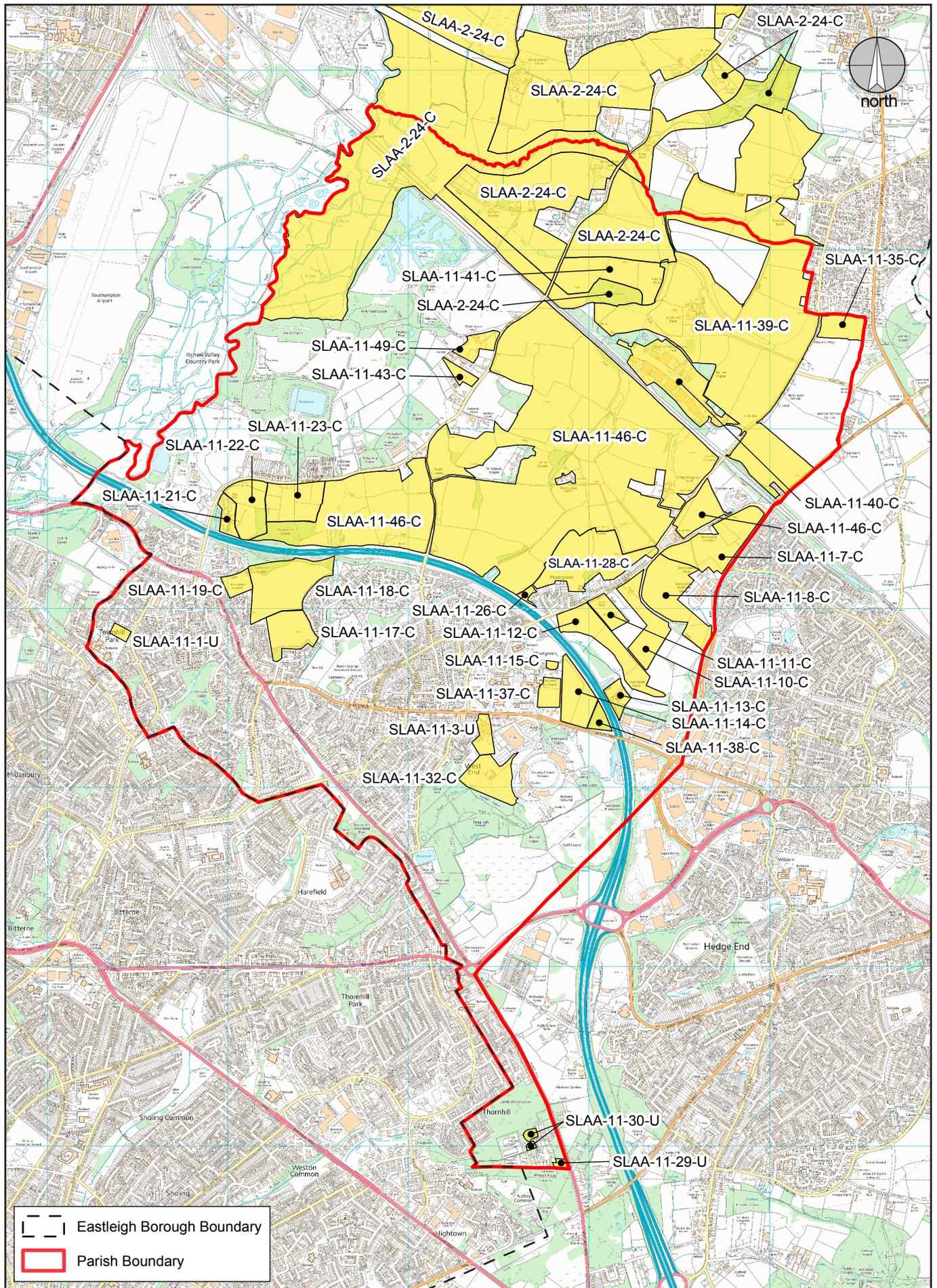


Strategic Land Availability Assessment (SLAA) - West End



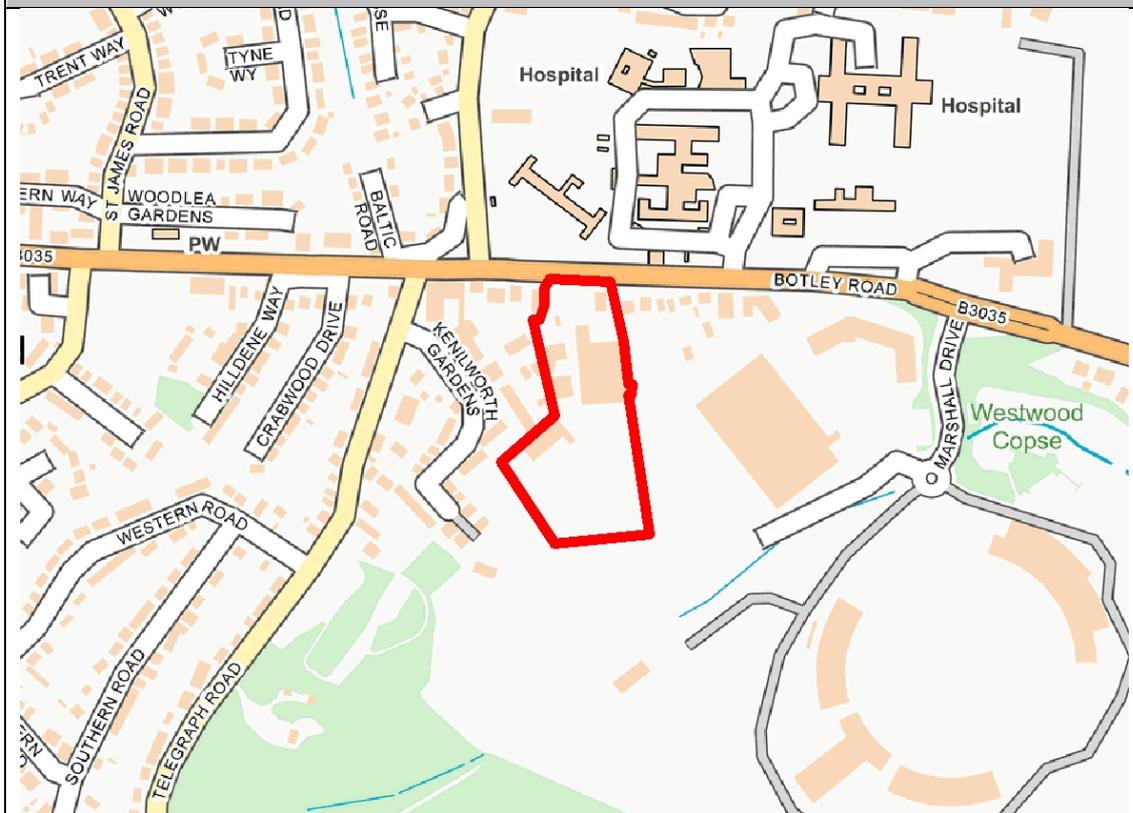
SITE REFERENCE: SLAA-11-1-U	SIZE (ha): 0.6 Net site area (ha): 0.54	SOURCE: EBC officers
ADDRESS: Land South of Atlantic Park View, West End		PARISH: West End
REASON FOR ASSESSING: Identified from internal discussions & aerial photography		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located within the urban edge on the western side of West End adjacent to Townhill Way. It currently forms part of the playing fields of Townhill Junior and Infant Schools located to the south. To the north of the site are the residential properties of Carpathia Close and Atlantic Park View which form part of the Townhill Park housing estate. To the west is an equipped play area bordered by a tree/hedge line.		
Ownership: Southampton City Council		
Planning History: Previous discussions with the school		
Land Uses Investigated: Residential (site surrounded by residential properties in addition to the Primary School).		
Location: Within urban edge		
Status in Local Plan: There are no site-specific allocations within the Local Plan		
Site Potential:		
Density (dph): 35	Existing Dwellings on Site: 0	
Timescale: Unlikely within plan period	Net Residential Yield: 0	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Whilst it would be possible to access the site via Atlantic Park View through Shaw Close, it is noted the nature of this route would be through fairly narrow residential roads. It may also be possible to consider access from Townhill Way.			
Rights of Way: 722m to nearest footpath			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Townhill Way – 8 Southampton/Hedge End		125m	
Railway Station: Swaythling		1.8km	
Health Centre: Townhill Surgery		330m	
Primary School: Townhill Junior and Infant schools		Adjacent	
Secondary School: Bitterne Park School		1km	
Shopping Centre / Hypermarket: West End Townhill Centre neighbourhood parade West End village centre		260m 1.4km	
Designated Open Space: Cutbush Lane/Culvery Gardens		280m	
Community Facilities: Townhill Farm Community Centre		330m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	Sewer adjacent north	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	X	Other	Loss of playing fields
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Landscape Character Area	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is within the built-up area of West End and enclosed by boundary planting, particularly on its eastern side. 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. The Playing Pitch Strategy Update, published by Eastleigh Borough Council in October 2014, identifies a deficit of facilities within West End. Subject to an alternative facility being provided, this site is well located to existing services and facilities.			
Availability: The site is currently used as school playing fields. There is no immediate prospect of this site being released for alternative uses. There are no known legal constraints that would restrict development on the site.			
Achievability: The site is not available for development and there is no reasonable prospect of it coming forwards within the plan period.			

SITE REFERENCE: SLAA-11-3-U	SIZE (ha): 1.8 Net site area (ha): 1.35	SOURCE: EBC officers
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ADDRESS: Depot South of Botley Road, West End	PARISH: West End
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REASON FOR ASSESSING: Identified from aerial photography for further consideration



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located on the eastern side of West End and comprises of a coach depot and some adjoining residential curtilages. To the north of the site is Moorgreen Hospital whilst to the south and south-east is the Ageas Bowl (Hampshire County Cricket Ground). To the east and west are residential properties of various ages and styles. The site is in use as a coach depot / commercial vehicle hire depot. The existing buildings on the site are generally typical industrial structures which do not contribute positively to the character and appearance of the area and would appear to be coming towards the end of their natural life.

Ownership: C Pitter, K & D Pitter, M Pitter, Pitter Bros Limited, Y Barfoot

Planning History: None significant on site though planning permission F/15/77247 was granted in March 2016 for 121 dwellings on the Moorgreen Hospital site on the northern side of Botley Road opposite this site

Land Uses Investigated: Residential (existing commercial use out of keeping with landscape and character of the area)

Location: Within urban edge

Status in Local Plan: There are no site-specific allocations within the adopted Local Plan 2001 - 2011. Allocated for residential dwellings (approximately 80 dwellings) in Draft Local Plan 2011-2029.

Site Potential:	
Density (dph): 35	Existing Dwellings on Site: 0
Timescale: 10-15 years	Net Residential Yield: 47
Loss of Employment Land: Yes	

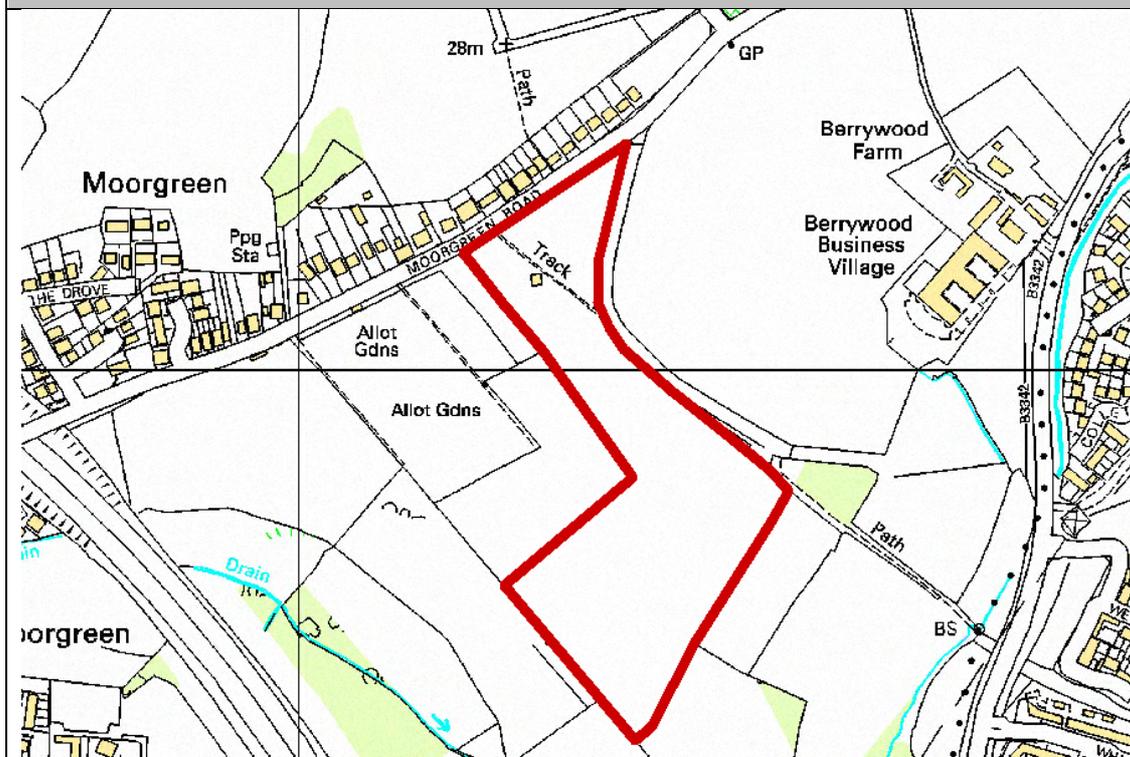
ACCESSIBILITY			
Access to the Site: Via Botley Road			
Rights of Way: 364m to nearest footpath, more than 3km to nearest bridleway			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Botley Road – 8 Southampton/Hedge End, X4 Eastleigh/Hedge End		140m	
Railway Station: Hedge End		2.4km	
Health Centre: West End Surgery		260m	
Primary School: St James Primary School		500m	
Secondary School: Wildern		1.9km	
Shopping Centre / Hypermarket: West End Village Centre		640m	
Designated Open Space: Moorgreen Recreation Ground Telegraph Woods		320m 470m	
Community Facilities: Youth House Hilldene Community Centre		340m 340m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	X
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Possibly	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Topography	Flat	Biodiversity Opportunity Areas	X
Historic Parks and Gardens	X	Other	Residential properties in close proximity to the western boundary
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 West End and is reasonably well related to existing services and facilities. The site currently accommodates an employment generating use which the Council would normally seek to protect. However, in this case the site has an awkward relationship with adjoining residential occupiers and its buildings do not contribute positively towards the character and appearance of the area. The site is considered likely to be developable for residential uses, subject to addressing the constraints identified above. It is also important to ensure that the existing uses within the site are relocated. Subject to relocation of the existing site users, it is considered that the site meets the definition of a brownfield site within the Town and Country Planning (Brownfield Land Register) Regulations 2017.</p>			
<p>Availability: The site has multiple ownership and there has been no interest in developing the site expressed for many years. There are no known legal constraints that would restrict development on the site.</p>			
<p>Achievability: The redevelopment of this site is dependent on finding an alternative site for the current users of the site and the current occupiers showing a desire to move. This is by no means certain, taking into account the overall employment land requirements for the borough. As such, a longer-term timescale is considered to be appropriate in this instance. The existing use may have caused some contamination of the site which would need to be remediated.</p>			

SITE REFERENCE: SLAA-11-7-C	SIZE (ha): 9.31 Net site area (ha): 4.66	SOURCE: Gladman Developments Ltd
ADDRESS: Land west of Tollbar Way & north of Berrywood Business Village, Hedge End		PARISH: West End
REASON FOR ASSESSING: Submitted for consideration in 2016		
SITE DETAILS		
Site Description & Character of Surrounding Area: This site occupies an area to the north west of Hedge End, between Bubb Lane and Tollbar Way. The land is flat, and punctuated by field boundaries. It is within the defined strategic gap separating West End from Hedge End. The site comprises of a flat, low lying field that is well enclosed to the north by hedging, mature planting, and trees.		
Ownership: E Bastian, R Bastian and L Ramseyer		
Planning History: Planning permission for up to 328 dwellings, doctor's surgery and associated parking and landscaping, covering this site and land to the south (submitted separately as SLAA-11-8-C), refused in March 2016 (O/14/75166). Appeal dismissed in May 2016. Planning permission for up to 200 dwellings, covering this site and land to the south (submitted separately as SLAA-11-8-C), refused in January 2016 (ref O/15/77112). Planning Inquiry scheduled for July 2017.		
Land Uses Investigated: Residential		
Location: Adjacent to the urban edge		
Status in Local Plans: The site is located within the strategic gap and countryside within the adopted Local Plan 2001-2011 and also within the draft Local Plan 2011-2029.		
Site Potential:		
Density (dph): 35	Existing Dwellings on Site: 0	
Timescale: Unlikely within plan period	Net Residential Yield: 0	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Development is likely to require new access from Tollbar Way.			
Rights of Way: Footpath within site boundary. 1.5km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Tolbar Way – 8 Southampton/Hedge End		Adjacent	
Moorgreen Road – X10 Southampton/Bishop's Waltham		400m	
Railway Station: Hedge End		1.km	
Health Centre: St Lukes Surgery		1.1km	
Primary School: St James Primary School		1.3km	
Secondary School: Wildern		2km	
Shopping Centre / Hypermarket: Hedge End Retail Park		1.4km	
Designated Open Space: Cheltenham Gardens		640m	
Community facilities: Hedge End Salvation Army		740m	
Drummond Community Centre		1.1km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3 to the south west and grade 2 to the north east
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	Tree Preservation Orders are scattered along the northwest boundary of the site
Flood Risk	Flood Zone 1, some areas also susceptible to surface water flooding	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Assessment	Horton Heath Undulating Farmland
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Chalcroft, Railway
Minerals and Waste Safeguarding Area	X	Other	Strategic Gap
DELIVERABILITY / DEVELOPABILITY			
Suitability: Constraints upon the development of this site include its open nature and the harm that development may have on the character of the area. Substantial development on this site would have a significant impact on the gap between the settlements of Hedge End and West End. For these reasons, there are doubts about the suitability of the site for development. Development on the site would require a planning policy change to address the designation as countryside and location within the strategic gap. Consideration should also be given to potential ecological impacts on the SSSI and Solent Complex and mitigation measures should be included where appropriate.			
Availability: The developer has indicated that the site could become available within 5 years to 31 st March 2021.			
Achievability: The site is greenfield land and the constraints as a result of the location of the site lead to the conclusion that there is no reasonable prospect of the site coming forward within the plan period.			

ACCESSIBILITY			
Access to the Site: Current access is via a track off Bubb Lane. Development would require new vehicular and pedestrian access.			
Rights of Way: Footpath adjacent to the south west of the site. 2.2km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Tollbar Way – 8 Southampton/Hedge End		Adjacent	
Moorgreen Road – X10 Southampton/Bishop’s Waltham		Adjacent	
Railway Station: Hedge End		1.2km	
Health Centre: St Lukes Surgery		1.1km	
Primary School: St James Primary School		950m	
Secondary School: Wildern		2km	
Shopping Centre / Hypermarket: Hedge End Retail Park		1.3km	
Designated Open Space: Dowds Farm Park		560m	
Community facilities: Hedge End Salvation Army Drummond Community Centre		630m 1.1km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	Blanket Tree Preservation Order on southern boundary
Flood Risk	Flood Zone 1	Nature Conservation Designations	Moorgreen Meadows SSSI close (~50m) to southernmost boundary
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Landscape Character Assessment	Horton Heath undulating farmland and M27 corridor
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links’	X
Minerals and Waste Safeguarding Area	X	Other	Countryside gap
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site submission included an additional area to the north of the site that overlapped with the site submission for SLAA-11-7-C and is considered under that assessment. Constraints upon the development of this site include its open nature and the harm that development may have on the character of the area. Substantial development on this site would have a significant impact on the gap between the settlements of Hedge End and West End. For these reasons, there are doubts about the suitability of the site for development. Development on the site would require a planning policy change to address the designation as countryside and location within the strategic gap.			
Availability: The developer has indicated that the site could become available within 5 years to 31 st March 2021.			
Achievability: The site is greenfield land and the constraints as a result of the location of the site lead to the conclusion that there is no reasonable prospect of the site coming forward within the plan period.			

SITE REFERENCE: SLAA-11-10-C	SIZE (ha): 5.81 Net site area: 3.49	SOURCE: Cluttons on behalf of Queens College, Oxford
ADDRESS: Land south of Moorgreen Road, West End (2)		PARISH: West End
REASON FOR ASSESSING: Previously submitted for consideration		



SITE DETAILS

Site Description & Character of Surrounding Area: This site is located in countryside between West End and Hedge End and appears to be disused agricultural land. Whilst the site is opposite to a strip of frontage development along the northern side of Moorgreen Road which is designated as part of the urban edge in the draft and adopted Local Plans, the area is largely rural, and the site is surrounded by grazing land to the west, south, and east. There is a line of mature trees on the eastern and southern boundaries.

Ownership: Queens College, Oxford

Planning History: None

Land Uses Investigated: The agent has suggested that the site is considered for residential, employment and retail uses as part of the Strategic Development Area (SDA), however this site falls outside of the area of search for the SDA.

Location: Adjacent to urban edge (ribbon development)

Status in Local Plan: Site is allocated as Strategic Gap and countryside within the adopted Local plan 2001-2011 and draft Local Plan 2011-2029.

Site Potential:

Density (dph): 30

Timescale: Unlikely in plan period

Loss of Employment Land: No

Existing Dwellings on Site: 0

Net Residential Yield: 0

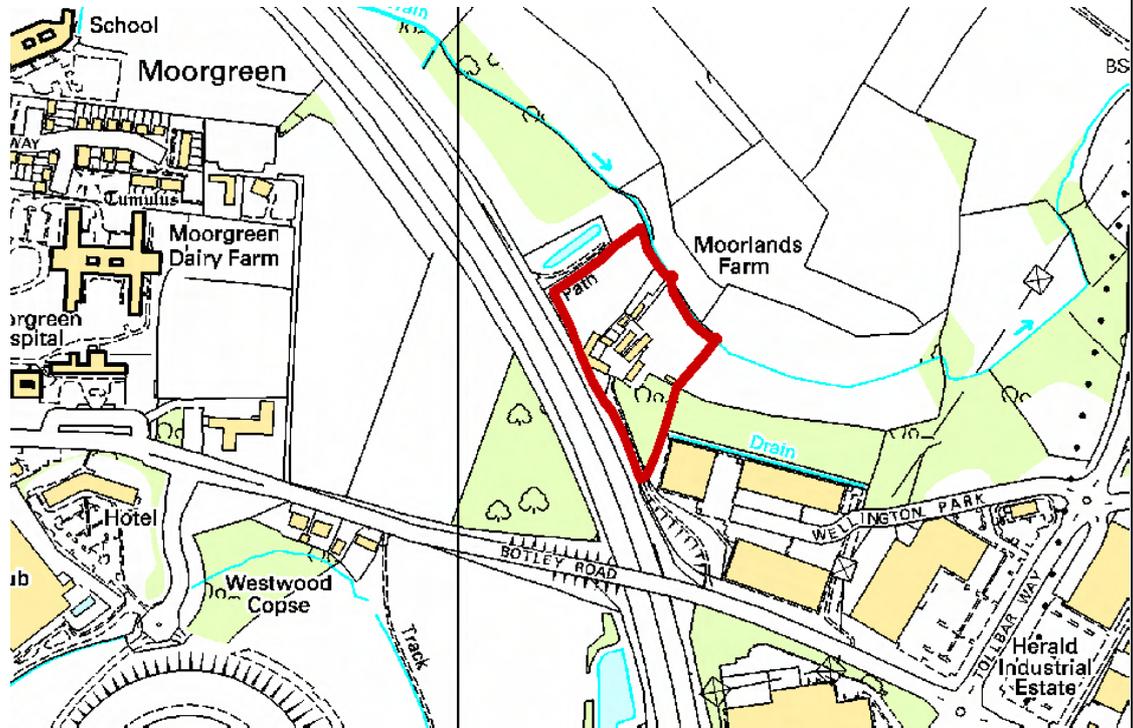
ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is available from Moorgreen Road, however improvements to this would be required if the site is to be developed.			
Rights of Way: Footpath adjacent to the east of the site. 1.7km to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Moorgreen Road – X10 Southampton/Bishop's Waltham Tolbar Way – 8 Southampton/Hedge End		Adjacent 340m	
Railway Station: Hedge End		1.3km	
Health Centre: St Lukes Surgery		950m	
Primary School: St James Primary School		770m	
Secondary School: Wildern School		1.6km	
Shopping Centre / Hypermarket: Hedge End Retail Park		780m	
Designated Open Space: Allotments Moorgreen Meadow		Adjacent 410m	
Community Facilities: Hedge End Salvation Army Drummond Community Centre		560m 1km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3, Grade 1 to the east and grade 4 to the south.
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline	Significant Noise Generating Uses	Some from M27
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	Blanket TPO on all tree species on eastern and southern boundary
Flood Risk	Flood Zone 1	Nature Conservation Designations	None on site but Moorgreen Meadows SINC is immediately south east of the site
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland, Purple Moor Grass and Rush Pastures, Wet Woodland	Biodiversity Action Plan Priority Areas and Links'	Moorgreen
Minerals and Waste Safeguarding	X	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: Although the site is adjacent to a ribbon of development along Moorgreen Road, the area retains a strong rural character that would be changed if this site was to be developed. Development here would erode the physical gap between Hedge End and West End and would require a change in planning policy. It is also not particularly well related to existing services and facilities and is close to the M27. Taking this into account there are some doubts about the suitability of this site for development.			
Availability: The agent had previously indicated the site would be available for development in the short term.			
Achievability: The site has numerous constraints that may compromise the viability of development on the site and would require a planning policy change to bring forward.			

SITE REFERENCE: SLAA-11-11-C	SIZE (ha): 2.1 Net site area (ha): 1.37	SOURCE: Council Planning Officers
ADDRESS: Allotments south of Moorgreen Road, West End		PARISH: West End
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site comprises part of the Moorgreen allotment gardens and is located to the east of West End, but separated from the settlement by the M27 motorway. It is opposite ribbon development along Moorgreen Road (which is within the urban edge as defined in both the adopted and draft local plan). Despite this, the area is largely rural, and the site is surrounded by grazing land to the west, south, and east. There are open views from the site to the south, east and west.		
Ownership: West End Parish Council		
Planning History: None		
Land Uses Investigated: Allotments		
Location: Adjacent to urban edge (ribbon development)		
Status in Local Plan: Site is allocated as Strategic Gap and countryside within the adopted Local plan 2001-2011 and draft Local Plan 2011-2029.		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 0	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is available from Moorgreen Road, however improvements to this would be required if the site is developed.			
Rights of Way: 130m to nearest footpath. 2.4km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Moorgreen Road – X10 Southampton/Bishop's Waltham			Adjacent
Railway Station: Hedge End			1.5km
Health Centre: West End Surgery			910m
Primary School: St. James' Primary School			600m
Secondary School: Wildern School			1.9km
Shopping Centre / Hypermarket: Hedge End Retail Park			880m
Designated Open Space: Moorgreen Meadow			620m
Community Facilities: Salvation Army Church Youth House Drummond Community Centre and Hilldene Community Centre			760m 860m 1.2km
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	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	6 on western boundary
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'	Moorgreen
Minerals and Waste Safeguarding	X	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: Although the site is adjacent to a ribbon of development along Moorgreen Road, the area retains a strong rural character and physically separated from the settlement of West End by the M27 motorway. Development here would erode the physical gap between Hedge End and West End and would require a change in planning policy. Development may have an urbanising effect that would harm the character and appearance of the area. The loss of allotment provision and provision for their replacement would also need to be considered.			
Availability: The availability of the site is unknown.			
Achievability: The site has numerous constraints that may compromise the viability of development on the site and would require a planning policy change to bring forward. Given these constraints and the lack of evidence on availability it cannot be demonstrated that the site is achievable.			

SITE REFERENCE: SLAA-11-12-C	SIZE (ha): 7.3 Net site area (ha): 4.02	SOURCE: CB Richard Ellis
ADDRESS: Land south of Moorgreen Road, West End		PARISH: West End
REASON FOR ASSESSING: Previously submitted for consideration		
SITE DETAILS		
Site Description & Character of Surrounding Area: This exposed site is located to the east of West End and is used for grazing. Whilst the site is opposite a strip of frontage development along the northern side of Moorgreen Road (which is designated in both adopted and draft Local Plans as within the urban edge), the M27 motorway provides a robust boundary to the east of West End thus detaching the site from the main settlement. There are mature lines of trees within the site and some on the boundary. Moorgreen Meadows SINC forms part of the northern area of the site.		
Ownership: Trustees (not specified)		
Planning History: None		
Land Uses Investigated: The agent has suggested that a mixed-use development including residential and employment is considered.		
Location: Adjacent to urban edge (ribbon development)		
Status in Local Plan: Site is allocated as part of the strategic gap and countryside within the adopted Local Plan 2001-2011 and the draft Local Plan 2011-2029.		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 0	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is available from Moorgreen Road, however improvements to this would be required if the site is to be developed.			
Rights of Way: Footpath within site boundary. 2.9km to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Moorgreen Road – X10 Southampton/Bishop's Waltham		Adjacent	
Railway Station: Hedge End		1.5km	
Health Centre: West End Surgery		830m	
Primary School: St James Primary School		500m	
Secondary School: Wildern		1.7km	
Shopping Centre / Hypermarket: Hedge End Retail Park		680m	
Designated Open Space: Allotments Moorgreen Meadow		Adjacent 480m	
Community Facilities: Salvation Army Church Youth House Drummond Community Centre and Hilldene Community Centre		690m 810m 1.1km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	High pressure gas main and oil pipeline	Significant Noise Generating Uses	M27
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Part of southern boundary within 25m of tributary	Tree Preservation Orders	Scattered across the site and on all boundaries except the north
Flood Risk	Flood Zone 1	Nature Conservation Designations	None on site but Moorgreen Meadows SSSI is immediately west and south of the site
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland, Purple Moor Grass and Rush Pastures, Wet Woodland	Biodiversity Action Plan Priority Areas and Links'	M27, Moorgreen
Minerals and Waste Safeguarding	X	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: Although the site is adjacent to a ribbon of development along Moorgreen Road, the area retains a strong rural character. Development would have an urbanising effect that it is likely would harm the character and appearance of the area. The site performs an important gap function, as at this location there is only a narrow strip that separates West End from Hedge End. Development on the site would, therefore, require a change in planning policy. Noise from the M27 and its location next to Moorgreen Meadows SSSI are further considerations for this site. For these reasons, there are some doubts about the suitability of this site for development.			
Availability: The agent previously indicated the site would be available within the medium term.			
Achievability: The site has numerous constraints that may compromise the viability of development. A change in planning policy would be required.			

SITE REFERENCE: SLAA-11-13-C	SIZE (ha): 1.6 Net site area (ha): 1.2	SOURCE: Council Planning Officers						
ADDRESS: Land at Moorlands Farm, off Botley Road, Hedge End		PARISH: West End						
REASON FOR ASSESSING: Previous pre-application discussions								
								
SITE DETAILS								
<p>Site Description & Character of Surrounding Area: This site occupies an area to the west of Hedge End, directly to the east of the M27 motorway. There is a strong boundary to the south created by a block of woodland including a SINC, and this detaches the site from the settlement to the south. It forms part of the gap separating Hedge End from West End. The site is currently in agricultural use and comprises of farm buildings and hardstanding.</p>								
<p>Ownership: Denis Emmans</p>								
<p>Planning History: Planning permission granted in 2012 for construction of dog training hall and exercise area following demolition of existing barn F/12/71729 which was renewed in 2015 (F/15/77341).</p>								
<p>Land Uses Investigated: Open space, residential and employment</p>								
<p>Location: Adjacent to the urban edge</p>								
<p>Status in Local Plan: The site is allocated as part of the strategic gap and countryside within the adopted Local Plan 2001-2011 and the draft Local Plan 2011-2029.</p>								
<p>Site Potential:</p> <table border="0"> <tr> <td>Density (dph): 35</td> <td>Existing Dwellings on Site: 0</td> </tr> <tr> <td>Timescale: Unlikely in the plan period</td> <td>Net Residential Yield: 0</td> </tr> <tr> <td>Loss of Employment Land: No</td> <td></td> </tr> </table>			Density (dph): 35	Existing Dwellings on Site: 0	Timescale: Unlikely in the plan period	Net Residential Yield: 0	Loss of Employment Land: No	
Density (dph): 35	Existing Dwellings on Site: 0							
Timescale: Unlikely in the plan period	Net Residential Yield: 0							
Loss of Employment Land: No								

ACCESSIBILITY			
Access to the Site: Current access is available by a track from Botley Road (vehicle and pedestrian access). Any development would require improved access.			
Rights of Way: Footpath adjacent to the north west and south west of the site. 2.1km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Botley Road – 8 Southampton/Hedge End, X4 Eastleigh/Hedge End		280m	
Railway Station: Hedge End		1.6km	
Health Centre: West End Surgery		800m	
Primary School: St James Primary School		610m	
Secondary School: Wildern School		1.5km	
Shopping Centre / Hypermarket: Hedge End Retail Park		450m	
Designated Open Space: Moorgreen Meadow		Adjacent	
Community Facilities: Salvation Army Church Youth House Drummond Community Centre and Hilldene Community Centre		710m 800m 1km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline	Significant Noise Generating Uses	M27 motorway
Conservation Area	X	Listed Building	X
Contamination	Low Likelihood on the western edge the rest of the site is unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	North eastern boundary within 25m of tributary	Tree Preservation Orders	Blanket TPO on all tree species on eastern boundary
Flood Risk	Flood Zone 1	Nature Conservation Designations	None on site but Moorgreen Meadows Site of Importance for Nature Conservation (SINC) lies immediately north and east of the site
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland, Purple Moor Grass and Rush Pastures	Biodiversity Action Plan Priority Areas and Links'	M27, Moorgreen
Minerals and Waste Safeguarding	X	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is poorly connected to the settlement of Hedge End, and the SINC adjacent to the site prevents integration of the site with the settlement. Any additional development on this site would erode the gap separating Hedge End and West End. Noise from the M27 also constrains the development potential of the site. For this reason, there are doubts about the suitability of this site for development.			
Availability: The availability of the site is unknown.			
Achievability: There are a number of constraints on this site which suggest that other than the re-use of the farm buildings, there are significant doubts about the achievability of development. Together with the uncertainty about the availability of the site, it is therefore concluded that there is no reasonable prospect of redevelopment of the site within the plan period.			

SITE REFERENCE: SLAA-11-14-C	SIZE (ha): 5.4 Net site area (ha): 3.51	SOURCE: Gladman Developments Ltd
ADDRESS: Land North of Botley Road, West End		PARISH: West End
REASON FOR ASSESSING: Submitted for consideration in 2016		
SITE DETAILS		
Site Description & Character of Surrounding Area: This site is located to the east of West End, immediately west of the M27 motorway. It is currently open land that is used for parking associated with the Ageas Bowl (Hampshire Cricket Club). It is divided in half by a line of trees running south to north, and is enclosed on three sides by mature tree planting. There is a small amount of residential development to the south of the site, and Moorgreen Hospital lies to the west. It currently forms part of the gap separating Hedge End and West End. The surrounding area comprises of a mix of agricultural, wooded areas and community and sport / leisure uses.		
Ownership: Dudley Mountford, Sally Welch, Deborah Wade-West		
Planning History: Planning permission refused for residential development (100 dwellings) O/15/76418. Appeal allowed October 2016.		
Land Uses Investigated: Residential		
Location: Outside urban edge		
Status in Local Plan: Site is located within the strategic gap and countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029.		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 0	
Timescale: Within next 5 years	Net Residential Yield: 100 (in accordance with consent)	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Existing pedestrian and vehicle access is available via a gate from Botley Road. Significant improvements would be required to improve the existing access point if the site is developed.			
Rights of Way: 400m to nearest footpath. 2.6km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Botley Road – 8 Southampton/Hedge End, X4 Eastleigh/Hedge End			Adjacent
Railway Station: Hedge End			1.8km
Health Centre: West End Surgery			590m
Primary School: St James Primary School			440m
Secondary School: Wildern School, Hedge End			1.6km
Shopping Centre / Hypermarket: Hedge End Retail Park			550m
West End village centre			1.1km
Designated Open Space: Moorgreen recreation ground			560m
Community Facilities: Youth House Hilldene Community Centre			590m 850m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	Oil pipeline runs underneath the eastern part of the site	Significant Noise Generating Uses	X (M27)
Conservation Area	X	Listed Building	X
Contamination	Low likelihood on the northern boundary	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Cricket, M27
Minerals and Waste Safeguarding	X	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site has been granted planning permission for up to 100 homes at appeal.			
Availability: The agent indicates the site could become available for development within five years to 31 st March 2021.			
Achievability: The site has planning permission secured in October 2016 and the agent indicates the site is viable for development to come forward.			

SITE REFERENCE: SLAA-11-15-C	SIZE (ha): 0.3 Net site area (ha): 0.3	SOURCE: CB Richard Ellis
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ADDRESS: Land East of Monarch Way, Moorgreen Dairy Farm, West End **PARISH:** West End

REASON FOR ASSESSING: Part of this site has previously been submitted for consideration by the agent on behalf of the landowner



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located on the western edge of West End and is used as a paddock and riding area with building for the dairy farm in the southern part of the site. It is well enclosed by trees on the site boundaries, and a block of woodland to the north east creates a strong boundary. Although the site adjoins residential development to the west, it sits within an area that is largely undeveloped. The M27 motorway runs close to the east.

Ownership: Trustees (not known)

Planning History: Previously considered at the Local Plan Inquiry. Application ref F/13/73644 for 14 dwellings withdrawn by the applicant (Foreman Homes) in 2015. The site put forward excluded the building to the south east of the site and extended into the gap at the north-east corner of the site.

Land Uses Investigated: The agents have suggested that housing is considered on the site.

Location: Adjacent to the urban edge to the south and west

Status in Local Plan: Site allocated as part of strategic gap and countryside within the adopted Local Plan 2001-2011. The draft Local Plan 2011-2029 allocated the site as part of the Moorgreen Hospital Special Policy Area, within the urban edge. An application (ref: F/15/77247) has since been approved for residential development at Moorgreen Hospital that excluded the area of SLAA-11-15-C.

Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 1
Timescale: 0 - 5 years	Net Residential Yield: 8
Loss of Employment: No	

ACCESSIBILITY			
Access to the Site: Existing private pedestrian and vehicle access is available via a gate from Monarch Way; however improvements would be required to improve the existing access point if the site is developed.			
Rights of Way: 847m to nearest footpath. 3km to nearest bridleway.			
Proximity to Local Services <i>(All distances are approximate):</i>			
Bus Stop: Botley Road – 8 Southampton/Hedge End, X4 Eastleigh/Hedge End			290m
Railway Station: Hedge End			1.9km
Health Centre: West End Surgery			470m
Primary School: St James Primary School			240m
Secondary School: Wildern School			1.8km
Shopping Centre / Hypermarket: Hedge End Retail Park West End Village Centre			750m 1km
Designated Open Space: Moorgreen Recreation Ground			430m
Community Facilities: Youth House Hilldene Community Centre			450m 760m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X (M27)
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	Bowl Barrow north of Moorgreen Hospital adjacent to the west
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	Strategic gap
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Cricket, M27
Minerals and Waste Safeguarding	X	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is adjacent to the urban edge of West End but within the gap in an area where it is particularly narrow in terms of the physical separation between Hedge End and West End. As a result, development of the site would require the settlement boundary to be revised. The site's function within the gap is considered to be somewhat limited due to its location, mature landscaping on its boundaries, the adjoining buildings to the south of the site and the recent granting of planning permission on land to the east. The development of this site could be regarded as representing an appropriate rounding off the urban edge. Vehicular access to the site would need to be considered carefully and relocation of the existing paddock facilities should also be examined.			
Availability: The agent has previously indicated that the site could be available in the short term.			
Achievability: The site is a greenfield site that is unlikely to have any abnormal costs which would threaten viability. House prices within the area are robust.			

SITE REFERENCE: SLAA-11-17-C	SIZE (ha): 5.2 Net site area (ha): 0.97	SOURCE: Council Planning Officers
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ADDRESS: Open space north of Barbe Baker Avenue, West End (1) **PARISH:** West End

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



SITE DETAILS

Site Description & Character of Surrounding Area: The site occupies an area to the north of West End, immediately north of Barbe Baker Avenue. The urban edge circles the site to the west, south, and east. Whilst the site is open space and has public access, it is understood that the site is in use for grazing. The immediate area is largely residential, although there is further informal open space to the north of the site. The site occupies an elevated position over West End, so is prominent in the local landscape. There is mature planting on the site boundaries.

Ownership: Eastleigh Borough Council

Planning History: The site forms part of a larger application site for an application for 98 dwellings (which includes land to the north – SLAA site 11-18-C) was submitted in December 2015 (ref F/15/77718), yet to be determined. Resolution to permit 07/03/16 subject to the receipt of amended plans and Biodiversity Officer’s comments, the conclusion of viability discussions and completion of a S106 agreement.

Land Uses Investigated: Residential and community

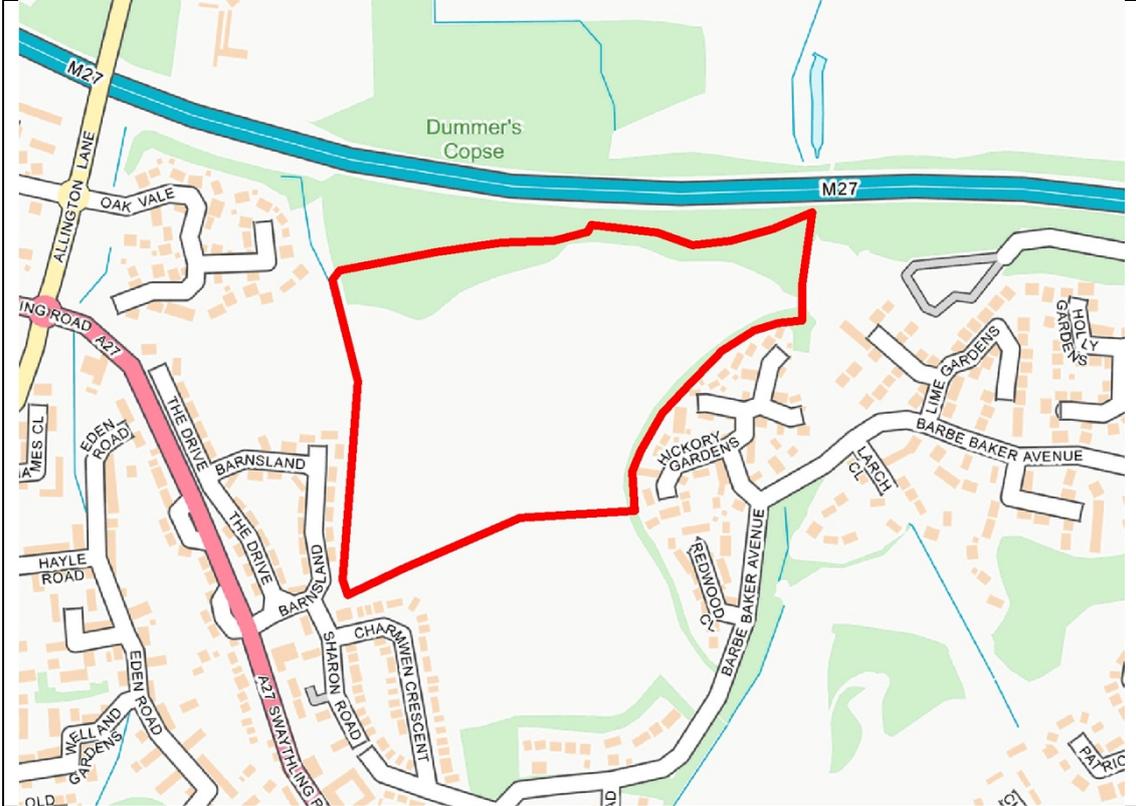
Location: Adjacent to the urban edge to the south, east and west

Status in the local Plan: Site is allocated as existing open space and countryside within the adopted Local Plan 2001-2011. Site was allocated for proposed housing (together with the adjacent site) within the draft Local Plan 2011-2029.

Site Potential:		Existing Dwellings on Site: 0	
Density (dph): 30		Net Residential Yield: 29 (based on	
Timescale: 0 – 5 years		planning application)	
Loss of Employment Land: No			

ACCESSIBILITY			
Access to the Site: Pedestrian access is currently available from Barbe Baker Avenue. Any development on the site would necessitate new access to enable vehicle access.			
Rights of Way: Footpath within site boundary. 1.5km to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: High Street – 8 Southampton/Hedge End, X4 Eastleigh/Hedge End, X10 Southampton/Bishop's Waltham			290m
Railway Station: Swaythling			2.6km
Health Centre: West End Surgery			720m
Primary School: St James Primary School			1.3km
Secondary School: Bitterne Park School			1.9km
Shopping Centre / Hypermarket: West End village centre			610m
Designated Open Space: On site Hatch Grange / Megan Green			320m
Community Facilities: West End Parish Centre			440m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	On the south/southwest boundary
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	Hatch Grange adjacent south east	Biodiversity Opportunity Areas	X
Topography	Slope from north to south	Other	Open space
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	X
Minerals and Waste Safeguarding	X	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is constrained by its topography, drainage and landscape impact. The loss of open space would need to be addressed. It is noted that the Planning for Open Space, Sport and Recreation (2014) report for EBC concluded that West End had a deficit in open space. Whilst it is recognised that it would be difficult to develop the whole of the site, there may be potential to develop part of the site, particularly as a means to provide access to SLAA-18-C to the north, subject to further detailed studies, for residential and / or community uses. The assessment assumes that 3.99 ha of the site is not available, based on developer proposals.			
Availability: The site is owned by Eastleigh Borough Council.			
Achievability: The site is greenfield land but there are significant costs in relation to the potential replacement of open space and access. The property market is robust within West End.			

SITE REFERENCE: SLAA-11-18-C	SIZE (ha): 10.6 Net site area (ha): 2.3	SOURCE: Council Planning Officers
ADDRESS: Open Space North of Barbe Baker Avenue, West End (2)		PARISH: West End
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		



SITE DETAILS	
Site Description & Character of Surrounding Area: The site is currently in use as informal open space, and is located to the north of the urban edge of West End. The immediate area is largely residential, however the M27 motorway lies north of the site, and there is further open space to the south and woodland to the north. The area in the middle of the site is relatively exposed with long distance views afforded to the west, as well as some to the north and south.	
Ownership: Eastleigh Borough Council	
Planning History: The site forms part of an application for 98 dwellings was submitted in December 2015 (ref F/15/77718), yet to be determined. Resolution to permit 07/03/16 subject to the receipt of amended plans and Biodiversity Officer's comments, the conclusion of viability discussions and completion of a S106 agreement. Also includes land to the south (SLAA site 11-17-C)	
Land Uses Investigated: Residential and community	
Location: Adjacent to the urban edge (to the south, east and west)	
Status in Local Plan: Site is allocated as existing open space and countryside within the adopted Local Plan 2001-2011. Site was allocated for proposed housing (together with the adjacent site) within the draft Local Plan 2011-2029.	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: 0 – 5 years	Net Residential Yield: 69 (based on planning application)
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: The site does not currently have any access on to a highway. A footpath runs around the perimeter of the site. There may be the potential to secure access through the adjoining land (site SLAA-11-17-C).			
Rights of Way: Footpath within site boundary. 1.2km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Swaythling Road – 8 Southampton/Hedge End, X4 Eastleigh/Hedge End		330m	
Railway Station: Swaythling		2.5km	
Health Centre: Townhill Surgery		640m	
Primary School: St James Primary School		1.3km	
Secondary School: Bitterne Park School		1.9km	
Shopping Centre / Hypermarket: West End Townhill Centre Neighbourhood Parade West End Village Centre		700m 820m	
Designated Open Space: On site Barnsland Recreation Ground and open space off Barbe Baker Avenue		0m Adjacent	
Community Facilities: West End Parish Centre and Townhill Farm Community Centre		640m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X (M27)
Conservation Area	X	Listed Building	X
Contamination	Low likelihood on the northern boundary	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Western boundary within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	None on site but Drummers Copse SINC adjoins the site on the northern boundary
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Changes significantly across the site	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 elevated nature of the site and noise generated from the M27 motorway act as a constraint to the development of the site. The loss of open space would need to be addressed. Drainage may post a constraint. It is noted that the EBC report Planning for Open Space, Sport and Recreation (2014) concluded that West End had a deficit in open space. Whilst it is recognised that it would be difficult to develop the whole of the site, there may be potential to develop part of the site, the land at the eastern and western edges, subject to further detailed studies, for residential and / or community uses. The assessment assumes that 7.06 ha of the site is not available, based on developer proposals.			
Availability: The site is owned by Eastleigh Borough Council			
Achievability: The site is a greenfield site located in an area which benefits from comparatively high property values and that is attractive to the market. The costs of replacing the open space and securing suitable vehicular access to the site may impact on the achievability of the site for residential uses. The achievability of the site for a community use is dependent on suitable external funding being available.			

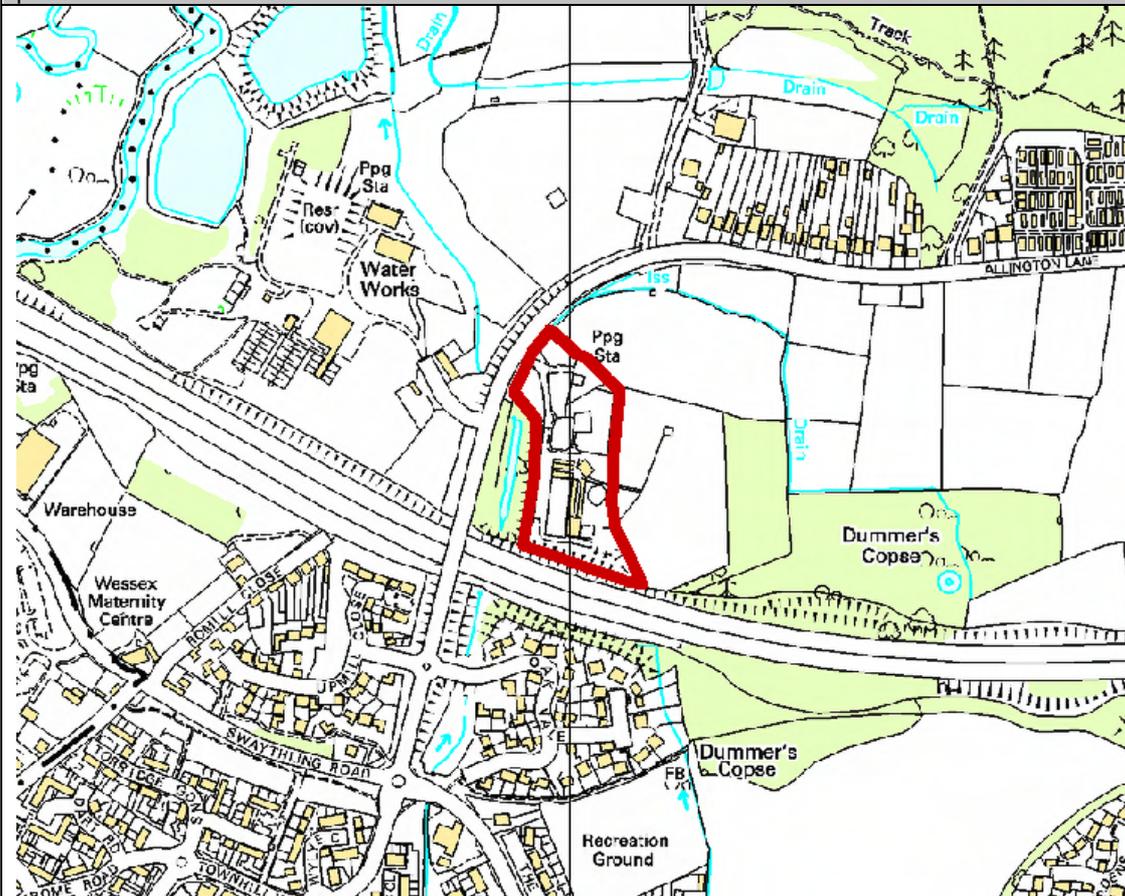
SITE REFERENCE: SLAA-11-19-C	SIZE (ha): 1.7 Net site area (ha): 1.28	SOURCE: Council Planning Officers
ADDRESS: Recreation ground east of Swaythling Road, West End		PARISH: West End
REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site, which is presently a recreation ground, is located to the north west of the urban edge of West End. It is within a primarily residential area, with public open space located to the east of the site (this space is currently the subject of a planning application for residential/open space uses). There is mature tree cover on the northern and eastern site boundaries.		
Ownership: West End Parish Council		
Planning History: None. Planning application for 98 dwellings (F/15/77718) submitted on land to the east. Not yet determined.		
Land Uses Investigated: Residential, community, and open space		
Location: Adjacent to urban edge (north, south and west)		
Status in Local Plan: Site is allocated as existing open space and countryside within the adopted Local Plan 2001-2011. Site was allocated as open space within 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): 30	Existing Dwellings on Site: 0	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment: No		

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is available from Barnsland.			
Rights of Way: Footpath within site boundary. 1km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Swaythling Road – 8 Southampton/Hedge End, X4 Eastleigh/Hedge End		140m	
Railway Station: Swaythling		2.3km	
Health Centre: Townhill Surgery		390m	
Primary School: St James Primary School		1.6km	
Secondary School: Bitterne Park School		1.7km	
Shopping Centre / Hypermarket: West End Townhill Centre Neighbourhood Parade West End Village Centre		440m 1km	
Designated Open Space: On site Open space north of Barbe Baker Avenue		0m Adjacent	
Community Facilities: Townhill Farm District Centre		410m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X (M27)
Conservation Area	X	Listed Building	X
Contamination	Medium likelihood	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Eastern boundary within 25m of tributary	Tree Preservation Orders	5 on northern boundary and 1 on southern boundary
Flood Risk	Low (site within Flood Zone 1)	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is currently protected open space and laid out as a recreation ground. Any loss of open space would need to be justified with provision of commensurate space. The Planning for Open Space, Sport and Recreation Study (published in October 2014) found West End to be deficient in outdoor amenity areas. Residential development would be in-keeping with the site's adjacent uses, and whilst the site may be physically capable of accommodating residential and / or community uses, the impact of the loss of this particular open space would need to be carefully considered.			
Availability: The site is owned by West End Parish Council who have indicated that the site is not available for development.			
Achievability: The site is greenfield and is located in an area which has generally high property values and thus is likely to be attractive to the market. The likely need to replace the open space and secure vehicular access could impact on the achievability of this site. As the site is not available, it is considered that there is no reasonable prospect of development coming forward within the plan period.			

SITE REFERENCE: SLAA-11-21-C	SIZE (ha): 1.9 Net site area (ha): 1.43	SOURCE: Council Planning Officers
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ADDRESS: Land North of M27 and East of Allington Lane, West End	PARISH: West End
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REASON FOR ASSESSING: Identified on aerial photography as possibly having development potential



SITE DETAILS

Site Description & Character of Surrounding Area: The site is located to the north of the settlement of West End, however the M27 motorway physically detaches the site from the defined urban edge, as it forms a robust northern boundary to West End. The site is within an area that is predominately rural in character. There is a block of mature planting on the western site boundary which screens the site from Allington Lane. The site is currently used as a riding school.

Ownership: Not known

Planning History: None

Land Uses Investigated: Residential

Location: Outside the urban edge

Status in the Local Plan: Site is allocated as countryside in adopted Local Plan 2001-2011 and the draft local plan 2011-29. Land adjacent to the north and east is allocated as public open space in the draft 2011-29 local plan. The site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).

Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: Unlikely in plan period	Net Residential Yield: 0
Loss of Employment: Yes (commercial riding school / stables)	

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is available from Allington Lane, although improvements would be required if the site is developed.			
Rights of Way: 230m to nearest footpath. 1.4km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Townhill Way – 8 Southampton/Hedge End		430m	
Swaythling Road – X4 Eastleigh/Hedge End		450m	
Railway Station: Swaythling		2.1km	
Health Centre: Townhill Surgery		580m	
Primary School: St James Primary School		1.8km	
Secondary School: Bitterne Park School		1.8km	
Shopping Centre / Hypermarket: West End Townhill Centre Neighbourhood Parade West End Village Centre		630m 1.3km	
Designated Open Space: Itchen Valley Country Park		Adjacent	
Community Facilities: Townhill Farm Community Centre		570m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X (M27)
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	E, N and W boundaries within 25m of tributary	Tree Preservation Orders	4 on eastern boundary
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Itchen Valley adjacent to the north
Topography	Flat	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: There are numerous constraints to the site that may compromise its developability. It is poorly related to the existing settlement as a result of the M27 motorway physically separating the settlement of West End from the site. Noise from the motorway would also need to be considered. The area is predominately rural in character, so development here affects the character and appearance of the area. The existing users of the site, the equestrian centre would need to be relocated. Developed in isolation there are significant doubts about the suitability of this site for development. The site could be considered for its development potential as part of a broad location. A change in local plan policy would be required in order for this site to be considered suitable for development.			
Availability: Not known			
Achievability: The fact that the availability of the site is unknown suggests that the site cannot be considered achievable at this time. Furthermore, the numerous constraints may compromise the viability of development.			

SITE REFERENCE: SLAA-11-22-C	SIZE (ha): 5.7 Net site area (ha): 2.3	SOURCE: Hallam Land Management
ADDRESS: Land south of Allington Lane & north of the M27, West End (1)		PARISH: West End
REASON FOR ASSESSING: Submitted as possible addition to Allington Lane site in 2016		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is located to the north of West End, and is presently used for grazing. The M27 motorway runs to the south of the site and this not only physically separates the site from the settlement of West End, but it also provides a robust northern boundary to West End. The site is within an area that is rural in character – grazing land adjoins the site to the east and Itchen Valley County Park lies to the north. There is planting and tree cover on the site boundaries, and a woodland block creates a strong eastern boundary to part of the site.		
Ownership: Eastleigh Borough Council		
Planning History: None		
Land Uses Investigated: Residential and mixed use		
Location: Outside urban edge		
Status in Local Plan: Site is allocated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. There is a SINC in the south-east corner of the site. The majority of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 0	
Timescale: Unlikely in plan period	Net Residential Yield: 0	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is available from Allington Lane. Improvements would be required if the site is developed.			
Rights of Way: 390m to nearest footpath. 1.4km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Townhill Way – 8 Southampton/Hedge End		540m	
Railway Station: Swaythling		2.3km	
Health Centre: Townhill Surgery		680m	
Primary School: Townhill Infant and Junior Schools		1.2km	
Secondary School: Bitterne Park School		1.9km	
Shopping Centre / Hypermarket: West End Townhill Centre Neighbourhood Parade West End Village Centre		750m 1.3km	
Designated Open Space: Itchen Valley Country Park		Adjacent	
Community Facilities: Townhill Farm Community Centre		680m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3 and 4
Cables / Pylons / Electricity Lines / Oil Pipelines	High pressure gas main	Significant Noise Generating Uses	X (M27)
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 25m of tributary	Tree Preservation Orders	4 on western boundary
Flood Risk	The north and north-west of the site is at risk of surface water flooding	Nature Conservation Designations	Drummers Copse North Site of Importance for Nature Conservation is located in the south-east corner of the site
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Itchen Valley adjacent north
Topography	Flat	Other	X
Priority Habitat	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 (4.8ha)	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: There are numerous constraints to the site that compromise its developability in isolation. It is poorly related to the existing settlement of West End by way of physical detachment by the M27 motorway which forms a robust boundary to the south. Noise from the motorway would also need to be considered. The north and north-west of the site is at risk of surface water flooding. Development would urbanise the predominately rural character of the area. Developed in isolation there are significant doubts about the suitability of this site for development however the site could be considered for its development potential as part of a broad location. The assessment assumes that 1.1 ha of the site is not available as a result of the SINC designation in the south east of the site.			
Availability: Eastleigh Borough Council has indicated the site is not available for development. The safeguarding of part of the site for sharp sand and gravel extraction may delay development coming forward.			
Achievability: The site has numerous constraints that may compromise the viability of isolated development in this location however the site could be considered as part of a broad location. A change in local plan policy designation would be required before this site could be developed. As the site is not available, it is considered there is no reasonable prospect of development coming forward on the site within the plan period.			

SITE REFERENCE: SLAA-11-23-C	SIZE (ha): 6.52 Net site area (ha): 3.26	SOURCE: Hampshire County Council and Barton Willmore
ADDRESS: Land south of Allington Lane & north of the M27, West End (2)		PARISH: West End
REASON FOR ASSESSING: Submitted for consideration by landowner and submitted as possible addition to Allington Lane site (SLAA-11-46-C) by agent in 2016		
SITE DETAILS		
Site Description & Character of Surrounding Area: This site is located to the north of West End, and comprises of grazing paddocks. The site is detached from the urban edge by the M27 motorway which runs beyond to the south of the site (and which forms a robust boundary to the northern boundary to West End), and a significant block of woodland (Dummers Copse SINC) which creates a strong southern boundary to the site. The site is well screened by tree cover on the western and eastern boundaries.		
Ownership: Hampshire County Council		
Planning History: None		
Land Uses Investigated: Residential and mixed use		
Location: Outside urban edge		
Status in Local Plan: Site is allocated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. Approximately half the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 0	
Timescale: 5-10 years	Net Residential Yield: 98	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Existing vehicular and pedestrian access is available from Allington Lane. Improvements would be required if the site is developed.			
Rights of Way: 770m to nearest footpath. 1.7km to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Townhill Way – 8 Southampton/Hedge End		720m	
Railway Station: Swaythling		2.5km	
Health Centre: Townhill Surgery		880m	
Primary School: St James Primary School		1.5km	
Secondary School: Bitterne Park School		2.1km	
Shopping Centre / Hypermarket: West End Townhill Centre Neighbourhood Parade West End Village Centre		950m 1.2km	
Designated Open Space: Itchen Valley Country Park		Adjacent	
Community Facilities: Townhill Farm Community Centre		880m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	High pressure gas main	Significant Noise Generating Uses	M27
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Western and southern boundary within 25m of tributary	Tree Preservation Orders	Blanket TPO on all tree species on southern boundary
Flood Risk	Parts of the site to the centre and the west are at risk of surface water flooding	Nature Conservation Designations	None on site but Drummers Copse SINC is located immediately south of the site
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	Itchen Valley adjacent to the north
Topography	Relatively level	Other	X
Priority Habitat	Coastal and Floodplain Grazing Marsh, Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area (3.8ha)	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: There are numerous constraints to the site that compromise its developability in isolation. It is poorly related to the existing settlement of West End by way of physical detachment by the M27 motorway which forms a robust boundary to the south. Noise from the motorway would also need to be considered. The north and north-west of the site is at risk of surface water flooding. Development would urbanise the predominately rural character of the area. Developed in isolation, there are significant doubts about the suitability of this site for development however the site could be considered for its development potential as part of a broad location.			
Availability: The landowner has indicated that the site is available. The safeguarding of part of the site sharp sand and gravel extraction may delay development coming forward.			
Achievability: The site has numerous constraints that may compromise the viability of isolated development in this location however the site could be considered as part of a broad location. Either way a change in local plan designation would be required before this site could be developed and therefore a time frame of 5-10 years is considered appropriate.			

SITE REFERENCE: SLAA-11-26-C	SIZE (ha): 0.47 Net site area (ha): 0.42	SOURCE: Landowner
ADDRESS: Land off The Drove		PARISH: West End
REASON FOR ASSESSING: Submitted for consideration in 2016		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is a flat, greenfield plot, with trees along the boundaries. Located adjacent to existing residential development on The Drove, which also provides gated, vehicular access to the site. Structures on the site comprise two storage sheds. The site is adjacent to the Allington Lane Strategic site.		
Ownership: The Wiseman Family		
Planning History: Area to the south-east of the site including in larger site granted planning permission in January 2000 for the construction of five dwellings (following demolition of existing) (ref Z/27709/004/00).		
Land Uses Investigated: Residential		
Location: Adjacent to the urban edge (eastern boundary)		
Status in Local Plan: Site is designated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029.		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 0	
Timescale: 5-10 years	Net Residential Yield: 13	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Current vehicular access from The Drove would need to be modified.			
Rights of Way – 580m to nearest footpath (via Moorgreen Farm). 2.32km to nearest bridleway (along River Itchen).			
Proximity to Local Services (<i>All Distances are Approximate</i>):			
Bus Stop: Southampton Arms, Moorgreen Road. Service 10 Southampton to Bishops Waltham.		223m	
Railway Station: Hedge End		2.01km	
Health Centre: West End Surgery		625m	
Primary School: St. James' Primary School		315m	
Secondary School: Wildern School		2.29km	
Shopping Centre / Hypermarket: Asda, West End		1.09km	
Designated Open Space: Moorgreen Road recreation ground		493m	
Community Facilities: West End Parish Centre		1.09km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Adjacent to the M27
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	Flat	Landscape Character Area	M27 Corridor
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	M27
Minerals and Waste Safeguarding	X	Other	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site is adjacent to a small ribbon of urban edge along Moorgreen Road. In addition to upgrading the access to the site, noise from the motorway would also need to be carefully considered. There is potential for development on the site to tie in with the adjacent strategic site, should it come forward.</p> <p>The site is located outside the urban edge and is designated as countryside so a change in planning policy would be required for development to come forward.</p>			
<p>Availability: The landowner has indicated the site is available to self-build projects within the next 5 years. There are no known legal constraints affecting the availability of the site for development.</p>			
<p>Achievability: In addition to a policy change, the access and noise constraints would need to be overcome. The agent has indicated the site is available for development within the next five years, however as a planning policy change would be required, it is considered that 5-10 years would be a more realistic timeframe. The site promoter has indicated that the site would be available to self-builders.</p>			

SITE REFERENCE: SLAA-11-28-C	SIZE (ha): 12.4 Net site area (ha): 6.2	SOURCE: WYG (Highwood Group) Previously submitted by agent on behalf of landowner
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ADDRESS: Land north of Moorgreen Road, West End (2) **PARISH:** West End

REASON FOR ASSESSING: Submitted for consideration in 2016



SITE DETAILS

Site Description & Character of Surrounding Area: The site, which is used for grazing and agriculture, is located immediately north of Moorgreen Road and a ribbon development (that is defined as within the urban edge). The site projects into an area that is rural in character – agricultural land surrounds the site to the north, east, and west. There are long distance views to the west. There are areas of woodland and lines of mature trees within the site.

Ownership: The Bastian family

Planning History: None

Land Uses Investigated: Residential

Location: Outside the urban edge

Status within Local Plan: Site is allocated as countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029.

Site Potential:

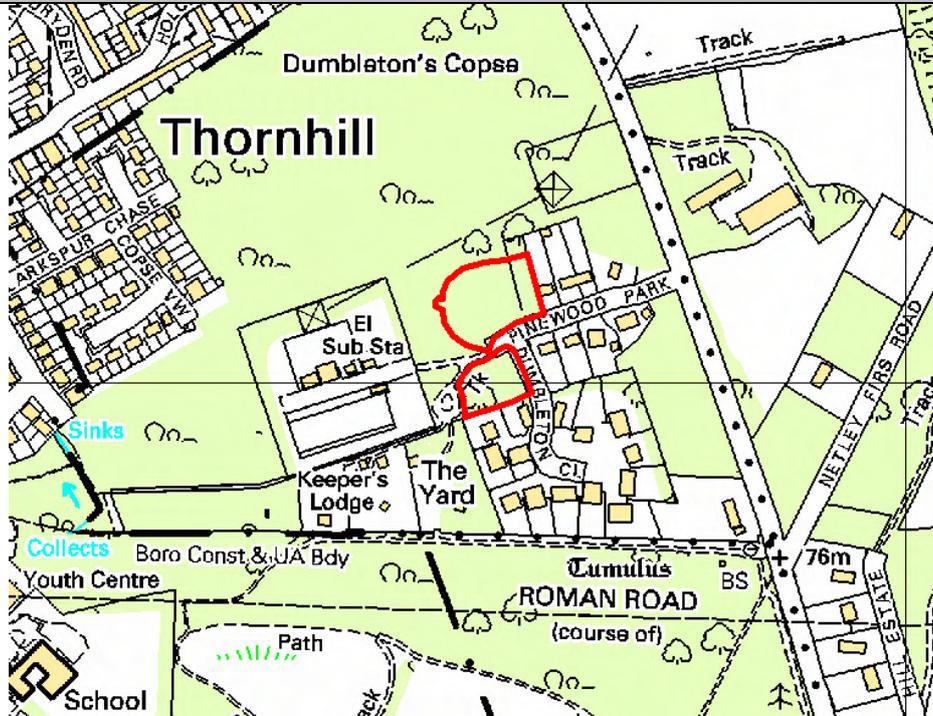
Density (dph): 30
Timescale: 5-10 years
Loss of Employment Land: No

Existing Dwellings on Site: 0
Net Residential Yield: 186

ACCESSIBILITY			
Access to the Site: Existing pedestrian and vehicle access is available via a track from Burnetts Lane. Significant improvements would be required to improve this access if the site is developed.			
Rights of Way: Footpath within site boundary. 2km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Moorgreen Road – X10 Bishops Waltham/Southampton			220m
Railway Station: Hedge End			1.7km
Health Centre: West End Surgery			980m
Primary School: St James Primary School			660m
Secondary School: Wildern School, Hedge End			2.2km
Shopping Centre / Hypermarket: Hedge End Retail Park			1.2km
Designated Open Space: Allotments Moorgreen Meadow			370m 900m
Community facilities: Youth House Salvation Army Church Hilldene Community Centre			930m 1km 1.3km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3, Grade 4 to the west
Cables / Pylons / Electricity Lines / Oil Pipelines	Intermediate gas main within 3m	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Flood Risk	Flood Zone 1. Small area of surface water flood risk in centre of site	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	M27
Landscape Character Area	11 M27 Corridor & Horton Heath Undulating Farmland	Minerals and Waste Safeguarding	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: Whilst there is ribbon development along the frontage of Moorgreen Road that lies within the urban edge, any further development could be seen to urbanise the predominately rural character of the area. Development is constrained by the poor relationship between the site and the village of West End which lies the other side of the M27 motorway. Consideration should be given to potential ecological impacts including those on the M27 PBL, hedgerow network and Solent Complex. Given the open character of the area it is hard to envisage how this site could be developed in isolation. The site could however be considered for its development potential as part of a larger strategic location, subject to necessary transport infrastructure provision. A change in local plan policy would be required.			
Availability: The agent has previously indicated that the site could become available in the short term.			
Achievability: It is likely that significant additional investment in transport infrastructure would be required to deliver a sustainable development. The associated highway-related impacts would need to be assessed through a transport appraisal. The development of this site may only be achievable as part of a wider strategic location for development and therefore a timeframe of 5-10 years is considered appropriate.			

SITE REFERENCE: SLAA-11-29-U	SIZE (ha): 0.35 Net site area (ha): 0.35	SOURCE: Representation on consultation draft Local Plan
ADDRESS: Pinewood Lodge, West End		PARISH: West End
REASON FOR ASSESSING: Representation on consultation draft Local Plan		
SITE DETAILS		
Site Description & Character of Surrounding Area: This site is located to the south east of a small residential development (Pinewood Park) outside of the main urban edge close to the borough boundary with Southampton at Thornhill. The site is largely blanketed in trees, aside for the building located in the south east corner of the site. It forms part of the gap separating Southampton and Hedge End		
Ownership: Bradberry family		
Planning History: Pre-application enquiry submitted in January 2016		
Land Uses Investigated: Residential		
Location: Outside the urban edge		
Status in Local Plan: Site is allocated as part of the strategic gap and countryside within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029.		
Site Potential:		
Density (dph): 30	Existing Dwellings on Site: 1	
Timescale: Unlikely in the plan period	Net Residential Yield: 0	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: via Kanes Hill			
Rights of Way: Proximity to footpath / cycleway / bridleway: 550m to nearest footpath and approximately 2km to nearest bridleway.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Hamble Lane – X15 Hamble/Eastleigh (weekdays only)		1.1km	
Thornhill Park Road – 3 Southampton/Boorley Green		1.3km	
Railway Station: Bursledon		2.6km	
Health Centre: Thornhill Doctors Surgery		1.2km	
Primary School: Hightown Primary School Kanes Hill Primary		560m 1km	
Secondary School: Wildern School		2km	
Shopping Centre / Hypermarket: Hedge End Village Centre		1.5km	
Designated Open Space: Netley Common		Adjacent	
Community Facilities: The Hinkler Community Centre and Thornhill Community Library		1.1km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	X	Archaeological Sites	Bowl barrow at Netley Common to south of site
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	Blanket across site
Flood Risk	Flood Zone 1	Nature Conservation Designations	Netley Common adjacent South SINC
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Netley & Bursledon Commons
Minerals and Waste Safeguarding	X	Landscape Character Area	Netley Abbey Coastline
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site's significant tree coverage, its location within the strategic gap and its relative remoteness to services and facilities are significant constraints on the development of this site. Taking into account its size there appears to be little justification to suggest that this site is suitable for development.			
Availability: The availability of the site is unknown.			
Achievability: The site's constraints, combined with its small size, suggest that the achievability of development on this site is unlikely. Furthermore, the availability of the site is not currently established.			

SITE REFERENCE: SLAA-11-30-U	SIZE (ha): 0.5 Net site area (ha): 0.45	SOURCE: Luken Beck Ltd						
ADDRESS: Dumbleton Copse/Pinewood Park, Kaneshill West End		PARISH: West End						
REASON FOR ASSESSING: Site previously submitted for consideration								
								
SITE DETAILS								
<p>Site Description & Character of Surrounding Area: The site(s), which is currently wooded, is located to the south east of Thornhill and is situated adjacent to a small housing development characterised by fairly large houses in large plots surrounded by woodland and open space. A road runs between the two halves of the site and leads to a track to an electricity substation. The site is within the gap separating Hedge End and Southampton (Thornhill).</p>								
<p>Ownership: Hinton Landholdings Ltd own Dumbleton Copse and majority of site, eastern edge of top half of the site, landowner unknown</p>								
<p>Planning History: Pre-application enquiry in July 2015. Outline application for construction of 6no. detached dwellings with associated amenity space, parking and access from Dumbleton Copse (matters for consideration: access only) submitted April 2017 (ref 0/17/80373).</p>								
<p>Land Uses Investigated: Residential</p>								
<p>Location: Outside the urban edge in the adopted local plan but allocated for residential development in the draft 2011-29 local plan (Policy WE12)</p>								
<p>Status in Local Plan: The site is located within the strategic gap and countryside within the adopted Local Plan 2001-2011 but is allocated for residential development in the draft 2011 - 2029 Local Plan. The majority of the site is a SINC. A significant portion of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).</p>								
<p>Site Potential:</p> <table border="0"> <tr> <td>Density (dph): 30</td> <td>Existing Dwellings on Site: 0</td> </tr> <tr> <td>Timescale: Within next 5 years</td> <td>Net Residential Yield: 6 (Policy WE12)</td> </tr> <tr> <td>Loss of Employment Land: No</td> <td></td> </tr> </table>			Density (dph): 30	Existing Dwellings on Site: 0	Timescale: Within next 5 years	Net Residential Yield: 6 (Policy WE12)	Loss of Employment Land: No	
Density (dph): 30	Existing Dwellings on Site: 0							
Timescale: Within next 5 years	Net Residential Yield: 6 (Policy WE12)							
Loss of Employment Land: No								

ACCESSIBILITY			
Access to the Site: Current access is via Pinewood Park			
Rights of Way: 860m to nearest footpath. 2.4km to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Thornhill Park Road – 3 Southampton/Boorley Green		1.2km	
Railway Station: Bursledon		2.8km	
Health Centre: Thornhill Doctors Surgery		960m	
Primary School: Hightown Primary School		450m	
Kanes Hill Primary School		840m	
Secondary School: Wildern School		2km	
Shopping Centre / Hypermarket: Hedge End Village Centre		1.6km	
Designated Open Space: Netley Common		300m	
Community Facilities: The Hinkler Community Centre and Thornhill Community Library		890m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	Adjacent to north	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	X	Archaeological Sites	X
Proximity to International Nature Conservation Designation	X	Tree Preservation Orders	Blanket across site- all tree species
Flood Risk	Flood Zone 1	Nature Conservation Designations	SINC Dumbleton Copse
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Netley & Bursledon Commons
Minerals and Waste Safeguarding Area	Sharp sand and gravel mineral safeguarding area	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is heavily wooded, is part of a SINC, forms part of the gap separating Hedge End and Southampton and is relatively remote to local facilities and services. However, it was allocated for development in the draft 2011-29 Local Plan, which suggests it may be suitable provided the requirements of that policy regarding nature conservation and recreation impacts are complied with.			
Availability: The site owners have previously promoted this site for development.			
Achievability: As stated in Policy WE12 of the draft 2011-29 Local Plan.			

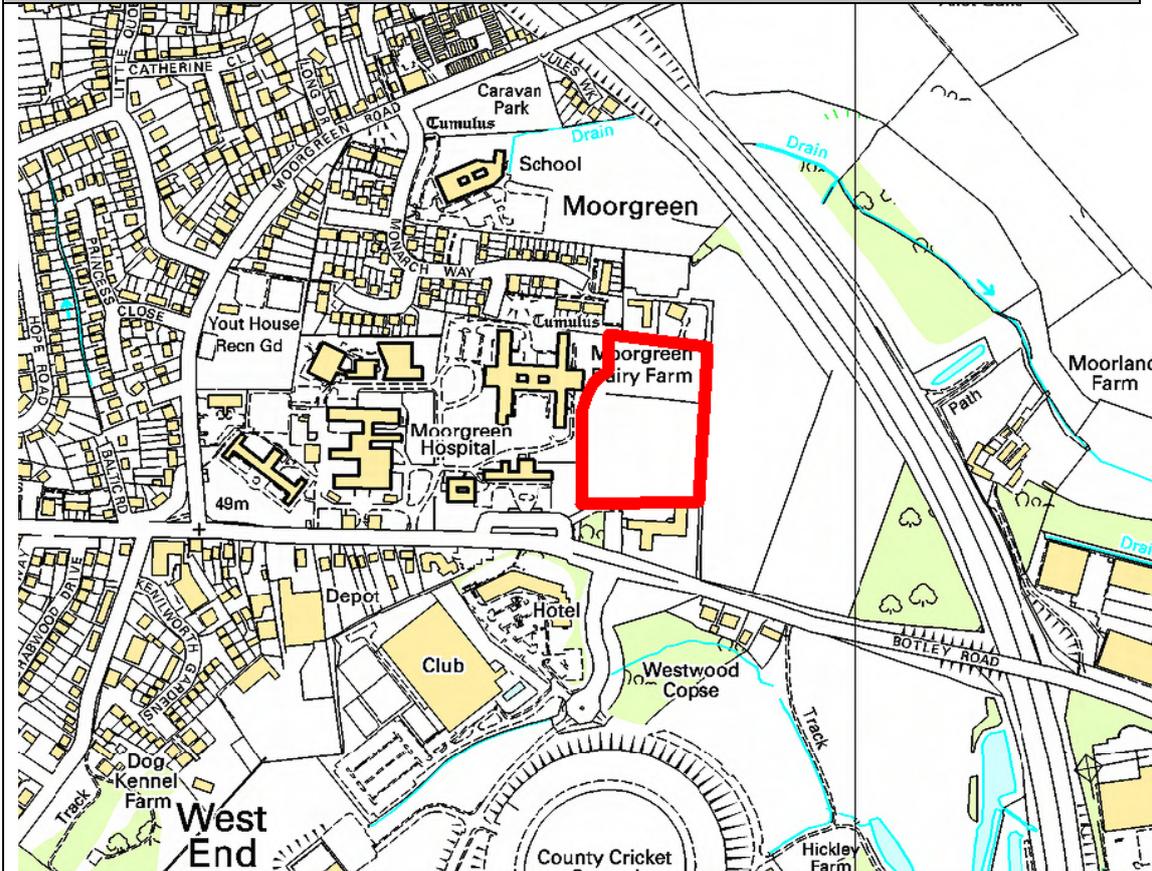
SITE REFERENCE: SLAA-11-32-C	SIZE (ha): 5.40 Net site area (ha): 5.40	SOURCE: Council Planning Officers						
ADDRESS: Land at Ageas Bowl (commercial)		PARISH: West End						
REASON FOR ASSESSING: Site considered to have some potential which should be explored further								
SITE DETAILS								
<p>Site Description & Character of Surrounding Area: The site is located between the cricket ground and Telegraph Woods adjacent to the wider Ageas Bowl site. This site borders the defined urban edge of West End. Located to the north of the site are hotel facilities, coach depot and residential development. The site has been landscaped and provides car parking facilities and a match day bus station facility.</p>								
<p>Ownership: Eastleigh Borough Council</p>								
<p>Planning History: Various including application for the formation of sports pitches in 2013 that was withdrawn.</p>								
<p>Land Uses Investigated: Sports-related commercial or leisure uses</p>								
<p>Location: Adjacent to the urban edge to the north. Within the urban edge in the draft 2011-29 local plan.</p>								
<p>Status in Local Plan: The site is allocated in the adopted local plan as a special policy area to preserve the outdoor sport, recreation and hotel uses. In addition, the site is allocated a part of the strategic gap and countryside within the adopted Local Plan 2001-2011. In the draft Local Plan 2011-2029 the site is allocated for commercial use (Policy WE9). Part of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).</p>								
<p>Site Potential:</p> <table border="0"> <tr> <td>Density (dph): N/a</td> <td>Existing Dwellings on Site: 0</td> </tr> <tr> <td>Timescale: 5-10 years</td> <td>Net Residential Yield: N/a</td> </tr> <tr> <td colspan="2">Loss of Employment Land: No</td> </tr> </table>			Density (dph): N/a	Existing Dwellings on Site: 0	Timescale: 5-10 years	Net Residential Yield: N/a	Loss of Employment Land: No	
Density (dph): N/a	Existing Dwellings on Site: 0							
Timescale: 5-10 years	Net Residential Yield: N/a							
Loss of Employment Land: No								
<p>Employment Uses: Sports related commercial or leisure use</p>								

ACCESSIBILITY			
Access to the Site: Access to the site is currently available via Botley Road.			
Rights of Way: 505m to nearest footpath. 2.7km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Botley Road – X4 Eastleigh/Hedge End, 8 Southampton/Hedge End		350m	
Railway Station: Hedge End		2.4km	
Health Centre: West End Surgery		510m	
Primary School: St James Primary School		730m	
Secondary School: Wildern		1.8km	
Shopping Centre / Hypermarket: West End Village Centre		780m	
Designated Open Space: Telegraph Woods		Adjacent	
Community Facilities: Hilldene Community Centre Youth House		510m 590m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Urban to the north, Grade 2 to the south
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	Within 25m of tributary	Tree Preservation Orders	Adjacent north west
Flood Risk	Flood Zone 1	Nature Conservation Designations	SINC-Telegraph Woods – adjacent south
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Slopes from all sides to the centre	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland	Biodiversity Action Plan Priority Areas and Links'	Netley & Bursledon Commons
Minerals and Waste Safeguarding Area	Sharp sand and gravel mineral safeguarding area (2.3ha)	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site is generally underused and occupies a location that is enclosed by woodland and existing development. With careful consideration to the siting of the development, along with landscaping and impact on the adjoining SINC, developing this site for employment purposes is likely to be acceptable. The principle is established by Policy WE9 in the draft 2011-29 local plan. Its location adjacent to the Ageas Bowl and other important sporting facilities represents a significant opportunity. However, it will be important to ensure that the operation of the Ageas Bowl is not compromised, particularly so in relation to existing transport/parking arrangements.			
Availability: Owned by Eastleigh Borough Council			
Achievability: This site is likely to be favourable to the market given its location adjacent to the Ageas Bowl. Provision of transport mitigation measures are essential for the progression of this site. There are no known abnormal costs associated with this site. A timeframe of 5-10 years is considered appropriate for development to come forward.			

SITE REFERENCE: SLAA-11-35-C	SIZE (ha): 3.12 Net site area (ha): 1.87	SOURCE: Drew Smith
ADDRESS: Land south of Cherry Drove, Horton Heath		PARISH: West End
REASON FOR ASSESSING: Submitted for consideration		
SITE DETAILS		
<p>Site Description & Character of Surrounding Area: The site is adjacent to the southern urban edge of Horton Heath, and lies to the east of Burnetts Lane. The western boundary is belted with trees, and a hedgerow field boundary to the south. There is one residential property located adjacent to the southwest corner and properties associated with Horton Heath to the north and east. The site is open and within the Local Gap that separates Hedge End from Horton Heath, which is largely undeveloped.</p>		
<p>Ownership: Queens College Oxford</p>		
<p>Planning History: In 2015 the Local Area Committee resolved to grant planning permission on land adjacent to the west of Burnetts Lane for 950 dwellings, a secondary school and employment uses (ref O/14/75735). The site was previously included within this application boundary.</p>		
<p>Land Uses Investigated: Residential</p>		
<p>Location: Adjacent to the urban edge on the north and east boundaries of the site.</p>		
<p>Status in Local Plan: Site is allocated as countryside and gap in the adopted Local Plan 2001-2011. The site is allocated as part of a wider area for proposed housing in the draft Local Plan 2011-2029.</p>		
<p>Site Potential:</p>		
<p>Density (dph): 30</p> <p>Timescale: Within 5-10 years</p> <p>Loss of Employment Land: No</p>	<p>Existing Dwellings on Site: 0</p> <p>Net Residential Yield: 61</p>	

ACCESSIBILITY			
Access to the Site: Access to the site is currently from Burnetts Lane.			
Rights of Way Footpath 170m south of the site off Burnetts Lane.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Botley Road. Services; 10 Southampton to Bishops Waltham; X15 Hamble to Eastleigh; and X9 Eastleigh to Bishops Waltham.			178m
Railway Station: Hedge End			1.6km
Health Centre: Stokewood surgery			2.22km
Primary School: Fair Oak Infant and Junior Schools			1.49km
Secondary School: Wyvern Technology College			1.6km
Shopping Centre / Hypermarket: Fair Oak village centre			2.02km
Designated Open Space: South of Fir Tree Lane			575m
Community infrastructure: Horton Heath Community Centre			300m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	X
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International nature conservation designations	X	Tree Preservation Orders	3 along the north boundary and 1 adjacent to the east boundary
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'	Chalcroft PBL
Landscape Character Area	Horton Heath Undulating Farmland	Minerals and Waste safeguarding	X
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site is well related to the settlement of Horton Heath although as it is located outside of the urban edge, a change in policy to the settlement boundary of Horton Heath would be required. Development in this location would also cause some erosion to the local gap and would require some carefully considered soft landscaping. Consideration should also be given to potential ecological impacts including on headwaters to the River Itchen and River Hamble and the Solent Complex. Developed in isolation there are significant doubts about the suitability of this site for development. However, given the resolution to permit for 950 dwellings and associated infrastructure on the site adjacent to the west, development on the site may be acceptable given careful consideration to layout and landscaping should that development come forward.</p>			
<p>Availability: The agent has indicated that the site is available for development.</p>			
<p>Achievability: The site is a greenfield location with no known abnormal costs. There may be some scope to consider this site as part of wider development in the locality.</p>			

SITE REFERENCE: SLAA-11-37-C	SIZE (ha): 2 ha Net site area (ha): 0.8	SOURCE: Council Planning Officers
ADDRESS: Land adjacent to Moorgreen Hospital, West End		PARISH: West End
REASON FOR ASSESSING: Site within the urban edge and Moorgreen Hospital special policy area		



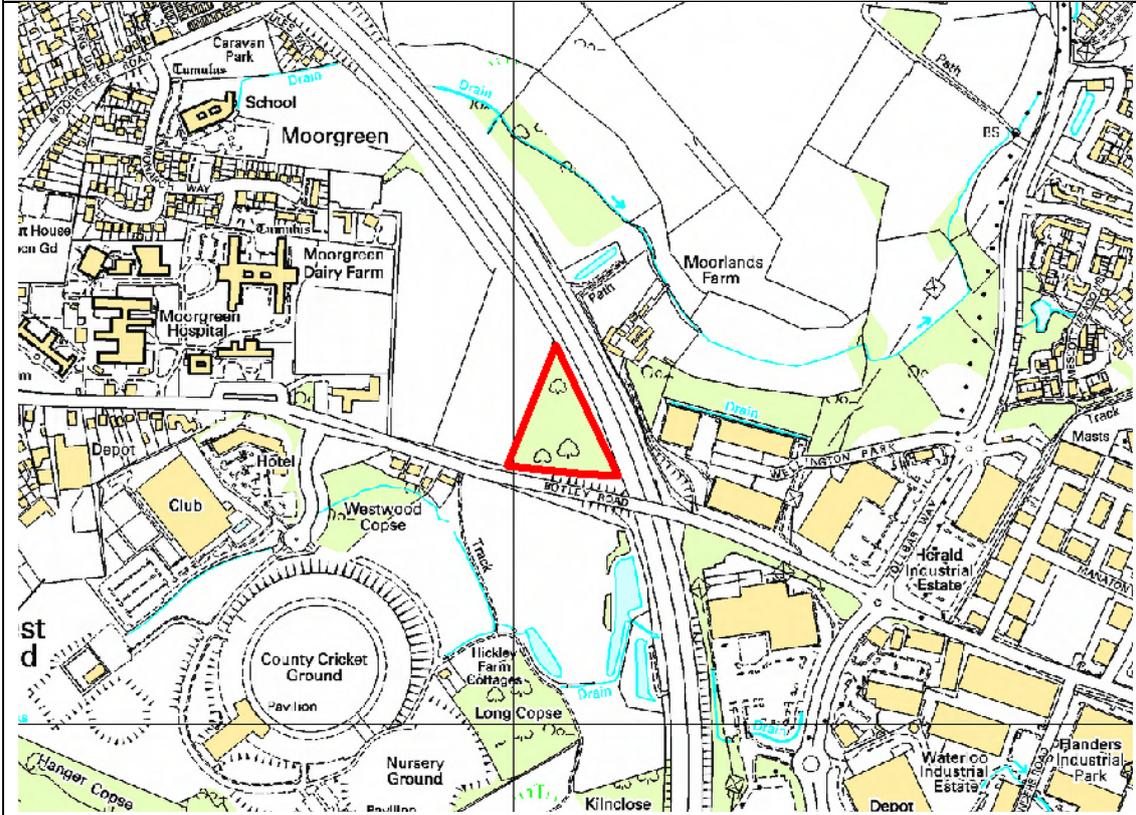
SITE DETAILS		
Site Description & Character of Surrounding Area: The site is a grassy area which lies within the urban edge of West End within the former Moorgreen Hospital site. To the west are medical facilities and a care home, and to the east open fields. Dawson Lodge, a residential care home, is located to the south of the site, with a mixture of residential and employment uses beyond, including the Ageas Cricket Bowl.		
Ownership: National Health Service		
Planning History: Pre-application enquiry in 2014 (area excluded from subsequent planning application). Planning permission granted on appeal for 100 dwellings on land adjacent to the east (O/15/76418).		
Land Uses Investigated: Residential		
Location: Within urban edge		
Status in Local Plan: The site is allocated as part of the Moorgreen Hospital Special Policy Area within the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029.		
Site Potential:		
Density (dph): 35	Existing Dwellings on Site: 0	
Timescale: 6-10 years	Net Residential Yield: 28	
Loss of Employment Land: No		

ACCESSIBILITY			
Access to the Site: Currently access is via Moorgreen Road			
Rights of Way: 635m to nearest footpath and approximately 3km to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Botley Road – X4 Eastleigh/Hedge End, 8 Southampton/Hedge End			160m
Railway Station: Hedge End			2km
Health Centre: West End Surgery			430m
Primary School: St James Primary School			320m
Secondary School: Wildern			1.8km
Shopping Centre / Hypermarket: Hedge End Retail Park West End village centre			690m 990m
Designated Open Space: Moorgreen Recreation Ground			400m
Community Facilities: Youth House			440m
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	X	Archaeological Sites	Northern corner within HCC Bowl Barrow N of Moorgreen Hospital buffer
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	Blanket TPO on north and west boundaries
Flood Risk	Flood Zone 1	Nature Conservation Designations	X
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Significant slope downwards to west	Other	
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	Cricket Priority Biodiversity Link runs bisects this site
Minerals and Waste Safeguarding	X	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
Suitability: The site lies within the defined urban edge and within an established residential area. It is in reasonable proximity to the services and amenities offered in West End. Existing tree coverage on the boundaries of the site allow for a well screened development in this location. The site is considered to be suitable for residential redevelopment. The Moorgreen Hospital Development Brief identifies the site as being suitable for the relocation of retained NHS facilities including possibly parking, under Phase 2 of the development. The proportion of the site that may be available for housing development will be determined by the health needs identified by the NHS Trust. For the purposes of this assessment, it has been determined that at least half the site (1 hectare) will be required by the NHS and this has been taken into account within the site potential assessment.			
Availability: The site forms part of the Moorgreen Hospital development site. Development on the site may come forward within 6-10 years.			
Achievability: The proportion of the site available for residential development will be determined by the NHS Trust.			

SITE REFERENCE: SLAA-11-38-C	SIZE (ha): 1.2 ha Net site area (ha): 0.96	SOURCE: Identified by council officers
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ADDRESS: Land west of the M27 and north of Botley Road **PARISH:** West End

REASON FOR ASSESSING: Site is within reasonable proximity to Hedge End and West End settlements



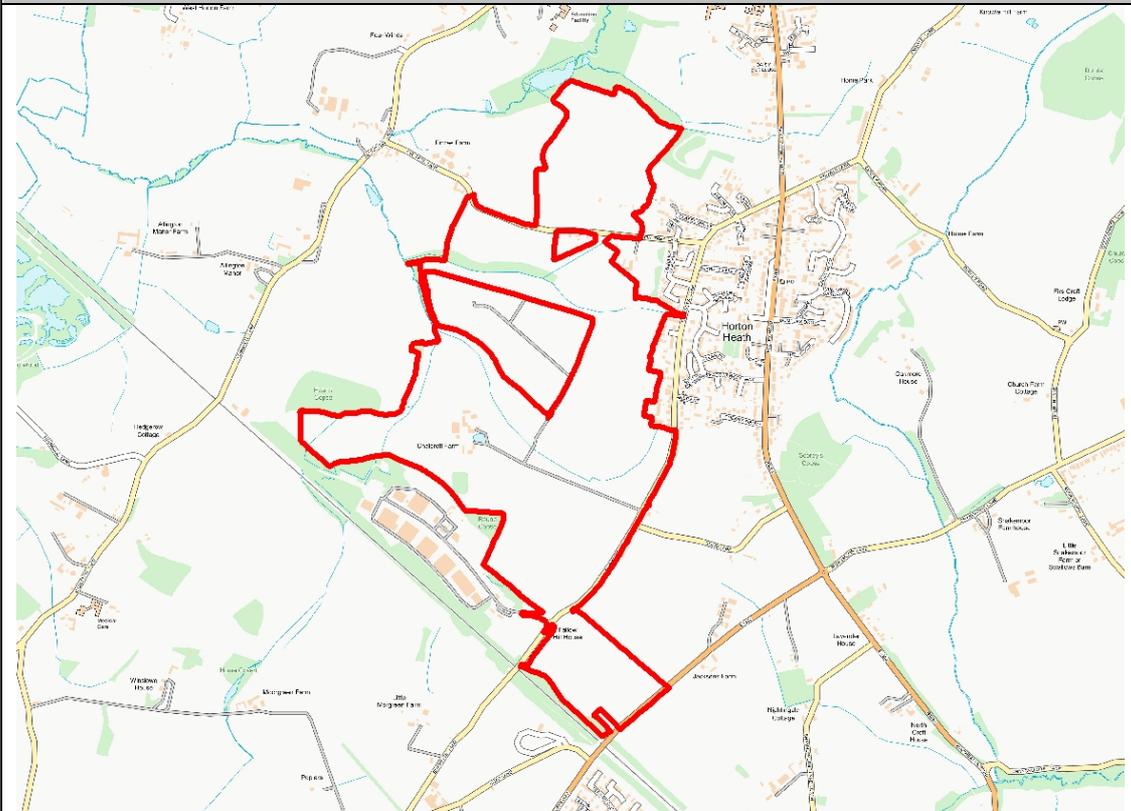
SITE DETAILS	
Site Description & Character of Surrounding Area: The site is located outside of the urban edge in an area identified as countryside and countryside gap, and lies directly adjacent to the east of the M27 and north of Botley Road. The site is predominantly flat, heavily wooded and is screened from the road by trees. Botley Road is a busy local road, in particular on days when there is an event at the Ageas Bowl.	
Ownership: Queen's College, University of Oxford (currently leased by EBC)	
Planning History: - Planning permission granted at appeal for 100 dwellings (O/15/76418) on land adjacent to the west.	
Land Uses Investigated: Household waste recycling centre, Residential	
Location: Outside urban edge	
Status in Local Plan: Countryside and gap in both the adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. Also allocated (Policy WE9) for a household waste recycling centre in the draft Local Plan.	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: 16+ years	Net Residential Yield: 29
Loss of Employment Land: No	

ACCESSIBILITY			
Access to the Site: Currently access is via Botley Road			
Rights of Way: 255m to nearest footpath and 2.8km to nearest bridleway.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Botley Road – X4 Eastleigh/Hedge End, 8 Southampton/Hedge End			130m
Railway Station: Hedge End			1.7km
Health Centre: West End Surgery			720m
Primary School: St James C of E Primary School			610m
Secondary School: Wildern			1.5km
Shopping Centre / Hypermarket: Hedge End Retail Park West End village centre			390m 1.5km
Designated Open Space: Moorgreen Meadow			440m
Community Facilities: Youth House Hilldene Community Centre			740m 960m
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 4 agricultural land
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Proximity to M27
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	Predominantly flat	Other	X
Priority Habitat	X	Biodiversity Action Plan Priority Areas and Links'	M27 Priority Link
Minerals and Waste Safeguarding	X	Landscape Character Area	M27 Corridor
DELIVERABILITY / DEVELOPABILITY			
<p>Suitability: The site is within reasonable proximity to both the settlements of Hedge End and West End and is located on a main road to both settlements. Existing tree coverage on the site has no tree preservation orders and is not identified as being of high ecological value. These trees allow for a well screened development in this location. The site is located in the M27 Priority Habitat Link identified in the Biodiversity Action Plan, however development at this location would not sever this link. Development should minimise the loss of trees, proposals should indicate supplementary tree planting if required, and an ecological survey should also accompany the proposals. The principle of development on the site is established by its allocation for a household waste recycling centre in the draft 2011-29 local plan and a precedent set by the permission granted at appeal on land to the west.</p>			
<p>Availability: Owned by Queen's College Oxford and currently leased by Eastleigh Borough Council. It is anticipated that the site would come forward toward the end of the plan period (16+ years)</p>			
<p>Achievability: The site is not considered to have significant abnormal costs.</p>			

SITE REFERENCE: SLAA-11-39-C	SIZE (ha): 102.95 Net site area (ha): 32.70	SOURCE: Agent on behalf of landowners
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ADDRESS: Land at Chalcroft Farm and land west of Horton Heath Burnetts Lane	PARISH: West End
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REASON FOR ASSESSING: Submitted for consideration by agents on behalf of landowners



SITE DETAILS

Site Description & Character of Surrounding Area: The site is a gently-undulating landscape of fields laid to pasture containing Chalcroft Farm, which is a centre for a meat processing enterprise and includes a farm shop, a number of cottages and barns together with a redundant farmhouse. The site is adjacent to Chalcroft Business Park to the south and Horton Heath village to the east. The site surrounds the Charcroft solar farm. Fir Tree Lane crosses through the north of the site. Open countryside surrounds the remainder of the site and there is woodland to the west/north west.

Ownership: Horton Heath Ltd and various other

Planning History: O/14/75735 application for 950 dwellings, new primary and secondary school on this site and land to the north. Resolution to permit subject to a Section 106 legal agreement in June 2015.

Land Uses Investigated: Mix of residential, open space, community, employment uses.

Location: Adjacent to urban edge (Horton Heath)

Status in Local Plan: The site is allocated as countryside within the adopted Local Plan 2001-2011, with the northern part of the site allocated as part of the local gap between Horton Heath and Fair Oak and the two-easternmost area within the local gap between Horton Heath and Hedge End. The majority of the site is allocated for proposed housing within the draft Local Plan 2011-2029, with the northern extent of the site allocated as part of the local/strategic gap. In addition, the site includes a number of areas allocated as open space/countryside, two areas allocated as proposed local centres, two proposed schools and a proposed employment area in the south-east corner. Parts of the site are safeguarded for soft sand and sharp sand and gravel in the HCC Minerals and Waste Plan (2013).

Site Potential:		Existing Dwellings on Site: 2
Density (dph): 30		Net Residential Yield: 950 (based on planning application)
Timescale: 0 – 10 years		
Loss of Employment Land: No		

Employment Uses: Assumes 6 ha of employment space, as per proposals
Business Park: 18,000 m²
Industrial: 24,000 m²
Warehouse: 30,000 m²

ACCESSIBILITY			
Access to the Site: via Burnetts Lane, Fir Tree Lane and Bubb Lane			
Rights of Way: Footpath within site boundary. 2.7km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Burnetts Lane – X10 Bishops Waltham/Southampton		240m	
Botley Road – X9 Bishops Waltham/Eastleigh, X10 Bishops Waltham/Southampton, X15 Hamble/Eastleigh (weekdays only)		540m	
Railway Station: Hedge End		1.9km	
Health Centre: Stokewood Surgery		1.8km	
Primary School: Fair Oak Junior and Infant Schools		1.3km	
Secondary School: Wyvern College		1.4km	
Shopping Centre / Hypermarket: Fair Oak Village Centre		1.8km	
Designated Open Space: Fir Tree, Fir Tree Close, Lapstone Farm		Adjacent	
Community Facilities: Horton Heath Community Centre		470m	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3 / 4
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Railway, HGV movements associated with Chalcroft Business Park & traffic on Bubb Lane
Conservation Area	X	Listed Building	X
Contamination	Unlikely	Archaeological Sites	X
Proximity to International Nature Conservation Designations	Within 25m of tributary	Tree Preservation Orders	Blanket TPO on part of eastern boundary
Flood Risk	Western edge within Flood Zone 2 and 3	Nature Conservation Designations	Northern boundary adjoins Quobleigh Pond & Woods Site of Importance for Nature Conservation
Historic Parks and Gardens	Lakesmere House School	Biodiversity Opportunity Areas	X
Topography	Gently undulating / flat	Other	X
Priority Habitat	Hedgerows, Lowland Mixed Deciduous Woodland, Wet Woodland	Biodiversity Action Plan Priority Areas and Links'	Chalcroft Priority Biodiversity Link
Minerals and Waste Safeguarding	Part of site within a liquid waste treatment safeguarded site; soft sand and sharp sand and gravel mineral safeguarding areas	Landscape Character Area	Horton Heath Undulating Farmland
DELIVERABILITY / DEVELOPABILITY			
Suitability: The resolution to permit outline planning permission indicates the site is suitable for residential and employment development. Hampshire County Council have confirmed that the layout of the proposed development would not result in the sterilisation of mineral resource.			
Availability: A planning application has been submitted for this site, with a resolution to grant planning permission. Residential development on the site could come forward within the next 5 years. It is likely that new employment land would be retained as an asset to hold until new roads infrastructure has been developed, new employment development would therefore be expected in the next 5-10 years.			
Achievability: There are no known constraints that would prevent development on the site being achieved, subject to meeting the conditions set out in the resolution to grant outline planning permission.			

SITE REFERENCE: SLAA-11-40-C	SIZE (ha): 12.12 Net site area (ha): 12.12*	SOURCE: Council Planning Officers
ADDRESS: Land at Chalcroft Business Park, west of Bubb Lane		PARISH: West End
REASON FOR ASSESSING: Site considered to have potential for the intensification of existing employment uses		
SITE DETAILS		
Site Description & Character of Surrounding Area: The site currently occupies a rural area, surrounded by woodland that is designated as a Site of Importance for Nature Conservation (SINC). The site is in reasonable proximity to Hedge End and motorway junctions but currently has poor road connections.		
Ownership: FIP West End Ltd		
Planning History: This site was previously a Royal Navy Victualling Depot which became surplus to MOD requirements. Since the mid 1990s, it has been used for storage and light industrial purposes.		
Land Uses Investigated: Employment		
Location: Outside urban edge		
Status in Local Plan: The site is allocated as a Special Policy Area limiting the impact of future development on the local area within the adopted Local Plan 2001-2011 and is located within countryside. The site is allocated as existing employment in the draft Local Plan 2011-2029.		
Site Potential:		
Density (dph): N/a	Existing Dwellings on Site: 0	
Timescale: 6-10 years	Net Residential Yield: N/a	
Loss of Employment Land: No		
Employment Uses:		
Business Park: 9,090 m ²		
Industrial: 12,120 m ²		
Warehouse: 15,150 m ²		
<i>*Employment uses assume intensification of existing employment on site amounting to 25% of the net site area.</i>		

ACCESSIBILITY			
Access to the Site: via Burnetts Lane			
Rights of Way: 282m to nearest footpath and 2.7km to nearest bridleway			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Burnetts Lane – X10 Bishops Waltham/Southampton		690m	
Railway Station: Hedge End		1.8km	
Health Centre: St Lukes Surgery		2.1km	
Primary School: Fair Oak Junior and Infant Schools		2km	
Secondary School: Wyvern, Fair Oak		2.2km	
Shopping Centre / Hypermarket: Hedge End Retail Park Fair Oak Village Centre		2.2km 2.5km	
Designated Open Space: Cheltenham Gardens		1.3km	
Community Facilities: Horton Heath Community Centre		1.2km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Southern Gas high pressure pipeline consultation zone crosses site from NE to SE	Significant Noise Generating Uses	Railway, HGV movements associated with Chalcroft Business Park & traffic on Bubb Lane
Conservation Area	X	Listed Building	X
Contamination	Potential due to large diesel storage tanks on site. Unlikely to be a significant constraint for development.	Archaeological Sites	X
Proximity to International Nature Conservation Designations	North eastern part of site within 25m of tributary	Tree Preservation Orders	X
Flood Risk	Flood Zone 1	Nature Conservation Designations	SINC adjacent surrounding the site
Historic Parks and Gardens	X	Biodiversity Opportunity Areas	X
Topography	Flat	Other	X
Priority Habitat	Lowland Mixed Deciduous Woodland adjacent surrounding site	Biodiversity Action Plan Priority Areas and Links'	Railway Priority Link in the western half of the site
Minerals and Waste Safeguarding	X	Landscape Character Area	Horton Heath Undulating Farmland
DELIVERABILITY / DEVELOPABILITY			
Suitability: This site is located in a countryside location between the settlements of Hedge End, West End and Horton Heath. There is potential for the employment use of this site to be expanded and/or intensified, however improved access to the site would be required. HGVs currently access the site via Bubb Lane and Burnetts Lane, by a route which is unsuitable for additional vehicle movements.			
Availability: Previous enquiries have been made by the principal landowners. The site is already in use for employment purposes and remaining areas could be developed within 6-10 years, allowing for improved highways access.			
Achievability: Achievable as part of a wider development that would facilitate improved highways access.			

SITE REFERENCE: SLAA-11-41-C	SIZE (ha): 14.93 Net site area (ha): 5.97	SOURCE: Drew Smith Group (also submitted as part of strategic location with Highwood Group)						
ADDRESS: Land east of Allington Lane		PARISH: West End						
REASON FOR ASSESSING Site submitted for consideration in 2016								
SITE DETAILS								
<p>Site Description & Character of Surrounding Area: The site lies to the east of Allington Lane and north of the mainline railway line. Part of the site is covered by Heart Copse SINC. The surrounding area is largely arable farmland. Chalcroft Distribution Park lies to the south of the site and to the east is Chalcroft Farm which is subject to a committee resolution to permit 950 dwellings and associated community facilities, schools and infrastructure (June 2015).</p>								
<p>Ownership: Gosney family</p>								
<p>Planning History: F/05/55022 - Construction of agricultural barn – Permitted 20/10/2005 P/08/62150 Prior notification of intent to erect 1no. storage barn - 03/06/2008 P/10/68173 - Erection of agricultural storage building for hay and straw - Prior Approval Refused - 22/12/2010 The adjacent site has a resolution to permit 950 dwellings, subject to a s106 agreement (ref O/14/75735)</p>								
<p>Land Uses Investigated: Residential with associated open space and employment</p>								
<p>Location: Outside urban edge</p>								
<p>Status in Local Plan: Located within the countryside in adopted Local Plan 2001-2011 and draft Local Plan 2011-2029. Southern part of the site (approx. 3 ha) is designated as a SINC (Hearts Copse). The adjoining site to the south and east is allocated for housing in the draft Local Plan. The east of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).</p>								
<p>Site Potential:</p> <table border="0"> <tr> <td>Density (dph): 30</td> <td>Existing Dwellings on Site: 0</td> </tr> <tr> <td>Timescale: 10-20 years</td> <td>Net Residential Yield: 179</td> </tr> <tr> <td>Loss of Employment: No</td> <td></td> </tr> </table>			Density (dph): 30	Existing Dwellings on Site: 0	Timescale: 10-20 years	Net Residential Yield: 179	Loss of Employment: No	
Density (dph): 30	Existing Dwellings on Site: 0							
Timescale: 10-20 years	Net Residential Yield: 179							
Loss of Employment: No								

ACCESSIBILITY			
Access to the Site: No current vehicular access to the site. It may be possible to gain access via Allington Lane or via development at Chalcroft Farm and land west of Horton Heath Burnetts Lane (site WE1 in 2011-29 Plan)			
Rights of Way: Footpath runs to along southern boundary.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Burnetts Lane – X10 Bishops Waltham/Southampton			1.1km
Railway Station: Hedge End			2.4km
Health Centre: Stokewood Surgery			1.8km
Primary School: Fair Oak Infants and Juniors			1.8km
Secondary School: Wyvern			1.9km
Shopping Centre / Hypermarket: Fair Oak Village Centre			2.1km
Designated Open Space: Itchen Valley Country Park			2km
Community facilities: Horton Heath Community Centre			1.4km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grade 3
Cables / Pylons / Electricity Lines / Oil Pipelines	Gas Pipeline crosses site	Significant Noise Generating Uses	Adjacent to railway line to south
Contamination	X	Flood Risk	Southern part of site adjacent to flood zone 2 & 3. Surface water flood risk also present to south and east
Proximity to International Nature Conservation Designations	Within 25m of a tributary	Tree Preservation Orders	X
Conservation Area	X	Archaeological Sites	X
Historic Parks and Gardens	Adjacent to Allington Manor	Listed Building	X
Nature Conservation Designations	Hearts Copse (SINC) lies in centre of site	Biodiversity Opportunity Areas	X
Priority Habitat	Wet Woodland and Lowland Mixed Deciduous Woodland in and adjacent to site	Biodiversity Action Plan Priority Areas and Links	Priority Link – Chalcroft and Railway
Topography	Flat	Landscape Character Area	Horton Heath Undulating Farmland
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area across east of site	Other	X

DELIVERABILITY / DEVELOPABILITY

Suitability: The site lies in an area of open countryside, poorly located in terms of accessibility to services and facilities, although this may improve in the near future should the Chalcroft Farm site (where the Council has resolved to approve an application for 950 dwellings and associated facilities) be developed. The SINC would constrain the amount of development on the site. The assessment assumes that 3 ha of the site is not available as a result of this designation. There are concerns about flood risk and potential for impact on the River Itchen SAC as a result of development on the site. Consideration also needs to be given to potential impacts on other ecological assets, including the Chalcroft PBA, the hedgerow network, and the SINC network, with buffers provided as appropriate. An appropriate access solution would also need to be developed. There would be an impact on the landscape character of the area arising from development in this location and the importance of the site as a gap for traffic on Allington Lane will significantly increase as a result of the adjacent development. As a result of the constraints identified, if considered in isolation development on this site would be judged as unsuitable for these reasons. The site was also included in the site submission for a wider strategic site considered in SLAA-2-24-C. The strategic assessment proposes 5.11ha of the site would be used for open space. It is considered there may be merit in considering this site as part of the wider strategic site, where scale and masterplanning may help to address some of these concerns and therefore this is reflected in the site potential above.

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

Achievability: Significant additional investment in transport infrastructure is likely to be required to deliver an acceptable form of development. The associated transport-related impacts including those on the River Itchen SAC, would need to be assessed.

SITE REFERENCE: SLAA-11-43-C	SIZE (ha): 1.15 Net site area (ha): 1.15	SOURCE: Southern Planning Practice
ADDRESS: Seddul Bahr Allington Lane		PARISH: West end
REASON FOR ASSESSING Submitted for consideration in 2016		
SITE DETAILS		
Site Description & Character of Surrounding Area:		
The site lies sandwiched between two industrial sites, Seddul Bahr Industrial Estate, and White Harmony Acres Industrial Estate in open countryside between Fair Oak and West End. It comprises rough scrubland. The SLAA submission indicates this is a former piggery. Allington Lane provides both access and the southern boundary.		
Ownership: J.R. Projects		
Planning History:		
O/05/53274 7 dwellings. Refused 29/04/2005;		
O/05/53274 Outline for 90 dwellings. Refused 29/04/2005.		
F/11/68364 Retention of mobile home for temporary period. Approved 24/02/2011		
O/16/78314 Redevelopment to light/general industrial uses. Refused 22/07/16, appeal to be submitted		
Land Uses Investigated: Employment		
Location: Outside urban edge		
Status in Local Plan: The site is located within an area allocated for landscaping improvements within the adopted Local Plan 2001-2011. The site is located within the countryside, within both the adopted Local Plan 2001-2011 and 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).		
Site Potential:		
Density (dph): N/a	Existing Dwellings on Site: 0 (1 temp)	
Timescale: Within next 5 years	Net Residential Yield: N/a	
Loss of Employment Land: No		
Employment Uses:		
Industrial: 4,600sqm		

ACCESSIBILITY			
Access to the Site: From Allington Lane.			
Rights of Way: 210m to nearest footpath.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Moorgreen Road – X10 Bishops Waltham/Southampton			1.5km
Railway Station: Southampton Airport Parkway			2.7km
Health Centre: West End Surgery			1.7km
Primary School: St James C of E			1.6km
Secondary School: Wyvern Technical College			2.8km
Shopping Centre / Hypermarket: West End Village Centre			1.9km
Designated Open Space: Itchen Valley Country Park			1km
Community Facilities: West End Parish Centre			1.9km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	X
Cables / Pylons / Electricity Lines / Oil Pipelines	X	Significant Noise Generating Uses	Adjacent industrial sites
Contamination	Adjacent industrial sites; residue from former piggeries	Flood Risk	Flood Zone 1. Some surface water flood risk at the Allington Lane boundary
Proximity to International Nature Conservation Designations	X	Tree Preservation Orders	X
Conservation Area	X	Archaeological Sites	
Historic Parks and Gardens	X	Listed Building	X
Nature Conservation Designations	X	Biodiversity Opportunity Areas	X
Priority Habitat	X	Biodiversity Action Pan Priority Areas and Links	X
Topography	Flat	Landscape Character Area	Oaklands, woodlands 7 parkland
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: Whilst the neighbouring land uses are noted, the site's location outside of the urban edge in the countryside and the access arrangements on Allington Lane raise significant concerns.			
Availability: The agent has previously indicated that the site could become available in the short term.			
Achievability: There may be some contamination issues in relation to previous land uses on the site. There are no other known abnormal costs.			

SITE REFERENCE: SLAA-11-46-C	SIZE (ha): 169.40 Net site area (ha): 79.46	SOURCE: Barton Willmore and Hallam Land Management						
ADDRESS: Land north of the M27 and southeast of Allington Lane		PARISH: West End						
REASON FOR ASSESSING Site submitted for consideration in 2016								
SITE DETAILS								
<p>Site Description & Character of Surrounding Area: The site is situated to the north of the M27, and south of the Eastleigh to Fareham railway line. The western boundary is defined by Allington Lane and Quob Lane, whilst field boundaries and Bubb Lane form the eastern boundary. Quob Lane transects the site. The land use is predominantly pastoral with intensive equestrian use. There are clusters of mature woodland including Home Covert, and well-established hedgerows. A small stream bisects the site, in a north / south direction, flowing north towards the railway line. In terms of existing development, Little Moorgreen Farm is also included in the east of the site while Winslowe House is excluded from the site. The site is physically separated from West End by the M27.</p>								
<p>Ownership: Hallam Land Management, Bovis Homes, Queen's College, Oxford and Davies Family</p>								
<p>Planning History: Z/26512/000/00 Disposal of surplus material arising from the M27 construction. Permitted 1983. F/14/74543 & L/14/74542: relating to conversion and of barn to form dwellings (part of red line area within site boundary)</p>								
<p>Land Uses Investigated: Mixed use comprising residential; employment; retail; community facilities, leisure, Country Park and transport infrastructure</p>								
<p>Location: Outside urban edge</p>								
<p>Status in Local Plan: Site is allocated as countryside within the adopted Local Plan (2001-2011) and draft Local Plan 2011-2029. A small part of the site, approximately 3.4ha, to the northwest of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).</p>								
<p>Site Potential:</p> <table border="0"> <tr> <td>Density (dph): 30</td> <td>Existing Dwellings on Site: 1</td> </tr> <tr> <td>Timescale: 0 - 20 years</td> <td>Net Residential Yield: 2,383</td> </tr> <tr> <td>Loss of Employment Land: No</td> <td></td> </tr> </table>			Density (dph): 30	Existing Dwellings on Site: 1	Timescale: 0 - 20 years	Net Residential Yield: 2,383	Loss of Employment Land: No	
Density (dph): 30	Existing Dwellings on Site: 1							
Timescale: 0 - 20 years	Net Residential Yield: 2,383							
Loss of Employment Land: No								
<p>Employment Uses (3.35ha based on 10,000 m² floorspace stated in site submission): Business Park: 10,000 m² Industrial: 13,400 m² Warehouse: 16,750 m²</p>								

ACCESSIBILITY			
Access to the Site: Direct access could be created from Allington Lane & Quob Lane to the west; and/or from Moorgreen Road to the east.			
Rights of Way: Bishopstoke east BR 8, crosses the site from south west to north east. A number of footpaths cross the site and allow access from Allington Lane and Moorgreen Road.			
Proximity to Local Services (All distances are approximate):			
Bus Stop: Moorgreen Road – X10 Bishops Waltham/Easteleigh		680m	
Railway Station: Hedge End Station		1.9km	
Health Centre: West End Surgery		1.3km	
Primary School: St James Church of England School		1km	
Secondary School: Wildern School		2.6km	
Shopping Centre / Hypermarket: West End Village Centre Hedge End Retail Park		1.6km 1.7km	
Designated Open Space: Megan Green/Hatch Green Itchen Valley Country Park		1.5km Adjacent	
Community Facilities: Youth House, West End Salvation Army Church, Hedge End Hilldene Community Centre, West End		1.2km 1.5km 1.5km	
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	Grades 2, 3 and 4 across the site
Cables / Pylons / Electricity Lines / Oil Pipelines	High pressure gas pipeline runs along the railway line to the north Intermediate pressure pipeline runs along M27 to south	Significant Noise Generating Uses	Southern areas adjacent to M27 and northern areas adjacent to railway line
Contamination	X	Flood Risk	Two water courses on the site that are subject to flooding (flood zones 2 and 3)
Proximity to International Nature Conservation Designations	Within 25m of a tributary	Tree Preservation Orders	Some TPOs are located to the west of the site including Drummers Copse
Conservation Area	X	Archaeological Sites	
Historic Parks and Gardens	Winslowe House is located in the centre of the site (area excluded from site). Allington Manor opposite site to north west.	Listed Building	Moorgreen Farmhouse (Grade II) and Winslowe House historic park/garden adjacent to the site.
Nature Conservation Designations	Drummers Copse SINC, Home Covert SINC and adjoining meadow	Biodiversity Opportunity Areas	Itchen Valley BOA lies adjacent to west
Priority Habitat	Patches of coastal and flood plain grazing marsh	Biodiversity Action Plan Priority Areas and Links	Site lies immediately to the south and east of the Itchen Valley BOA
Topography	Undulating topography with ridge bisecting the site, running from the M27 to north of Winslow House	Landscape Character Area	North west: Oaklands woodland and parkland (10) North east: Horton Heath Undulating Farmland (9) South: M27 Corridor (11)
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding of approx. 3.4ha northwest of site	Other	X

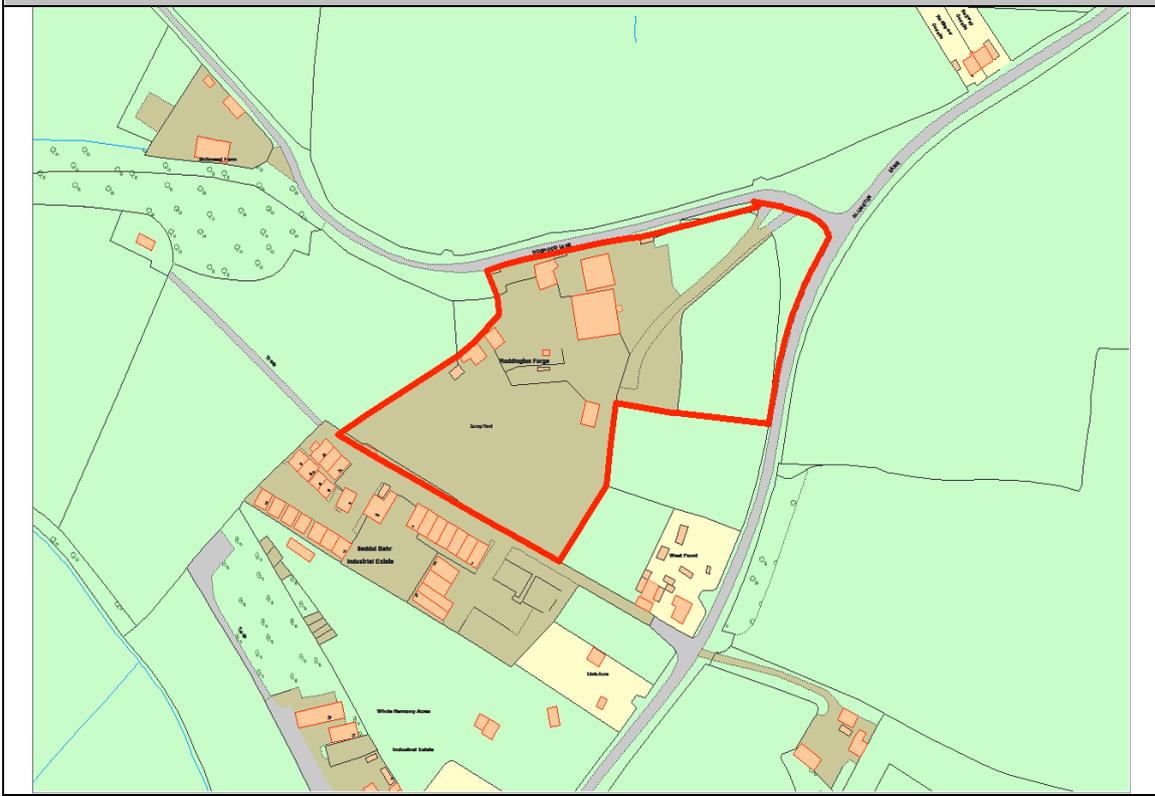
DELIVERABILITY / DEVELOPABILITY

Suitability: This site is relatively distant from many facilities and services and there are few walkable connections. The M27 and the railway line would prevent direct connections between parts of the site and existing communities in West End/ the existing employment areas at Chalcroft Business Park aside from those provided by Allington Lane, Quob Lane and Moorgreen Road. The existing nature conservation and heritage interests would need to be respected and if possible enhanced by new development. Key ecological considerations include the impact on the River Itchen SAC, otters, Chalcroft PBA and hedgerow network. The scale of the developable area suggests that the development of a new community may be possible. Further work is required to establish the necessary infrastructure improvements required to accommodate significant development on the site, including the surrounding transport network. There is some merit in considering this site as part of a strategic location for development. The assessment area has been reduced by 7.8ha to account for the TPOs and SINC on the site.

Availability: The agent has indicated that the site could become available for development within 5 years to 31st March 2021. The agent has also indicated that SLAA-11-22-C and SLAA-11-23-C could potentially be included as additional development land. A small extent of the site to the east is safeguarded for sharp sand and gravel, which may delay development being delivered on this part of the site.

Achievability: The site is being promoted on behalf of a national housebuilder and therefore benefits from developer interest. There is a requirement for significant new infrastructure that should be delivered alongside any new residential and employment development to meet the associated needs.

SITE REFERENCE: SLAA-11-49-C	SIZE (ha): 2.4 Net site area (ha): 1.56	SOURCE: MatPlan Ltd
ADDRESS: Roddington Forge, Allington Lane.		PARISH: West End
REASON FOR ASSESSING Submitted for consideration in 2016		



SITE DETAILS	
Site Description & Character of Surrounding Area: The site is currently in the lawful use for a variety of commercial uses, including a live music venue & social club, vehicle dismantling and repairs, industrial, storage and is also a licensed waste disposal site. Accessed from Allington Lane, the site is part of an island of commerce surrounded by countryside. On two sides there are fields and hedgerows, whilst to the south of the site, there is an area of scrubland and the White Harmony Industrial Estate.	
Ownership: Roddington Forge Ltd	
Planning History: O/05/53274 Outline Refused 29/02/2005 for 90no. residential units on this site and land to the south Pre-application enquiry for residential uses (ref Q/15/77232)	
Land Uses Investigated: Residential	
Location: Outside urban edge	
Status in Local Plan: The site is located within the countryside in both the adopted Local Plan 2001 – 2011 and draft Local Plan 2011 - 2029. The western half of the site is safeguarded for sharp sand and gravel in the HCC Minerals and Waste Plan (2013).	
Site Potential:	
Density (dph): 30	Existing Dwellings on Site: 0
Timescale: 10-15 years (as part of strategic development area only)	
Net Residential Yield: 47	
Loss of Employment Land: Yes (Vehicle dismantling, scrapping and repairs and vehicle maintenance; MOT testing station; general industrial uses; open storage uses; licensed waste disposal site)	

ACCESSIBILITY			
Access to the Site: Allington Lane and Hogwood Lane.			
Rights of Way: On adjacent roads but none on site.			
Proximity to Local Services (<i>All distances are approximate</i>):			
Bus Stop: Moorgreen Road – X10 Bishops Waltham/Eastleigh			1.5km
Railway Station: Southampton Airport Parkway			2.6km
Health Centre: West End Surgery			1.9km
Primary School: St James Primary School			1.7m
Secondary School: Wyvern Technology College			2.7km
Shopping Centre / Hypermarket: West End Village Centre			2.1km
Designated Open Space: Itchen Valley Country Park			1.1km
Community Facilities: Youth House West End Parish Centre			1.8km 2km
CONSTRAINTS			
Air Quality Management Area	X	Agricultural Land Classification	3
Cables / Pylons / Electricity Lines / Oil Pipelines	High pressure gas pipeline dissects north of site	Significant Noise Generating Uses	Industrial site to south
Contamination	Residue from existing commercial users	Flood Risk	Flood Zone 1. Surface water flood risk across site
Proximity to International Nature Conservation Designations	Site within 25m of tributary	Tree Preservation Orders	X
Conservation Area	X	Archaeological Sites	X
Historic Parks and Gardens	1870's Allington farm adjoins the north of the site	Listed Building	X
Nature Conservation Designations	Hogwood Lane drove SINC immediately to the west of site	Biodiversity Opportunity Areas	X
Priority Habitat	Lowland mixed deciduous woodland.	Biodiversity Action Plan Priority Areas and Links	Itchen valley BPA & L to west
Topography	There is a 5m drop across the site towards the north west	Landscape Character Area	Oaklands woodlands and parklands
Minerals and Waste Safeguarding	Sharp sand and gravel mineral safeguarding area across west of site	Other	X
DELIVERABILITY / DEVELOPABILITY			
Suitability: This site lies outside of the urban edge in an area of open countryside. The adjoining uses are employment uses. The landscape character of the area is open in this location. The suitability for this site for residential development on its own is questionable but it could be considered as part of a larger mixed use strategic allocation subject to the provision of necessary infrastructure and appropriate changes in local plan policy. Subject to a wider strategic allocation, this site would be considered to meet 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 for development within 5 years to 31 st March 2021.			
Achievability: There may be some contamination associated with the previous uses on the site. Subject to the provision of the necessary infrastructure, redevelopment of the site is potentially achievable within the plan period as part of a wider mixed use strategic development area.			