & Character of Surrounding Area: This site occupies an area to the east of Hedge End and east of Heath House Lane, and is designated open space. A community building (playgroup) occupies part of the site to the west. The site is well enclosed to the north, east and south by trees and planting. Adjacent uses include residential and undeveloped countryside.		
Ownership: A.E. Walley and Sons Ltd, and Hedge End Town Council		
Planning History: None that is relevant to the potential development of this site.		
Land Uses Investigated: Residential, employment, open space, and community		
Location: Outside but adjacent to the urban edge		
Status in Local Plan: Designated existing public open space and countryside, with proposed landscape improvements to the north and west boundaries of the site in the adopted Local Plan 2001-2011. The site is designated as countryside and open Space in the draft Local Plan 2011-2029. The north east corner of the site is safeguarded for soft sand in the HCC Minerals and Waste 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		
Employment Uses:		
Business Park: 0 m ²		
Industrial: 0 m ²		
Warehouse: 0 m ²		

ACCESSIBILITY			
Access to the Site: There is existing access to the site from Heath House Lane which could support development on the site.			
Rights of Way: Footpath adjacent south. Bridleway adjacent south and east			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Kings Copse Avenue (adjacent to north) – X4 Eastleigh/Hedge End, 3 Southampton/Boorley Green			100m
Railway Station: Bursledon			2.4km
Health Centre: Hedge End Medical Centre			1.1km
Primary School: Kings Copse Primary			250m
Secondary School: Wildern			1.6km
Shopping Centre / Hypermarket: Hedge End District Centre			1.2km
Designated Open Space: On site			Within site
Community facilities: Hedge End 2000 Centre Hedge End Village Hall and HEYCA (Hedge End Youth and Community Association)			970m 1km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 2
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood on north eastern edge	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	Manor Farm/Upper Hamble Country adjacent east	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Lowland mixed deciduous woodland northern edge	Biodiversity Action Plan Priority Areas and Links'	X
Landscape Character Area	Botley Farmlands and Woodland	Minerals and Waste Safeguarding	Soft sand mineral safeguarding area in north east corner (0.03ha)
DELIVERABILITY / DEVELOPABILITY			
Suitability: This site is currently used as a sports ground and designated in the adopted Local Plan 2001-2011 as a Public Open Space, as well as subject to countryside policies. Therefore any new development on the site would require a change to the urban edge and provisions would need to be made to replace any Public Open Space that is lost at this site which poses a significant issue to the availability of this site. The site is well enclosed by mature boundary planting and the development of this site would have the potential to relate reasonably well to the form of the existing settlement. The area does not form a gap function separating settlements, and there is already a scatter of houses and related buildings around the area. There may be some merit in considering this site as part of a strategic location.			
Availability: Due to the lack of alternative sites nearby to replace the potential loss of Open Space at this site, it is unlikely that this site could be made available for development. This issue could be addressed by combining this site as part of a larger strategic site which could provide a sufficient level of Open Space.			
Achievability: Any new development on the site would require a policy change to the urban edge and provisions would need to be made to replace any Public Open Space. The achievability of this site is unclear without any plans for an alternative local Public Open Space. As a result there is no reasonable prospect of development of this site within the plan period.			

SITE REFERENCE: SLAA-9-22-C	SIZE (ha): 3.6 Net site area (ha): 1.60	SOURCE: Bryan Jezeph Consultancy Ltd on behalf of Redlane Ltd
ADDRESS: Netley Firs, Kanes Hill, West End		PARISH: Hedge End
REASON FOR ASSESSING: Site has an existing employment use and is located within reasonable proximity to urban areas. Site submitted for consideration in 2016.		



SITE DETAILS
Site Description & Character of Surrounding Area: The site is located to the west of Hedge End and to the east of Thornhill within the countryside and strategic gap. The A27 and M27 run parallel to the site and serve to separate the site from Thornhill and Hedge End. The boundaries of the site are heavily wooded and screened from the road. Two houses are currently located to the southeast of the site. The site itself accommodates a small group of interconnected buildings, which are either empty or used for industrial purposes. The site is relatively flat although to the east, the site slopes steeply down to towards the motorway. The south-west and north-east of the site are more open in character with other areas having notable planting and tree coverage, of which there are several TPO designations including two through the centre of the site, one along the west boundary adjacent to Kanes Hill, and one to the southeast corner adjacent to Netley Firs Road.
Ownership: Peter Sheridan, Mary Renshaw, Theresa Sheridan, Hilary Steffczuk, Jenny Morley
Planning History: 1972 – 1994 various historical applications for residential development, all refused. There have been no planning applications since 1994.
Land Uses Investigated: Residential, employment uses and travelling showman.
Location: Located outside the Urban Edge
Status in Local Plan: Designated countryside and within the strategic gap between Hedge End and Southampton in the adopted Local Plan 2001-2011. In the draft Local Plan 2011-2029, the northeast of the site is designated for travelling show people, and the southwest of the site is proposed Employment Land. The entire site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).

Site Potential: Density (dph): 30 Timescale: 5-10 years Loss of Employment Land: Yes (industrial)		Existing Dwellings on Site: 0 Net Residential Yield: 0	
Employment Uses: (1.6ha allowing for TPOs on site) Business Park: 4,800 m ² Industrial: 6,400 m ² Warehouse: 8,000 m ²			
ACCESSIBILITY			
Access to the Site: The site currently has vehicular access from Kanes Road. Recent indicative site plans submitted by the site promoter suggest the main access would be from Kanes Road as well as an access from Netley Firs Road for emergency use.			
Rights of Way: 2km to nearest footpath. More than 3km to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: A334 Thornhill Park Road – 3 Southampton/Boorley Green		1.1km	
Railway Station: Bursledon		2.8km	
Health Centre: Hedge End Medical Centre		1.6km	
Primary School: Hightown		740m	
Secondary School: Wildern		1.7km	
Shopping Centre / Hypermarket: Hedge End district centre		1.3km	
Designated Open Space: East of Kanes Hill		Adjacent north	
Community Facilities: Kings Community Church Underhill Centre Hedge End Village Hall and 2000 Centre		680m 730m 1.1km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines / Sewers	OPA pipeline through eastern half of site	Significant Noise Generating Uses	M27 adjacent east
Conservation Area	X	Listed Building	X
Contamination	Low likelihood – fly tipping	Archaeological Sites	X
International Nature Conservation Designations	X	Tree Preservation Orders	3 area TPOs on mid-western part of site
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	Netley Firs	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Area	M27 Corridor
Priority Habitat	Lowland Heathland	Biodiversity Action Plan Priority Areas and Links'	Netley Bursledon Commons and M27
Minerals and Waste Safeguarding	Whole site within sharp sand and gravel mineral safeguarding area	Other	X

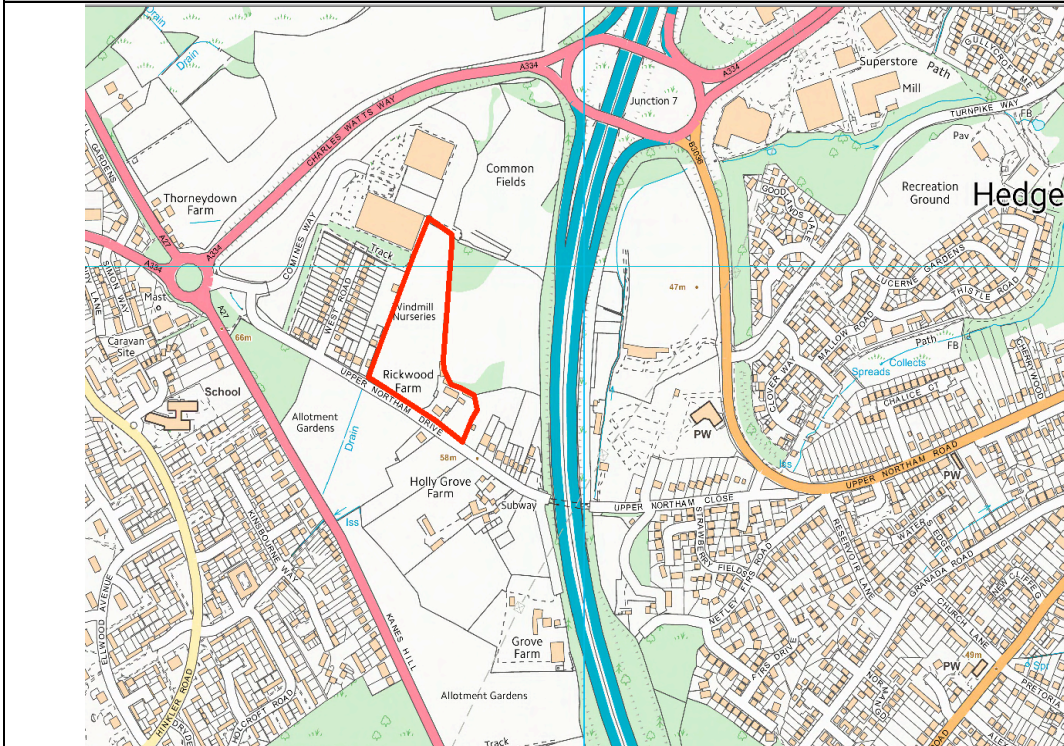
DELIVERABILITY / DEVELOPABILITY

Suitability: A change in policy to incorporate the site within the urban edge would be necessary to enable development in this location. The site is well contained and relatively flat to the west, with existing access onto the A27 and an area of existing hard standing that could be utilised. Development within the site is likely to have limited landscape impact provided it could be designed and laid out to avoid the tree preservation orders within the site. The assessment assumes that 0.7 hectares of the site is unavailable as a result of the tree preservation orders. Taking this into account, the site is considered to be potentially suitable for industrial uses and/or as a travelling showman's site with careful consideration to the nearby residential properties existing. However, the site is not considered suitable for residential development due to the noise and air pollution associated with the M27.

Availability: The site is currently occupied. The agent 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. The site promoters have advised that the site would not be available for travelling show people uses.

Achievability: The site is well related to the strategic road network and occupies a potentially attractive environment for business uses. Given the recent SLAA submission including a draft site layout plan by the site promoter, it is considered likely that this site could come forward within the next 5-10 years.

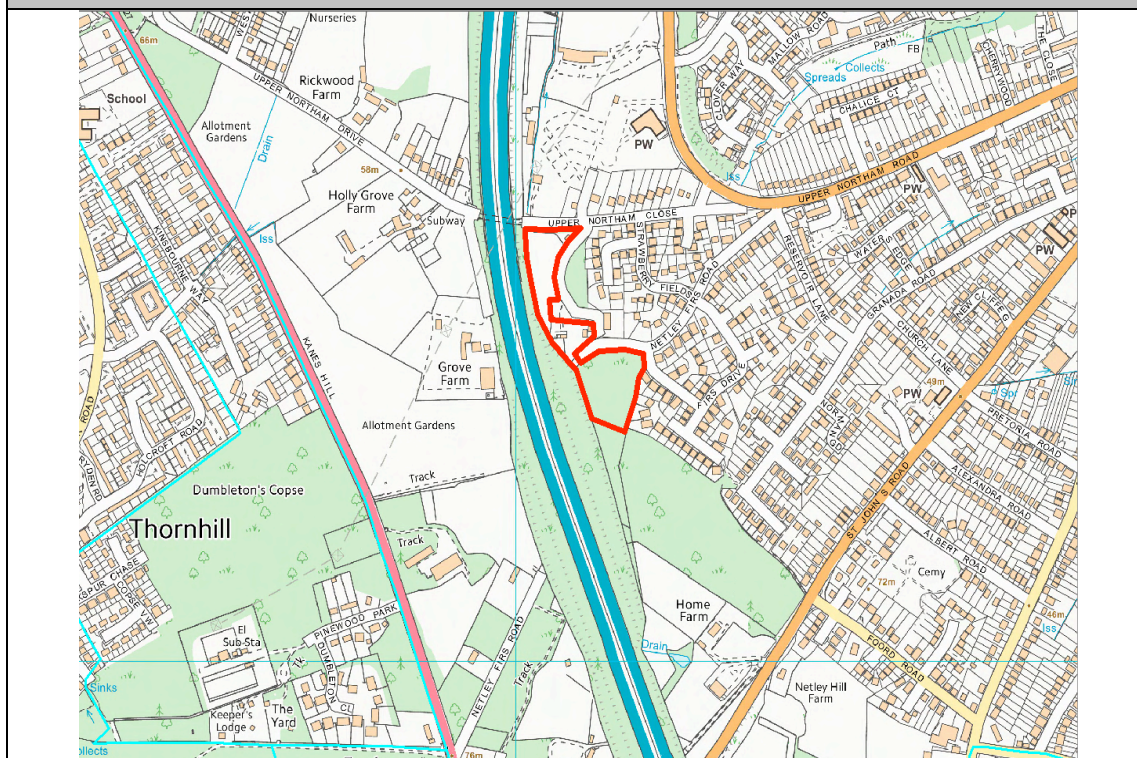
SITE REFERENCE: SLAA-9-24-C	SIZE (ha): 2.8 Net site area (ha): 1.82	SOURCE: The Land Agency on behalf of Oakdene Construction UK Ltd
ADDRESS: Rickwood Farm Upper Northam Road		PARISH: Hedge End
REASON FOR ASSESSING: Submitted for consideration in 2016		



SITE DETAILS	
Site Description & Character of Surrounding Area: The site contains Rickwood Farm, including the farmhouse and its buildings in the south-east section, and open countryside through-out the remainder of the site. Upper Northam Drive provides the southern boundary. Strategic Park Industrial park lies to the north of the site, whilst the residential estate at West Road provides an existing built form to the west. Common Fields farmland and its mature hedgerow, provide a natural eastern perimeter. The M27 motorway lies just 170m to the east, and its major junction with the A334 is immediately to the north of the site.	
Ownership: Mr J. Bray	
Planning History: No planning history of a strategic nature	
Land Uses Investigated: The agent indicated that this site could be used for housing or industrial and warehousing uses.	
Location: Outside of the Urban Edge	
Status in Local Plan: Located in the countryside and strategic gap between Hedge End and Southampton as designated in both the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. The north of the site is safeguarded for soft sand in the Minerals and Waste Plan (2013).	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 1
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment Land: No	

ACCESSIBILITY:			
Access to the Site: Directly from Upper Northam Drive			
Rights of Way: No footpaths or bridleways nearby			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: A334 Thornhill Park Road – 3 Southampton/Boorley Green		480m	
Railway Station: Hedge End		2.9km	
Health Centre: Hedge End Medical Centre		1.6km	
Primary School: Kanes Hill		410m	
Secondary School: Wildern		1.5km	
Shopping Centre / Hypermarket: Hedge End Superstores		1km	
Hedge End High Street		1.3km	
Designated Open Space: East of Kanes Hill		Adjacent south	
Community Facilities:			
Kings Community Church		490m	
Underhill Centre		1km	
Hedge End Library, 2000 Centre and Hedge End Village Hall		1.2km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Medium pressure gas pipeline runs along Upper Northam Drive	Significant Noise Generating Uses	M27 within 185m
Contamination	X	Flood Risk	Flood Zone 1. Intermediate surface water flood risk, south west corner
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Conservation Area	X	Archaeological Sites	X
Historic Parks and Gardens	X	Listed Building	X
Nature Conservation Designations	X	Biodiversity Opportunity Areas	Netley & Burseldon Commons PBA other side of Upper Northam Drive.
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Pan Priority Areas and Links	Netley & Burseldon Commons PBA & Link other side of Upper Northam Drive & alongside site parallel M27
Topography	Flat site	Landscape Character Area	M27 corridor
Minerals and Waste Safeguarding	Soft sand mineral safeguarding area in north	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: There are a number of concerns relating to the potential development of this site including landscape impact, topography, location within the countryside and strategic gap separating Hedge End and Southampton and poor access. As the site is located within the strategic gap, a change in policy would be required in order for the site to be developed. Whilst the site is located close to junction 7 of the M27 and there is development immediately west of the site, the open nature of the site is considered to contribute positively to the character of the area and it is therefore concluded that the site is not suitable for development.			
Availability: The agent has indicated that the site could become available for development within 5 years to 31 st March 2021.			
Achievability: There are no abnormal costs associated with the site. The site is located outside the urban edge and located within the strategic gap and therefore significant change in the planning policy approach would be necessary for the site to be developed.			

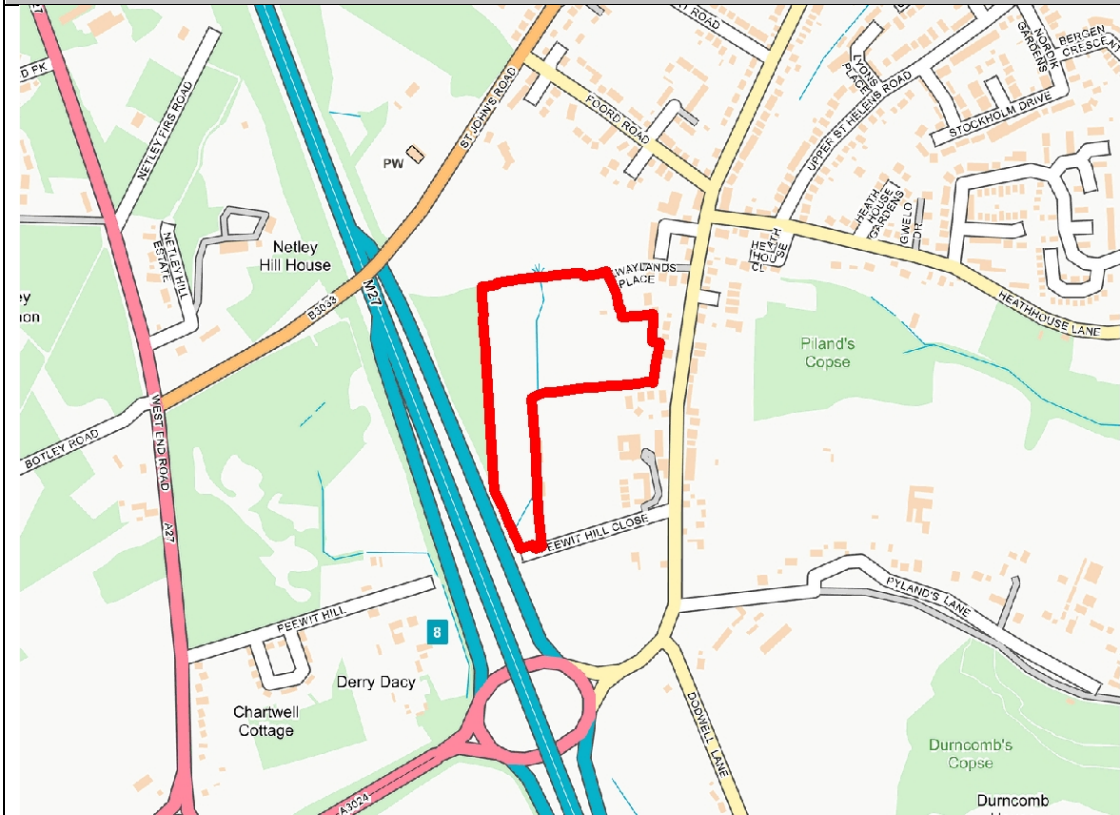
SITE REFERENCE: SLAA-9-25-C	SIZE (ha): 1.7 Net site area (ha): 0.68	SOURCE: Landowner
ADDRESS: The Coach House, Netley Firs Road		PARISH: Hedge End
REASON FOR ASSESSING Submitted for consideration in 2016		



SITE DETAILS	
Site Description & Character of Surrounding Area: The site lies alongside the M27 and the motorway escarpment. The central section of the site contains the Coach House and farm buildings, whilst the remainder of the site comprises a heavily wooded southern section and wooded northern section open space. The settlement of Hedge End adjoins the site to the east.	
Ownership: Mr and Mrs Hall	
Planning History: None of a strategic nature	
Land Uses Investigated: The landowner has indicated on the recent 2016 submission that the site could be used for either retail, business, industry and warehousing, residential, community facilities, leisure or a mixture of these uses.	
Location: Outside but adjacent to the urban edge	
Status in the Local Plan: This site is located within the countryside and forms part of the strategic gap between Hedge End and Southampton as designated in the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. Part of the south of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).	
Site Potential:	
Density (dph): 35	Existing Dwellings on Site: 1
Timescale: 5-10 years	Net Residential Yield: 23
Loss of Employment Land: No	
Employment Uses:	
Business Park: 0m ²	
Industrial: 0m ²	
Warehouse: 0m ²	

ACCESSIBILITY			
Access to the Site: From the adjacent Netley Firs Road.			
Rights of Way: No bridleways or footpaths nearby.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Upper Northam Road – X4 Eastleigh/Hedge End			440m
Railway Station: Bursledon and Hedge End			3km
Health Centre: Hedge End Medical Centre			1.4km
Primary School: Kanes Hill			900m
Secondary School: Wildern			1.4km
Shopping Centre / Hypermarket: Hedge End High Street			1km
Hedge End Retail Park			1.2km
Designated Open Space: East of Kanes Hill			270m
Community Facilities: Kings Community Church			380m
Underhill Centre			490m
Hedge End Village Hall and 2000 Centre			800m
HEYCA (Hedge End Youth and Community Association)			900m
Hedge End Library			930m
CONSTRAINTS			
Air Quality Management Area	Adjacent M27	Agricultural Land Classification	Grade 3/4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Adjacent M27
Contamination	X	Flood Risk	Flood Zone 1
Proximity to International Nature Conservation Designation	Slightly within 25m of tributary	Tree Preservation Orders	Group TPO entire southern section & part northern section.
Conservation Area	X	Archaeological Sites	X
Historic Parks and Gardens	X	Listed Building	X
Nature Conservation Designations	X	Biodiversity Opportunity Areas	M27 PBL & A
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links	M27 PBL
Topography	20m rise over 200m length of site, north to south	Landscape Character Area	M27 corridor
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area in south	Other	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: This site lies between the urban edge of Hedge End and the M27 motorway and is subject to countryside policies as well as being located within the strategic gap. As this site is within the strategic gap, a policy change would be necessary in order for the site to be developed. The associated noise and air pollution from the motorway would need to be considered very carefully. The southern part of the site is heavily covered with mature trees which are designated under a blanket TPO, there is also an area of trees to the north of the site covered by a TPO area. The assessment assumes that 0.94 hectares of the site is unavailable as a result of the TPO areas. As a result of the access through the existing housing development, a residential or business park use would be considered to be the most appropriate.</p>			
<p>Availability: The landowner has previously indicated that the site could become available in the short term.</p>			
<p>Achievability: There are no known abnormal costs associated with the site. The site is located adjacent to the urban edge and therefore a policy change would be necessary for the site to be developed. Taking this into account, it is considered that this site could be delivered within 5-10 years.</p>			

SITE REFERENCE: SLAA-9-26-C	SIZE (ha): 4.20 Net site area (ha): 2.52	SOURCE: Foreman Homes Ltd
ADDRESS: Land at Sundays Hill		PARISH: Hedge End
REASON FOR ASSESSING: Submitted for consideration in 2016		



SITE DETAILS	
Site Description & Character of Surrounding Area: This site occupies an area to the southwest of Hedge End, west of Dodwell Lane. The site borders with an area of woodland to the west that provides screening, and there is also some sporadic tree cover across the site itself. There is residential development adjacent to the east of the site, and undeveloped countryside to the north, south and west. It is within the currently defined strategic gap separating Hedge End from Bursledon. The site is currently unused but there is some evidence of tipping. There appears to be an agricultural building to the north of the site at the end of Waylands Place.	
Ownership: Eastleigh Borough Council	
Planning History: Outline planning application refused 13 July 1988 for a residential development (ref: 30302) due to location outside urban edge, erosion of the strategic gap and detrimental impact on the landscape character of the area. The site was considered in the Council's 2004 Greenfield Housing Site Assessment (ref: HE4/5), which concluded that any development would be limited by maintaining the existing mature trees and buffer to the M27 to pockets of cul-de-sac development resulting in a poor urban form. The site adjacent to the northern boundary (SLAA 9-6-C) presently has permission for the construction of 109 dwellings (ref F/15/76804). Pre-application enquiry dated 15 August 2016 for residential development as part of Phase 2 of the St Johns Road development. Q/16/79060	
Land uses investigated: Residential, open space and new road	
Location: Outside but adjacent to the urban edge	
Status in Local Plan: The site is located in the countryside and strategic gap as designated within the adopted Local Plan 2001-2011. A number of new policy areas were outlined in the draft Local Plan 2011-2029 including; the northeast area adjoining Dodwell Lane was proposed as housing land; the east side of the southern strip of the site formed part of a larger proposed Employment Land policy area; a proposed new link road crossed the site from north to south; and the west of the site remained within the countryside and strategic gap. A small area in the north-west of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).	
Site Potential:	
Density (dph): 35	Existing Dwellings on Site: 0
Timescale: 5-10 years	Net Residential Yield: 88
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: Waylands Place (narrow minor road). Improvements to the access Waylands Place would be difficult to achieve due to the close proximity of dwellings.			
Rights of Way: 705m to nearest footpath. 1km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Dodwell Lane – X15 Hamble/Eastleigh		130m	
Railway Station: Bursledon		2.1km	
Health Centre: Hedge End Medical Centre		1.5km	
Bursledon Surgery		1.5km	
Primary School: Kings Copse		1.1m	
Secondary School: Wildern		1.8km	
Shopping Centre / Hypermarket: Tesco Southampton Bursledon Towers Extra		1km	
Designated Open Space: Netley Common		750m	
Community Facilities: Underhill Centre		700m	
Hedge End 2000 Centre and Hedge End Village Hall		1km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27
Conservation Area	X	Listed Building	X
Contamination	Some evidence of tipping	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Part of southern boundary within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Significant ground level changes	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area in east (0.58ha)	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is located in the countryside and within the currently defined strategic gap separating Hedge End and Southampton. Development would lead to the erosion of this gap, and a change in policy would be necessary in order for the site to be developed. A new road is proposed in the draft Local Plan 2011-2029 that would run between Dodwell Lane and St John's Road, and this would be routed via the west boundary of the site. There is a significant change of ground levels within the site which limits its potential. Taking the above into account and the noise from the M27, the opportunities to develop this site are limited. Securing suitable highway access to the site is also problematic and the potential contamination issues may also need to be taken into account. Ground conditions on parts of the site are not ideal and there are possible ecological constraints. Consideration of this site as part of a wider area of development, including consideration of the potential for integration with the adjacent site to the north (SLAA 9-6-C), may be necessary in order to identify how some of these constraints can be overcome and facilitate wider development.			
Availability: The developer has indicated that the site could become available within five years to 31 st March 2021.			
Achievability: There are a number of constraints on achieving development on this site, not least of which is securing suitable vehicular access. As the site is located within the strategic gap, a policy change would be necessary for the site to be developed. If considered as part of a wider scheme (e.g. as part of a strategic location), it is possible some of the constraints could be overcome.			

SITE REFERENCE: SLAA-9-27-C	SIZE (ha): 1.9 Net site area (ha): 1.9	SOURCE: Council Planning Officers
ADDRESS: Land north of Peewit Hill Close		PARISH: Hedge End
REASON FOR ASSESSING: Promoted for development on behalf of the landowners		
SITE DETAILS		
Site Description & Character of Surrounding Area: This site occupies an area to the south-west of Hedge End, west of Dodwell Lane. There is residential development adjacent to the east of the site, and undeveloped countryside to the north, south and west. It is within the strategic gap separating Hedge End from Bursledon, as designated in the adopted Local Plan 2001-2011.		
Ownership: Multiple landowners, put forward for consideration by Foreman Homes		
Planning History: None relevant to future development of the site.		
Land uses investigated: Employment		
Location: Outside but adjacent to the urban edge		
Status in Local Plan: The site is located in the countryside and strategic gap as designated within the adopted Local Plan 2001-2011. The site was allocated for employment uses in use classes B1b, B1c and B8 in the draft Local Plan 2011-2029 (see HE4). This employment allocation also included parts of SLAA-9-26-C to the west and SLAA-4-21-C to the south. The site was not designated as countryside or within the local/strategic gap in the draft Local Plan 2011-2029.		
Site Potential:		
Density (dph): N/a	Existing Dwellings on Site: 0	
Timescale: 5-10 years	Net Residential Yield: N/a	
Loss of Employment Land: No		
Employment Uses:		
Business Park: 5,700m ²		
Industrial: 7,600m ²		
Warehouse: 9,500m ²		

ACCESSIBILITY			
Access to the Site: Existing access via Peewit Hill Close to the south of the site. Peewit Hill Close is a narrow lane and would likely require upgrading to support development on this site.			
Rights of Way: 705m to nearest footpath. 1km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Dodwell Lane – X15 Hamble/Eastleigh		170m	
Railway Station: Bursledon		2.3km	
Health Centre: Bursledon Surgery		1.3km	
Primary School: Kings Copse		1.2km	
Secondary School: Wildern		1.9km	
Shopping Centre / Hypermarket: Tesco Southampton Bursledon Towers Extra		990m	
Designated Open Space: Between A3024 and Peewit Hill		500m	
Community Facilities: Underhill Centre Hedge End 2000 Centre and Hedge End Village Hall HEYCA (Hedge End Youth and Community Association)		830m 1.1km 1.3km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	M27
Conservation Area	X	Listed Building	X
Contamination	X	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Part of southern boundary within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Significant ground level changes	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	X	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is located in the countryside and currently defined strategic gap separating Hedge End and Southampton, as designated in the adopted Local Plan 2001-2011. As such development would lead to the erosion of this gap, and a change in policy would be necessary in order for the site to be developed. There is a significant change of ground levels within the site which limits its potential and there may be ecological constraints on site. A new road was proposed in the draft Local Plan that would run between Dodwell Lane and St John's Road, and this would be routed adjacent to the southwest boundary corner of the site. Peewit Hill Close is a narrow lane and would likely require upgrading to support development on this site.			
Availability: The site owners have indicated that the site could become available in the first five years from now (by 2021).			
Achievability: The site is relatively unconstrained, although access may present a constraint to be overcome. Given that it is located within the currently defined strategic gap and therefore a policy change would be required, it is considered that development could be delivered within 5-10 years.			