

Introduction

Since the original site assessment work was undertaken, the position regarding the availability and suitability of certain sites has been updated. This Part One note summarises the position in respect of each of the sites. The list of ‘Remaining sites that are suitable for detailed assessment’ have then been taken forward and been subject to detailed assessment which is presented in the Part Two document.

A. Sites that are no longer available

Site	Reason
SHLAA-3-35-C: Land south of Long Garden Cottage, Winchester Road.	This has been developed for housing.
SLAA-3-33-C: Land north of Myrtle Cottage, Winchester Road.	This site is allocated in the Eastleigh Local Plan (Policy BO4).
SLAA-3-39-C: Land south of Maddoxford Lane, Boorley Green.	Site is under construction for residential development.

B. Sites that have potentially fundamental constraints

Site	Reason
SHLAA-3-19-C: Garage off Broad Oak.	Existing car garage still is still in use so there is no up to date evidence regarding its availability. 50% of site is within flood zone 3 (another 25% is flood zone 2), which means that part of the site could not be allocated for residential development. This renders the site almost undevelopable for residential uses.
SHLAA-3-23-C: Land south of Winchester Road.	Within a settlement gap so contrary to Eastleigh Local Plan Policy S6.
SLAA-3-28-C: Land south of Snakemoor Lane.	The site is completely separate from the urban edge.
SLAA-3-30-C: WYG/Highwood (very large site but could be added to short list).	The SLAA assessed that the site plays an important role in ensuring the separation of the settlements of Hedge End, Horton Heath and Botley / Boorley Green. In order to avoid the Site of Nature Importance (SINC) (which is necessary otherwise it would be contrary to Eastleigh Local Plan Policy DM11), development would be completely separate from the urban edge.
SLAA-3-38-C: Land south of Marls Road, Hedge End.	Within a settlement gap so contrary to Eastleigh Local Plan Policy S6.

C. Remaining sites that are suitable for detailed assessment

1. SHLAA-3-20-C: Woodhill School.
2. SHLAA-3-21-C: Woodhill School.
3. SHLAA-3-24-C: Land adjacent to the Peartree Public House