

Eastleigh Borough

Local Plan Review

Interim Strategic Land Availability Assessment

December 2024



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This interim assessment supports the Eastleigh Borough Local Plan Review. It provides an initial baseline assessment of each of the individual sites proposed by developers and landowners for development.

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Strategic Land Availability Assessment – interim report December 2024

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1. Executive summary

- 1.1 The Eastleigh Borough Local Plan review will guide development in the borough up to 2044. It will update allocations in the adopted Local Plan 2016-2036 and identify new sites where development would be supported. The Strategic Land Availability Assessment (SLAA) is a technical document which provides an overview of greenfield sites within the borough that may have development potential to inform the Local Plan review. **The identification of sites within the SLAA does not imply that the site will be allocated for development, or that planning permission will be forthcoming.**
- 1.2 This interim SLAA report considers details of sites that were submitted during the Call for Sites exercise to inform the Issues and Options stage of the Local Plan. It also reports details of a small number of additional sites identified by Council Officers from a variety of sources that may have development potential. This report will be updated following more detailed assessments on the suitability and deliverability of individual sites. It will also consider any further sites submitted as the Local Plan progresses.
- 1.3 Individual assessments of all sites submitted or identified with potential are included in Part B. Sites within urban areas have not been assessed. The potential supply from urban sites is considered separately in a background paper.
- 1.4 The Strategic Land Availability Assessment forms part of the evidence base for the emerging Eastleigh Borough Local Plan review 2024-44. This interim report contains information submitted and provides further background information on the sites and their opportunities and constraints. This SLAA will be updated and expanded to further consider the suitability and deliverability of specific greenfield sites. It will also consider different components of housing supply in the borough.

2. Introduction

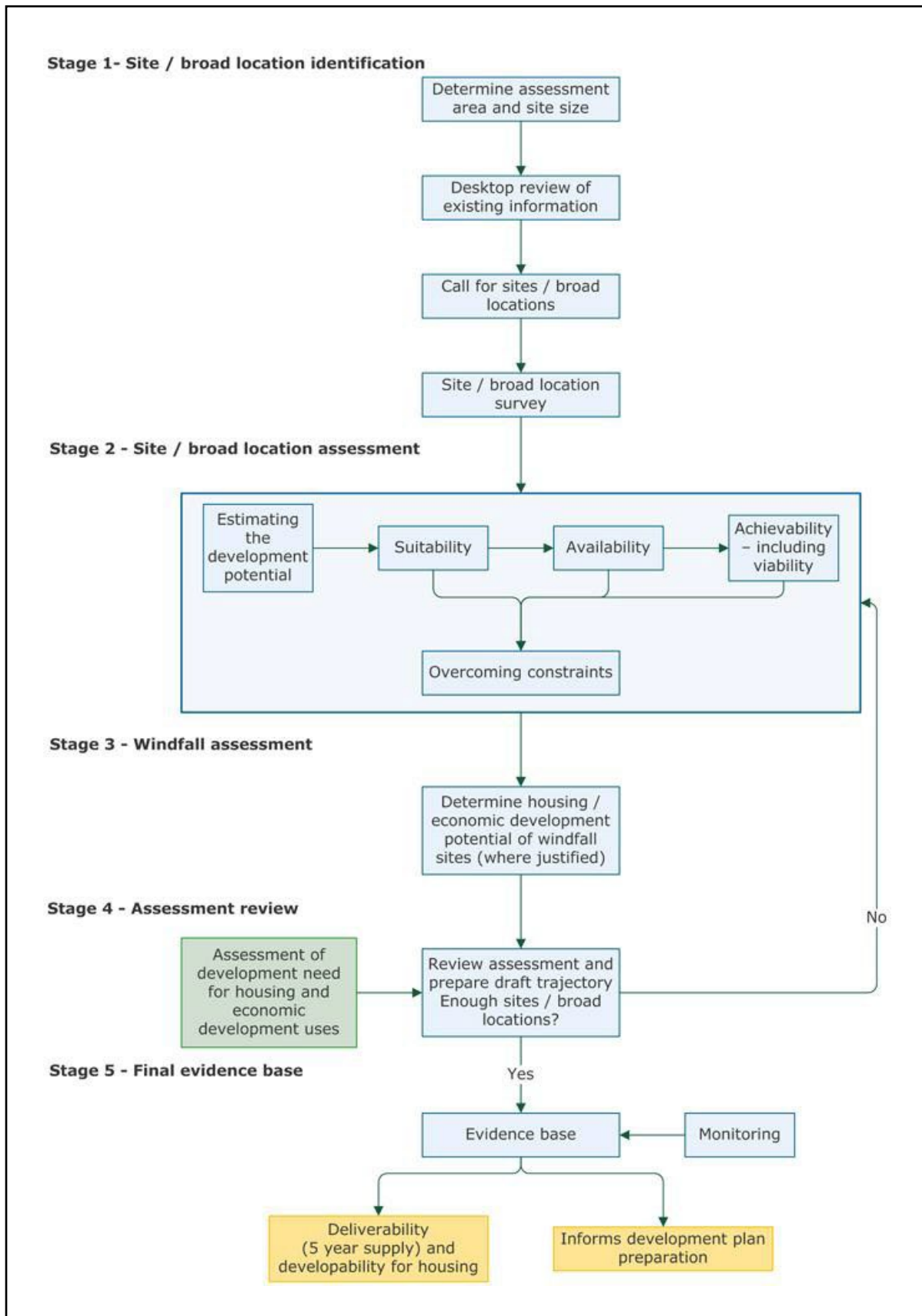
- 2.1 The purpose of the Strategic Land Availability Assessment (SLAA) process is to help identify a future supply of land that is suitable, available and achievable for housing and economic development uses and for other uses over the plan period to 2044. This is in accordance with national policy in the National Planning Policy Framework (NPPF) and guidance in the Planning Practice Guidance (PPG).
- 2.2 The SLAA is an important technical document to inform the emerging Local Plan review. Its approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use. It will also assess how much development could be delivered and identify issues to address if sites progress further.
- 2.3 The SLAA screens sites to consider if any should not be taken forward in the Sustainability Appraisal (SA). The sites that go forward are considered either as individual sites or as combinations of adjacent sites. These are assessed in Small and Medium Sites Options (SMSOs) and Strategic Development Options (SDOs), depending on the potential scale of development. The SA then undertakes a comparative assessment to inform site selection for the Local Plan. Further evolution of the SLAA will continue to inform the SA.
- 2.4 Appendix 1 lists all the sites assessed in this interim SLAA. The majority of sites were submitted as part of the Call for Sites exercise. Developers and landowners and other interested parties were invited to provide information on sites that may be suitable for a variety of uses to be considered in the Local Plan. This took place in summer 2023, however an additional site was accepted that was submitted in early 2024. Four sites were submitted too late for inclusion in this assessment. They are listed in appendix 2. In addition officers undertook a high level assessment to consider sites that may be suitable including sites no longer designated in settlement gaps and Local Plan site allocations without planning permission. Section 4 provides more details on the sites considered.
- 2.5 This assessment forms a key component of the evidence base to underpin policies in the Local Plan review for housing and economic development, including supporting the delivery of land to meet identified need for these uses and for environmental mitigation. The outcomes of the assessment will be used to plan proactively by choosing sites to go forward into the Local Plan to meet objectively assessed needs.
- 2.6 While this assessment, and subsequent revised SLAA documents, is an important evidence source to inform plan making, it does not in itself determine whether a site should be allocated for development. The SLAA screens sites to consider whether they should go forward to more detailed assessment in the Sustainability Appraisal. The Local Plan will determine which of the available sites are the most suitable to meet the identified need. **The SLAA does not allocate land for development.**

National Policy

- 2.7 The National Planning Policy Framework (NPPF) states that local planning authorities should have a clear understanding of the land available in their area through the preparation of strategic land availability assessments. This forms the basis for the identification of a sufficient supply and mix of sites, taking into account their availability, suitability and the likely economic viability of land (paragraph 69). The NPPF also identifies the important contribution made by small and medium sized sites, which are often quicker to complete than larger sites.
- 2.8 The latest NPPF (December 2023) sets out the Government's objective of significantly boosting the supply of homes and meeting an area's housing need including an appropriate mix of housing types. Paragraph 69 states that local planning authorities should identify a supply of:
- specific, deliverable sites for five years;
 - specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15.
- 2.9 The Government's Planning Practice Guidance sets out further guidance relating to the methodology for preparing housing and economic land availability assessment. It advises that an assessment should (paragraph 001 Ref ID 3-001-20190722):
- Identify sites and broad locations with potential for development;
 - Assess their development potential; and
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

3. Assessment Methodology

3.1 Planning Practice Guidance sets out a methodology that local planning authorities should have regard for in preparing assessments.



Stage 1: Identification of sites and broad locations

Scope of SLAA

- 3.2 In accordance with Government guidance in the Planning Practice Guidance, the interim SLAA covers sites within the borough, the same area covered by the Local Plan review. National guidance also states the need to work with other local planning authorities in the housing market area in line with the duty to cooperate.
- 3.3 Eastleigh Borough is within the South Hampshire subregion and part of the Southampton Housing Market Area. Within the South Hampshire subregion, Eastleigh borough is involved with other local authorities in the Partnership for South Hampshire (PFSH). This partnership works closely on strategic issues across south Hampshire including issues about housing supply, employment and environmental planning. As the SLAA progresses, the Council will liaise with other local planning authorities within the Housing Market Area to ensure a consistent approach to assessing potential sites.
- 3.4 The interim SLAA reports information submitted by developers, landowners, organisations and individuals during the Call for Sites. Following the Issues and Options consultation, the Council will liaise with developers and landowners to consider issues such as deliverability in more detail, to fully complete the assessments and move towards preferred site allocations for the Local Plan review.

Assessment criteria

- 3.5 The SLAA assesses sites that meet two criteria:
- submissions for housing sites can accommodate at least 5 dwellings; and
 - submissions for economic development are a minimum size of 0.25ha (or 500m² of floorspace).
- 3.6 The Call for Sites asked for submissions meeting these criteria for the following uses:
- housing and other residential uses such as specialist housing for older person and also including Gypsy and Travellers sites
 - employment including industry and storage and distribution
 - other uses such as retail, community uses, open spaces and environmental mitigation land.
- 3.7 A pro forma was published and respondents were asked to include as much information as possible (Appendix 5). They were also required to include a map with an OS base.
- 3.8 As the SLAA is considering the principle of development, sites that already had planning permission were generally excluded. The exceptions were sites where significant increases in development were proposed. As time has passed since sites

were submitted, some planning applications have been submitted on these sites. The individual assessments note any relevant planning history on the site and if there are any current applications as at 1st September 2024.

Types of sites and sources of data

- 3.9 This interim SLAA has not excluded sites with policy constraints, including those where they severely restrict development for comprehensiveness. These constraints have been clearly set out in the site assessment pro forma. All but one of the sites submitted were then taken forward to be assessed in the Sustainability Appraisal. These were considered either as individual small and medium sites, as a collection of two or more adjacent small and medium sites or as part of a strategic development option.
- 3.10 In line with Planning Practice Guidance, the following sources of sites have been considered in the assessment:
- Engagement with developers and landowner (through a Call for Sites)
 - Register of public sector land
 - Brownfield Land Register
 - Eastleigh Borough Council landholdings
 - Outstanding Local Plan allocations (Appendix 4)
 - Sites taken out of settlements gaps following boundaries changes

Call for Sites

- 3.11 The Call for Sites was widely publicised and the Council consulted a variety of individuals, groups and agencies which have an interest and/or role in development of land. Their involvement was considered important to ensure that the Council was identifying sites which were both deliverable and developable.
- 3.12 A pro-forma was included for agents/landowners to complete and send in with the site. This sought information on the location of the site, the potential type and scale of development and details of any constraints to development.
- 3.13 The interim SLAA reports information submitted by landowners and developers. Following the Issues and Options consultation, the Council will consult further with people who submitted sites.

Sites survey

- 3.14 The sites submitted by landowners and developers, and sites identified by Officers in a desk top exercise (see paragraphs 4.2 - 4.9), were assessed against national policies and designations. This was a high level assessment to consider whether any sites should not be taken forward for consideration in the Sustainability Appraisal. The constraints which would prevent sites being taken forward include sites where all or the majority of the site was

within Flood zone 3, an historic park and garden, an international or national nature conservation designation or ancient woodland.

3.15 Those sites with development potential were then submitted to more detailed site surveys. The following information was recorded for each of the sites:

- Size of site (in hectares)
- Boundary of site shown on a map and the parish its located in
- Character of the area
- Current land use(s)
- Adjacent land use(s)
- Relevant planning history, current applications and status in the Local Plan
- Proposed landuse and information on numbers and timescales
- International, national and local policy constraints / designations
- Planning issues
- Legal/ownership issues
- Achievability issues

Stage 2: Site assessment

Development potential

3.16 The interim SLAA reports the amount of development proposed by developers and landowners in the submissions.

3.17 These figures will be refined in the next version of the SLAA. This will assess the potential of the site based on appropriate net site area ratio and average densities. These will seek to make good use of land, while addressing the additional requirements on land. The assessment will also consider when sites might come forward and the timescale for development taking into account site constraints and issues affecting deliverability.

3.18 For some sites, the submission will provide a clear justification for the level of development proposed by developers and landowners. This will be checked based on delivering high quality development which optimise density and consider other requirements such as Biodiversity Net Gain. For other sites, the assessment will establish the level of development for the first time.

Suitability, availability and achievability of sites

3.19 A high level assessment of sites has been undertaken to show policy, legal and deliverability constraints. This assessment will be refined in the next version of the SLAA. At the final stage, the LAA will report whether a site is considered appropriate for the development proposed. If sites are considered not suitable, available and/or achievable, the conclusion will state that development is unlikely in the plan period.

- 3.20 The assessment of suitability will consider the information from the site survey and any further relevant factors such as those identified in current Planning Practice Guidance:
- national policy;
 - appropriateness and likely market attractiveness for the type of development proposed;
 - contribution to regeneration priority areas;
 - potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.
- 3.21 In accordance with national guidance, the assessment will also take into account the need for a range of housing, economic and other uses.
- 3.22 An assessment of the availability of a site will consider whether there are legal or ownership issues to address and whether a site has planning permission. The availability of a site will consider its economic viability.

Stage 3: Windfall assessment

- 3.23 National guidance on Housing and economic land availability assessments supports the inclusion of a windfall allowance where there is evidence that such sites will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.
- 3.24 Windfall sites are defined in the NPPF as ‘sites not specifically identified in the development plan process’. These are supported within existing settlements (paragraph 70).
- 3.25 The background paper proposes an urban allowance based on past trends for small and large residential development on previously developed land. This will be refined as required following the Issues and Options consultation.

Stage 4: Assessment review

- 3.26 This interim SLAA reports the development potential of sites as reported by landowners. As these figures may be refined following further assessments of development potential, this report does not seek to collate this information to produce an indicative trajectory of development.
- 3.27 Later versions of the SLAA will consider how much housing and commercial floorspace can be provided, and at what point in the future. This will be compared against the housing needs based on the standard housing methodology in place at that time.

Stage 5: Final evidence base

- 3.28 This interim SLAA includes
- a list of all sites or broad locations considered, cross-referenced to their locations on maps including individual site maps and wider maps showing sites proposed in each of the parishes within the borough;
 - an initial assessment of the site based on the information submitted, with further information to follow.
- 3.29 As required by national guidance, the final SLAA will also include:
- A full assessment of each site, in terms of its suitability for development, availability and achievability to determine whether a site is realistically expected to be developed and when (alongside the Sustainability Appraisal);
 - Contain more detail for those sites which are considered to be realistic candidates for development with the potential type and quantity of development that could be delivered on each site, including a reasonable estimate of build out rates, setting out how barriers to delivery could be overcome and when;
 - Contain clearly evidenced and justified reasons where sites have been discounted; and
 - An indicative trajectory of anticipated development and consideration of associated risks.
- 3.30 The outcomes from the SLAA will be used to inform the Sustainability Appraisal and the preparation of the development plan and in calculating the five-year housing land supply in terms of deliverability and developability.

4. Conclusions

Submitted sites

- 4.1 A total of 103 submissions were made during the Call for Sites exercise. Excluding duplicate submissions of the same site and sites submitted both individually and as part of a large site, there were 88 separate sites submitted for residential development. An additional five sites were submitted for non-residential development; three for environmental mitigation and two for leisure and employment/leisure uses.

Additional sites considered

- 4.2 A high level assessment was undertaken to consider further potential sites not submitted by developers and landowners. Sites were considered from the following sources:
- Sites no longer designated as settlement gaps following the gaps assessments in the Countryside Gaps Background Paper (June 2018) (35 sites in total)
 - Sites no longer designated as settlement gaps following the Settlement Gap Study (October 2020) (10 sites in total)
 - Brownfield Land register sites (6 sites)
 - Outstanding site allocations in the adopted Local Plan (21 sites)
 - National Government Property Finder – no surplus, or likely to become surplus, public sector land was listed in the borough.

Former gap sites

- 4.3 In 2018, the Council published a settlement gap background paper to inform the current Local Plan 2016-2036. Following discussions at the Local Plan examination, a further study was undertaken by Deacons Design on behalf of the Council. These studies proposed changes to the settlement gap boundaries, predominantly to exclude parts of the gaps which did not perform a gap function. The gap boundaries were subsequently revised in the adopted Local Plan.
- 4.4 As these areas were no longer designated as settlement gaps, they were subject to a high-level review to consider whether individual sites had development potential and should be added to the list of submitted sites.
- 4.5 These areas were varied. They included land protected by nature conservation designations and woodlands. Some land was in other uses such as open space, residential uses and car parking. There were also major site constraints impacting some land including access issues. As these sites had not been submitted, only three additional sites were considered to have potential and therefore added to the interim SLAA.

Urban sites

- 4.6 No sites were submitted within existing urban areas. There were no additional sites identified from the most recent brownfield land register or from considering vacant and derelict land or sites that may be redeveloped for an alternative use. However, urban windfall sites have made a steady contribution to the borough's housing supply. These have included the redevelopment of previous employment sites, conversions of office buildings and smaller scale development such as flats above shops. While no urban sites are included in this interim SLAA, the Council has identified an allowance for development in urban locations based on past trends for development on both large and small sites.

Site Allocations

- 4.7 The Council has taken a proactive approach to stalled development and is involved in bringing forward residential development on existing site allocations. The interim SLAA considers proposals to increase the number of dwellings on existing allocations and to expand them to include adjacent land. At this stage, there are no site allocations in the adopted Local Plan that are being considered for alternative uses.

Results

- 4.8 Of the additional 72 sites considered, three were added to the interim SLAA assessment. The total number of sites considered for residential development was therefore 91 separate sites. Appendix 1 includes a list of all the sites assessed in the interim SLAA.
- 4.9 The 91 separate sites in the SLAA include a range of different sized sites and include sites adjacent to each other that could be developed as combined sites. The sites are taken forward into the Sustainability Appraisal and the Local Plan issues and options consultation documents in two categories:
- 52 Small and Medium Sites Options (SMSOs) – individual sites and groups of sites capable of delivering small or medium scale development
 - 4 Strategic Development Options (SDOs) – groups of sites (with other adjacent land as required) that have the potential to deliver larger scale development and to create new communities
- 4.10 Appendix 3 sets out which SLAA sites are within each of the Strategic Development Options and Small and Medium sites.

5. Monitoring and review

- 5.1 The next version of the SLAA will consider any comments received as part of the Local Plan Issues and Options consultation and any further sites put forward for assessment. It will complete the assessments and consider the suitability, availability and achievability of development in more detail.
- 5.2 The findings of the SLAA form part of the evidence base underpinning the emerging Eastleigh Borough Local Plan review. In combination with other evidence, it will help to inform the preparation of the emerging Local Plan. Going forward it will help to shape the development strategy and proposed allocation of sites.
- 5.3 The Government is currently consulting on proposed changes to the standard housing methodology used to calculate housing need in the borough. A new methodology should be established by the time the consultation finishes. This will enable the Council to consider the amount of development required in the borough and how this will be addressed in the Local Plan review.

Appendices

Appendix 1 List of sites assessed in the interim SLAA

Source	SLAA Ref	Sitename
Call for sites	BIS001	Land at Breach Farm, Bishopstoke
Call for sites	BIS002	Land north side of 123 Church Road, Bishopstoke
Call for sites	BIS003	Land north side of Church Road, Bishopstoke
Call for sites	BIS004	Land at Stoke Park Farm, Bishopstoke
Call for sites	BIS005	Land south of Fair Oak Road, South Bishopstoke
Call for sites	BIS006	Land West of Templecombe Road, Bishopstoke
Call for sites	BIS007	Land north of Allington Nursery, Allington Lane, Fair Oak
Call for sites	BIS008	Land West of Allington Lane, Bishopstoke
Call for sites	BIS009	North of Allington Lane, Fair Oak
Call for sites	BIS010	Land east and west of Allington Lane, Bishopstoke
Call for sites	BOT001	Denham's Corner, Snakemoor Lane, Durley
Call for sites	BOT002	Land South of Snakemoor Lane, Durley
Call for sites	BOT003	Land north and south of Bubb Lane, Denham's Corner
Call for sites	BOT004	Land north of Bubb Lane, Denham's Corner
Call for sites	BOT005	Land south of Bubb Lane, Denham's Corner
Call for sites	BOT006	Land at Mayfare, Bubb Lane, Botley
Call for sites	BOT007	Land north of Hedge End Station
Call for sites	BOT008	Land at Part Park Farm, Winchester Road, Botley
Call for sites	BOT009	Land west of Winchester Road, Boorley Green
Call for sites	BOT010	Triangle site south of Winchester Road, Boorley Green
Call for sites	BOT011	Land at Maddoxford Farm, Boorley Green
Call for sites	BOT012	Land south of Maddoxford Lane (combined eastern and allocated western parcels), Boorley Green
Call for sites	BOT013	Land south of Maddoxford Lane and east of Crows Nest Lane (western parcel)
Call for sites	BOT014	Land south of Maddoxford Lane and west of Westfield (eastern parcel), Boorley Green
Call for sites	BOT015	Land at Maddoxford Phase 3, Crows Nest Lane, Boorley Green
Call for sites	BOT016	Holly Tree Farm, Maddoxford Lane, Botley
Call for sites	BOT017	Newhouse Farm, Winchester Street, Botley
Call for sites	BOT018	Land east of Woodhouse Lane, Botley
Call for sites	BOT019	Land at Woodhouse Lane and Broad Oak, Botley
Call for sites	BOT020	Land north of Grange Road, Hedge End
Call for sites	BOT021	Land on the south side of Broad Oak, Botley
Call for sites	BOT022	Land at Woodhill School, Botley Road, Botley
Call for sites	BOT023	Land to the South East of Marls Road, Botley
Call for sites	BOT024	Land east of Sovereign Drive, Hedge End
Call for sites	BOT025	Land Adjacent Whitehaven, Brook Lane, Botley
Call for sites	BOT026	Land at Steeple Court Farm, Church Lane, Botley
Call for sites	BOT027	Land at Church Lane, Botley

Source	SLAA Ref	Sitename
Call for sites	BUR001	Land at West End Road (A27) Windhover Roundabout, Bursledon
Call for sites	BUR002	Land at junction of Peewit Hill and West End Road, Bursledon
Call for sites	BUR003a	Shop Lane, Bursledon
Call for sites	BUR003b	Land at Shop Lane, Bursledon
Call for sites	BUR003c	Land at Shop Lane, Bursledon
Call for sites	BUR004a	Green Lane, Bursledon
Call for sites	BUR004b	Land at Wheelers Meadow, Green Lane, Bursledon
Call for sites	BUR005	Land to the rear of the Plough Inn, Portsmouth Road, Bursledon
Call for sites	BUR006	Land on the east side of Forge Mount, Providence Hill, Bursledon
Call for sites	BUR007	Land Adjoining Orchard Lodge, Windmill Lane, Bursledon
Officer view	BUR008	Land south of M27, north of Bridge Road
Call for sites	EAS001	Land east of Chickenhall Lane, Eastleigh
Call for sites	FO001	Land at Crowd Hill, adj Pear Tree Farm, Winchester Rd
Call for sites	FO002	Land at Fair Oak, east of Winchester Road
Call for sites	FO003	Land north east of Fair Oak
Call for sites	FO004	Land north of Mortimers Lane, Mortimers Farm, Fair Oak
Call for sites	FO005	Stroudwood Dairy Farm, Stroudwood Lane, Lower Upham
Call for sites	FO006	Land at Stroudwood Farm and Stroudwood Lane
Call for sites	FO007	East Horton Golf Club (South), Mortimers Lane, Fair Oak
Call for sites	FO008	Land at East Horton Golf Course, Mortimers Lane, Fair Oak
Call for sites	FO009	Land west of East Horton Golf Course, Mortimers Lane, Fair Oak
Call for sites	FO010	Land south of Mortimers Lane, Fair Oak, Eastleigh
Call for sites	FO011	Mortimers Farm, Mortimers Lane, Fair Oak
Call for sites	FO012	Land east of Botley Road, Horton Heath
Call for sites	FO013	Chalcroft Solar Park, Nr. Burnetts Lane, Horton Heath
Call for sites	FO014	Land west of Horton Heath "One Horton Heath"
Call for sites	FO015	Pylehill, Winchester Road, Fair Oak
Call for sites	FO016	Holme Farm, Durley Road, Horton Heath
Call for sites	FO017	Land east of Burnetts Lane / South of Cherry Drove, Horton Heath
Call for sites	FO018	Land east of Burnetts Lane / Northwest of Blind Lane, Horton Heath
Call for sites	FO019	Land east of Burnetts Lane / Northeast of Blind Lane, Horton Heath
Call for sites	FO020	Knowle Lane, Horton Heath
Call for sites	FO021	Land to the west of Sunnydale, Barley Fields, Burnetts Lane, Horton Heath
Call for sites	FO022	Land at Burnetts Lane, West End
Call for sites	FO023	Land at Old Oak Farm
Call for sites	HAM001	Land south of Mallards Road, Bursledon
Call for sites	HAM002	Land east of Hamble Lane, Bursledon
Call for sites	HAM003a	Hamble Airfield
Call for sites	HAM003b	Hamble Airfield

Source	SLAA Ref	Sitename
Call for sites	HAM004	Land at Satchell Lane, Hamble
Call for sites	HAM005	Land at Mercury Yacht Marina, Hamble
Call for sites	HAM006	Mercury Yacht Harbour, Satchell Lane, Hamble
Call for sites	HAM007	The Mound, Mercury Marina, Satchell Lane, Hamble
Call for sites	HAM008	Land west of Satchell Lane, Hamble
Call for sites	HE001	Land west of Upper Northam Drive, Southampton
Call for sites	HE002	Land at Misery (North of M27)
Officer view	HE003	Land east of Dodwell Lane and south of Pyland's Lane
Call for sites	HOU001	Former Vosper, Thornycroft Sports Ground, Portsmouth Road
Call for sites	HOU002	Pickwell Farm, Grange Road, Bursledon
Call for sites	HOU003	Land Adj to Sunnydale Farm, Grange Road, Bursledon
Call for sites	HOU004	Woodlands, Hound Road, Netley Abbey
Call for sites	HOU005	Land to the east of Grange Road, Netley Abbey
Call for sites	HOU006	Site adjacent Roll Call Pub, Woolston Road, Netley Abbey
Call for sites	HOU007	Land West of Hamble Lane, Bursledon
Call for sites	HOU008	Land at Hamble Lane, Hamble
Officer view	HOU009	Land rear of The Framptons off Grange Road
Call for sites	WE001	Land at Allington Manor Farm, Allington Lane
Call for sites	WE002	Land North of Allington Lane, West End
Call for sites	WE003	Land east of Allington Lane, Bishopstoke
Call for sites	WE004	Land at Allington Lane, West End
Call for sites	WE005	Land north of M27 and southeast of Allington Lane / Allington Garden Village
Call for sites	WE006	Rydall Mount, Land off Moorgreen Road, West End
Call for sites	WE007	Land off The Drove, West End
Call for sites	WE008	Land east of Quob Lane, West End
Call for sites	WE009	Land at Quob Farm, The Drove, Moorgreen Road, West End
Call for sites	WE010	Land south of Allington Lane (Hatch Farm) Allington Lane, West End
Call for sites	WE011	Dowds Field, Land at junction of Wellington Park and Tollbar Way, Hedge End
Call for sites	WE012	Berrywood Business Village, Tollbar Way, Hedge End
Call for sites	WE013	Land west of Tollbar Way, Hedge End

Appendix 2 - Additional sites to be assessed in next version

The following sites were submitted too late to be included in this version of the SLAA.

- Land east of M27, Moorgreen Road, West End – site of 8.71ha proposed for 100 dwellings



Land east of M27, Moorgreen Road, West End

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Scale: NTS | Date: Oct 2024 Dept: PP



- Land at Westfield, Maddoxford Lane, Botley – site of 0.4ha (0.3ha developable) proposed for 5 dwellings



Land at Westfield, Maddoxford Lane, Botley

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- Land at Maidenstone Heath, Blundell Lane, Bursledon – site of 0.4ha proposed for 12 dwellings

This site is within SLAA site BUR008, Land south of M27, north of Bridge Road – this was formerly designated as a gap and identified as a potential site by officers



Land at Maidenstone Heath, Blundell Lane, Bursledon

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Scale: NTS | Date: Oct 2024 Dept: PP



- Warwick House, Fair Oak – site of 0.162ha (0.16ha developable) proposed for 5 dwellings

While this site has not been identified in the SLAA, it is within the boundary of Strategic Development Option A1, north east of Fair Oak.



Warwick House, Fair Oak, Eastleigh

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Scale: NTS | Date: Oct 2024 Dept: PP



Appendix 3 – SLAA, Strategic Development Options and Small and Medium sites references

Strategic Development Options (SDOs): (nb. excludes sites with only a small area within the SDO)

SDO	SLAA Ref(s)	Sitename
SDO A		
A1	FO002 FO003 FO015	Land at Fair Oak, east of Winchester Road Land north east of Fair Oak Pylehill, Winchester Road, Fair Oak
A2	FO003	Land north east of Fair Oak
A3	FO003 FO004 FO010 FO011	Land north east of Fair Oak Land north of Mortimers Lane, Mortimers Farm, Fair Oak Land south of Mortimers Lane, Fair Oak, Eastleigh Mortimers Farm, Mortimers Lane, Fair Oak
A4	FO005 FO008 FO011	Stroudwood Dairy Farm, Stroudwood Lane, Lower Upham Land at East Horton Golf Course, Mortimers Lane, Fair Oak Mortimers Farm, Mortimers Lane, Fair Oak
SDO B		
B1(a)	BIS006 BIS007 BIS008 BIS009 BIS010	Land West of Templecombe Road, Bishopstoke Land north of Allington Nursery, Allington Lane, Fair Oak Land West of Allington Lane, Bishopstoke North of Allington Lane, Fair Oak Land east and west of Allington Lane, Bishopstoke
B1(b)	FO013	Chalcroft Solar Park, Nr. Burnetts Lane, Horton Heath
B2 (B2 Part) (B2 Part)	BIS010 WE003 WE001 WE002	Land east and west of Allington Lane, Bishopstoke Land east of Allington Lane, Bishopstoke Land at Allington Manor Farm, Allington Lane Land North of Allington Lane, West End
SDO C		
C1	WE004 WE005 WE006 WE007 WE008 WE009 WE010	Land at Allington Lane, West End Land north of M27 and southeast of Allington Lane / Allington Garden Village Rydall Mount, Land off Moorgreen Road, West End Land off The Drove, West End Land east of Quob Lane, West End Land at Quob Farm, The Drove, Moorgreen Road, West End Land south of Allington Lane (Hatch Farm) Allington Lane, West End

SDO	SLAA Ref(s)	Sitename
C2	WE005 WE006 WE008	Land north of M27 and southeast of Allington Lane / Allington Garden Village Rydall Mount, Land off Moorgreen Road, West End Land east of Quob Lane, West End
C3	WE005	Land north of M27 and southeast of Allington Lane / Allington Garden Village
SDO D		
D1	BOT007 BOT008	Land north of Hedge End Station Land at Part Park Farm, Winchester Road, Botley
D2	BOT005 BOT006 BOT007 BOT008	Land south of Bubb Lane, Denham's Corner Land at Mayfare, Bubb Lane, Botley Land north of Hedge End Station Land at Part Park Farm, Winchester Road, Botley
D2 (part)	BOT003	Land north and south of Bubb Lane, Denham's Corner

Small and Medium Site Options:

SMSO	SLAA Ref(s)	Sitename
1	BIS001 BIS002 BIS003	Land at Breach Farm, Bishopstoke Land north side of 123 Church Road, Bishopstoke Land north side of Church Road, Bishopstoke
2	FO001	Land at Crowd Hill, adj Pear Tree Farm, Winchester Rd
3	FO006	Land at Stroudwood Farm and Stroudwood Lane
4	FO006	Land at Stroudwood Farm and Stroudwood Lane
5	EAS001	Land east of Chickenhall Lane, Eastleigh
6	BIS005	Land south of Fair Oak Road, South Bishopstoke
7	WE001	Land at Allington Manor Farm, Allington Lane (also partly in B2)
8	FO020	Knowle Lane, Horton Heath
9	FO016	Holme Farm, Durley Road, Horton Heath
10	FO012	Land east of Botley Road, Horton Heath

SMSO	SLAA Ref(s)	Sitename
11	FO017 FO018 FO019	Land east of Burnetts Lane / South of Cherry Drove, Horton Heath Land east of Burnetts Lane / Northwest of Blind Lane, Horton Heath Land east of Burnetts Lane / Northeast of Blind Lane, Horton Heath
12	BOT001	Denham's Corner, Snakemoor Lane, Durley
13 13 (part)	BOT004 BOT003	Land north of Bubb Lane, Denham's Corner Land north and south of Bubb Lane, Denham's Corner
14	BOT002	Land South of Snakemoor Lane, Durley
15 (part)	WE005	Land north of M27 and southeast of Allington Lane / Allington Garden Village
16	WE012 WE013	Berrywood Business Village, Tollbar Way, Hedge End Land west of Tollbar Way, Hedge End
17	WE011	Dowds Field, Land at junction of Wellington Park and Tollbar Way, Hedge End
18	BOT011	Land at Maddoxford Farm, Boorley Green
19	BOT009	Land west of Winchester Road, Boorley Green
20	BOT010	Triangle site south of Winchester Road, Boorley Green
21	BOT012 BOT013 BOT014 BOT015 BOT016 BOT017	Land south of Maddoxford Lane (combined eastern and allocated western parcels), Boorley Green Land south of Maddoxford Lane and east of Crows Nest Lane (western parcel) Land south of Maddoxford Lane and west of Westfield (eastern parcel), Boorley Green Land at Maddoxford Phase 3, Crows Nest Lane, Boorley Green Holly Tree Farm, Maddoxford Lane, Botley Newhouse Farm, Winchester Street, Botley
22	BOT018 BOT019 BOT020	Land east of Woodhouse Lane, Botley Land at Woodhouse Lane and Broad Oak, Botley Land north of Grange Road, Hedge End
23	HE001	Land west of Upper Northam Drive, Southampton
24	BOT021	Land on the south side of Broad Oak, Botley
25	BOT022	Land at Woodhill School, Botley Road, Botley
26	BOT023	Land to the South East of Marls Road, Botley

SMSO	SLAA Ref(s)	Sitename
27	BOT024	Land east of Sovereign Drive, Hedge End
28	BOT026	Land at Steeple Court Farm, Church Lane, Botley
29	BOT025	Land Adjacent Whitehaven, Brook Lane, Botley
30	BOT026	Land at Steeple Court Farm, Church Lane, Botley
31	BUR001 BUR002	Land at West End Road (A27) Windhover Roundabout, Bursledon Land at junction of Peewit Hill and West End Road, Bursledon
32	HOU001	Former Vosper, Thornycroft Sports Ground, Portsmouth Road
33	BUR003a BUR003b BUR003c	Shop Lane, Bursledon
34	BUR007	Land Adjoining Orchard Lodge, Windmill Lane, Bursledon
35	HE002	Land at Misery (North of M27)
36	BUR006	Land on the east side of Forge Mount, Providence Hill, Bursledon
37	BUR004a BUR004b	Whealers Meadow, Green Lane, Bursledon
38	BUR005 HOU002 HOU003	Land to the rear of the Plough Inn, Portsmouth Road, Bursledon Pickwell Farm, Grange Road, Bursledon Land Adj to Sunnydale Farm, Grange Road, Bursledon
39	HOU005 HOU006	Land to the east of Grange Road, Netley Abbey Site adjacent Roll Call Pub, Woolston Road, Netley Abbey
40	HOU007	Land West of Hamble Lane, Bursledon
41	HAM001	Land south of Mallards Road, Bursledon
42	HAM002	Land east of Hamble Lane, Bursledon
43	HOU008	Land at Hamble Lane, Hamble
44	HAM004	Land at Satchell Lane, Hamble
45	HAM005 HAM006 HAM007	Land at Mercury Yacht Marina, Hamble Mercury Yacht Harbour, Satchell Lane, Hamble The Mound, Mercury Marina, Satchell Lane, Hamble
46	FO021	Land to the west of Sunnydale, Barley Fields, Burnetts Lane, Horton Heath

SMSO	SLAA Ref(s)	Sitename
47	FO022	Land at Burnetts Lane, West End
48	FO023	Land at Old Oak Farm
49	HOU009	Land rear of The Framptons off Grange Road
50	HE003	Land east of Dodwell Lane and south of Pyland's Lane
51	BUR008	Land south of M27, north of Bridge Road
52	HAM003a HAM003b HAM008	Hamble Airfield Land west of Satchell Lane, Hamble

Site HOU004 Woodlands, Hound Road, Netley Abbey was submitted in the Call for Sites exercise but not taken forward for further assessment.

Site FO014 Land west of Horton Heath, "One Horton Heath" is a current allocation in the adopted Local Plan and therefore was not assessed as either a Small and Medium site or Strategic Development Option.

Other uses were proposed on the following sites:

- Environmental - BIS004 - Land at Stoke Park Farm, Bishopstoke
- Environmental - BOT027 - Land at Church Lane, Botley
- Environmental (or residential) – WE002 - Land North of Allington Lane, West End
- Employment/leisure – FO009 - Land west of East Horton Golf Course, Mortimers Lane, Fair Oak
- Leisure – FO007 - East Horton Golf Club (South), Mortimers Lane, Fair Oak

Appendix 4 Outstanding Local Plan residential site allocations (without planning permissions)

Policy number	Site and dwellings numbers in policy	Previous applications	Current applications (as at 1.9.24)
FO1	West of Durley Road, Fair Oak (73 dwellings)	-	-
FO3	Lechlade, Burnetts Lane, Fair Oak (13 dws)	-	-
BU1	Land north of Providence Hill (19dws)	Refusals for O/17/80899 (up to 20) F/22/93160 (inc 14 dws)	Application pending for (F/24/97312)
HA2	Mercury Marina (dwelling number not given)	-	-
CF1	Common Road Industrial Estate (30 dws)	-	-
CF2	Rear of shopping parade and 75-99 Hiltingbury Road (16dws)	-	-
CF3	Central Precinct, Chandler's Ford (85 dws)	-	-
AL1	Land at Allbrook Way (95dws)	-	-
HE3	Land at Home Farm, St John's Road (16 dws)	-	Pending F/23/95431 for 8 dws
WE4	Land at Ageas Bowl and Tennis Centre (dwelling number not given)	F/22/93194 rejected (172 dws, care home etc)	-
BO1	Land south of Maddoxford Lane and east of Crows Nest Lane (30 dws)	Part of wider site Land south of Maddoxford Lane F/19/85178 (rejected)	-
BO3	Land east of Kings Copse Avenue and east of Tanhouse Lane (120 dws)	-	-
BO4	Land north of Myrtle Cottage, Winchester Road (22 dws)	Refused F/19/85604 (31 dws) and F/21/89989 (25 dws)	Application pending for F/24/97945 (52 retirement apartments)

Appendix 5 SLAA Template

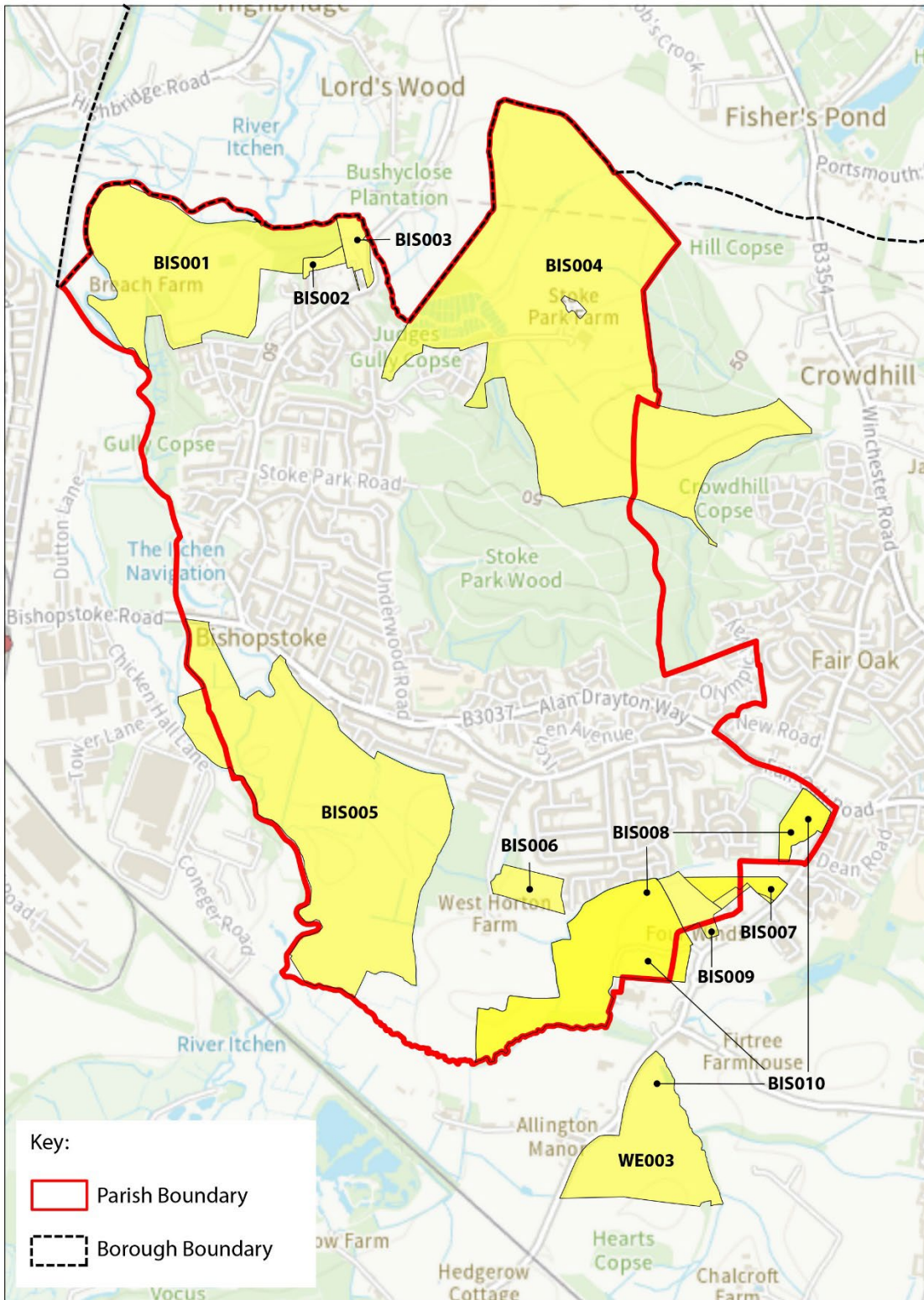
SITE REFERENCE:	SIZE (ha): (Developable area, if given):	PARISH:	
ADDRESS:			
REASON FOR ASSESSING: (i.e. submitted in the Call for Sites)			
<i>(Site map)</i>			
SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER			
Site Description & Character of Surrounding Area:			
Current land use –			
Adjacent land use -			
Location:			
Relevant Planning History:			
Status in Local Plan:			
Land Uses Investigated:			
Proposed development and phasing:			
<i>TO FOLLOW IN FINAL PRO FORMA</i>			
Density (dph):	Existing Dwellings on Site:		
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside		Flood risk	
Settlement Gap		AQMA	
SPA/SAC/Ramsar sites		Minerals and waste safeguarding	

SSSI		Agricultural Land Classification	
SINC, LNR		Utilities infrastructure	<i>TO FOLLOW IN FINAL PRO FORMA</i>
Ancient woodland		Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL PRO FORMA</i>
Tree Preservation Orders / areas		Contamination	<i>TO FOLLOW IN FINAL PRO FORMA</i>
Designated heritage assets		Access issues	<i>TO FOLLOW IN FINAL PRO FORMA</i>
Non-designated heritage assets		Other: TO FOLLOW IN FINAL PRO FORMA	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

Part B Individual site assessments by parish

- 1 Bishopstoke
- 2 Botley
- 3 Bursledon
- 4 Eastleigh
- 5 Fair Oak and Horton Heath
- 6 Hamble
- 7 Hedge End
- 8 Hound
- 9 West End

Strategic Land Availability Assessment (SLAA) - Bishopstoke

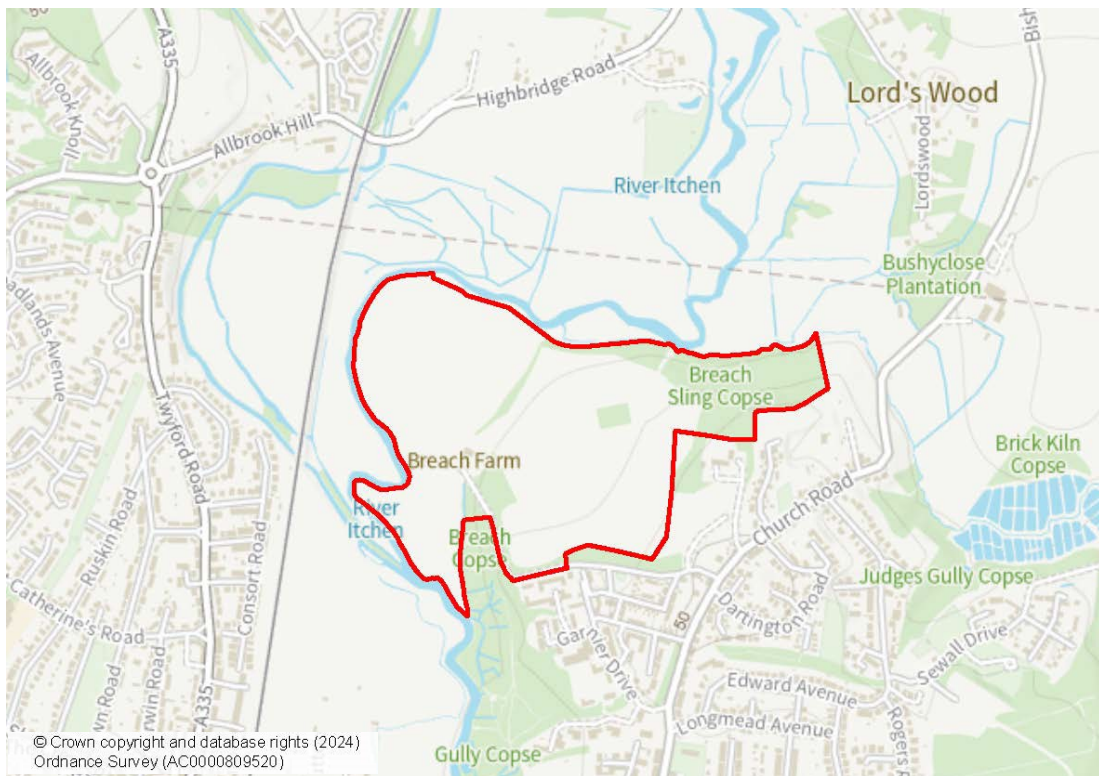


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SITE REFERENCE: BIS001	SIZE (ha): 34.81 <i>(Developable area, if given):</i> 31.81	PARISH: Bishopstoke
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ADDRESS: Land at Breach Farm, Bishopstoke

REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER

Site Description & Character of Surrounding Area:

Current land use – The site is located in countryside to the north of Bishopstoke, adjacent to the borough boundary. The site is predominantly agricultural land and includes a barn and former house. Part of the site is woodland, including SINC and ancient woodland to the north east.

Adjacent land use - The River Itchen runs along the western boundary of the site. The surrounding land to the north and west predominantly consists of the River Itchen Site of Special Scientific Interest and Special Area of Conservation. To the south and east lies green space and woodland with residential beyond.

Location: Outside but adjacent to the urban edge

Relevant Planning History: No relevant history

Current planning application - No

Previous SLAA reference 2-20-C (part of site)

Status in Local Plan:			
Site is designated as countryside in the adopted Local Plan 2016-2036. It is also within the settlement gap between Eastleigh and Bishopstoke.			
Land Uses Investigated: Housing/Mix/Other Environmental Mitigation			
Proposed number of dwellings: Not given			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Site adjoins River Itchen, flood zones 2 and 3 on edge of site
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Yes	Minerals and waste safeguarding	In safeguarding area
SSSI	Yes	Agricultural Land Classification	Grade 4
SINC, LNR	Yes	Utilities infrastructure	TO FOLLOW IN FINAL SLAA
Ancient woodland	Part	Significant Noise Generating Uses	TO FOLLOW IN FINAL SLAA
Tree Preservation Orders / areas	Yes, small area in woodland	Contamination	TO FOLLOW IN FINAL SLAA
Designated heritage assets	Site is within 50 metres of the Grade II listed Stoke Lodge, Church Road	Access issues	TO FOLLOW IN FINAL SLAA
Non-designated heritage assets	Site is within 50 metres of the Locally listed Lodge to Stoke Lodge, Church Road,	Other:	TO FOLLOW IN FINAL SLAA
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

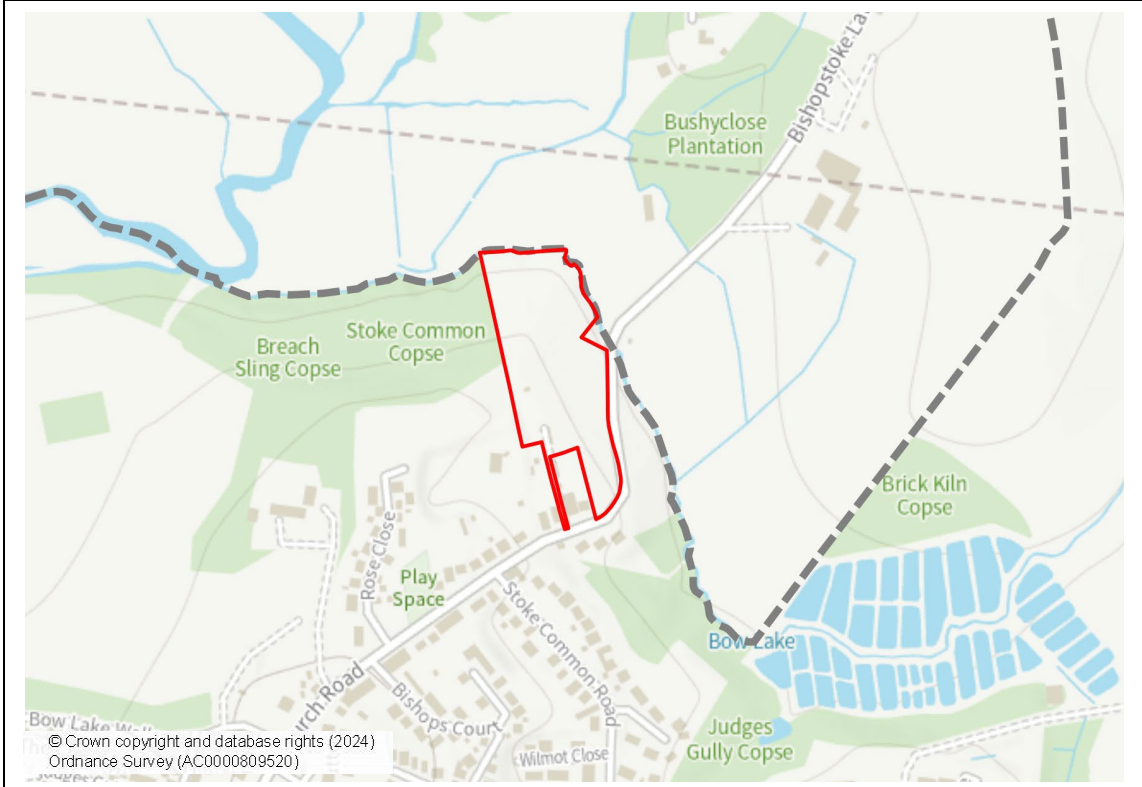
SITE REFERENCE: BIS002	SIZE (ha): 0.90 <i>(Developable area, if given):0.9</i>	PARISH: Bishopstoke
ADDRESS: Land north side of 123 Church Road, Bishopstoke		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located to the north of Bishopstoke, adjacent to new development and the urban edge. It is currently grazing land.</p> <p>Adjacent land use - There is a single dwelling to the south of the site. To the north, is Breach Sling Copse and Stoke Common Copse Site of Importance for Nature Conservation. New residential on Rose Close lies to the southwest of the site.</p>
Location: Outside but adjacent to the urban edge
<p>Relevant Planning History: No relevant planning applications</p> <p>Current planning application - No</p> <p>Previous SLAA reference 2-25-C (part of site)</p>
<p>Status in Local Plan:</p> <p>Site is designated as countryside in the adopted Local Plan 2016-2036.</p>

Land Uses Investigated: Housing			
Proposed number of dwellings: 20 dwellings			
Timescale: Site available within 5 years. It will take 1 year to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is within 50 metres of the Grade II listed Stoke Lodge, Church Road	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets		Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
Restrictive covenants were noted by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: BIS003	SIZE (ha): 2.21 <i>(Developable area, if given):</i> 2.21	PARISH: Bishopstoke
ADDRESS: Land north side of Church Road, Bishopstoke		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located beyond the urban edge of Bishopstoke between Church Road and Bishopstoke Lane and the borough boundary. It is currently grazing land.</p> <p>Adjacent land use - The site boundary is a tributary of the River Itchen to the north and northeast. Breach Sling Copse and Stoke Common Copse Site of Importance for Nature Conservation lies to the west. Part of the site to the south is adjacent to residential properties on Church Road.</p>
Location: Outside but adjacent to the urban edge
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 2-7-C (Part of site)
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing			
Proposed number of dwellings: 40 dwellings			
Timescale: Site available within 5 years. It will take 1.5 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zones 2 and 3 on northern boundary
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

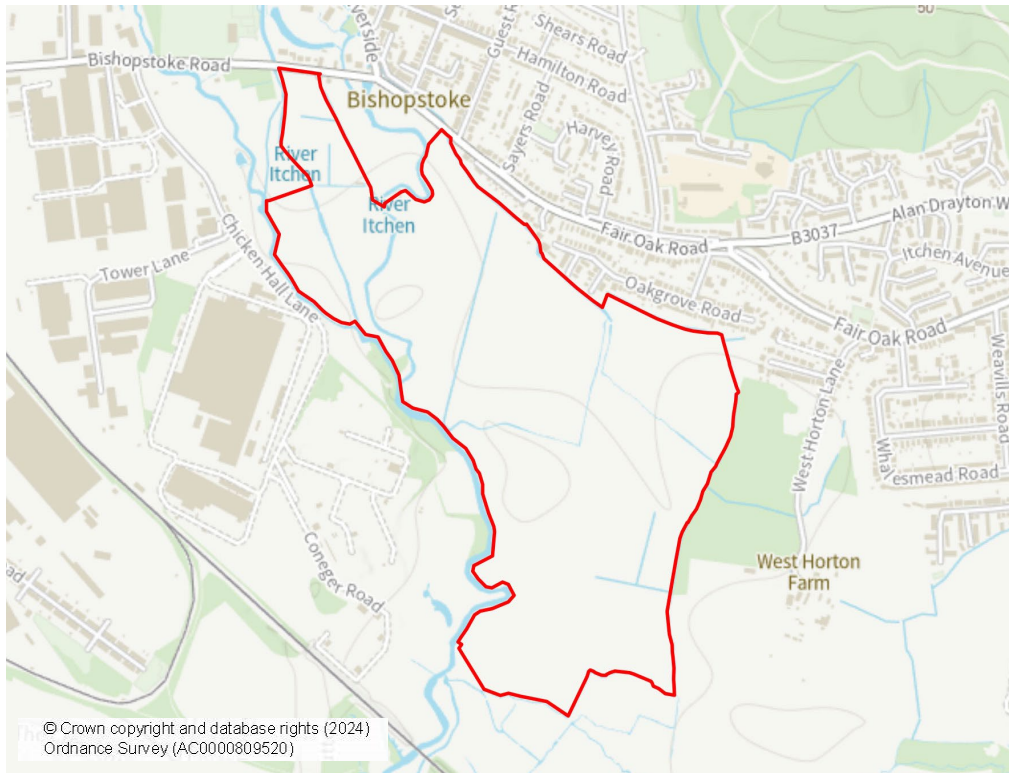
SITE REFERENCE: BIS004	SIZE (ha): 102.20 <i>(Developable area, if given):</i> N/A	PARISH: Bishopstoke / Fair Oak
ADDRESS: Land at Stoke Park Farm, Bishopstoke		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
<p>Site Description & Character of Surrounding Area:</p> <p>Current land use – The site is located between Bishopstoke and Fair Oak urban areas. It is predominantly in agricultural and associated uses. It includes the Hampshire Carp Hatcheries fish farm.</p> <p>Adjacent land use - The land adjoins the north extent of the Bishopstoke urban area, backing onto Sewall Drive. The site is partially enclosed by two woodlands, Stoke Park Wood and Upperbarn Copse. Land to the North, across the borough boundary, is predominantly agricultural.</p>
<p>Location: Outside but adjacent to the urban edge</p>
<p>Relevant Planning History: There is an extant planning application, reference F/23/95844, for the creation of SANG on part of the land.</p> <p>Current planning application - Yes - F/23/95844 for the creation of SANG on part of field</p> <p>Previous SLAA reference 7-54-C (part of site)</p>

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Other Environmental Mitigation			
Proposed number of dwellings: Not proposed for housing			
Timescale: Site available within 5 years. Time taken to develop the site not stated.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Some areas in north of site in Flood Zones 2 and 3
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Mostly within area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes, small area on boundary	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: BIS005	SIZE (ha): 65.55 (Developable area, if given):32	PARISH: Bishopstoke
ADDRESS: Land south of Fair Oak Road, South Bishopstoke		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is part of the Upper Itchen valley to the south of Bishopstoke, formerly in agricultural use. Part of the site is designated for nature conservation. It includes tributaries of the River Itchen and land within flood zone 3.</p> <p>Adjacent land use - The land adjoins the South Bishopstoke urban edge. To the west is the River Itchen and Chickenhall Wastewater Treatment Works. The land to the east is predominantly agricultural.</p>
Location: Outside but adjacent to the urban edge
Relevant Planning History: No relevant planning applications Current planning application - No
Previous SLAA reference 2-24-C
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is also within the settlement gap between Eastleigh and Bishopstoke.

Land Uses Investigated: Housing, Office, General Industry, Mix, Other Environmental Mitigation			
Proposed number of dwellings: 960-1,120 dwellings			
Timescale: Site available within 5 years. Time taken to develop would depend on type and scale of development.			
To follow in final SLAA			
Density (dph):		Existing Dwellings on Site:	
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Site adjoins Barton river and River Itchen runs through site, flood zones 2 and 3
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Yes	Minerals and waste safeguarding	In safeguarding area
SSSI	Yes	Agricultural Land Classification	Grade 4
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Northern edge of the site is within the Bishopstoke Conservation Area	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets		Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

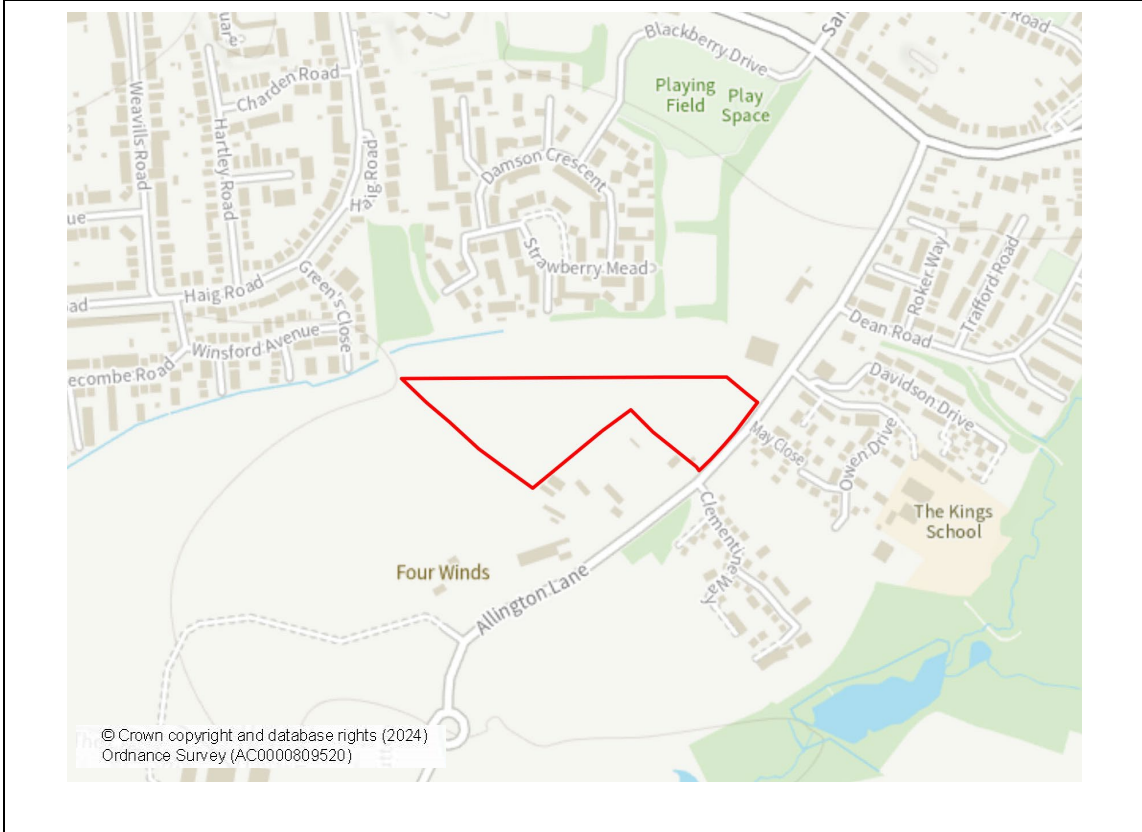
SITE REFERENCE: BIS006	SIZE (ha): 3.20 (Developable area, if given):3.2	PARISH: Bishopstoke
ADDRESS: Land West of Templecombe Road, Bishopstoke		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land to the west of West Horton Lane. It is located south of Bishopstoke and part of the site is immediately adjacent to the urban edge.</p> <p>Adjacent land use - There are residential properties to the north and northeast. West Horton Farm Woods Site of Importance for Nature Conservation (SINC) lies directly to the east and the River Itchen SINC and Special Area of Conservation lies to the south. Marshy Grassland SINC and Stanford Meadow SINC lie to the west.</p>
Location: Outside but adjacent to the urban edge
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 2-24-C
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing			
Proposed number of dwellings: 75 dwellings			
Timescale: Site available within 5 years. It will take 1 year to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is within 100 metres of the Grade II listed West Horton Farm cottages, West Horton Lane	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer (under option)			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

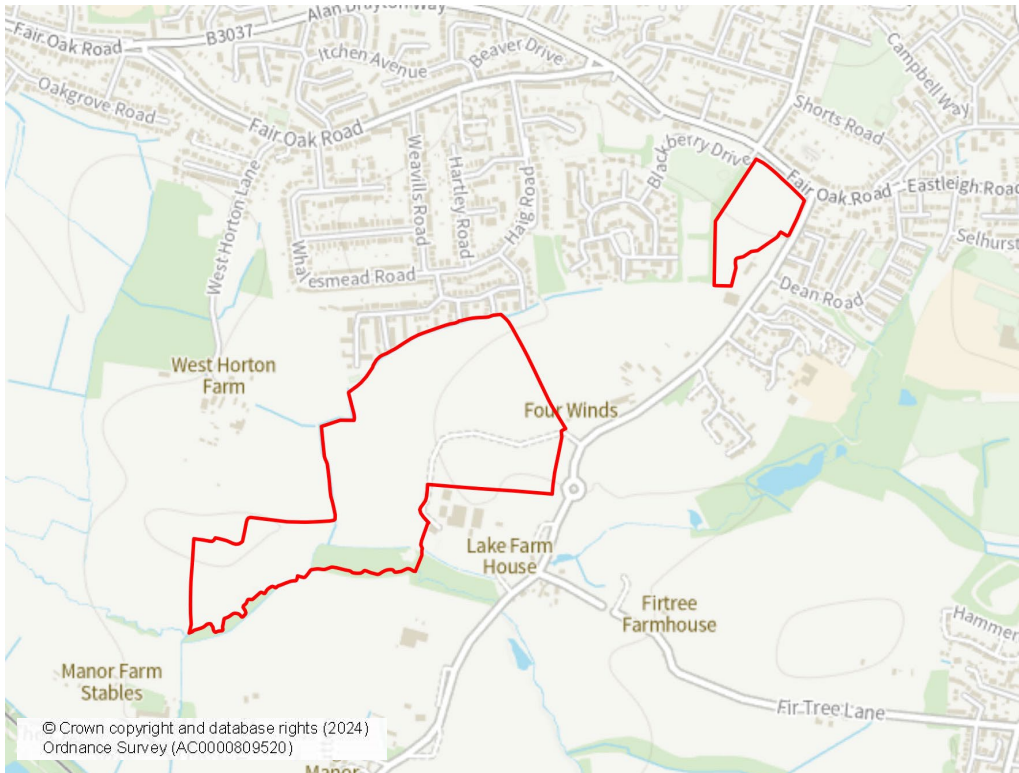
SITE REFERENCE: BIS007	SIZE (ha): 2.72 <i>(Developable area, if given):</i> 2.72	PARISH: Bishopstoke
ADDRESS: Land north of Allington Nursery, Allington Lane, Fair Oak		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land to the southwest of Fair Oak. It is a level site to the west of Allington Lane, opposite new development. This was also submitted as part of the proposed site 'West of Allington Lane', also submitted in the Call for Sites.</p> <p>Adjacent land use - The site is immediately north of the Allington Nursery on Allington Lane. Bishopstoke urban edge is beyond a small area of woodland to the north of the site.</p>
Location: Outside but adjacent to the urban edge
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 2-24-C
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. It is also within the settlement gap between Bishopstoke and Fair Oak.

Land Uses Investigated: Housing/Mix			
Proposed number of dwellings: 50 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

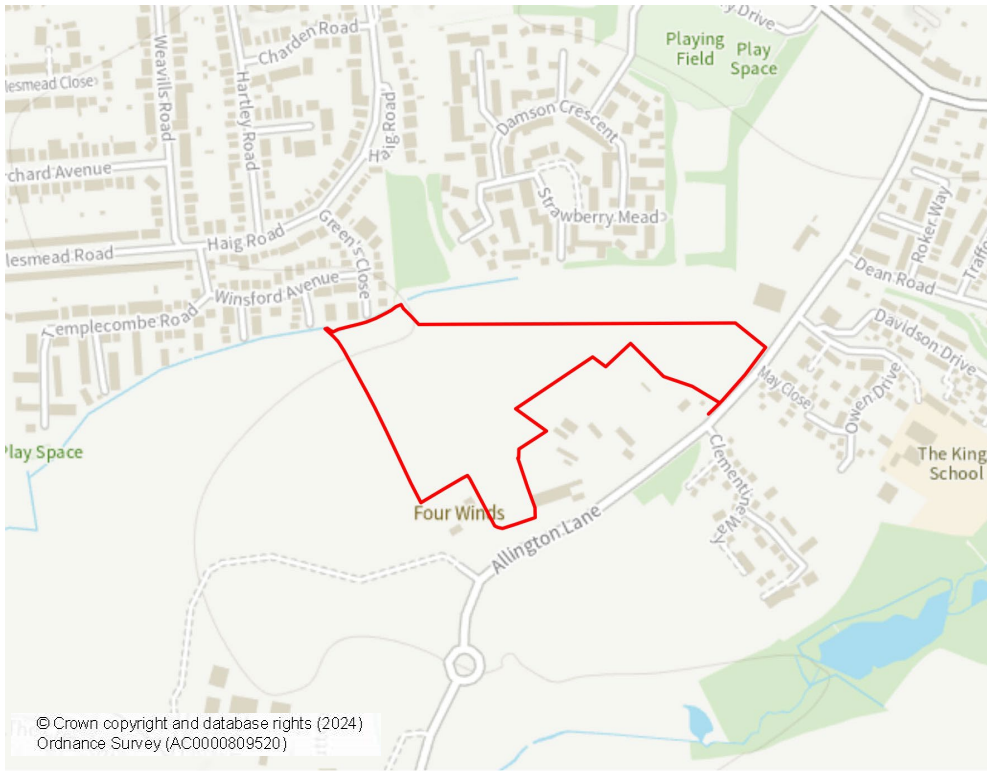
SITE REFERENCE: BIS008	SIZE (ha): 26.10 <i>(Developable area, if given): 10.93</i>	PARISH: Bishopstoke
ADDRESS: Land West of Allington Lane, Bishopstoke		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
Current land use – The site is agricultural land south of Bishopstoke.
Adjacent land use - To the north of the site is existing residential development in Bishopstoke and the One Horton Heath development site is to the east. South is employment/ residential, West is agricultural fields
Location: Two parcels of land outside but adjacent to the urban edge
Relevant Planning History: No relevant planning applications Current planning application - No
Previous SLAA reference 2-24-C
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is also within the settlement gap between Bishopstoke and Fair Oak.
Land Uses Investigated: Housing

Proposed number of dwellings: 433 dwellings			
Timescale: Site available within 5 years. It will take 4 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zones 2 and 3 along southern site edge
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

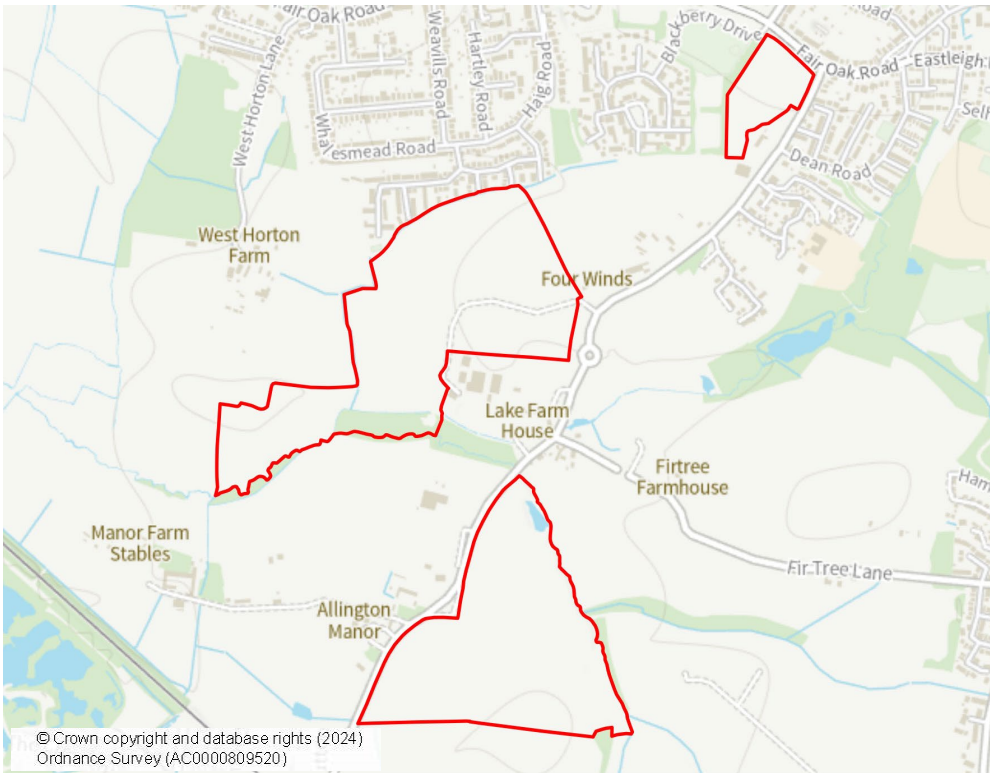
SITE REFERENCE: BIS009	SIZE (ha): 5.11 <i>(Developable area, if given):</i> Not given	PARISH: Bishopstoke / Fair Oak
ADDRESS: Land north of Allington Lane, Fair Oak		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land to the south of Bishopstoke and the west of Allington Lane. It includes part of the proposed site 'Land north of Allington Nursery', also submitted in the Call for Sites.</p> <p>Adjacent land use - The site is to the north of Allington Nursery and residential properties. To the north is the urban edge of Bishopstoke.</p>
Location: Outside but adjacent to urban edge on two sides
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 2-24-C
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. It is also within the settlement gap between Bishopstoke and Fair Oak.

Land Uses Investigated: Housing			
Proposed number of dwellings: 135 dwellings			
Timescale: Site available within 5 years. It will take 3-4 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

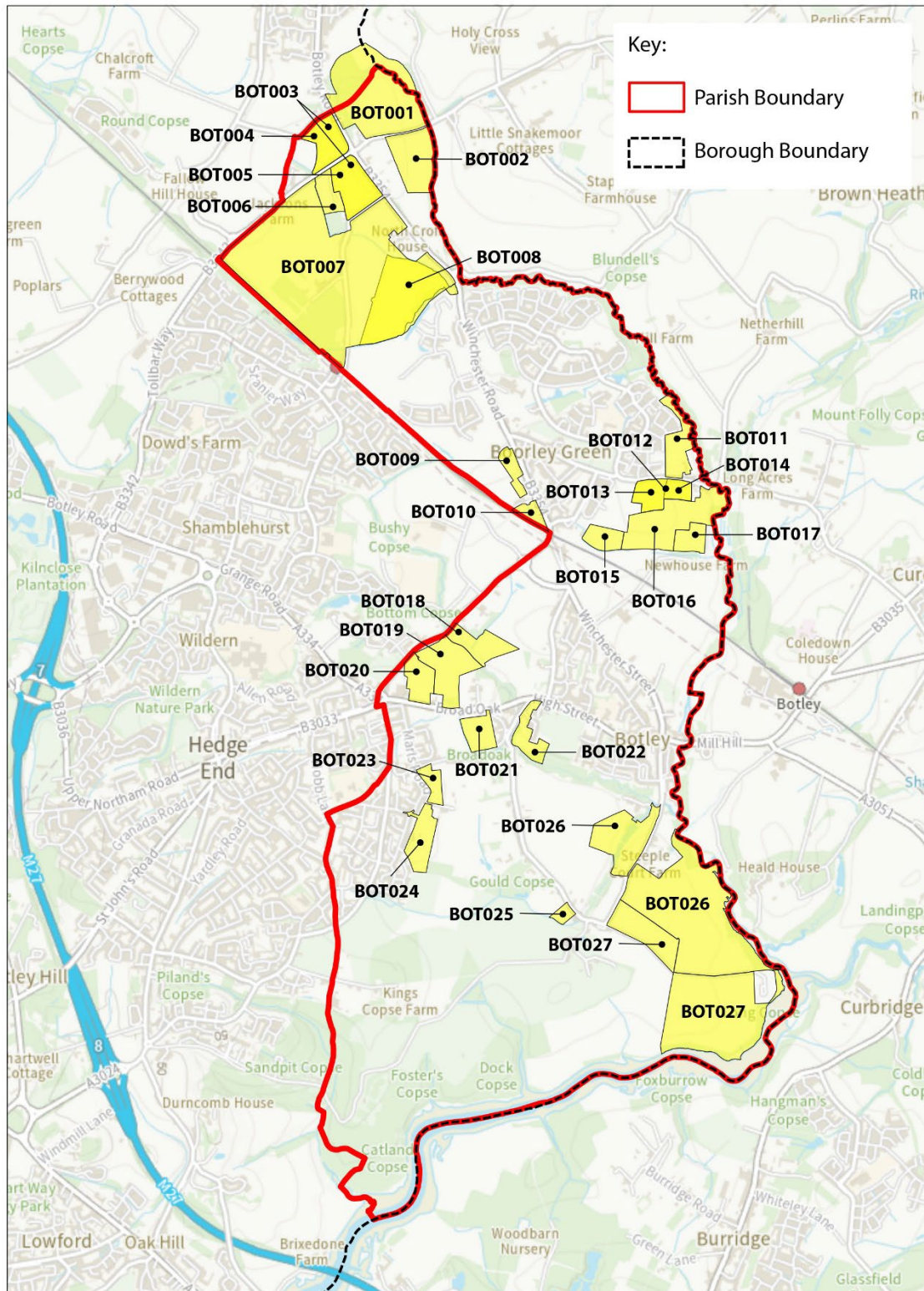
SITE REFERENCE: BIS010	SIZE (ha): 44.27 <i>(Developable area, if given): 18.97</i>	PARISH: Bishopstoke
ADDRESS: Land east and west of Allington Lane, Bishopstoke		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is three parcels of land either side of Allington Lane, south of Bishopstoke. The sites are agricultural land and include the site of a car boot sale on land east of Allington Lane</p> <p>Adjacent land use - To the north of the land west of Allington Lane, is existing residential development in Bishopstoke and the One Horton Heath development site is to the east. Agricultural fields with associated residential and farm buildings to the south and west</p>
Location: Outside urban edge
Relevant Planning History: No relevant planning applications Current planning application - No
Previous SLAA reference 2-24-C
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. The northern part of the site is also within the settlement gap between Bishopstoke and Fair Oak.

Land Uses Investigated: Housing/Other Environmental Mitigation			
Proposed number of dwellings: 743 dwellings			
Timescale: Site available within 5 years. It will take 6 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zones 2 and 3 along southern site edge (middle site) and along eastern edge (southern site)
Settlement Gap	In part	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. Part of the site is currently designated as a settlement gap and a policy change would be necessary for this part of the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

Strategic Land Availability Assessment (SLAA) - Botley



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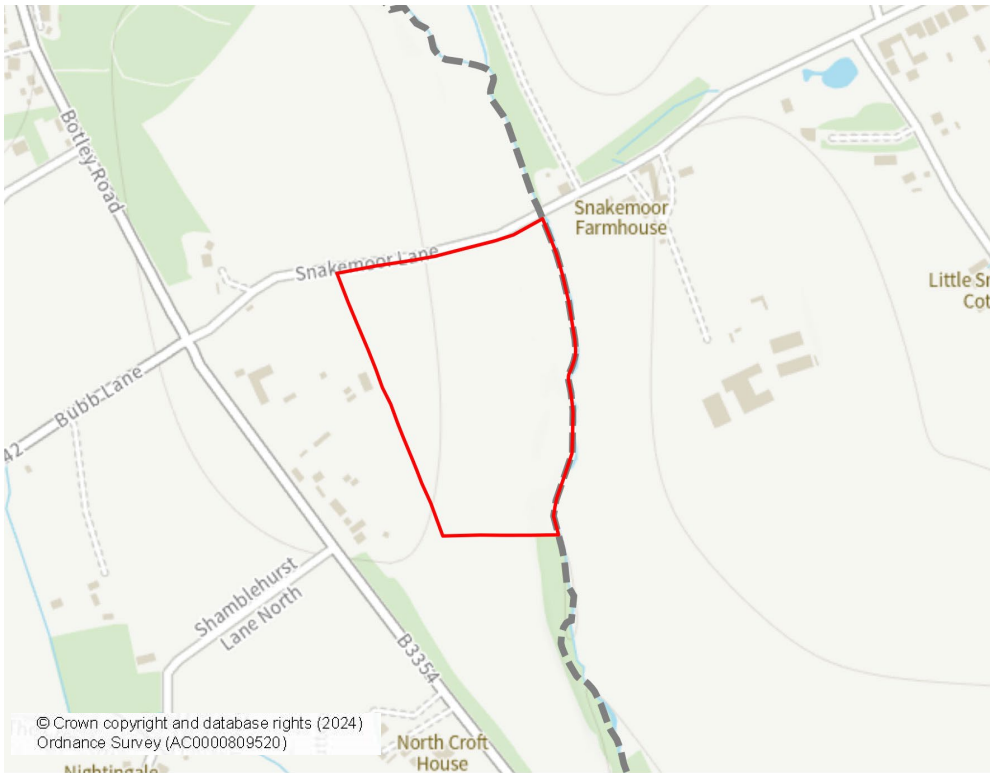
SITE REFERENCE: BOT001	SIZE (ha): 18.60 <i>(Developable area, if given):</i> 5.7	PARISH: Botley
ADDRESS: Land at Denham's Corner, Snakemoor Lane, Durley		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land to the north of Snakemoor Lane and east of Botley Road. It also includes a number of residential properties that lie between Botley Road and Scoreys Copse Meadow Site of Importance for Nature Conservation. It is located on the borough's eastern boundary, southeast of Horton Heath. The site includes Scorey Copse Ancient Woodland and Site of Importance for Nature Conservation (SINC), Scoreys Copse Meadow SINC and Scorey's Copse Rush Pasture Site of Importance for Nature Conservation.</p> <p>Adjacent land use - The site is surrounded by agricultural land to the east, south and southwest. There are residential properties to the north and east. On the eastern border is a tributary of the River Hamble.</p>
Location: Outside but adjacent to the urban edge on one side
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 3-30-C (part of site)

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Housing/Other Residential/Retail/Other Environmental Mitigation			
Proposed number of dwellings: 200 dwellings, 60 bedroom care home			
Timescale: Site available within 5 years. It will take 3 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zone 3 along eastern edge
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 3 & 4
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Yes	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes - covering woodland	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

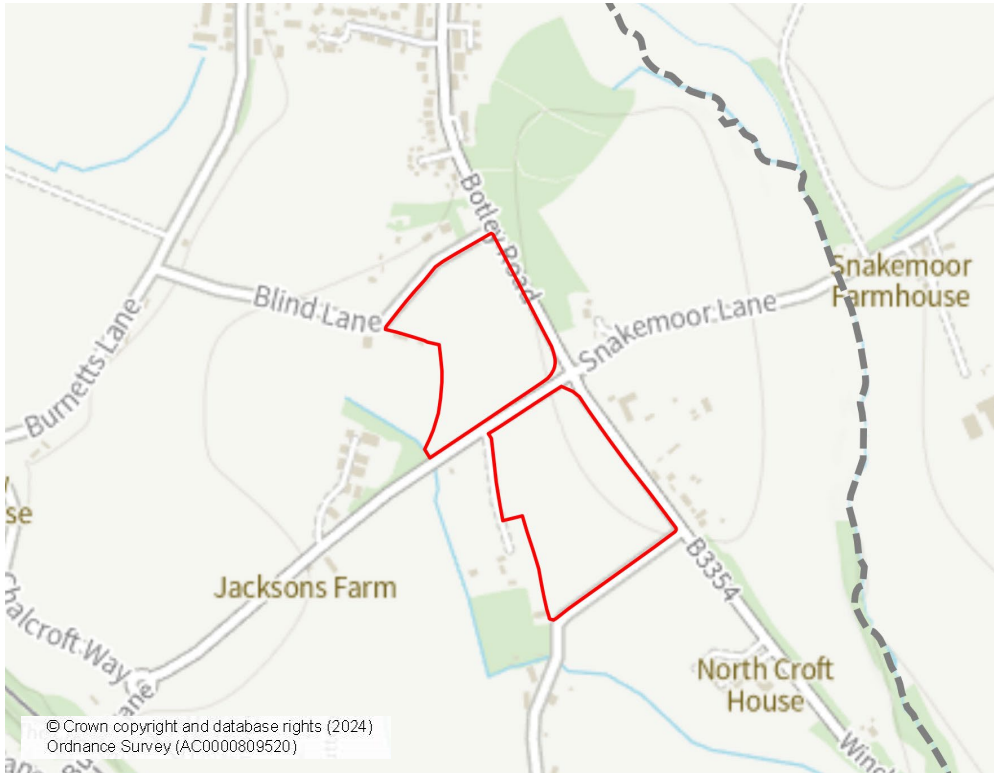
SITE REFERENCE: BOT002	SIZE (ha): 6.48 <i>(Developable area, if given):</i> 6.48	PARISH: Botley
ADDRESS: Land South of Snakemoor Lane, Durley		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land to the south of Snakemoor Lane and east of Botley Road. It is located on the borough's eastern boundary, south of Horton Heath.</p> <p>Adjacent land use - The site is surrounded by agricultural land to the south, north and east. Residential properties bound the site to the west. On the eastern border is a tributary of the River Hamble. At the south, the site bounds the Alder Strip Site of Importance for Nature Conservation. Land to the north (Land at Denham's Corner, Snakemoor Lane, Durley), has also been submitted through the call for sites process.</p>
Location: Outside of urban edge
Relevant Planning History: No planning history Current planning application - No
Previous SLAA reference 3-30-C (part of site)
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing/Mix			
Proposed number of dwellings: 165 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zone 3 along eastern edge
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

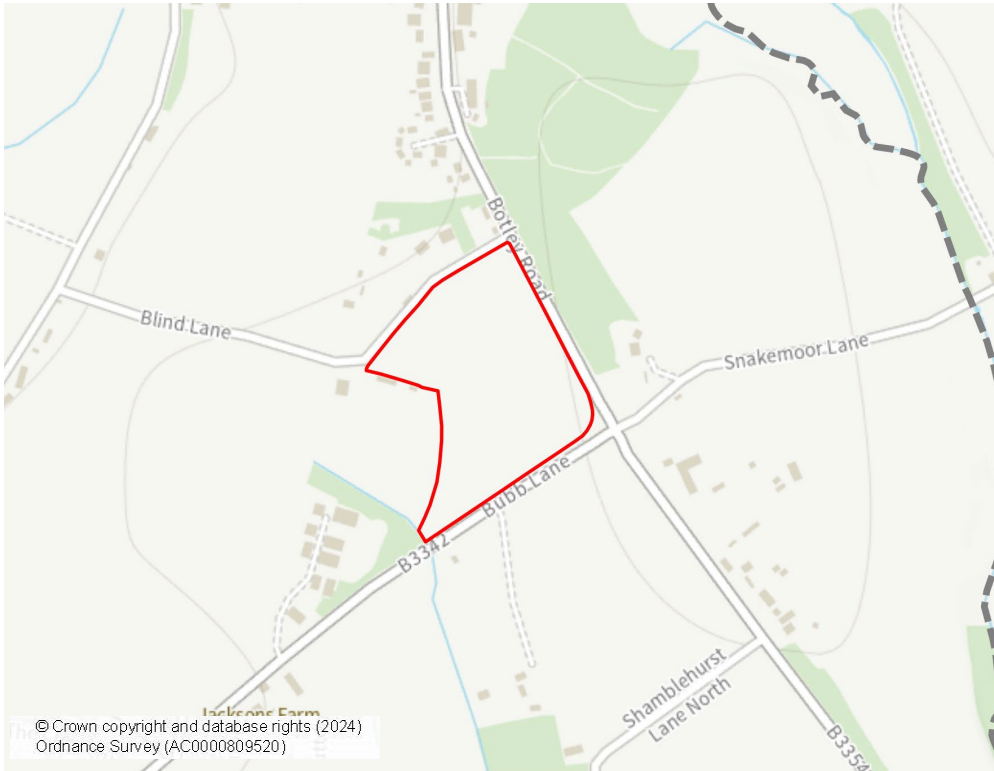
SITE REFERENCE: BOT003 (see also BOT004, 005)	SIZE (ha): 8.48 (Developable area, if given):8.48	PARISH: Botley
ADDRESS: Land north and south of Bubb Lane, Denham's Corner		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land to the south of Horton Heath. It is bound to the east by Winchester Road (B3354) and is intersected by Bubb Lane (B3342). The site has also been submitted as two separate sites to the south and north of Bubb Lane.</p> <p>Adjacent land use - The site is surrounded by residential properties to the north, agricultural and residential to the east and agricultural land to the south. To the west lies agricultural land a caravan site / storage area. Several nearby sites have also been submitted through the call for sites process including: Land at Denham's Corner, Snakemoor Lane, Land north of Hedge End Station and Land at Mayfare, Bubb Lane.</p>
Location: Outside but adjacent to the urban edge on one side
Relevant Planning History: No Planning history
Current planning application - No
Previous SLAA reference 3-4-C (part of site)

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Horton Heath and Hedge End.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 200 dwellings			
Timescale: Site available within 5 years. It will take 3-4 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 2 & 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

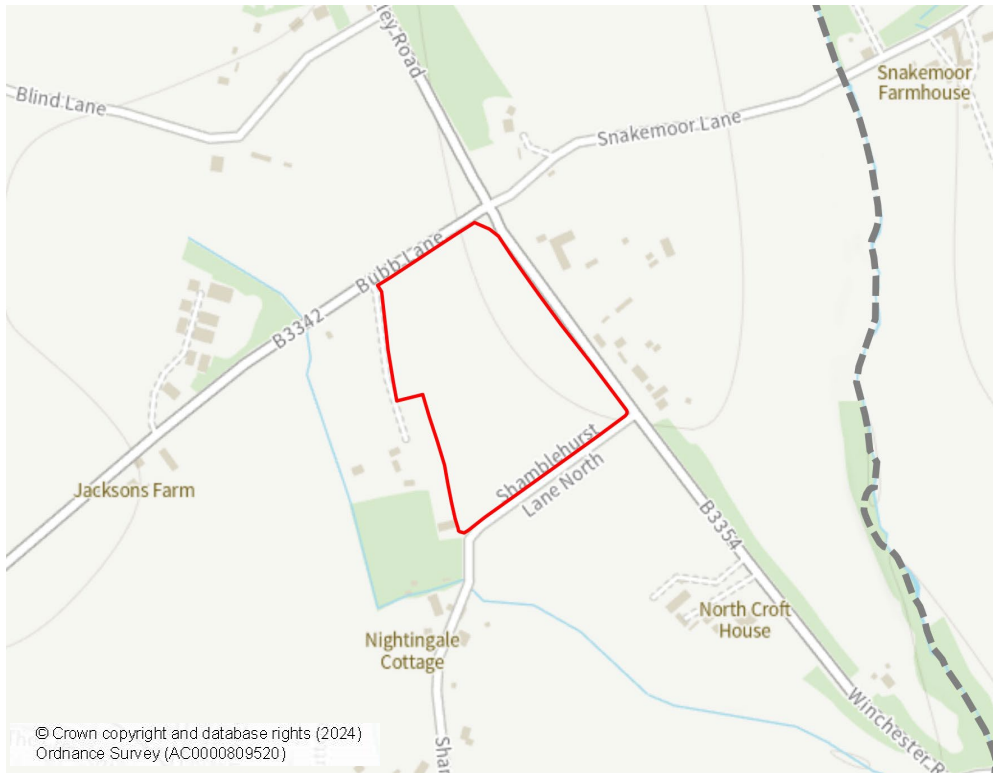
SITE REFERENCE: BOT004 (see also BOT003)	SIZE (ha): 3.74 (Developable area, if given):3.74	PARISH: Botley
ADDRESS: Land north of Bubb Lane, Denham's Corner		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land to the south of Horton Heath. It is bound to the east by Winchester Road (B3354) and to the south by Bubb Lane (B3342). It has been submitted as an individual site and as part of a larger site with land to the south of Bubb Lane in the call for sites.</p> <p>Adjacent land use - The site is surrounded by residential properties to the north, agricultural land to the east, west and south. Several nearby sites have also been submitted through the call for sites process including: Land at Denham's Corner, Snakemoor Lane, Land north of Hedge End Station, Land at Mayfare, Bubb Lane and Land north of Bubb Lane.</p>
Location: Outside but adjacent to the urban edge on one side
Relevant Planning History: No planning history Current planning application - No
Previous SLAA reference 3-4-C (part of site)
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Horton Heath and Hedge End.

Land Uses Investigated: Housing			
Proposed number of dwellings: 80 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 2 & 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: BOT005 (see also BOT003)	SIZE (ha): 4.74 (Developable area, if given):4.74	PARISH: Botley
ADDRESS: Land south of Bubb Lane, Denham's Corner		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land and is northwest of Boorley Green. It is bound to the east by Winchester Road (B3354) and to the north by Bubb Lane (B3342). It has been submitted as an individual site and as part of a larger site with land to the north of Bubb Lane in the call for sites.</p> <p>Adjacent land use - The site is surrounded by agricultural land to the north and south, residential to the east and a caravan site / storage to the west. Several nearby sites have also been submitted through the call for sites process including: Land north of Hedge End Station, Land at Mayfare, Bubb Lane and Land north of Bubb Lane.</p>
Location: Outside urban edge
Relevant Planning History: No planning history
Current planning application - No
Previous SLAA reference 3-4-C (part of site)
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Horton Heath and Hedge End.

Land Uses Investigated: Housing			
Proposed number of dwellings: 120 dwellings			
Timescale: Site available within 5 years. It will take 3 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 2 & 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

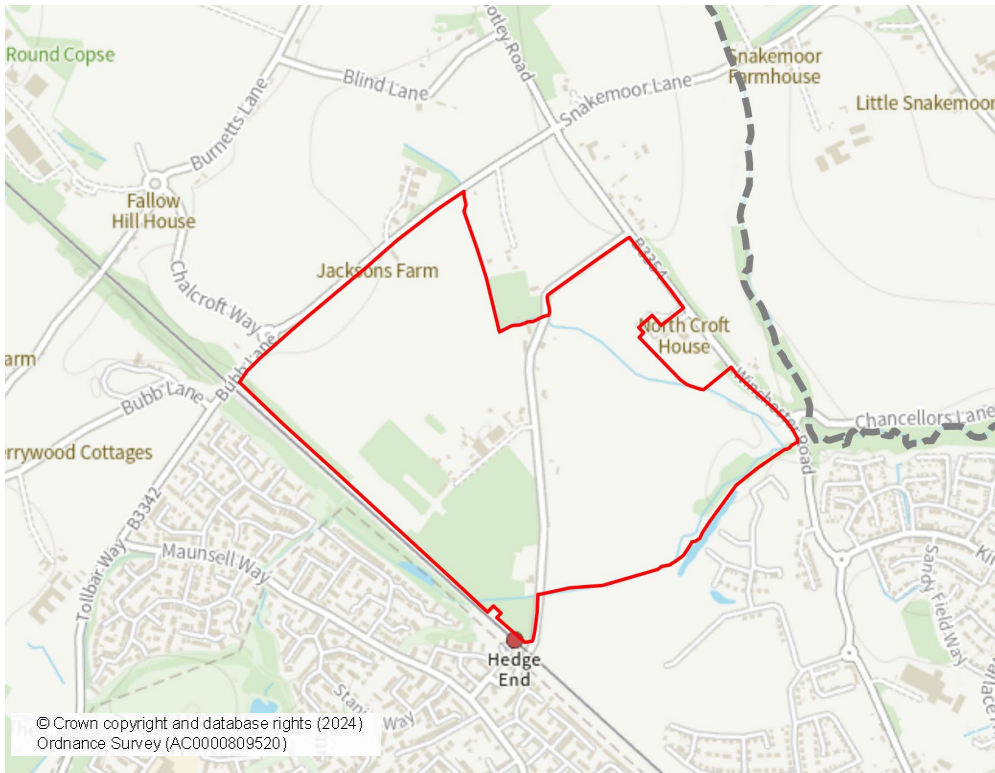
SITE REFERENCE: BOT006	SIZE (ha): 2.25 <i>(Developable area, if given):</i> Not given	PARISH: Botley
ADDRESS: Land at Mayfare, Bubb Lane, Botley		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is northwest of Boorley Green and northeast of Hedge End railway station. It is bound to the north by Bubb Lane (B3342) and to the east, west and south by agricultural land. The site is a caravan park / storage.</p> <p>Adjacent land use - The site is predominantly surrounded by agricultural land with a small number of residential properties to the south off Shamblehurst Lane North. Several adjacent sites have also been submitted through the call for sites process including: Land north and south of Bubb Lane and Land north of Hedge End Station.</p>
Location: Outside of urban edge
Relevant Planning History: No planning history
Current planning application - No
-

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Horton Heath and Hedge End.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 50 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 2
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner (option)			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

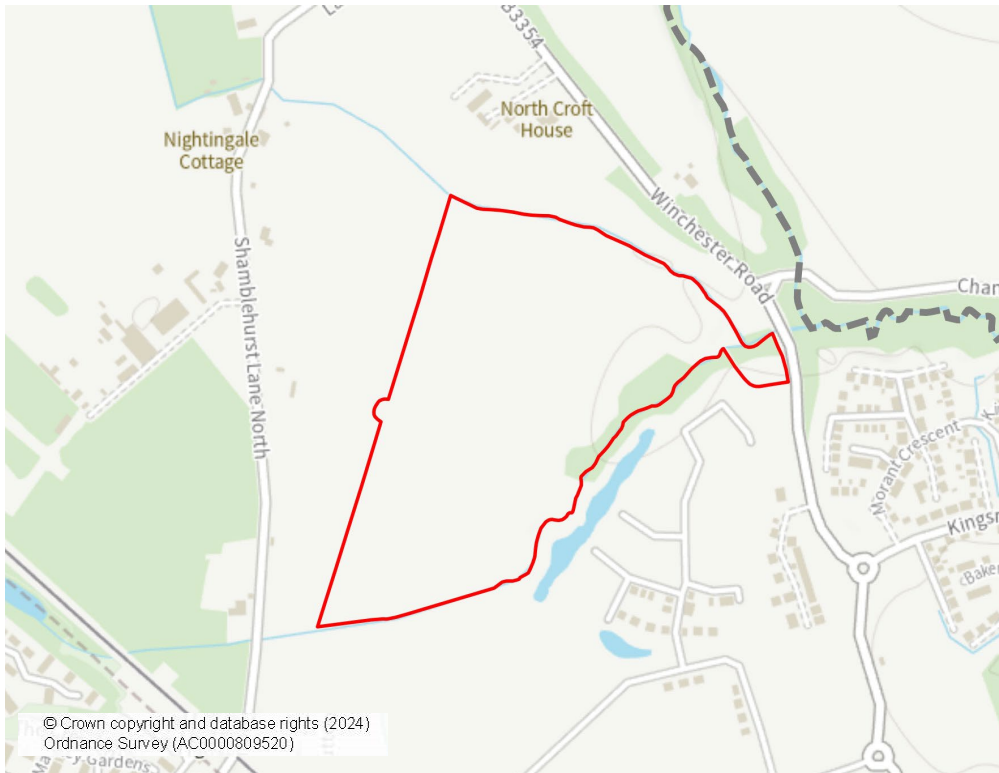
SITE REFERENCE: BOT007	SIZE (ha): 62.70 (Developable area, if given):46.8	PARISH: Botley
ADDRESS: Land north of Hedge End Station		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural, with pasture and arable with paddocks and grazing fields and a variety of buildings in residential, light industrial and employment use. There are a number of mature trees and hedgerows forming field boundaries and a stream in the centre of the eastern part of the site. The site is bound to the north by Bubb Lane, the railway line to the west and Winchester Road (B3354) to the east. It is northwest of Boorley Green and northeast of Hedge End railway station. The southern part of the site has also been submitted as an individual parcel.</p> <p>Adjacent land use - The surrounding land is agricultural to the north and south, with residential to the west and southeast. A caravan storage facility lies adjacent to the site to the northeast. Several adjacent sites have also been submitted through the call for sites process including: Land north and south of Bubb Lane, Land at Mayfare, Bubb Lane, Land west of Horton Heath "One Horton Heath", and Land north of Hedge End Station.</p>
Location: Outside but adjacent to the urban edge on two sides
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA references 3-3-C and 3-34-C

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Horton Heath and Hedge End.			
Land Uses Investigated: Housing/Other Residential/Office/General Industry/Retail			
Proposed number of dwellings: 1125 dwellings			
Timescale: Site available within 5 years. It will take 11 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zone 3 along southern edge
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 2 & 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes, on small part of boundary	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed. MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: BOT008	SIZE (ha): 12.00 <i>(Developable area, if given):</i> 12	PARISH: Botley
ADDRESS: Land at Part Park Farm, Winchester Road, Botley		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land. It is northwest of Boorley Green and east of Hedge End railway station. A small part of the site is bound to the east by Winchester Road (B3354). The site has been submitted as an individual parcel and separately as a combined site with land to the north.</p> <p>Adjacent land use - The site is surrounded by countryside / agricultural land to the west, north and south. Residential lies to the east beyond the B3354 and there are a small number of residential properties to the north. The surrounding land to the north has also been put forward through the call for sites process.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No planning history
Current planning application - No
Previous SLAA reference 3-4-C (part of site)

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Horton Heath and Hedge End.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 150 dwellings			
Timescale: Site available within 5 years. It will take 3 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zone 3 along southern edge
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 2 & 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed. MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner (option) MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: BOT009	SIZE (ha): 1.51 <i>(Developable area, if given):</i> 0.84	PARISH: Botley
ADDRESS: Land west of Winchester Road, Boorley Green		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is west of Boorley Green and is bounded by Winchester Road (B3354) to the east. It is agricultural land with a cluster of large farming sheds and an area of scrubland.</p> <p>Adjacent land use - The site is surrounded by agricultural land to the west beyond which is a railway line and new residential development under construction. It is bounded to the north by the Peartree Inn public, residential properties to the east and a few residential properties directly to the south. Further south lies agricultural land which is allocated as a settlement gap in the adopted Local Plan. The nearby site 'Triangle site south of Winchester Road' has also been submitted through the call for sites process.</p>
Location: Outside but adjacent to urban edge on three sides
Relevant Planning History: No relevant planning applications
Current planning application - No
-

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Boorley Green, Botley and Hedge End.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 25 dwellings			
Timescale: Site available within 5 years. It will take 1 year to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Site is adjacent to the Locally listed Peartree Inn	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner (developer interest)			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

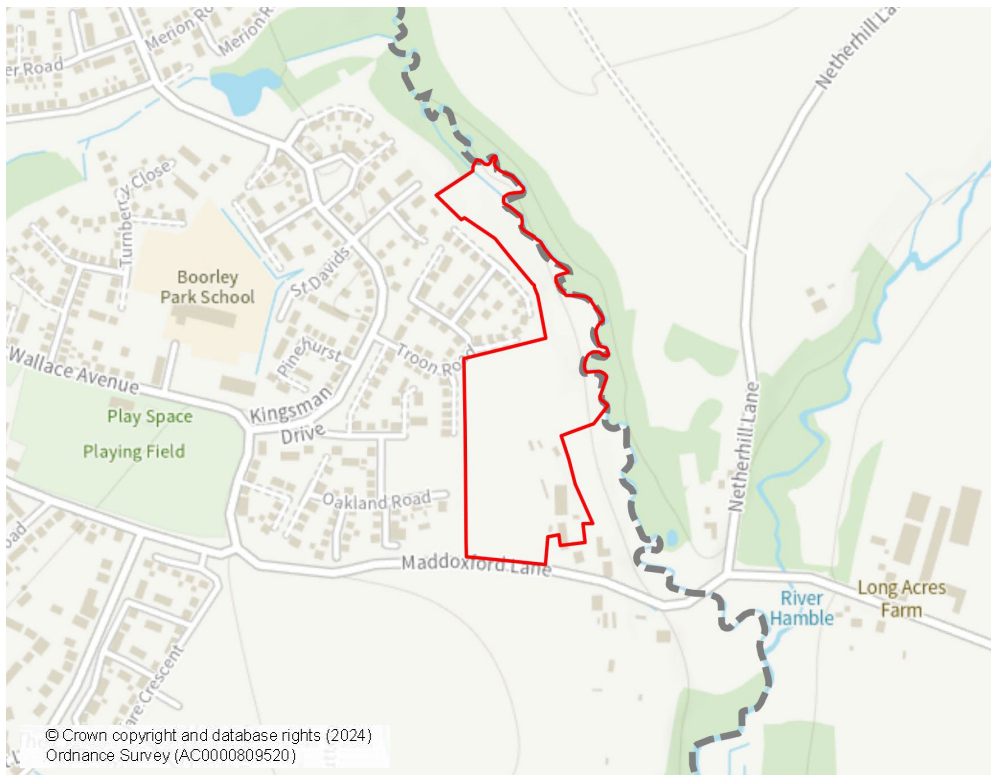
SITE REFERENCE: BOT010	SIZE (ha): 1.30 <i>(Developable area, if given):</i> 1.15	PARISH: Botley
ADDRESS: Triangle site south of Winchester Road, Boorley Green		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The triangle-shaped site is agricultural land and is southwest of Boorley Green. It is bound to the east by the B3354 and to the south and west by a railway line. There are a few residential properties to the north of the site.</p> <p>Adjacent land use - The site is surrounded by agricultural land to the southwest beyond the railway line and residential to the north and east. To the north of the site, 'Land west of Winchester Road' has also been submitted through the call for sites process.</p>
Location: Outside but adjacent to urban edge on three sides
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 3-23-C
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Boorley Green, Hedge End and Botley.

Land Uses Investigated: Housing			
Proposed number of dwellings: 28 dwellings			
Timescale: Site available within 5 years. It will take 1 year to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

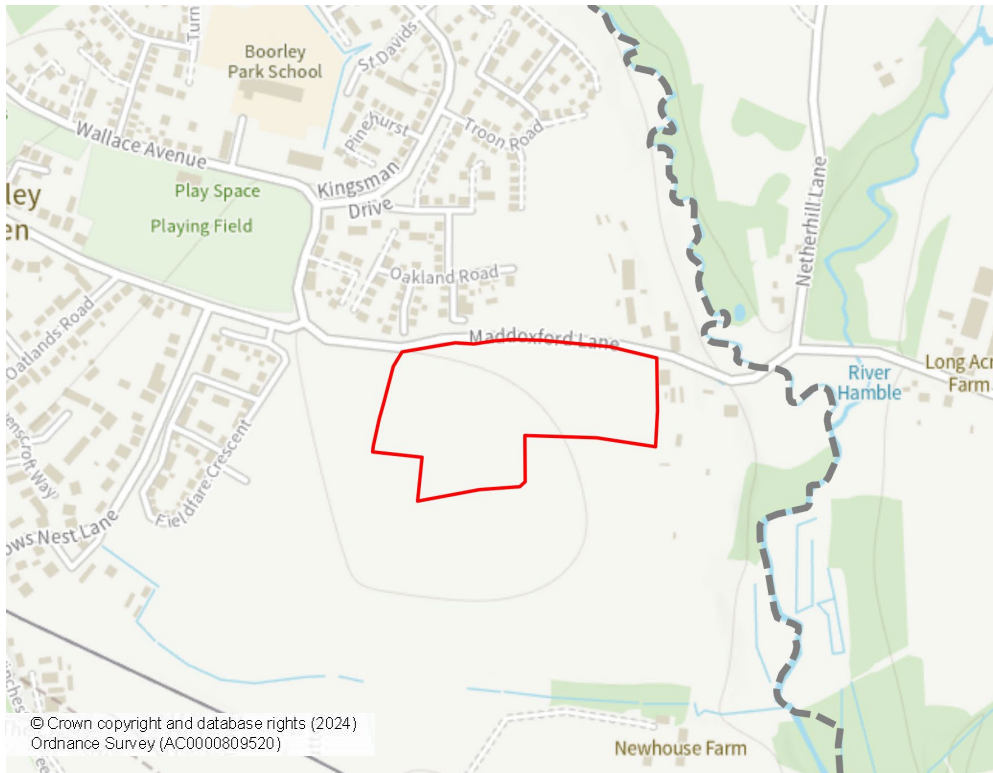
SITE REFERENCE: BOT011	SIZE (ha): 4.33 <i>(Developable area, if given):</i> Not given	PARISH: Botley
ADDRESS: Land at Maddoxford Farm, Boorley Green		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land. It lies to the north of Maddoxford Lane and is east of Boorley Green. It is on the eastern boundary of the borough. The northern part of the site includes part of the Maddoxford Farm Meadows Site of Importance for Nature Conservation and bounds the River Hamble.</p> <p>Adjacent land use - The site is surrounded by residential land to the west and north and agricultural land to the south. The site also bounds the Botley Golf Course Wood Site of Importance for Nature Conservation. Several sites to the south have also been submitted through the call for sites, these include: Land at Maddoxford Farm Boorley Green and Holly Tree Farm.</p>
Location: Outside but adjacent to the urban edge on one side
Relevant Planning History: No relevant planning applications
Current planning application - No
-
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing			
Proposed number of dwellings: 80 dwellings			
Timescale: Site available within 5 years. It will take 3 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zone 3 along eastern edge
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Mostly within area
SSSI	Not applicable	Agricultural Land Classification	Grade 1
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Site is within 50 metres of the Locally listed Maddoxford Farmhouse	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

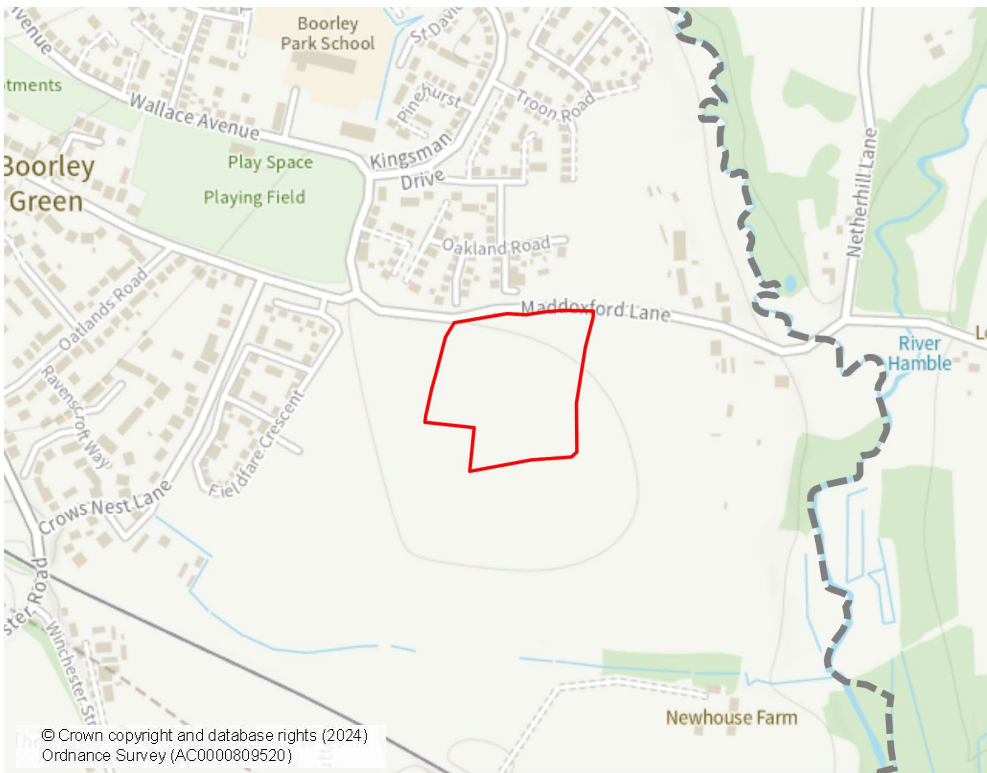
SITE REFERENCE: BOT012 (see also BOT013, BOT014)	SIZE (ha): 4.00 (Developable area, if given): Not given	PARISH: Botley
ADDRESS: Land south of Maddoxford Lane (combined eastern and allocated western parcels), Boorley Green		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land. It lies to the south of Maddoxford Lane and is east of Boorley Green. It is close to the eastern boundary of the borough. The site has also been submitted as two individual parcels. The western part of the site is allocated for proposed housing and residential led mixed use development in the adopted Eastleigh Local Plan (Policy BO1).</p> <p>Adjacent land use - The site is surrounded by agricultural land to the northeast, east and south. North of the site, to the north of Maddoxford Lane, residential development is under construction off Oakland Road. To the east there is new residential development under construction with access off Fieldfare Crescent. Several sites to the north, south and east have also been submitted through the call for sites, these include: Land at Maddoxford Farm Boorley Green and Holly Tree Farm.</p>
Location: Partly within urban edge
Relevant Planning History: The site was subject of a planning application for residential development of 92 dwellings (F/19/85178) and a subsequent appeal (APP/W1715/W/20/3265838) which was dismissed August 2021.
Current planning application - No
-

Status in Local Plan: Part of the site is within designated countryside in the adopted Local Plan 2016-2036. The western parcel is allocated for at least 30 dwellings in policy BO1.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 100 dwellings			
Timescale: Site available within 5 years. It will take 3 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Western parcel is within the urban edge, eastern parcel is countryside	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 1 & 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Site is within 50 metres of the Locally listed Maddoxford Farmhouse	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is partly within the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

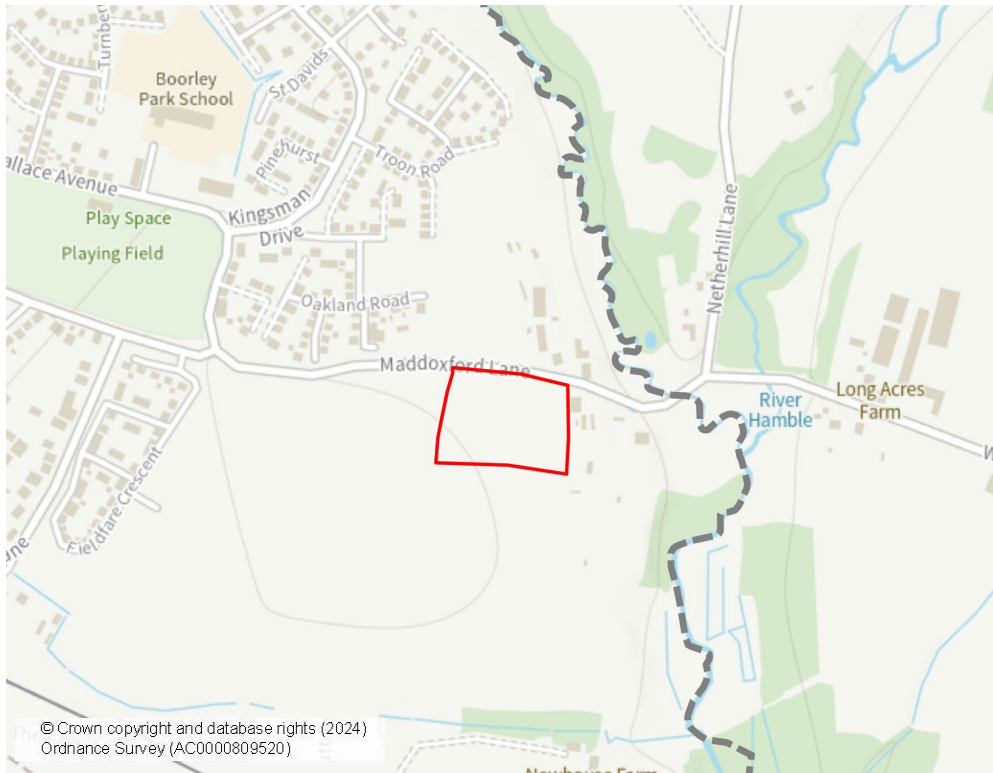
SITE REFERENCE: BOT013 (see also BOT012)	SIZE (ha): 2.56 (Developable area, if given): Not given	PARISH: Botley
ADDRESS: Land south of Maddoxford Lane and east of Crows Nest Lane (western parcel)		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land. It lies to the south of Maddoxford Lane and is east of Boorley Green. It is close to the eastern boundary of the borough. The site has been submitted as an individual parcel and separately as a combined site with land to the east. The site is allocated for proposed housing and residential led mixed use development in the adopted Eastleigh Local Plan (Policy BO1).</p> <p>Adjacent land use - The site is surrounded by agricultural land to the north, east and south. North of the site, to the north of Maddoxford Lane, residential development is under construction off Oakland Road. To the east there is new residential development under construction with access off Fieldfare Crescent. Several sites to the north, south and east have also been submitted through the call for sites, these include: Land at Maddoxford Farm Boorley Green and Holly Tree Farm.</p>
Location: Within urban edge
Relevant Planning History: The site was subject of a planning application for residential development of 92 dwellings (F/19/85178) and a subsequent appeal (APP/W1715/W/20/3265838) which was dismissed August 2021.
Current planning application - No
-

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 50 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	No, within urban edge	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 1 & 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is within the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

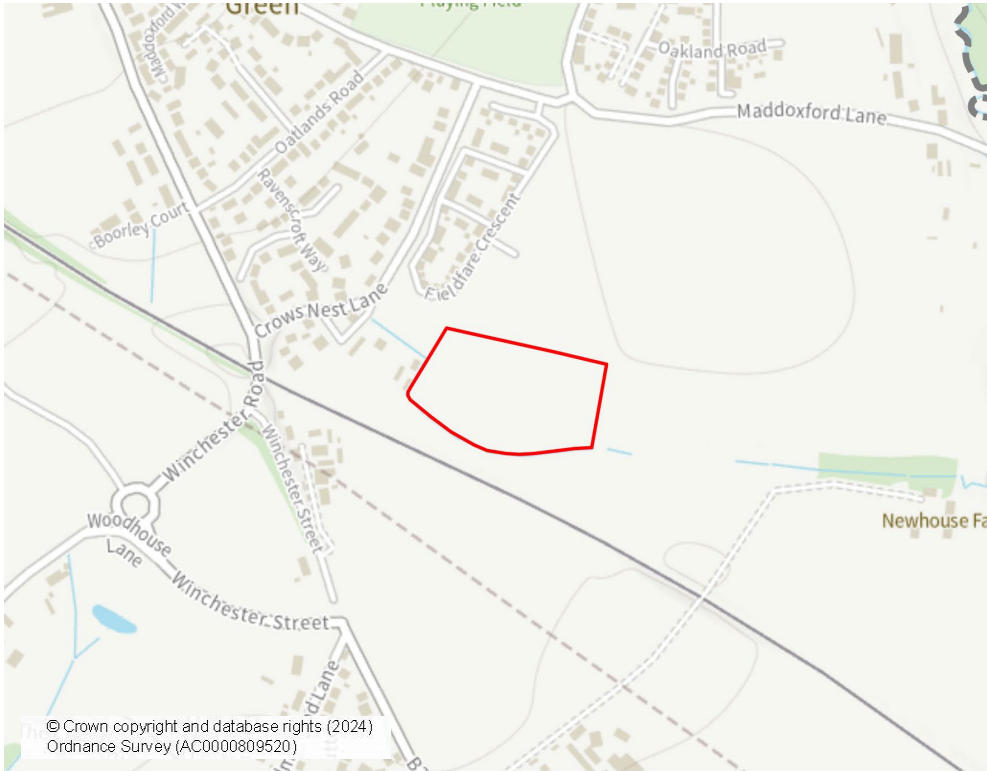
SITE REFERENCE: BOT014 (see also BOT012)	SIZE (ha): 1.48 (Developable area, if given): Not given	PARISH: Botley
ADDRESS: Land south of Maddoxford Lane and west of Westfield (eastern parcel), Boorley Green		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land. It lies to the south of Maddoxford Lane and is east of Boorley Green. It is close to the eastern boundary of the borough. The site has been submitted as an individual parcel and separately as a combined site with land to the west.</p> <p>Adjacent land use - The site is surrounded by agricultural land to the north, west and south with a residential property to the east with Holy Tree Farm beyond it. North west of the site, to the north of Maddoxford Lane, residential development is under construction off Oakland Road. The field bordering the west of the site (creating the combined site) is allocated for proposed housing and residential led mixed use development in the adopted Eastleigh Local Plan (Policy BO1). Several sites to the north, west, south and east have also been submitted through the call for sites, these include: Land at Maddoxford Farm Boorley Green and Holly Tree Farm.</p> <p>Location: Outside but adjacent to urban edge on one side</p> <p>Relevant Planning History: This is part of a wider site that was subject of a planning application for residential development of 92 dwellings (F/19/85178) and a subsequent appeal (APP/W1715/W/20/3265838) which was dismissed August 2021.</p> <p>Current planning application - No</p>
-

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 50 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 1
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Site is within 50 metres of the Locally listed Maddoxford Farmhouse	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

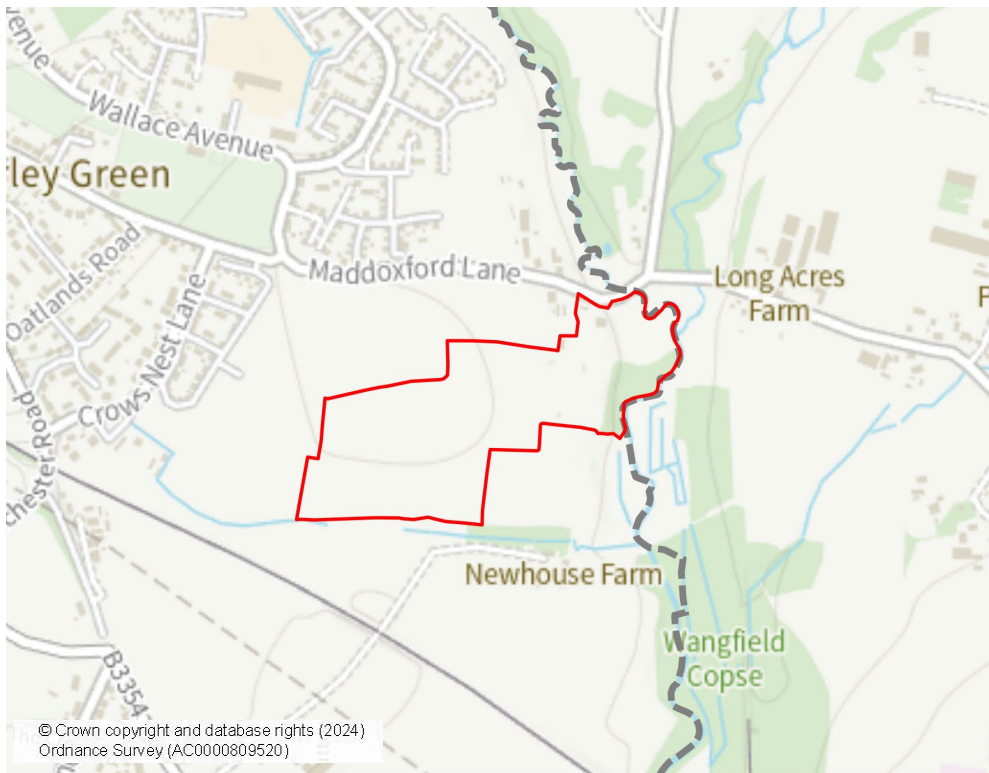
SITE REFERENCE: BOT015	SIZE (ha): 2.30 (Developable area, if given):2.3	PARISH: Botley
ADDRESS: Land at Maddoxford Phase 3, Crows Nest Lane, Boorley Green		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land and falls within a settlement gap allocated in the adopted Local Plan. The site is in close proximity to Crows Nest Lane and is south east of Boorley Green.</p> <p>Adjacent land use - The surrounding land uses are agricultural and residential. There is new residential development to the north, agricultural land to the north and east and a railway line to the south. The site is also bordered to the east by the site 'Holly Tree Farm, Maddoxford Lane' which has also been put forward under the call for sites.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications
Current planning application - No
-
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Boorley Green, Botley and Hedge End.

Land Uses Investigated: Housing			
Proposed number of dwellings: 69 dwellings			
Timescale: Site available within 5 years. It will take 3 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

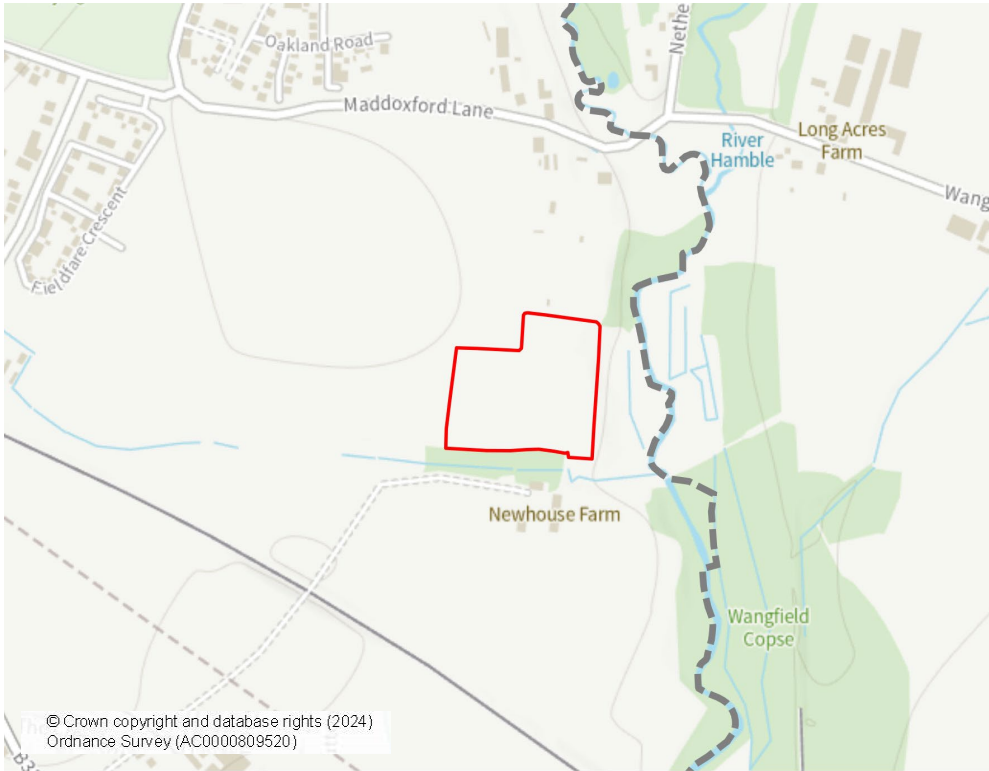
SITE REFERENCE: BOT016	SIZE (ha): 10.00 <i>(Developable area, if given):</i> 5.7	PARISH: Botley
ADDRESS: Holly Tree Farm, Maddoxford Lane, Botley		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land with car repair, scrap yard and a farm house. There are two dwellings on site and associated outbuildings, a car repair garage and associated stores; and some agricultural buildings including stables. The site is south of Maddoxford Lane and is to the south east of Boorley Green. It is on the Borough boundary and is bounded by the River Hamble to the east.</p> <p>Adjacent land use - The adjacent land uses are agricultural and residential. The immediate surrounding land is predominantly agricultural and there are residential areas to the north west at Oakland Road and to the west at Fieldfare Crescent. Much of the land adjacent to the site has also been put forward through call for sites including: Land at Maddoxford phase 3, Land south of Maddoxford Lane, Land south of maddoxford Lane and west of Westfield, and Newhouse Farm, Winchester Street. The site is also bounded by two Sites of Importance for Nature Conservation (SINCs): Holly Tree Farm Wood SINC to the east, and Newhouse Farm Woodland and Swamp SINC to the south.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: The site was subject to an outline application for up to 221 dwellings that was refused in 2022 (O/22/92771).

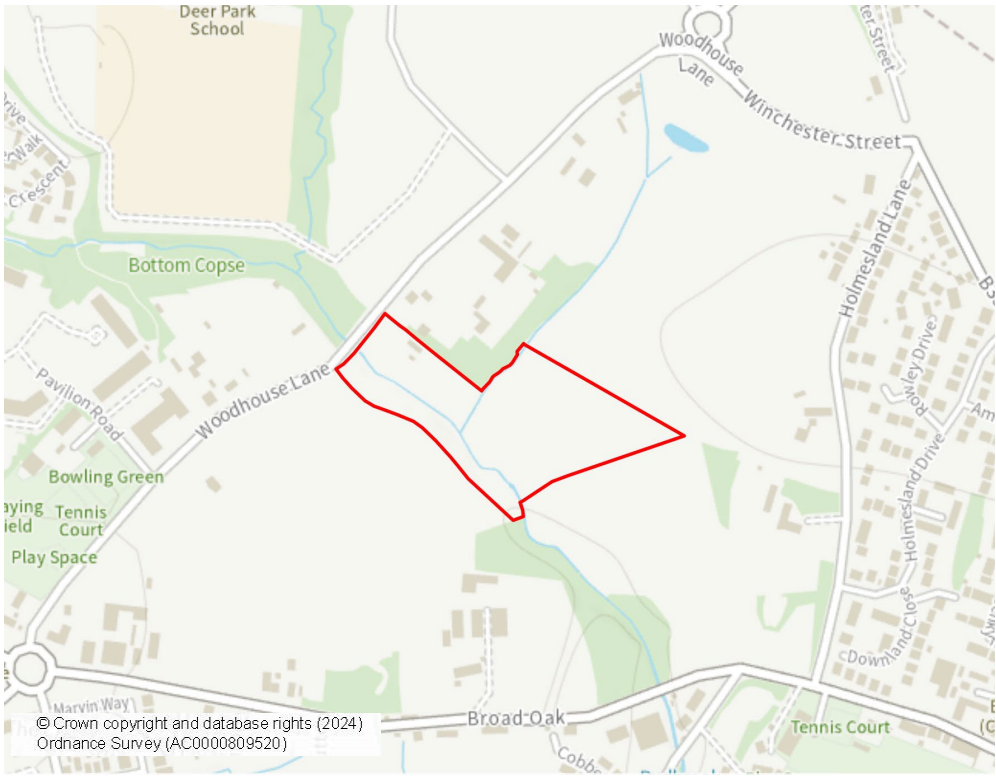
Current planning application - No			
Previous SLAA reference 3-36-C			
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Housing/Other Environmental Mitigation			
Proposed number of dwellings: 220 dwellings			
Timescale: Site available within 5 years. It will take 3 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Site adjoins River Hamble, flood zone 3 along eastern edge
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 1 & 3
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: BOT017	SIZE (ha): 2.20 <i>(Developable area, if given):</i> 2.2	PARISH: Botley
ADDRESS: Newhouse Farm, Winchester Street, Botley		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		

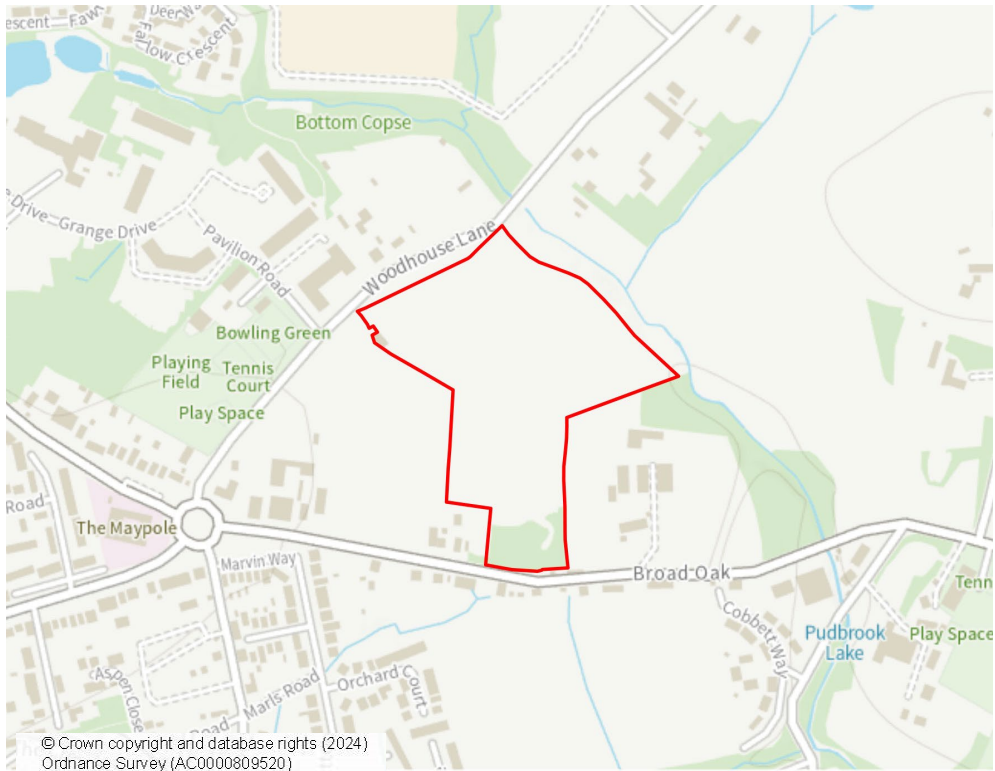


SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land. The site is south of Maddoxford Lane and is to the south east of Boorley Green. It is very close to the Borough boundary and River Hamble to the east.</p> <p>Adjacent land use - The adjacent land uses are agricultural. There are residential areas to the north west at Oakland Road and to the west at Fieldfare Crescent. Holly Tree Farm, Maddoxford Lane lies directly to the north and west of the and has also been put forward through call for sites. The site is also bounded by two Sites of Importance for Nature Conservation (SINCs): Marshy Grassland, Botley SINC to the east, and Newhouse Farm Woodland and Swamp SINC to the south.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No planning history
Current planning application - No
-
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing/Other Residential			
Proposed number of dwellings: 77 dwellings			
Timescale: Site available in 5 - 10 years. It will take 1 year to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 1
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is within 50 metres of the Grade II listed Newhouse Farm and Barn	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets		Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: BOT018	SIZE (ha): 3.73 <i>(Developable area, if given):</i> 3.73	PARISH: Botley
ADDRESS: Land east of Woodhouse Lane, Botley		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		
		
SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER		
Site Description & Character of Surrounding Area:		
<p>Current land use – The site is agricultural and equestrian land. It is northeast of Hedge End and is bounded to the northwest by Woodhouse Lane. A tributary of the Hamble runs through the site from north to south.</p> <p>Adjacent land use - The adjacent land uses are predominantly agricultural with a garden centre and car wash to the north. The land adjacent to the south west has also been put forward through call for site (Land at Woodhouse Lane and Broad Oak). The site is also in close proximity to land to the north which is allocated for Proposed Housing & Residential Led Mixed Use Development in the adopted Local Plan. Woodhouse Gully Wood SINC is to the south and Bottom Copse / Bushy Copse SINC lies to the north west beyond Woodhouse Lane.</p>		
Location: Outside but adjacent to urban edge on one side		
Relevant Planning History: No relevant planning applications		
Current planning application - No		
-		

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Hedge End and Botley.			
Land Uses Investigated: Housing/Mix/Other Environmental Mitigation			
Proposed number of dwellings: 90 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zone 2 across site
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: TO FOLLOW IN FINAL SLAA	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: BOT019	SIZE (ha): 6.37 <i>(Developable area, if given):</i> 4.13	PARISH: Botley
ADDRESS: Land at Woodhouse Lane and Broad Oak, Botley		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		
		
SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER		
Site Description & Character of Surrounding Area:		
<p>Current land use – The site is agricultural land. It is northeast of Hedge End. It is bounded to the north west by a sliver of land and then Woodhouse Lane. To the south it is bounded by Broad Oak (A334).</p>		
<p>Adjacent land use - The site is bound to the northeast by small fields in agricultural use just beyond which is a garden centre and a small industrial estate and dwellings respectively. To the south-west it is bound by two existing dwellings and to the west by a field in agricultural use. On the opposite side of these fields is the Botley Treatment Plant. There is also a petrol station with a convenience store. To the east and south east is a river tributary, small agricultural field and a storage and distribution facility. The site is bounded by 'Land north of Grange Road, Hedge End' to the south west and 'Land east of Woodhouse Lane, Botley' to the north east - both sites have also been been put forward through the call for sites.</p>		
Location: Outside but adjacent to the urban edge		
Relevant Planning History: No relevant planning applications		
Current planning application - No		
-		

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Hedge End and Botley.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 120 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	Adjacent to High Street Botley AQMA
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 3 & 2
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

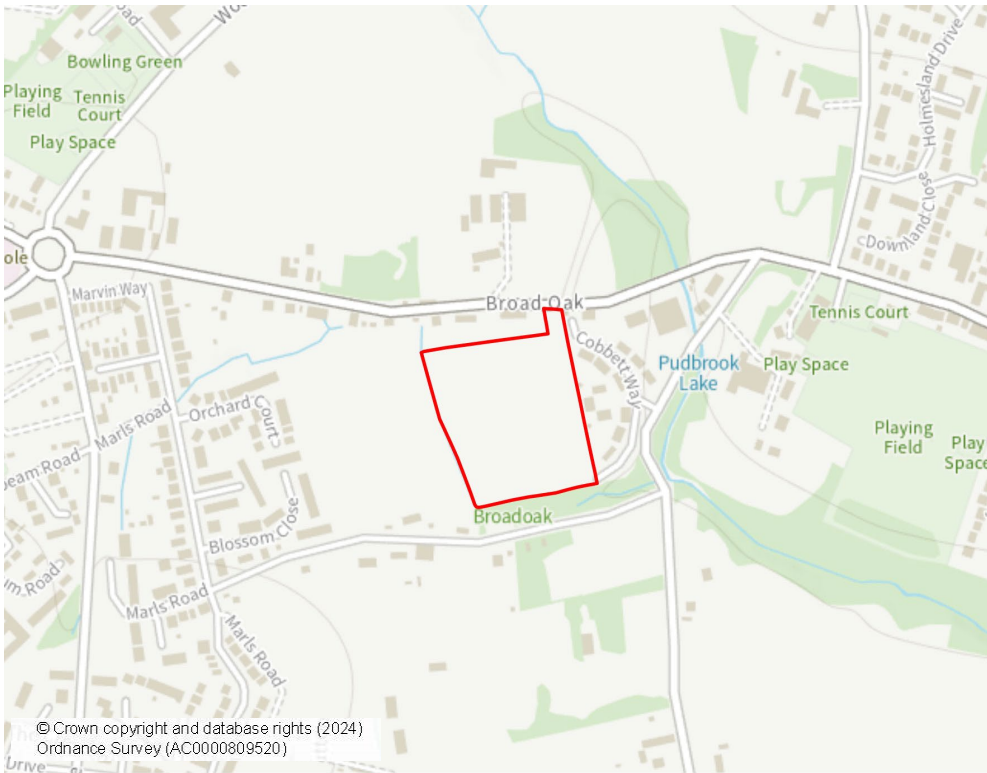
SITE REFERENCE: BOT020	SIZE (ha): 3.09 <i>(Developable area, if given):</i> 2.8	PARISH: Botley
ADDRESS: Land north of Grange Road, Hedge End		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is used as horse paddocks. It is northeast of Hedge End. It is bounded to the north west by Woodhouse Lane and to the south by Broad Oak (A334).</p> <p>Adjacent land use - There are a mix of land uses adjacent to the site. To the west is residential, employment and industrial uses. To the south is residential and to the east and north east is agricultural / horse grazing land. To the north west is residential as well as community open space with recreation ground, tennis courts and bowling green. The land to the north and northeast (Land at Woodhouse Lane and Broad Oak), has also been put forward in the call for sites.</p>
Location: Outside but adjacent to urban edge on two sides
Relevant Planning History: Application for 96 dwellings withdrawn in 2019 (F/17/80512)
Current planning application - No
Previous SLAA reference 3-27-C
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Hedge End and Botley.

Land Uses Investigated: Housing			
Proposed number of dwellings: 96 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	Adjacent to High Street Botley AQMA
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: BOT021	SIZE (ha): 2.87 <i>(Developable area, if given):</i> Not given	PARISH: Botley
ADDRESS: Land on the south side of Broad Oak, Botley		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is an open flat grassland field. It lies to the east of Hedge End. It is bounded to the north by three residential properties, beyond which is the main road between Botley and Hedge End (Broad Oak A334). To the east there is a small housing development, to the west by grassland and to the south by Broadoak Woodland. A watercourse runs to the south of the site.</p> <p>Adjacent land use - The adjacent land uses are residential to the north and east, grassland / equestrian to the west and Broadoak woodland directly to the south.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: The site was subject to an outline application for 34 dwellings that was refused in 2024 (O/23/96432).
Current planning application – Appeal for O/23/96432 not yet determined
Previous SLAA reference 3-18-C
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Hedge End and Botley.

Land Uses Investigated: Housing			
Proposed number of dwellings: 51 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Very small area in flood zone 2
Settlement Gap	Yes	AQMA	Adjacent to High Street Botley AQMA
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

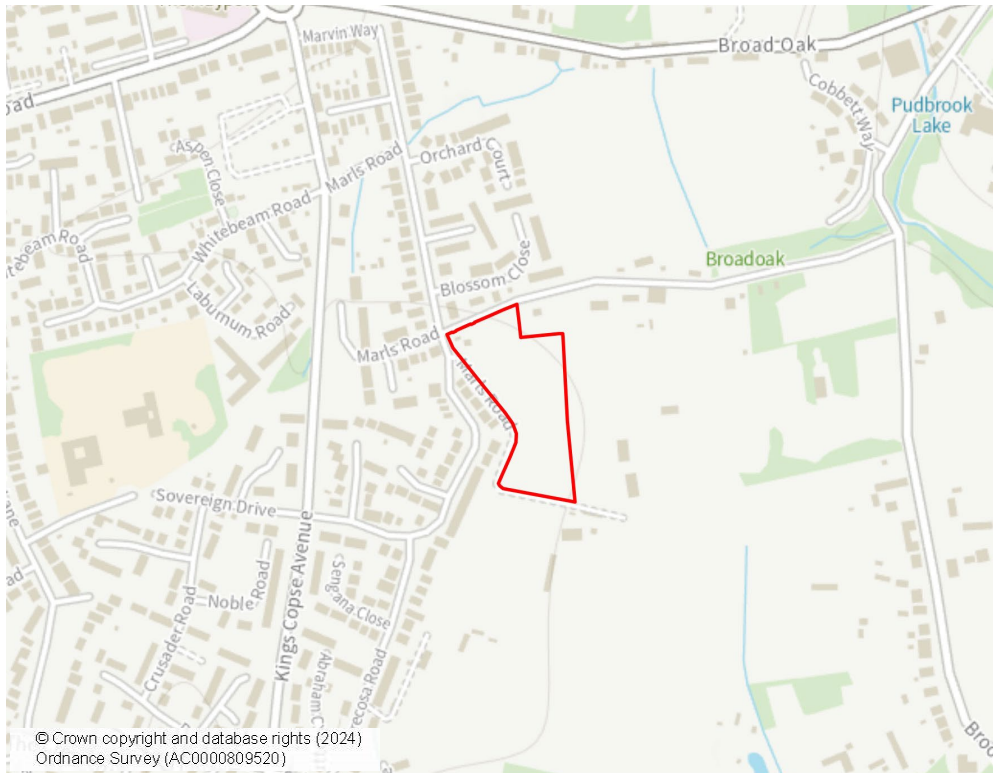
SITE REFERENCE: BOT022	SIZE (ha): 0.89 <i>(Developable area, if given):</i> Not given	PARISH: Botley
ADDRESS: Land at Woodhill School, Botley Road, Botley		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is school playground and agricultural land. This site is located on the western edge of Botley, and is accessed from Brook Lane. A car park serving a Masonic Hall occupies the northern part of the site.</p> <p>Adjacent land use - The site is surrounded by agricultural land to the north, residential to the west, east and northeast . To the immediate east is the Masonic Hall, a variety of residential properties and a recreation ground. A watercourse, Pudbrook Lake, runs partly on the western edge of the site.</p>
Location: Partly within urban edge
Relevant Planning History: Application for 3 dwellings refused in 2022 (F/22/92973)
Current planning application - No
Previous SLAA reference 3-20-C
Status in Local Plan: Part of the site is within designated countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing			
Proposed number of dwellings: 97 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Approximately one third of site is within urban edge	Flood risk	Flood zone 2 along southern edge
Settlement Gap	No	AQMA	Adjacent to High Street Botley AQMA
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 3 & 2
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes, small areas	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site includes the Grade II listed Brook House. It is within 100 metres of the Botley / Winchester Road Conservation Area.	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets		Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is partly within the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: BOT023	SIZE (ha): 1.74 (Developable area, if given): Not given	PARISH: Botley
ADDRESS: Land to the South East of Marls Road, Botley		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



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Ordnance Survey (AC0000809520)

SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located to the east of Hedge End. It is open grassland with trees. The site is bounded to the north by The Bridleway and Marls Road wraps to the west and south of the site. The land to the south (Land east of Sovereign Drive, Hedge End) has also been put forward through the call to sites process.</p> <p>Adjacent land use - The site is bounded to the north by residential properties beyond a road, to the east by open grassland, to the south by grazing land and to the west by a small track / road and further residential.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 3-38-C

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Hedge End and Botley.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 52 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

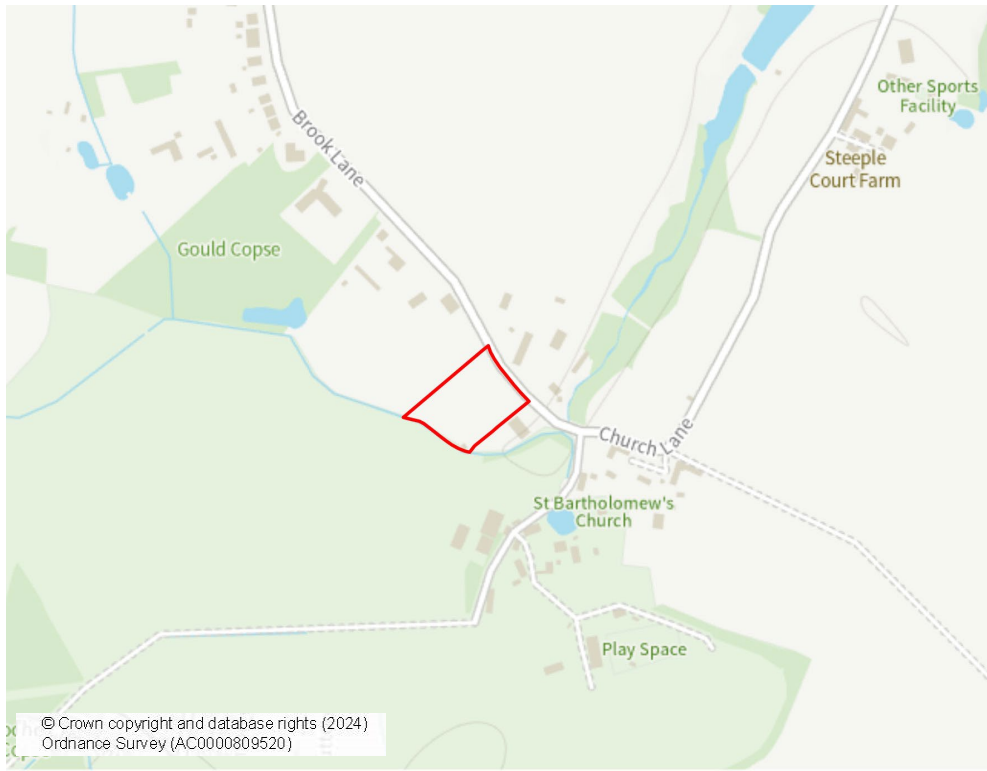
SITE REFERENCE: BOT024	SIZE (ha): 0.39 <i>(Developable area, if given): Not given</i>	PARISH: Botley
ADDRESS: Land east of Sovereign Drive, Hedge End		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land with a small number of residential properties. It is east of Hedge End and includes a link to Precosa Road to the west of the site. To the north it is bounded by Marls Road, to the west by residential properties to the east by grassland / agricultural use and to the south by Little Hats Recreation Ground. Land directly to the north (Land to the South East of Marls Road, Botley) has also been put forward in the call for sites.</p> <p>Adjacent land use - Surrounding land uses to the east are residential with grassland / agricultural uses to the east and north and recreation / leisure uses to the south. The site has several designated assets in close proximity to the south including: Gould Copse Ancient Woodland and Site of Importance for Nature Conservation (SINC), Manor Farm Local Nature Reserve and Tanhouse Meadow SINC.</p>
Location: Outside but adjacent to the urban edge
Relevant Planning History: The site had a permission for 106 dwellings (F/13/73606) granted on appeal. This permission expired in October 2017. A subsequent application for 106 dwellings (F/20/87625) was dismissed at appeal in 2022
Current planning application - No

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Hedge End and Botley.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 111 dwellings			
Timescale: Site available within 5 years. It will take 3 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 3 & 2
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes, very small area on boundary	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: TO FOLLOW IN FINAL SLAA	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

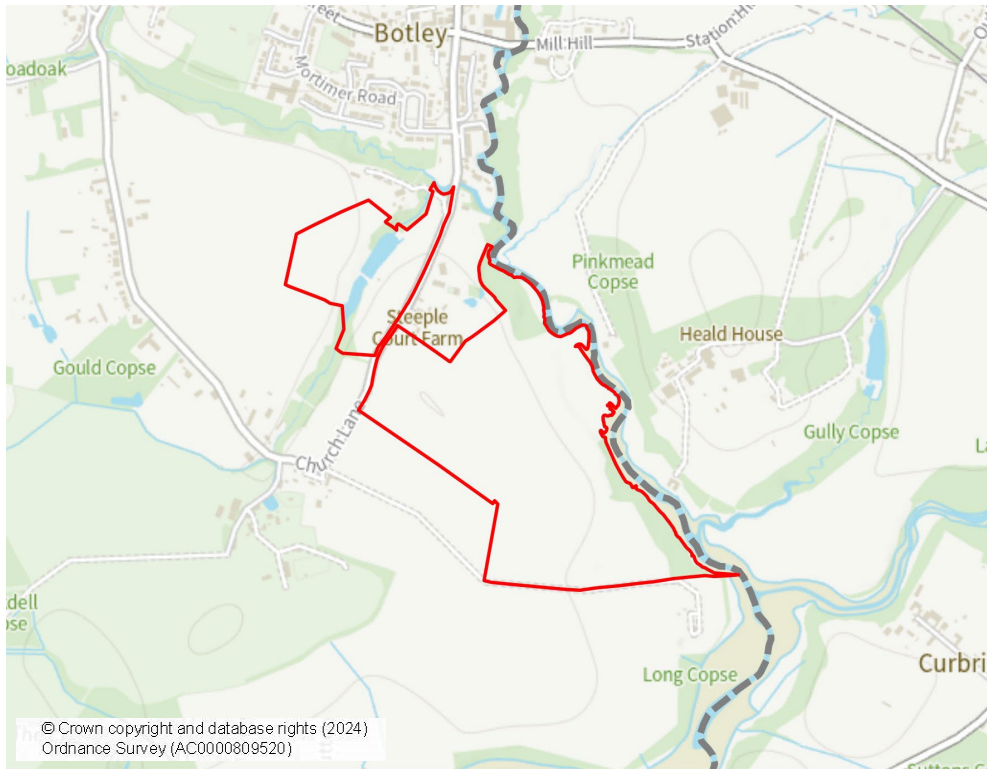
SITE REFERENCE: BOT025	SIZE (ha): 0.80 <i>(Developable area, if given):0.8</i>	PARISH: Botley
ADDRESS: Land Adjacent Whitehaven, Brook Lane, Botley		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land southwest of Botley. It is bounded to the northeast by Brook Lane, a large single residential property to the south east and agricultural land to the west. It is bounded to the south by Manor Farm Local Nature Reserve and Manor Farm Meadows Site of Importance for Nature Conservation (SINC).</p> <p>Adjacent land use - The site is surrounded by predominantly agricultural land and designated assets including Local Nature Reserves and SINCS. There are individual residential properties to the east, southeast and northwest.</p>
Location: Outside urban edge
Relevant Planning History: No relevant planning applications Current planning application - No
-
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing			
Proposed number of dwellings: 2 to 9 dwellings			
Timescale: Site available within 5 years. It will take 1 year to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zone 3 on southern edge
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is within 50 metres of the Grade II listed Old Rectory & The Little House, Brook Lane. It is adjacent to the Botley / Winchester Road Conservation Area.	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
Site promoter noted restrictive covenants and shared access			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

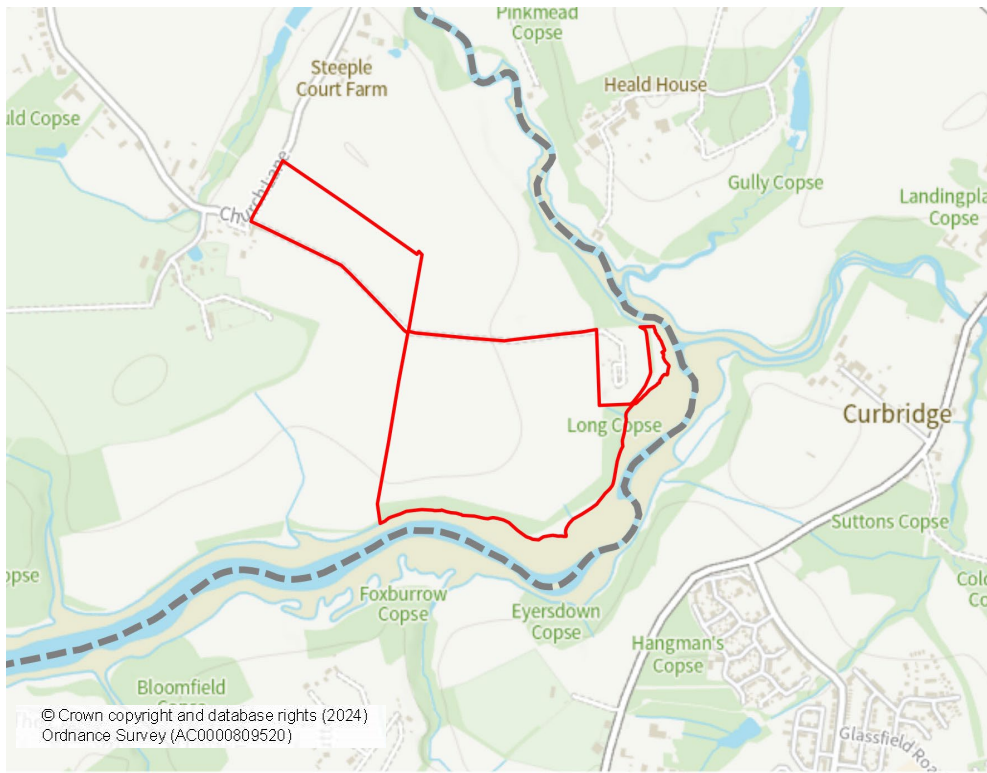
SITE REFERENCE: BOT026	SIZE (ha): 34.19 <i>(Developable area, if given):</i> 34.19	PARISH: Botley
ADDRESS: Land at Steeple Court Farm, Church Lane, Botley		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land. It is a large site that straddles either side of Church Lane to the south of Botley, and extends eastwards to the Hamble estuary. Access is off Church Lane, which is a minor road. The entire site is within Botley Conservation Area. There are numerous wildlife designations across the site including: Church Meadows Site of Importance for Nature Conservation (SINC) (northwestern part of site), Solent Maritime Social Area of Conservation (eastern edge), Upper Hamble Estuary and Woods SINC (eastern edge), Solent and Southampton Water Ramsar (eastern edge) and a narrow Site of Special Scientific Interest along the eastern edge of the site.</p> <p>Adjacent land use - The surrounding land is agricultural with some residential properties to the south.</p>
Location: Outside urban edge
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 3-11-C

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Housing/Mix/Other Environmental Mitigation			
Proposed number of dwellings: Not given			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Main part of site adjoins River Hamble, flood zones 2 and 3 on edge and through the western part of site
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Yes	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Yes	Agricultural Land Classification	Grades 1, 2 & 3
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes, very small areas	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is within 50 metres of the Grade II listed Steeple Court. It is in the Botley / Winchester Road Conservation Area.	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

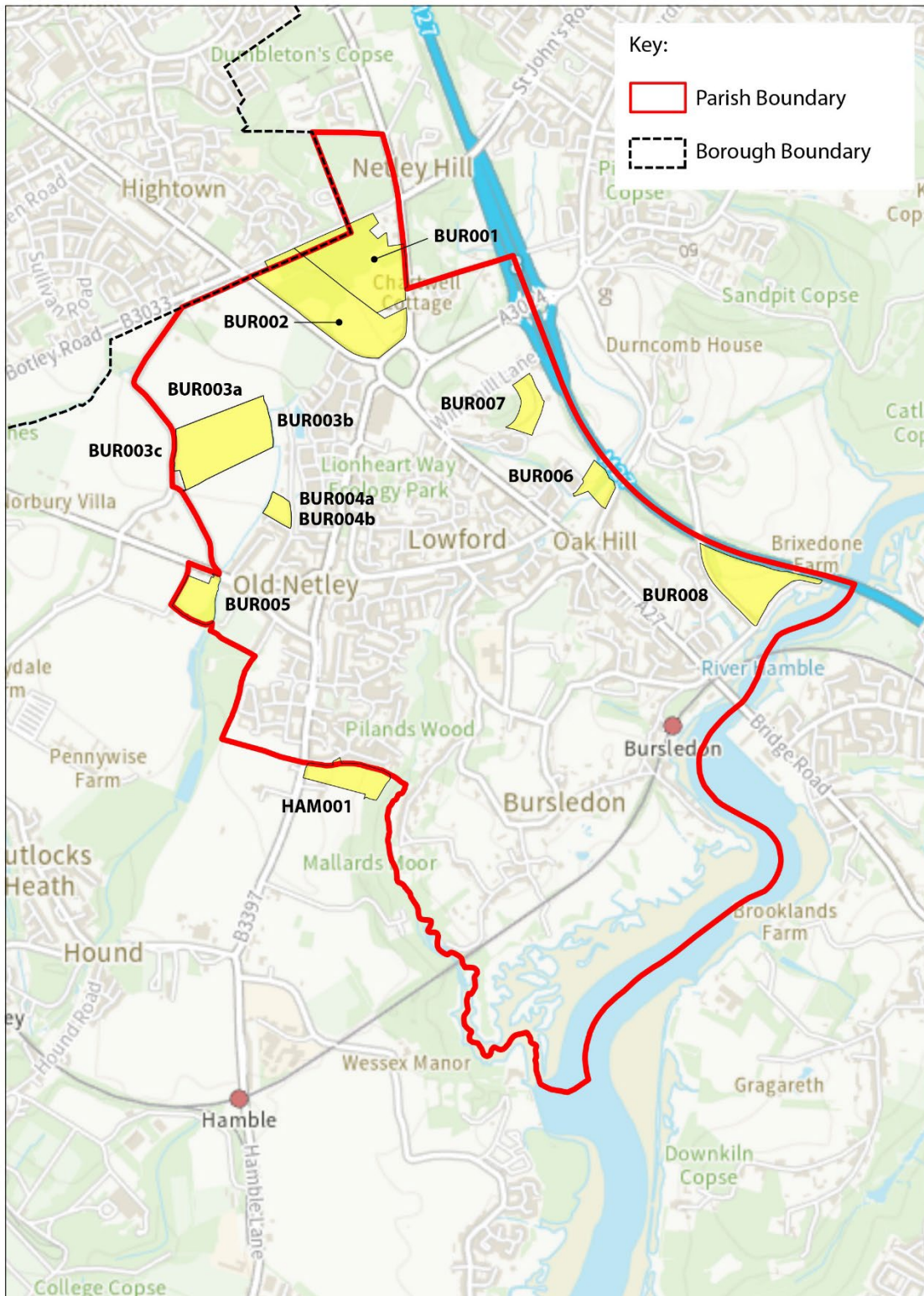
SITE REFERENCE: BOT027	SIZE (ha): 26.60 (Developable area, if given):26	PARISH: Botley
ADDRESS: Land at Church Lane, Botley		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site has been submitted for environmental mitigation by Eastleigh Borough Council. The site consists of two pieces of land, one located off Church Lane to the east, the other further to the southeast and to the south of a farm track that goes through the site. The land is on the eastern boundary of the borough and is bordered by the River Hamble. It was formerly an agricultural site and lies south of Botley and west of Curbridge.</p> <p>Adjacent land use - The land adjoins the River Hamble. To the west is Manor Farm Country Park Local Nature Reserve. Land to the east and south are designated including: Solent & Southampton Water Ramsar and Special Protection Area, Upper Hamble Estuary and Woods Site of Special Scientific Interest, and Solent Maritime Special Area of Conservation. Surrounding land is predominantly in agricultural use with some buildings to the west and northwest of the site. The land to the north and northeast of the site (Land at Steeple Court Farm, Church Lane, Botley), has been put forward for housing through the call for sites.</p>
Location: Outside of urban edge
Relevant Planning History: No relevant planning applications
Current planning application - No
-

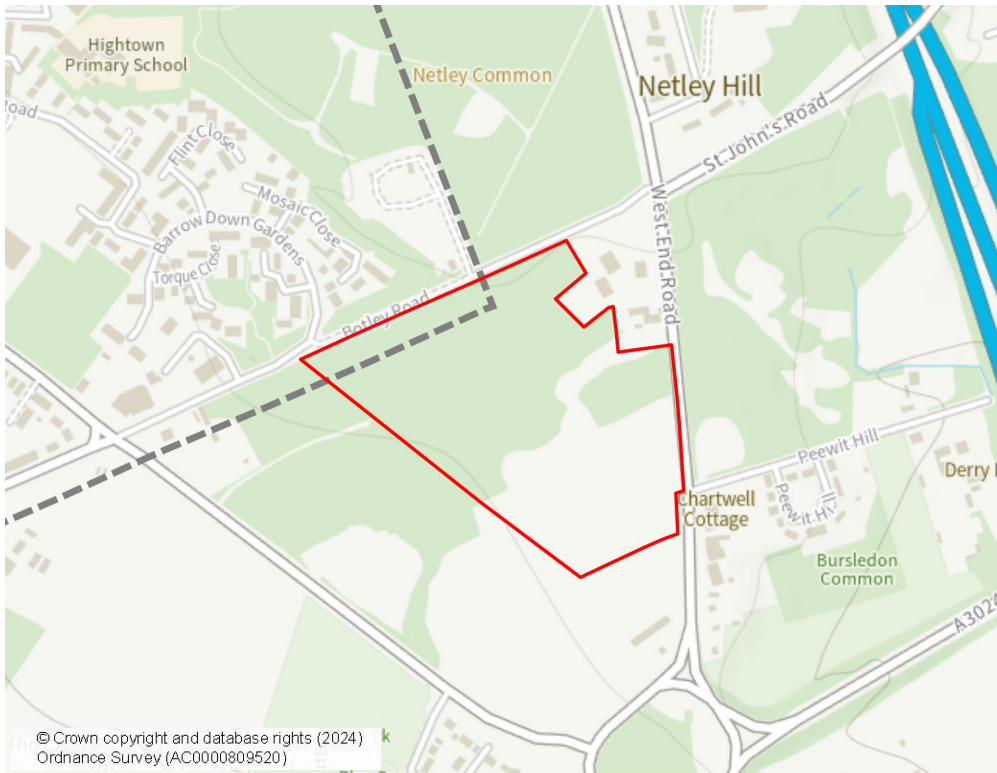
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Other Environmental Mitigation			
Proposed number of dwellings: Not proposed for housing			
Timescale: Site available within 5 years. Development timescales would depend on the type and scale of development.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Site adjoins River Hamble, flood zones 2 and 3 on edge
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Yes	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Yes	Agricultural Land Classification	Grade 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes, small area on boundary	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is within 50 metres of Grade II listed buildings at Marks Farm. It is within the Botley / Winchester Road Conservation Area.	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

Strategic Land Availability Assessment (SLAA) - Bursledon



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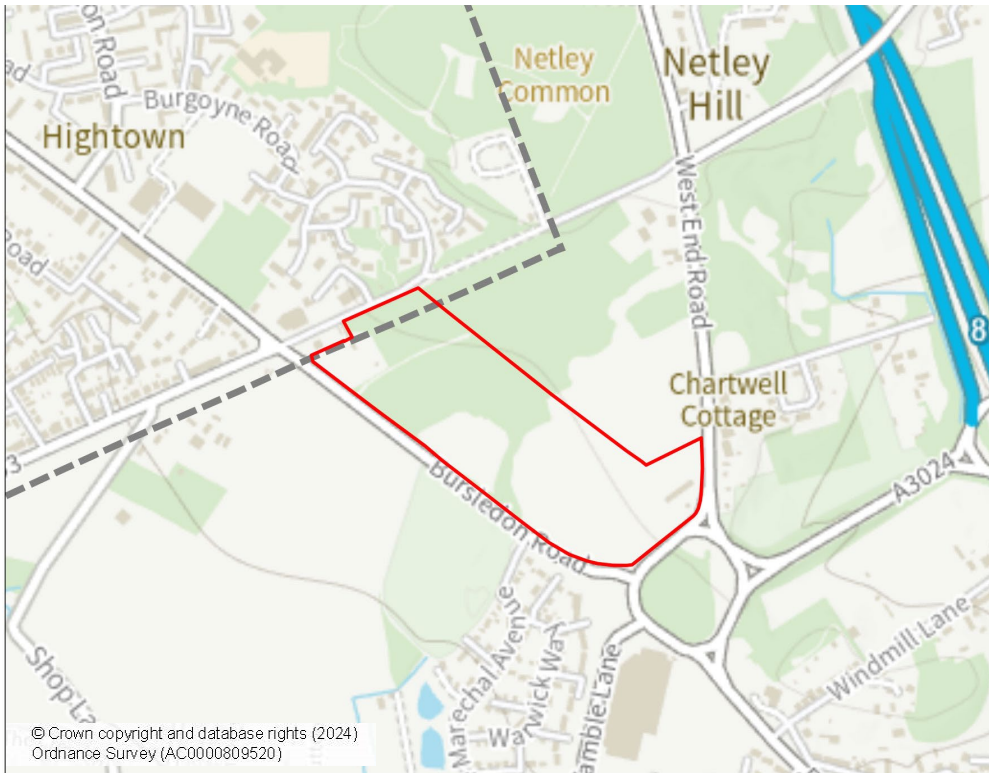
SITE REFERENCE: BUR001	SIZE (ha): 8.10 <i>(Developable area, if given):</i> 2.5	PARISH: Bursledon
ADDRESS: Land at West End Road (A27) Windhover Roundabout, Bursledon		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is grazing land. It lies to the north of Old Netley and is bound to the north by Botley Road and West End Road (A27) to the east. The Windhover (Netley Common South) Site of Importance for Nature Conservation falls within the site.</p> <p>Adjacent land use - The surrounding land is agricultural / grazing land to the east, south and west. To the northeast is a car dealership and there is residential to the north. Windhover Roundabout lies to the south. The adjacent site to the east (Land at junction of Peewit Hill and West End Road, Bursledon) has also been put forward through the call for sites.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No planning history Current planning application - No
Previous SLAA reference 10-28-C
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Hedge End and Bursledon.

Land Uses Investigated: Housing			
Proposed number of dwellings: 53 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes, areas of woodland	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer (land under contract)			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

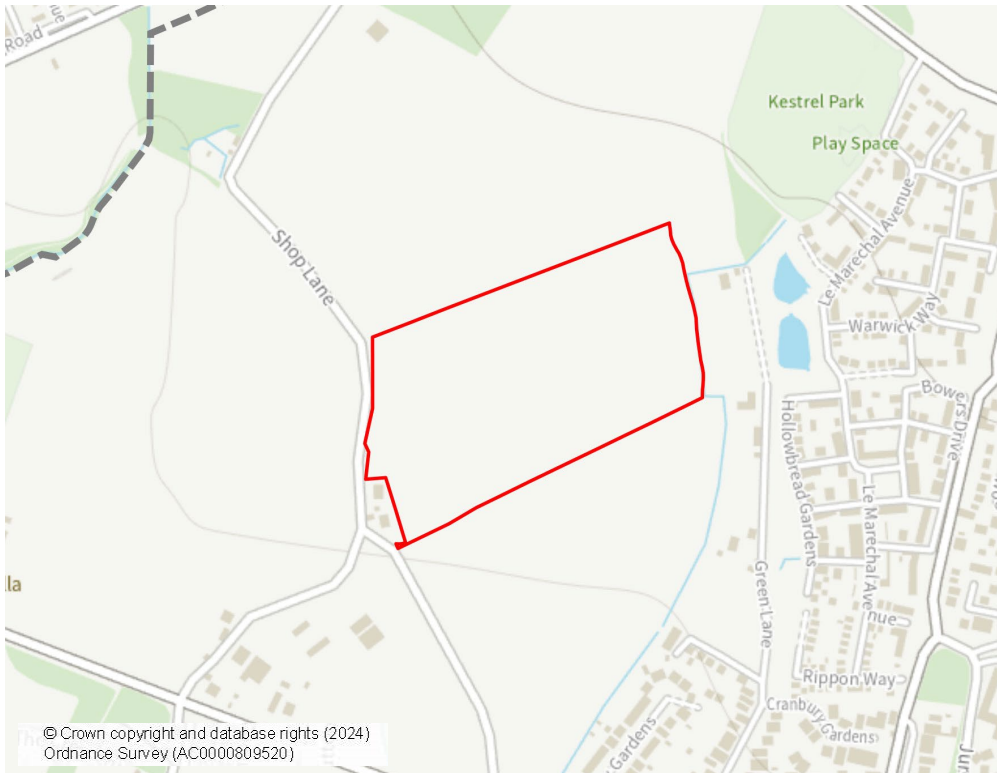
SITE REFERENCE: BUR002	SIZE (ha): 10.90 <i>(Developable area, if given):4</i>	PARISH: Bursledon
ADDRESS: Land at junction of Peewit Hill and West End Road, Bursledon		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is grazing land. It lies to the north of Old Netley and is bound to the north by Botley Road and Bursledon Road (A3024) to the west. The Windhover (Netley Common South) Site of Importance for Nature Conservation falls within the site.</p> <p>Adjacent land use - The surrounding land is agricultural / grazing land to the east and west. To the north there are residential properties. The adjacent site to the west (Land at West End Road (A27) Windhover Roundabout) has also been put forward through the call for sites.</p>
Location: Outside but adjacent to urban edge on two sides
Relevant Planning History: No planning history
Current planning application - No
Previous SLAA reference 10-11-C
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Hedge End and Bursledon.

Land Uses Investigated: Housing/General Industry/Retail/Mix			
Proposed number of dwellings: 155 dwellings / 157,000 sqft			
Timescale: Site available within 5 years. It will take 3 years to develop the site (residential). For commercial, that once consented, we consider that the site could be delivered within 2 years			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	Adjacent to Hamble Lane Area AQMA
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes, areas of woodland	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer (land under contract)			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: BUR003a-c (3 submissions)	SIZE (ha): 8.00 (Developable area, if given):6.4 – 8.00	PARISH: Bursledon
ADDRESS: Shop Lane, Bursledon		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land and is to the north of Old Netley. It is bound to the west by Shop Lane and Green Lane lies to the east.</p> <p>Adjacent land use - The site is surrounded by agricultural land to the north, south and west. There are two residential properties that border the site in the southwest corner. To the east is a residential property and a green field where vehicles are parked. Beyond that are two ponds with residential beyond.</p>
Location: Outside urban edge
<p>Relevant Planning History: No relevant planning applications</p> <p>Current planning application - No</p>
Previous SLAA reference 10-24-C (part of site)
<p>Status in Local Plan:</p> <p>Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Southampton and Bursledon.</p>

Land Uses Investigated: Site was submitted three times with Housing/Other Residential/Other Environmental Mitigation proposed			
Proposed number of dwellings: Site has been submitted three times during this Call for Sites, two of the submissions proposed 200 or 230 dws on the site			
Timescale: Site available within 5 years. Depending on the submission, it will take between 2 - 8 years to develop the site.			
To follow in final SLAA Density (dph): Existing Dwellings on Site: Net Residential: Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 3
SINC, LNR	Not applicable	Utilities infrastructure	TO FOLLOW IN FINAL SLAA
Ancient woodland	Not applicable	Significant Noise Generating Uses	TO FOLLOW IN FINAL SLAA
Tree Preservation Orders / areas	Not applicable	Contamination	TO FOLLOW IN FINAL SLAA
Designated heritage assets	Not applicable	Access issues	TO FOLLOW IN FINAL SLAA
Non-designated heritage assets	Not applicable	Other: TO FOLLOW IN FINAL SLAA	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed. MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted both by the landowner and by a developer (without the landowner knowledge) MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: BUR004a-b (2 submissions)	SIZE (ha): 0.72 / 0.89 (Developable area, if given):0.57 / 0.89	PARISH: Bursledon
ADDRESS: Wheelers Meadow, Green Lane, Bursledon		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
Current land use – The site is northeast of Old Netley and is agricultural land. It is bound to the south by Wheelers Lane and the east by Green Lane.
Adjacent land use - The site is surrounded to the west by agricultural land, to the east by a pond with residential beyond. There is residential to the south off Wheelers Meadow and one residential property to the north.
Location: Outside but adjacent to urban edge on two sides
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 10-24-C (part of site)
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Southampton and Bursledon.

Land Uses Investigated: Housing			
Proposed number of dwellings: Site has been submitted twice during the Call for Sites, for 21 and 97 dwellings			
Timescale: Both submissions state that the site will be available within 5 years. Depending on the submission, it will take 2 or 8 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Mostly within area
SSSI	Not applicable	Agricultural Land Classification	Grades 3 & 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
One of the submissions was on behalf of the landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: BUR005	SIZE (ha): 2.26 <i>(Developable area, if given): 2.26</i>	PARISH: Bursledon
ADDRESS: Land to the rear of the Plough Inn, Portsmouth Road, Bursledon		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located to the west of Old Netley and is bound to the north by Portsmouth Road (A3025) and The Plough Public House. The site is a green field and woodland.</p> <p>Adjacent land use - The site is surrounded by agricultural land to the west and south, residential to the northeast and sports pavilion and recreation ground to the east. Several adjacent sites have also been put forward through the call for sites process including: Land to the rear of The Plough Inn and Pickwell Farm.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: Application for up to 48 dwellings withdrawn in 2018 (O/17/81637).
Current planning application - No
Previous SLAA reference 10-14-C

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. Most of the site is within the settlement gap between Bursledon and Southampton.			
Land Uses Investigated: Housing/Other Residential			
Proposed number of dwellings: 48 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 3 & 1
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: BUR006	SIZE (ha): 1.40 (Developable area, if given): Not given	PARISH: Bursledon
ADDRESS: Land on the east side of Forge Mount, Providence Hill, Bursledon		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site lies to the north of Oak Hill and is bound to the north by a strip of land with the M27 beyond. Dodwell Lane bounds the site to the east. The site is a green field with a large number of trees. A water course runs through the site from northeast to southwest.</p> <p>Adjacent land use - The site is bound by agricultural land to the north beyond the M27, and residential properties lie to the west beyond Dodwell Lane. To the west lies agricultural land which is allocated in the adopted Local Plan for Proposed Housing & Residential Led Mixed Use Development. To the southwest lies new residential development off Oakeley Vale. There is a green field to the south.</p>
Location: Partly within urban edge
Relevant Planning History: Site is within the boundary of the adjacent development (O/17/81166) and provides landscaping for the development.
Current planning application - No
-

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Hedge End and Bursledon.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 42 dwellings			
Timescale: Site available within 5 years. It will take 1 year to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Majority of site within countryside	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes, across whole of site	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed. MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter MORE DETAIL TO FOLLOW IN FINAL SLAA			

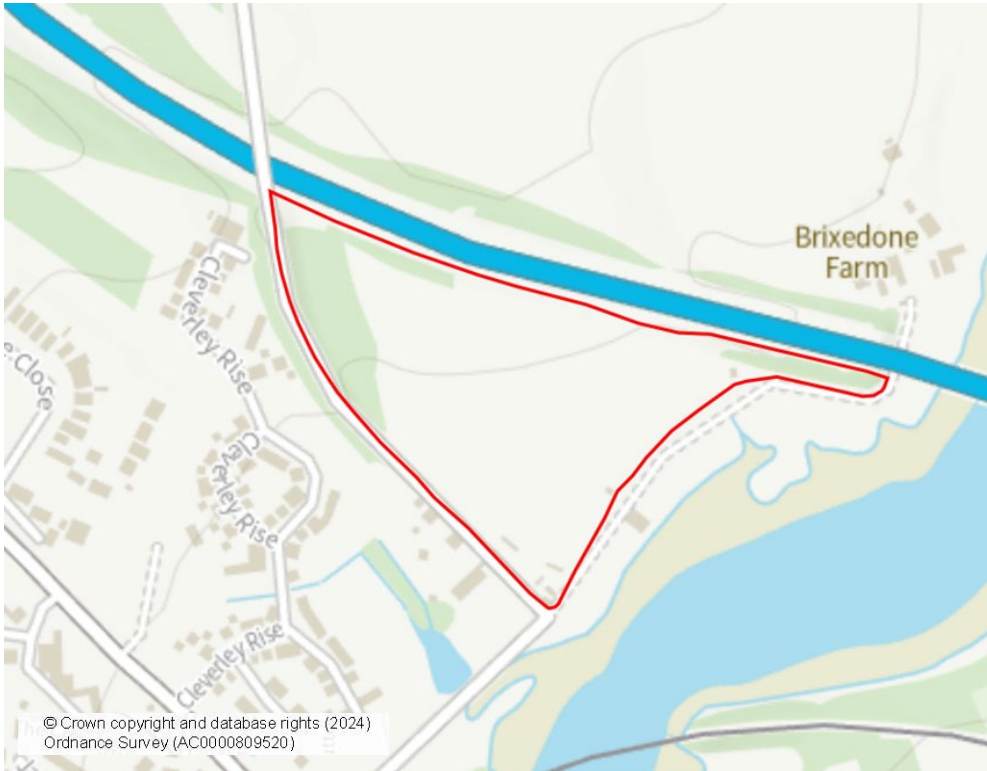
SITE REFERENCE: BUR007	SIZE (ha): 1.81 (Developable area, if given): Not given	PARISH: Bursledon
ADDRESS: Land Adjoining Orchard Lodge, Windmill Lane, Bursledon		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
Current land use – The site is situated to the northwest of Oak Hill and is to the north of Goslings Turning. The site is agricultural land.
Adjacent land use - The site is surrounded by residential development to the north and northeast, green fields to the east, and residential to the south. To the west is an area of woodland off Windmill Lane. The M27 lies to the east beyond the residential properties.
Location: Outside but adjacent to urban edge on two sides
Relevant Planning History: The site is largely within the red line boundary of a wider site with permission for up to 92 dwellings (O/17/81166) in 2021. It is a reptile translocation area.
Current planning application - Yes - RM/21/91772
Previous SLAA reference 4-15-C, 4-28-C (part of site)
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Hedge End and Bursledon.

Land Uses Investigated: Housing			
Proposed number of dwellings: 54 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Part of the site is within the Bursledon Windmill Conservation Area and close to two listed buildings - the Grade II* Windmill and Grade II Granary	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

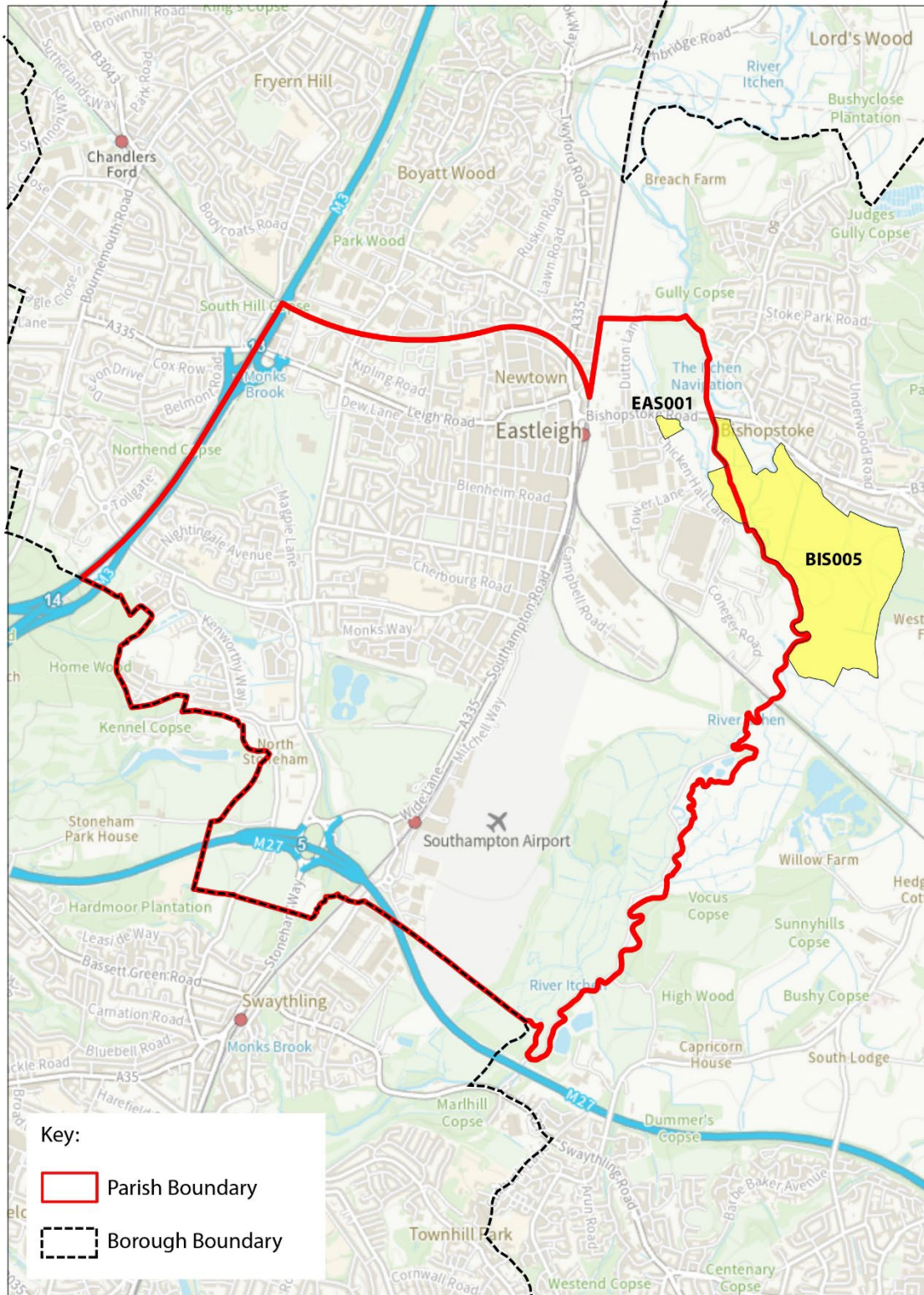
SITE REFERENCE: BUR008	SIZE (ha): (Developable area, if given):N/A	PARISH: Bursledon
ADDRESS: Land south of M27, north of Bridge Road		
REASON FOR ASSESSING: No longer designated as a gap following analysis in the Gaps background paper (2018)		



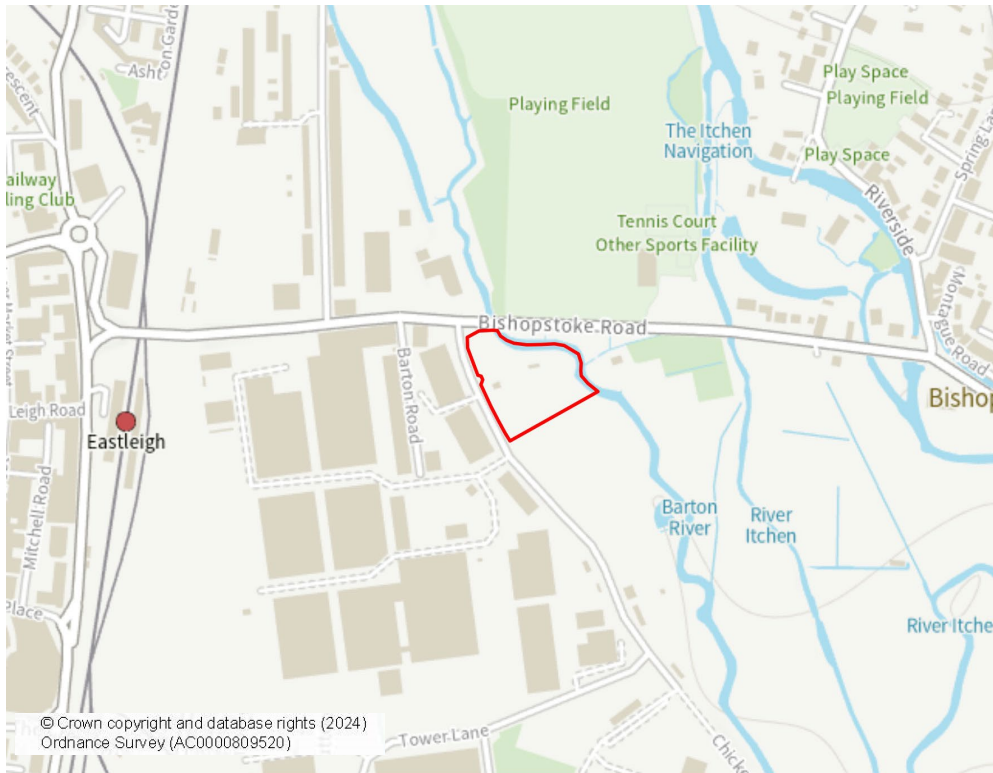
SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site lies to the east of Oak Hill and is bound to the east by the M27. Blundell Lane runs through the site which is predominantly green fields with woodland and a small number of residential properties off Cleverley Rise. Brixedone Saltmarsh & Mudflat Site of Importance for Nature Conservation (SINC) sits in the east of the site. It is adjacent to the Borough boundary and is bound to the east by the River Hamble and Solent and Dorset Coast Solent Protection Area.</p> <p>Adjacent land use - The site is surrounded by residential properties to the northwest and southwest. Agricultural land sits beyond the M27 to the north.</p>
Location: Predominately outside urban edge
Relevant Planning History: No planning history
Current planning application - No
Previous SLAA reference 4-5-C (part of site)

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. Part of the site is allocated for the expansion of Riverside Boatyard in policy BU6.			
Land Uses Investigated: n/a			
Proposed number of dwellings: n/a			
Timescale: n/a			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Very small area of flood zone 3 on southern boundary
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Very small area on eastern boundary
SSSI	Not applicable	Agricultural Land Classification	Mostly Grade 1
SINC, LNR	Not applicable	Utilities infrastructure	TO FOLLOW IN FINAL SLAA
Ancient woodland	Not applicable	Significant Noise Generating Uses	TO FOLLOW IN FINAL SLAA
Tree Preservation Orders / areas	Yes, parts of site	Contamination	TO FOLLOW IN FINAL SLAA
Designated heritage assets	Old Bursledon Conservation Area is adjacent to the site	Access issues	TO FOLLOW IN FINAL SLAA
Non-designated heritage assets	Not applicable	Other: TO FOLLOW IN FINAL SLAA	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Not known – site identified by Planning policy team, part of site since promoted by landowner MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
Not known MORE DETAIL TO FOLLOW IN FINAL SLAA			

Strategic Land Availability Assessment (SLAA) - Eastleigh



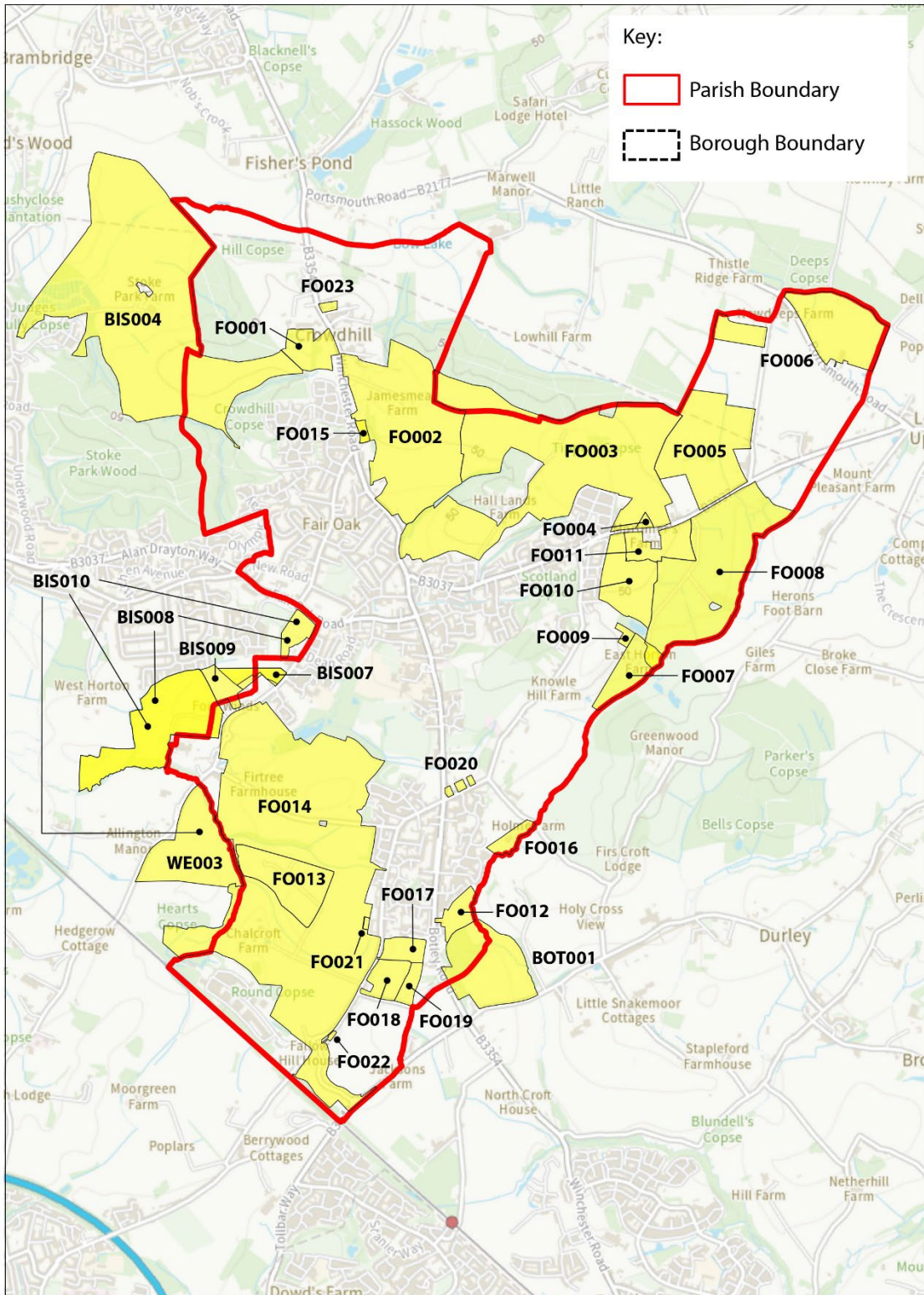
SITE REFERENCE: EAS001	SIZE (ha): 0.97 <i>(Developable area, if given):0.64</i>	PARISH: Eastleigh
ADDRESS: Land east of Chickenhall Lane, Eastleigh		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located to the east of Eastleigh town centre. It is bound to the north by Bishopstoke Road (B3037), to the west by Chickenhall Lane and to the west by the River Itchen and Special Area of Conservation. The site is grassland with a few storage buildings on it.</p> <p>Adjacent land use - The surrounding land to the west is an industrial estate beyond Chickenhall Lane, and playing fields to the north beyond Bishopstoke Road. There are offices to northwest and river/countryside to the east and south.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 2-24-C (small part of site)
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Eastleigh and Bishopstoke.

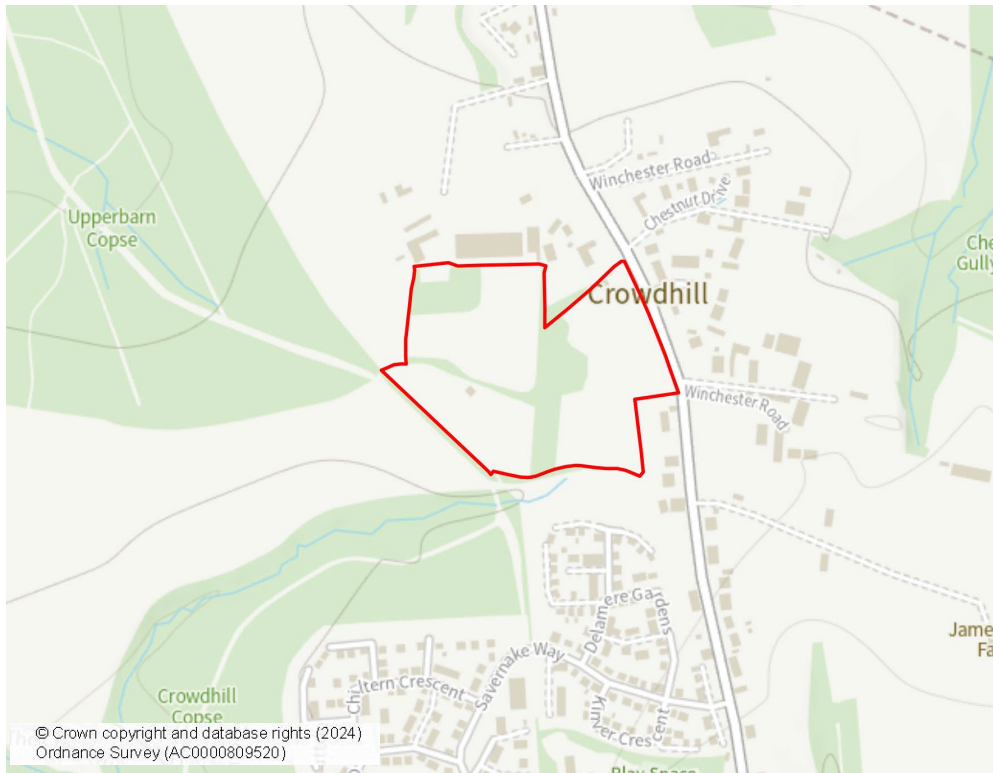
Land Uses Investigated: Other Residential			
Proposed number of dwellings: 70 bed specialist older people accommodation			
Timescale: Site available within 5 years. It will take 1.5 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Site adjoins River Itchen, flood zones 2 and 3 on eastern part of site
Settlement Gap	Yes	AQMA	Adjacent to Eastleigh AQMA
SPA/SAC/Ramsar sites	Adjacent to SAC	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

Strategic Land Availability Assessment (SLAA) - Fair Oak & Horton Heath



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SITE REFERENCE: FO001	SIZE (ha): 5.50 <i>(Developable area, if given):3</i>	PARISH: Fair Oak
ADDRESS: Land at Crowd Hill, adj Pear Tree Farm, Winchester Rd		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
Current land use – The site is pasture land to the north of Fair Oak and to the west of Winchester Road (B3354).
Adjacent land use - The site is to the south of the Fair Oak Garden Centre and Pear Tree Farm House. Stoke Park Woods and Stoke Park farm is to the west. There are residential properties and open space to the south.
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 7-54-C (part of site)
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing			
Proposed number of dwellings: 60 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Small part of site within area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is within 100 metres of the Grade II listed Crowdhill Farmhouse, Winchester Road	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

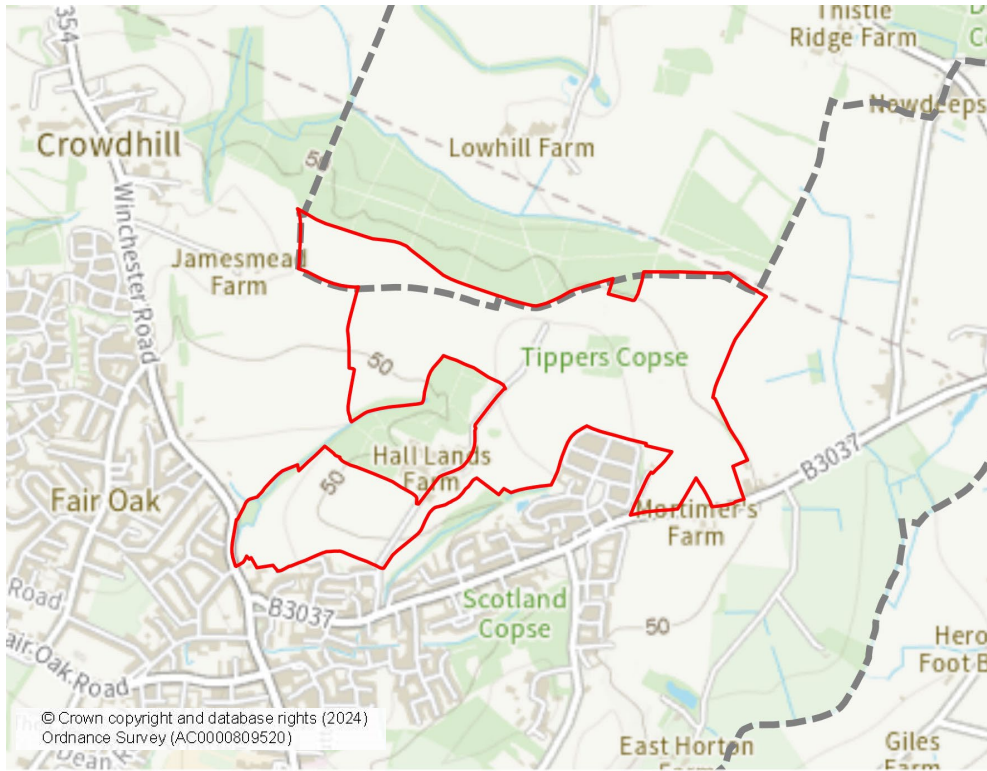
SITE REFERENCE: FO002	SIZE (ha): 44.94 <i>(Developable area, if given):20.8</i>	PARISH: Fair Oak
ADDRESS: Land at Fair Oak, east of Winchester Road		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is to the east of Fair Oak. It includes a variety of uses including agriculture, equine, caravan retail, horticulture uses. The site also includes some residential properties. There are about 15-20 buildings associated with these uses.</p> <p>Adjacent land use - The site is behind residential properties to the east of Winchester Road. The Vicarage Farm Business Park is immediately to the north of the site. To the east, there is agricultural land and woodland copses with SINC and ancient woodland designations. Land to the east (Land north east of Fair Oak) has also been submitted through the call for sites process.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 7-54-C
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing/Other Residential/Retail/Other Environment Mitigation			
Proposed number of dwellings: 700-800 dwellings			
Timescale: Site available within 5 years and in 5-10 years. It will take 6/7 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Mostly within area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes, small area in woodland	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is within 50 metres of Grade II listed cottages on Winchester Road	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Site is within 50 metres of the Locally Listed Tudor Cottage, Winchester Road	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: FO003	SIZE (ha): 70.22 <i>(Developable area, if given):</i> 33	PARISH: Fair Oak
ADDRESS: Land north east of Fair Oak		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is to the north east of Fair Oak. The site is agricultural and equestrian land and includes stables and agricultural buildings. The site includes Tippers Copse, SINC and ancient woodland.</p> <p>Adjacent land use - The southern boundary of the site is adjacent to the Fair Oak urban area. It is separated from residential properties to the west by the site 'Land at Fair Oak', submitted as part of the Call for Sites. Adjacent land uses include commercial, equestrian and residential.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 7-36-C and 7-55-C
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing/Mix/Other Environmental Mitigation			
Proposed number of dwellings: 1400 dwellings			
Timescale: Site available within 5 years and in 5-10 years. It will take 7 years to develop the site (conservative average of 200dpa).			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Yes	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is within 50 metres of the Grade II listed buildings at Mortimer's Farm	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Site is adjacent to the Locally Listed Little Dower House, Mortimers Lane	Other: TO FOLLOW IN FINAL SLAA	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

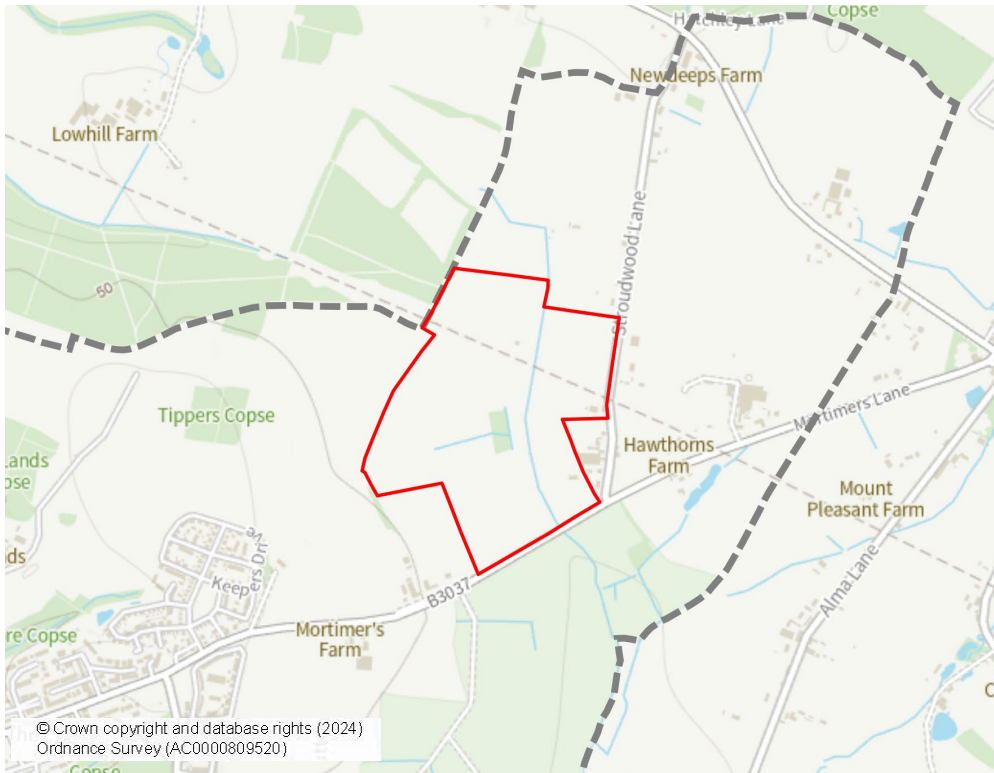
SITE REFERENCE: FO004	SIZE (ha): 0.49 <i>(Developable area, if given):0.49</i>	PARISH: Fair Oak
ADDRESS: Land north of Mortimers Lane, Mortimers Farm, Fair Oak		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
Current land use – Triangle site of agricultural land, north of Mortimers Lane and to the east of Fair Oak.
Adjacent land use - The site is opposite Mortimers Farm, to the south of Mortimers Lane. The proposed site 'Land north east of Fair Oak' surrounds the site on two sides. The site is close to residential properties to the west and an animal welfare centre to the east.
Location: Outside urban edge
Relevant Planning History: No planning history Current planning application - No
-
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing/Other Residential			
Proposed number of dwellings: 15 dwellings			
Timescale: Site available within 5 years. It will take 1 year to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is within 50 metres of the Grade II listed buildings at Mortimer's Farm	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Site is within 150 metres of the Locally Listed Little Dower House, Mortimers Lane	Other: TO FOLLOW IN FINAL SLAA	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

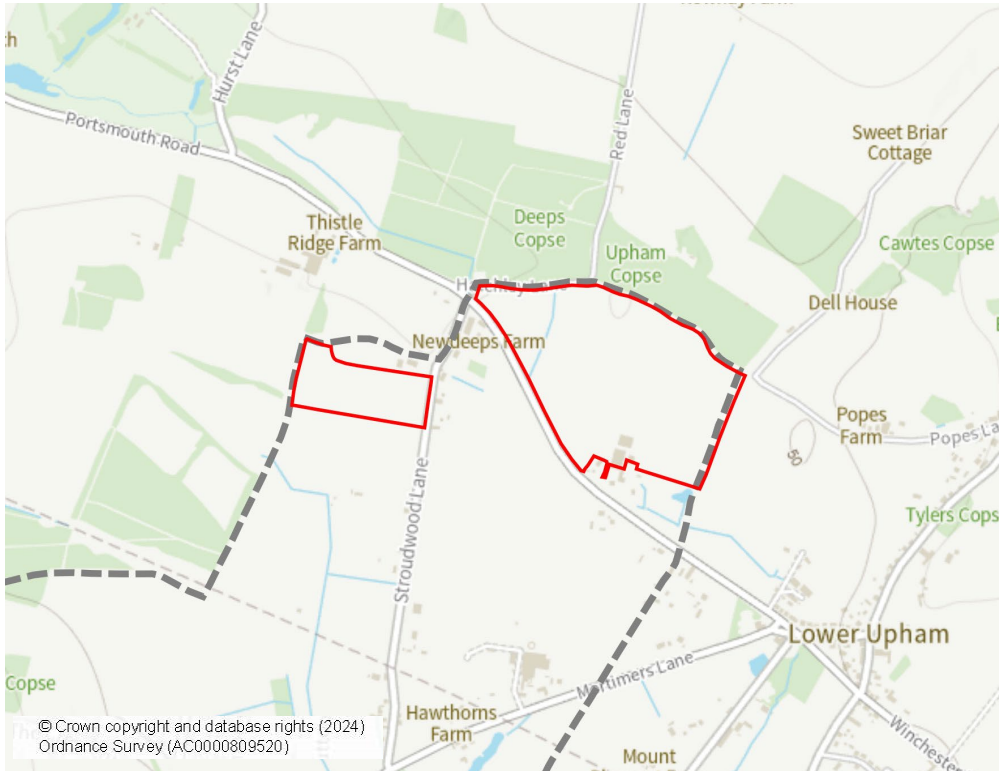
SITE REFERENCE: FO005	SIZE (ha): 24.00 <i>(Developable area, if given):20</i>	PARISH: Fair Oak
ADDRESS: Stroudwood Dairy Farm, Stroudwood Lane, Lower Upham		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located west of Stroudwood Lane and to the north of Mortimer's Lane to the east of Fair Oak. It is agricultural and equestrian land and includes one dwelling and equestrian buildings.</p> <p>Adjacent land use - There are residential properties to the south east on Stroudwood Lane. The western boundary is adjacent to the proposed site 'Land north east of Fair Oak', land in agricultural use submitted as part of the Call for Sites.</p>
Location: Outside urban edge
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 7-39-C
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing/Other Environmental Mitigation			
Proposed number of dwellings: 450			
Timescale: Site available within 5 years and in 5-10 years. Time taken to develop the site not stated.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

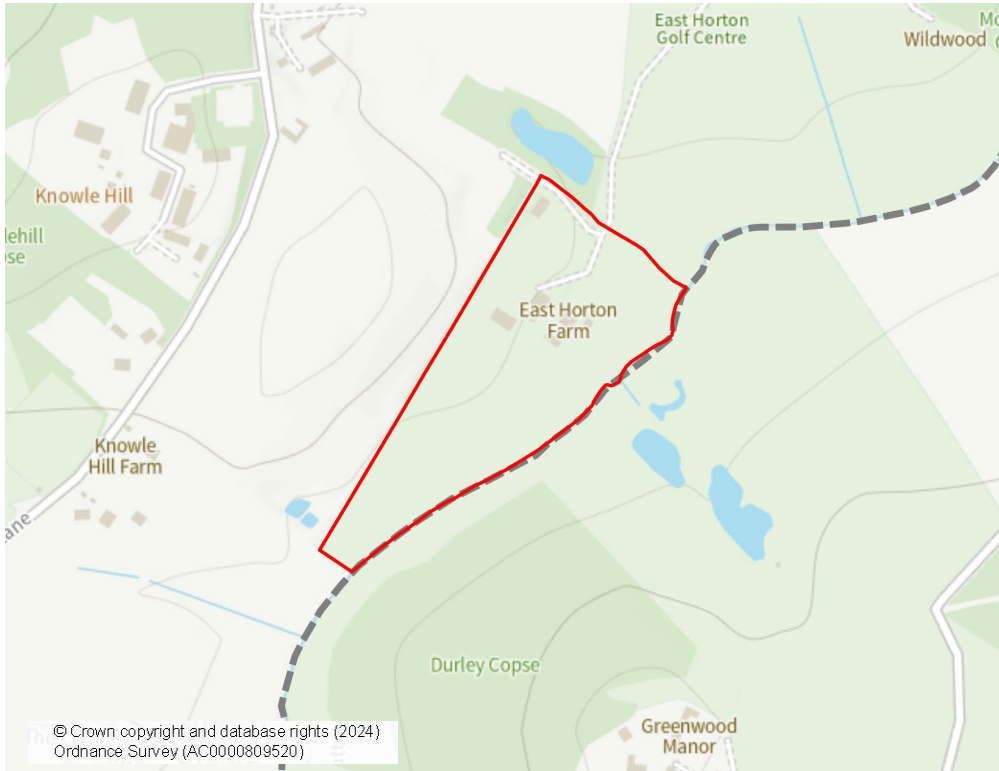
SITE REFERENCE: FO006	SIZE (ha): 23.90 <i>(Developable area, if given): 23.9</i>	PARISH: Fair Oak
ADDRESS: Land at Stroudwood Farm and Stroudwood Lane		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site consists of two pieces of land, one located on Stroudwood Lane, south of Portsmouth Road and the other between Portsmouth Road and Hatchley Lane. The land is on the north east boundary of the borough. It is agricultural land with a range of farm buildings.</p> <p>Adjacent land use - The site is surrounded by agricultural land and woodland including Deeps Copse and Upham Copse ancient woodland.</p>
Location: Outside urban edge
<p>Relevant Planning History: No relevant planning applications</p> <p>Current planning application - No</p> <p>-</p>
<p>Status in Local Plan:</p> <p>Site is designated as countryside in the adopted Local Plan 2016-2036.</p>

Land Uses Investigated: Housing/Mix			
Proposed number of dwellings: 300 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 3 & 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is within 50 metres of Grade II listed Stroudwood Farmhouse	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: FO007	SIZE (ha): 6.96 <i>(Developable area, if given):</i> 1.85	PARISH: Fair Oak
ADDRESS: East Horton Golf Club, Mortimers Lane, Fair Oak		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is on the borough boundary to the south east of Fair Oak. It is in leisure use as the East Horton golf course clubhouse and associated uses. The site includes five individual buildings including the clubhouse, driving range and a private residence. It is submitted for class E (commercial, business and service uses) and associated uses.</p> <p>Adjacent land use - The Golf Course is to the north and east of the site. It has also been submitted as part of the Call for Sites, along with an area of concrete hardstanding to the west. Industrial/ Commercial development along Knowle Lane to North-West.</p>
Location: Outside urban edge
Relevant Planning History: No relevant planning applications
Current planning application - No
-
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Other Residential/Office/General Industry/Retail/Mix			
Proposed number of dwellings: Not given			
Timescale: Site available within 5 years. It will take 1 year to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zone 3 on eastern edge
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is within 50 metres of Grade II listed East Horton Farmhouse and barn to the south and approximately 100 metres of the Grade II listed buildings at Mortimer's Farm to the west	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: FO008	SIZE (ha): 39.00 <i>(Developable area, if given):</i> 37	PARISH: Fair Oak
ADDRESS: Land at East Horton Golf Course, Mortimers Lane, Fair Oak		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
Current land use – The site is part of the East Horton golf course. It is located on the borough boundary to the south east of Fair Oak.
Adjacent land use - The clubhouse, car parking and driving range are located to the south of the site. The golf course extends into Winchester borough to the east of the site. Within the borough, it is currently surrounded by agricultural land. There are sites submitted in the Call for Sites to the north, west and south of the site.
Location: Outside urban edge
Relevant Planning History: No relevant planning applications Current planning application - No
Previous SLAA reference 7-54-C (part of site)
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.
Land Uses Investigated: Housing

Proposed number of dwellings: 850 dwellings			
Timescale: Site available within 5 years. It will take 10 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zone 3 on southern edge
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Small part of site within area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site includes the Grade II listed East Horton Farmhouse and barn.	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: FO009	SIZE (ha): 0.80 <i>(Developable area, if given):0.6</i>	PARISH: Fair Oak
ADDRESS: Land west of East Horton Golf Course, Mortimers Lane, Fair Oak		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is concrete hardstanding to the west of the East Horton golf course, south east of Fair Oak. It was formerly part of the Fair Oak landfill site. It is submitted for leisure uses.</p> <p>Adjacent land use - The site is immediately adjacent to the East Horton golf clubhouse car parking and associated buildings and uses. This has also been submitted for leisure uses in the Call for Sites. There is a SINC to the north and residential and industrial/commercial development along Knowle Lane to the north west.</p>
Location: Outside urban edge
Relevant Planning History: No relevant planning applications
Current planning application - No
-

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Other Residential/Office/General Industry/Retail			
Proposed number of dwellings: Not proposed for housing			
Timescale: Site available within 5 years. It will take 1 year to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Small part of site within area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is approximately 100 metres from the Grade II listed buildings at East Horton Farm	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

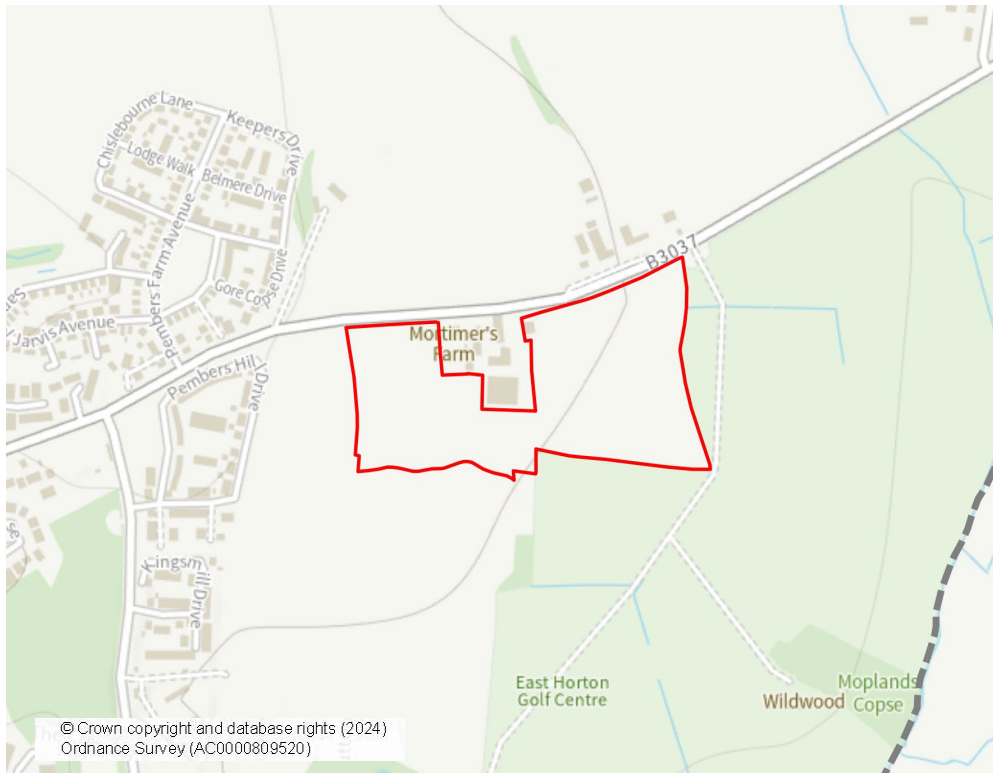
SITE REFERENCE: FO010	SIZE (ha): 11.21 <i>(Developable area, if given): Not given</i>	PARISH: Fair Oak
ADDRESS: Land south of Mortimers Lane, Fair Oak, Eastleigh		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
Current land use – The site is arable land. It is located in countryside to the west of Fair Oak.
Adjacent land use - The site is close to recent residential developments to the west on Knowle Lane and to the north west at Pemberton Hill Farm. Mortimer's Farm and residential properties are to the north east of the site. The East Horton Golf Course is to the east of the site and there are commercial/ office uses to south / south west. Mortimer's Farm and the golf course were both submitted in the Call for Sites.
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications Current planning application - No
Previous SLAA reference 7-46-C
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing			
Proposed number of dwellings: 250 dwellings			
Timescale: Site available within 5 years. It will take 5 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is approximately 100 metres from the Grade II listed buildings at Mortimers Farm	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by developer (option)			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: FO011	SIZE (ha): 5.98 <i>(Developable area, if given):5.98</i>	PARISH: Fair Oak
ADDRESS: Mortimers Farm, Mortimers Lane, Fair Oak		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
Current land use – The site is agricultural land. It is located in countryside to the west of Fair Oak.
Adjacent land use - The site is surrounded by sites submitted as part of the Call for sites. These include land currently in agricultural use to the west and south west and to the north of Mortimers Lane. The East Horton golf course to the east and south east has also been submitted for redevelopment. The site is close to recent residential development at Pembers Hill Farm and at the corner of Knowle Lane.
Location: Outside urban edge
Relevant Planning History: No relevant planning applications Current planning application - No
Previous SLAA reference 7-54-C (part of site)
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.


Land Uses Investigated: Housing/Other Residential			
Proposed number of dwellings: 150 dwellings			
Timescale: Site available within 5 years. It will take 1-2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site wraps round the Grade II listed buildings at Mortimer's Farm	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: FO012	SIZE (ha): 3.34 (Developable area, if given): 2.07	PARISH: Fair Oak
ADDRESS: Land east of Botley Road, Horton Heath		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



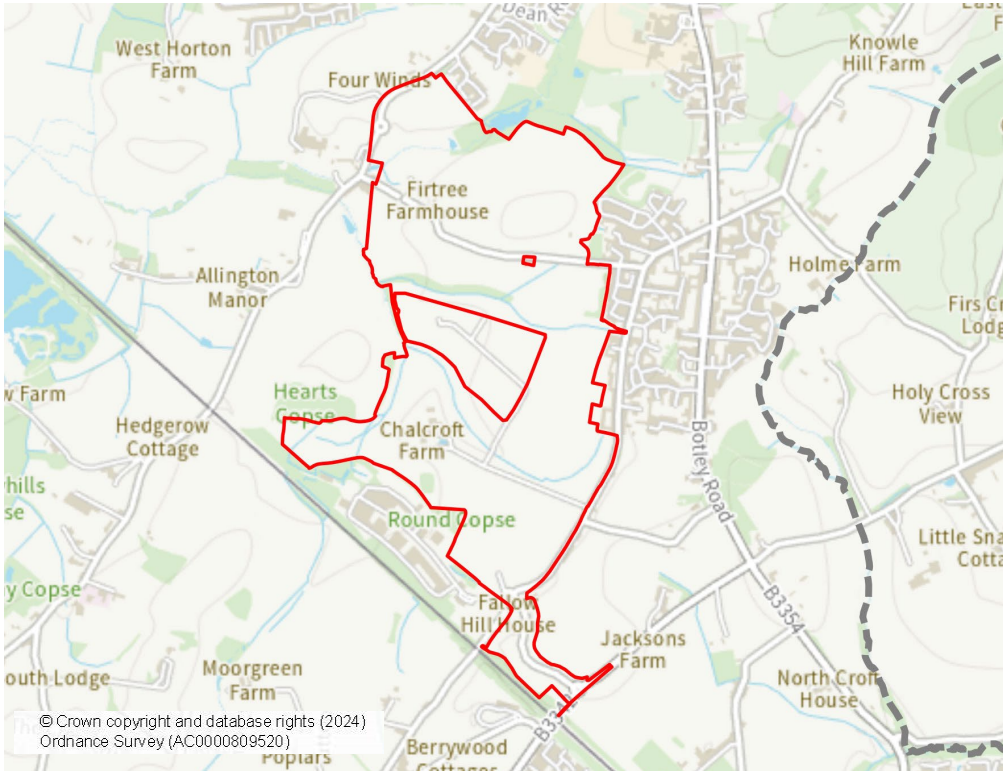
SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
<p>Site Description & Character of Surrounding Area:</p> <p>Current land use – The site is located to the south east of Horton Heath, partly within the urban edge. The site extends to the borough boundary to the east. It is a large field in recent horse grazing use with two residential properties called 'Briarside' and 'Heathfield Cottage'. The majority of the site is designated as a SINC.</p> <p>Adjacent land use - There are residential properties adjacent to the site along Winchester Road to the west and The Drove to the north. There is countryside / woodland to east and south including Scorey's Copse which is designated as a SINC and ancient woodland.</p> <p>Location: Outside but adjacent to urban edge on one side</p> <p>Relevant Planning History: No relevant planning applications</p> <p>Current planning application - No</p> <p>Previous SLAA reference 7-52-C</p>

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 56 dwellings			
Timescale: Site available within 5 years. It will take 18 months to 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zone 3 on eastern edge
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: FO013	SIZE (ha): 13.40 <i>(Developable area, if given):</i>	PARISH: Fair Oak
ADDRESS: Chalcroft Solar Park, Nr. Burnetts Lane, Horton Heath		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		
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SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER		
Site Description & Character of Surrounding Area:		
<p>Current land use – The site is located west of Horton Heath. It is in use as a solar farm.</p> <p>Adjacent land use - The site will be surrounded on three sides by residential development as a result of the One Horton Heath development. The School, Sports Pitches and two major roads will adjoin the boundary of the Solar Park. There is a SINCR to the west of the site.</p>		
Location: Outside but adjacent to urban edge on three side		
Relevant Planning History: No relevant planning applications		
Current planning application - No		
-		
Status in Local Plan:		
Site is designated as countryside in the adopted Local Plan 2016-2036.		
Land Uses Investigated: Housing/Other Residential		

Proposed number of dwellings: 590-670 dwellings			
Timescale: Site available in 10-15 years. It will take 3 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4 & 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: FO014	SIZE (ha): 130.41 <i>(Developable area, if given):</i> 56.62	PARISH: Fair Oak
ADDRESS: Land west of Horton Heath "One Horton Heath"		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
<p>Site Description & Character of Surrounding Area:</p> <p>Current land use – The site is in mixed use and was formerly an agricultural site. The site is allocated in the adopted Local Plan and a residential-led mixed-use development is now underway. The Chalcroft solar farm has been submitted separately in the Call for Sites.</p> <p>Adjacent land use - To the east of the site are residential properties in Horton Heath and there are residential properties in Fair Oak to the north. There is agricultural land to the west, including land east and west of Allington Lane, submitted in the Call for Sites. Quobleigh Pond and woods is to the north.</p> <p>Location: Predominately outside urban edge</p> <p>Relevant Planning History: The site has resolution to grant outline consent subject to S106 agreement for mixed-use development including up to 2,500 dwellings (O/20/89498). The site has permission for 381 dwellings (F/20/89500) and a link road (F/21/91185).</p> <p>Current planning application - Yes</p> <p>Previous SLAA reference 11-39-C</p>

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Housing/Other Residential/Office/Retail/Mix/Other Environmental Mitigation			
Proposed number of dwellings: 2850 dwellings			
Timescale: Site available within 5 years. It will take 10 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Majority of site within urban edge	Flood risk	Flood zones 2 and 3 across parts of the site
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 3 & 4
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site includes Grade II listed Firtree Farmhouse.	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is partly within the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

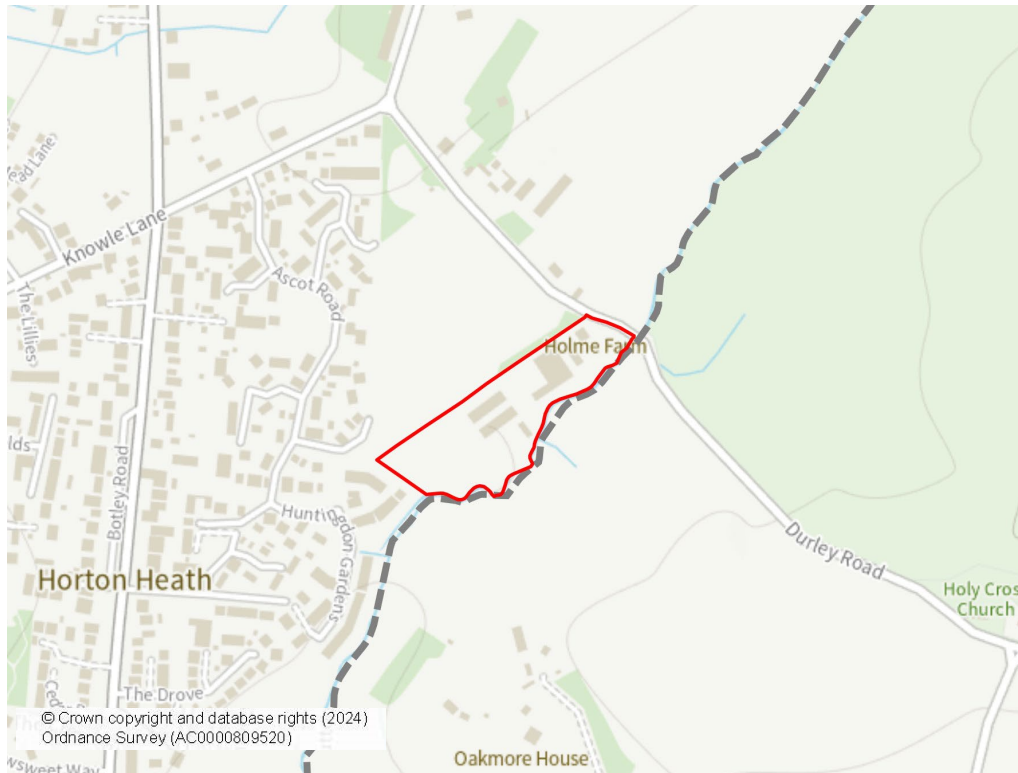
SITE REFERENCE: FO015	SIZE (ha): 1.06 <i>(Developable area, if given):</i> 0.85	PARISH: Fair Oak
ADDRESS: Pylehill, Winchester Road, Fair Oak		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
Current land use – The site is agricultural grazing land to the north of Fair Oak.
Adjacent land use - The site is located behind residential properties to the east of Winchester Road. There is woodland to the east. There is a site submitted in the Call for Sites to the west of the site.
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications Current planning application - No
Previous SLAA reference 7-54-C (part of site)
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing			
Proposed number of dwellings: 32 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site submitted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: FO016	SIZE (ha): 2.14 <i>(Developable area, if given): 1.9</i>	PARISH: Fair Oak
ADDRESS: Holme Farm, Durley Road, Horton Heath		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is on the borough boundary to the east of Horton Heath. It consists of agricultural land and is bound to the south by Blind Lane and to the west by Burnetts Lane.</p> <p>Adjacent land use - The site is surrounded by agricultural land with a residential property directly to the west and some further residential to the east beyond an open field. Land adjacent to the north and east have also been submitted through the call for sites process.</p>
Location: Outside but adjacent to urban edge on two sides
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 7-21-C
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing			
Proposed number of dwellings: 45-50 dwellings			
Timescale: Site available within 5 years. years			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zone 3 on eastern edge
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: FO017	SIZE (ha): 3.31 <i>(Developable area, if given):</i> Not given <i>(states 40dph)</i>	PARISH: Fair Oak
ADDRESS: Land east of Burnetts Lane / South of Cherry Drove, Horton Heath		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
Current land use – The site is agricultural land south of Horton Heath and bound to the south by Blind Lane. It is within the urban edge of Horton Heath.
Adjacent land use - The site borders residential properties to the north and east. The One Horton Heath development is under construction across Burnetts Lane to the west. Two sites submitted in the Call for Sites are to the west and north of the site.
Location: Within urban edge
Relevant Planning History: No relevant planning applications Current planning application - No
-
Status in Local Plan: Site is within the urban edge in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing			
Proposed number of dwellings: 80 dwellings			
Timescale: Site available within 5 years. It will take 18 months to 3 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	No, within urban edge	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is within the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: FO018	SIZE (ha): 4.35 <i>(Developable area, if given):</i> Not given <i>(states 40dph)</i>	PARISH: Fair Oak
ADDRESS: Land east of Burnetts Lane / Northwest of Blind Lane, Horton Heath		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
Current land use – The site is agricultural land south of Horton Heath. It is located between Burnetts Lane and Blind Lane.
Adjacent land use - The site is currently next to agricultural land and individual residential properties. The One Horton Heath development is under construction across Burnetts Lane to the west. Two sites submitted in the Call for Sites are to the north and east of the site.
Location: Outside but adjacent to urban edge on two sides
Relevant Planning History: No relevant planning applications Current planning application - No
-
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing			
Proposed number of dwellings: 100 dwellings			
Timescale: Site available within 5 years. It will take 18 months to 3 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 3 & 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: FO019	SIZE (ha): 2.06 <i>(Developable area, if given):</i> Not given <i>(states 40dph)</i>	PARISH: Fair Oak
ADDRESS: Land east of Burnetts Lane / Northeast of Blind Lane, Horton Heath		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
Current land use – The site is agricultural land south of Horton Heath. It is located behind residential properties on Botley Road and Blind Lane.
Adjacent land use - There are residential properties to the east of the site along Botley Road and Blind Lane. Two sites submitted in the Call for Sites are to the north and west of the site. The One Horton Heath development is under construction across Burnetts Lane to the west.
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications
Current planning application - No
-
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing			
Proposed number of dwellings: 50 dwellings			
Timescale: Site available within 5 years. It will take 18 months to 3 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 3 & 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: FO020	SIZE (ha): 0.38 <i>(Developable area, if given):0.38</i>	PARISH: Fair Oak
ADDRESS: Knowle Lane, Horton Heath		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is grazing land in three separate land parcels. It is located on Knowle Lane, to the north of Horton Heath.</p> <p>Adjacent land use - There is residential development to the south of site and between the land parcels. There is also a residential property to the north of the western land parcel. To the north of the middle and eastern land parcel, are grazing land and workshops.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 7-22-C (part of site)
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Fair Oak and Horton Heath.

Land Uses Investigated: Housing/Other Residential			
Proposed number of dwellings: 10 dwellings			
Timescale: Site available within 5 years. It will take 1 year to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: FO021	SIZE (ha): 0.25 <i>(Developable area, if given):0.25</i>	PARISH: Fair Oak
ADDRESS: Land to the west of Sunnydale, Barley Fields, Burnetts Lane, Horton Heath		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located southwest of Horton Heath. It lies to the west of properties fronting Burnetts Lane. It is a green field.</p> <p>Adjacent land use - The site is surrounded by the One Horton Heath development to the north, south and west. It is bound to the east by residential properties. It is within the urban edge, as extended in the adopted Local Plan.</p>
Location: Within urban edge
Relevant Planning History: No relevant planning applications
Current planning application - No
Status in Local Plan: Site is within the urban edge in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing			
Proposed number of dwellings: 5 to 8 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA Density (dph): Net Residential: Loss of Employment:		Existing Dwellings on Site:	
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	No, within urban edge	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 1 & 3
SINC, LNR	Not applicable	Utilities infrastructure	TO FOLLOW IN FINAL SLAA
Ancient woodland	Not applicable	Significant Noise Generating Uses	TO FOLLOW IN FINAL SLAA
Tree Preservation Orders / areas	Not applicable	Contamination	TO FOLLOW IN FINAL SLAA
Designated heritage assets	Not applicable	Access issues	TO FOLLOW IN FINAL SLAA
Non-designated heritage assets	Not applicable	Other: TO FOLLOW IN FINAL SLAA	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is within the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: FO022	SIZE (ha): 0.16 <i>(Developable area, if given):0.16</i>	PARISH: Fair Oak
ADDRESS: Land at Burnetts Lane, West End		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site lies to the east of Burnetts Lane and consists of storage and garden land. It is located to the south of Horton Heath, adjacent to the One Horton Heath development.</p> <p>Adjacent land use - The site is located close to the Burnetts Lane / Chalcroft Way roundabout that will form the southern access to the One Horton Heath development site. It is adjacent to a residential property with agricultural land to the east and south.</p>
Location: Outside but adjacent to urban edge on one side
<p>Relevant Planning History: Outline application for 2 dwellings - dismissed at appeal on 15/06/2022 (O/21/92585). Outline application for 4 x dwellings - appeal withdrawn on 08/02/2022 (O/21/90682)</p> <p>Current planning application - No</p> <p>-</p>
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Horton Heath and Hedge End.

Land Uses Investigated: Housing			
Proposed number of dwellings: 6 dwellings			
Timescale: Site available within 5 years. It will take 1 year to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

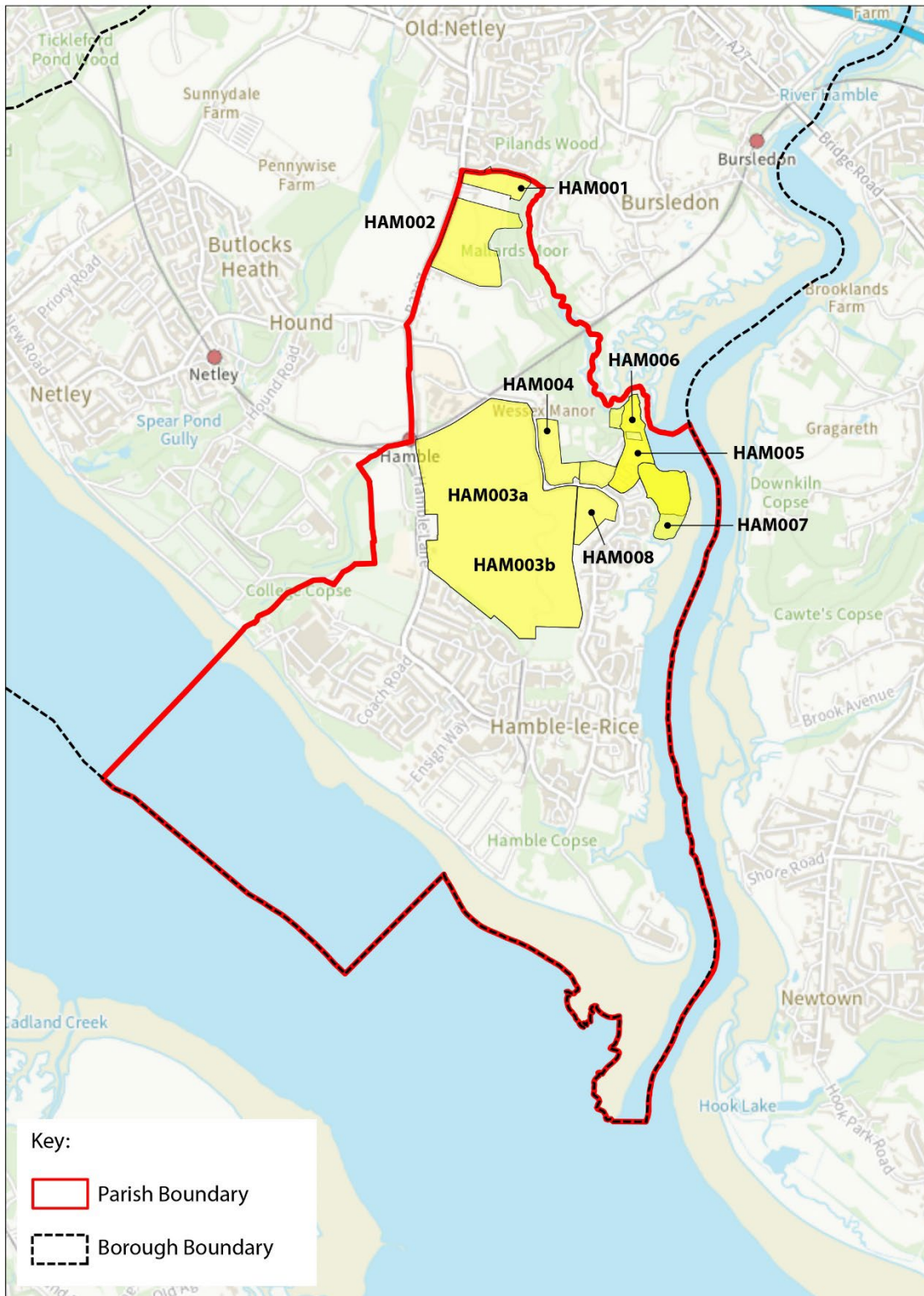
SITE REFERENCE: FO023	SIZE (ha): 0.52 <i>(Developable area, if given):</i> Not given	PARISH: Fair Oak
ADDRESS: Land at Old Oak Farm, Winchester Road, Fair Oak		
REASON FOR ASSESSING: Site submitted following the Call for Sites (2024)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is open land to the north of Fair Oak and east of Winchester Road. It includes two mobile homes and outbuildings.</p> <p>Adjacent land use - The site is opposite a Garden Centre with car parking to the front. There are residential properties to the east and south and paddocks to the north.</p>
Location: Outside urban edge
<p>Relevant Planning History: Application for 2 dwellings refused in January 2024 (F/23/96082). Appeal underway.</p> <p>Current planning application - Yes - F/23/96082 refused and subject to an appeal</p> <p>-</p>
<p>Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.</p>

Land Uses Investigated: Housing			
Proposed number of dwellings: 5			
Timescale: Site available within 5 years. It will take 1 year to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Very small part of the site in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

Strategic Land Availability Assessment (SLAA) - Hamble-le-Rice

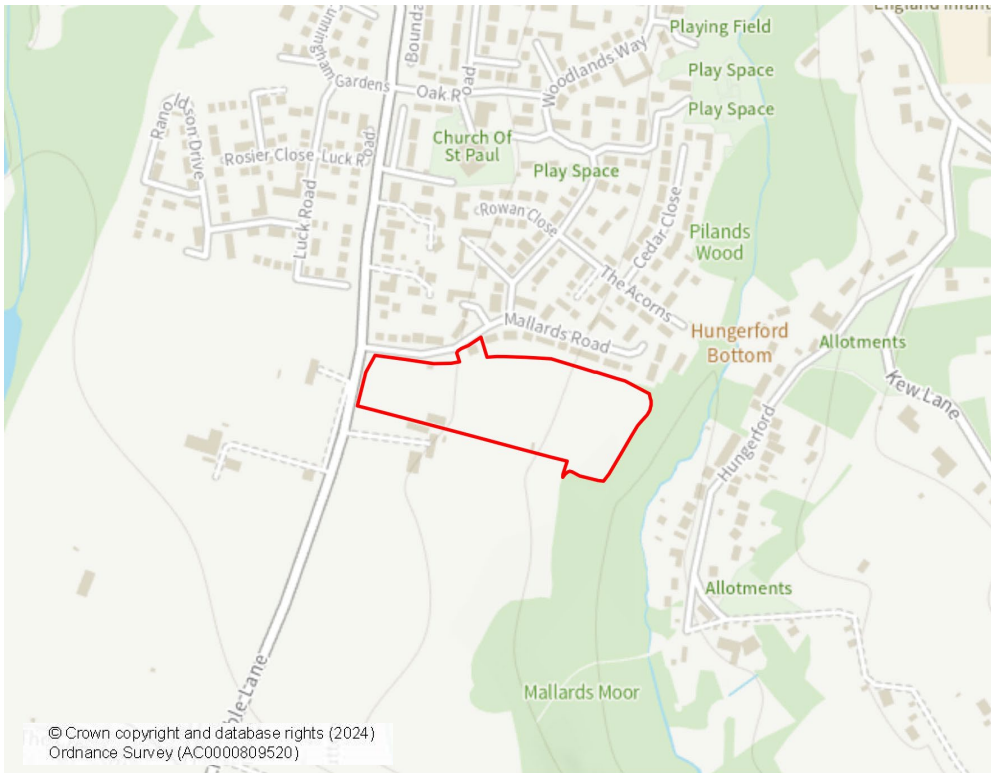


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SITE REFERENCE: HAM001	SIZE (ha): 2.91 <i>(Developable area, if given): 2.4</i>	PARISH: Hamble
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ADDRESS: Land south of Mallards Road, Bursledon

REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER

Site Description & Character of Surrounding Area:

Current land use – The site is agricultural land, equine uses and a workshop. It is west of Bursledon and is bound to the west by Hamble Lane and north by Mallards Road.

Adjacent land use - The surrounding land is agricultural to the south and west and residential to the north. Mallards Moor Ancient Woodland and Piland’s Wood (Lower) Site of Importance for Nature Conservation lies directly to the east. Several nearby sites have also been submitted through the call for sites including: Land West of Hamble Lane, Bursledon and Land east of Hamble Lane, Bursledon.

Location: Outside but adjacent to urban edge on one side

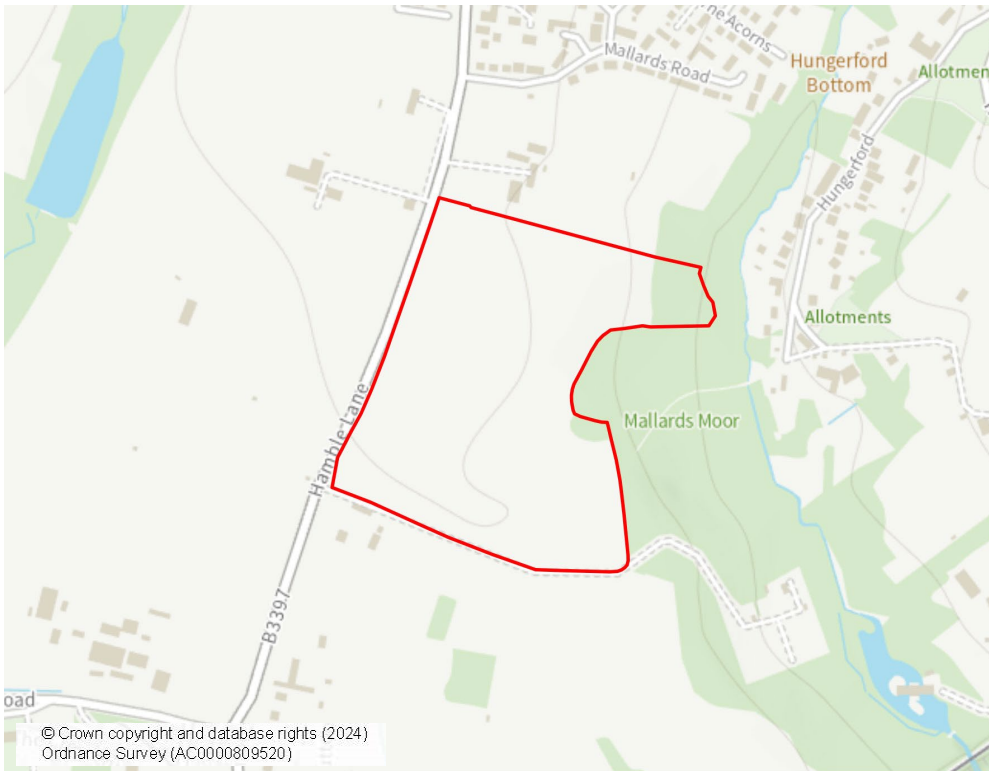
Relevant Planning History: An outline planning application by Persimmon Homes including the construction of up to 80 dwellings was refused in 2016 (ref. O/15/76491). The application was subsequently dismissed at appeal in 2017 following a public inquiry.

Current planning application - No

Previous SLAA reference 10-20-C

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Bursledon and Hamble.			
Land Uses Investigated: Housing/Other Residential			
Proposed number of dwellings: 50 dwellings, 60 bed care home Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA Density (dph): Net Residential: Loss of Employment:		Existing Dwellings on Site:	
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Mostly within area
SSSI	Not applicable	Agricultural Land Classification	Grade 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes, along northern and eastern edge	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed. MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: HAM002	SIZE (ha): 10.01 <i>(Developable area, if given): 6.5</i>	PARISH: Hamble
ADDRESS: Land east of Hamble Lane, Bursledon		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is arable land and is west of Bursledon. It is bound to the west by Hamble Lane and to the east by Mallards Moor Ancient Woodland and Site of Importance for Nature Conservation (SINC).</p> <p>Adjacent land use - Land to the north, west and south is agricultural. There are some residential properties beyond Mallards Moor SINC to the east. Several nearby sites have also been submitted through the call for sites including: Land West of Hamble Lane, Bursledon and Land south of Hamble Lane, Bursledon.</p>
Location: Outside urban edge
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 10-21-C

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Bursledon and Hamble.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 150 dwellings			
Timescale: Site available within 5 years and in 5-10 years (1st April 2028 to 31st March 2033). It will take 4 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 3
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Yes	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: HAM003a, b and c (multiple submissions)	SIZE (ha): 61.45 <i>(Developable area, if given):42</i>	PARISH: Hamble
ADDRESS: Hamble Airfield		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is a former airfield that was used until the mid 1980s. It is north of Hamble-le-Rice and is bordered to the north by a railway line, to the west by Hamble Lane (B3397), and to the northwest by Satchell Lane. The majority of the site is green field with some grazing land. It includes storage units and a residential development (84 Hamble Lane) to the west of the site off Hamble Lane. It is close to the Borough boundary.</p> <p>Adjacent land use - The site is surrounded by residential development to the north (beyond the railway line), south and southeast and agricultural land to the east. To the west beyond Hamble Lane lies Hamble Primary School, playing fields, allotments and open space. Several adjacent sites have also been put forward through the call for sites including: Land at Satchell Lane, Land west of Satchell Lane and Land at Hamble Lane.</p>
Location: Outside but adjacent to urban edge on two sides
Relevant Planning History: Application for the extraction of approximately 1.7 million tonnes of sand and gravel (Hampshire County Council, reference HCC/2021/0787). Rejected in May 2024
Current planning application - No
Previous SLAA reference 8-2-C

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. The northern part of the site is within the settlement gap between Bursledon and Hamble. The majority of site is allocated within the Hampshire Minerals Plan for sand and gravel extraction			
Land Uses Investigated: Three submissions for the site – the site was proposed by the landowner for Housing/Other Residential/Office/General Industry/Retail/Mix; by a local resident for Open Space / Community Uses and by the local MP as a Local Green Space			
Proposed number of dwellings (as proposed by landowner): Options for development could include: Option 1: 2000 dwellings, Option 2: 700 dwellings			
Timescale: (Dependent on minerals extraction). Site available in 5-10 years, 10-15 years, 15-17 years, after 31 March 2041. Option 1 (large scale development) approximately 15- 20 years from commencement to completion. Option 2 (medium scale) approximately 7-9 years			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	In part	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Site allocated in Minerals and Waste Plan
SSSI	Not applicable	Agricultural Land Classification	Non agricultural
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Area TPO covers most of the site	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. Part of the site is currently designated as a settlement gap and a policy change would be necessary for this part of the site to be developed. The site is allocated for sand and gravel extraction in the Hampshire Minerals and Waste Plan.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
(If developed for mixed housing) Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
Site is allocated for sand and gravel extraction and is not currently available for residential development. Any development would follow the extraction of the minerals on site.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: HAM004	SIZE (ha): 3.60 <i>(Developable area, if given):3.6</i>	PARISH: Hamble
ADDRESS: Land at Satchell Lane, Hamble		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is a greenfield to the northwest of Hamble-le-Rice. It is bounded to the west and north by Satchell Lane with a former airfield beyond and to the east by woodland leading to Badnam Creek. It is close to the Borough boundary.</p> <p>Adjacent land use - There is a residential property to the north, the rest of the site is surrounded by green fields. Mallards Moor Ancient Woodland and Badnum Copse Site of Importance for Nature Conservation lies to the northeast. Several adjacent sites have also been put forward through the call for sites including: Hamble Airfield and Land at Mercury Marina.</p>
Location: Outside urban edge
Relevant Planning History: No planning history
Current planning application - No
-

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Bursledon and Hamble.			
Land Uses Investigated: Housing/Other Residential			
Proposed number of dwellings: 90 dwellings			
Timescale: Site available within 5 years. It will take 3 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Non-agricultural
SINC, LNR	Not applicable	Utilities infrastructure	TO FOLLOW IN FINAL SLAA
Ancient woodland	Not applicable	Significant Noise Generating Uses	TO FOLLOW IN FINAL SLAA
Tree Preservation Orders / areas	Not applicable	Contamination	TO FOLLOW IN FINAL SLAA
Designated heritage assets	Not applicable	Access issues	TO FOLLOW IN FINAL SLAA
Non-designated heritage assets	Not applicable	Other: TO FOLLOW IN FINAL SLAA	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: HAM005 (see also HAM006 and HAM007)	SIZE (ha): 11.50 (Developable area, if given):2.79	PARISH: Hamble
ADDRESS: Land at Mercury Yacht Marina, Hamble		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located to the northwest of Hamble-le-Rice. It includes Mercury Yacht Harbour, Mercury Holiday Park, a large area of car parking and boat storage facilities. The northwestern part of the site includes part of the Badnum Copse Site of Importance for Nature Conservation (SINC) and the southern part of the site includes part of Mercury Marina Saltmarsh SINC. It is close to the Borough boundary.</p> <p>Adjacent land use - It is bound to the east and north by the Solent and Dorset Coast Special Protection Area and the River Hamble beyond, and to the south by residential properties off Fry Close. It is bound to the west by Badnum Copse (SINC), woodland and the former Hamble Airfield beyond. Several nearby sites have also been submitted through the call for sites process including: Land at Satchell Lane, Land west of Satchell Lane and Hamble Airfield.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 8-3-C (part of site)

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Housing/Other Residential/Office/General Industry/Retail/Mix/Other Mitigation			
Proposed number of dwellings: 60 dwellings			
Timescale: Site available within 5 years. It will take 2-3 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zones 2 and 3 along east of site
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Yes, very small part on edge	Minerals and waste safeguarding	Small part of site within area
SSSI	Yes	Agricultural Land Classification	Grade 5 / non-agricultural
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is partly within the Old Bursledon Conservation Area.	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: HAM006 (see also HAM005)	SIZE (ha): 4.00 (Developable area, if given): Not given	PARISH: Hamble
ADDRESS: Mercury Yacht Harbour, Satchell Lane, Hamble		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located to the northwest of Hamble-le-Rice. It includes Mercury Yacht Harbour and Mercury Holiday Park. It is close to the Borough boundary.</p> <p>Adjacent land use - It is bound to the east and north by the Solent and Dorset Coast Special Protection Area and the River Hamble beyond, and to the south by residential properties. It is bound to the west by Badnum Copse (SINC), woodland and the former Hamble Airfield beyond. It also borders Badnum Copse Site of Importance for Nature Conservation (SINC) and Mercury Marina Saltmarsh SINC. The site has also been put forward as part of a wider site for housing. Several nearby sites have also been submitted through the call for sites process including: Land west of Satchell Lane and Hamble Airfield.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 8-3-C (part of site)

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Other Environmental Mitigation			
Proposed number of dwellings: Not proposed for housing			
Timescale: Submission did not include date when site would be available.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zone 2 along east of site
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Yes, very small part on edge	Minerals and waste safeguarding	Small part of site within area
SSSI	Not applicable	Agricultural Land Classification	Grade 5 / non-agricultural
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is partly within the Old Bursledon Conservation Area.	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Alternative submission from an organisation			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: HAM007 (see also HAM005)	SIZE (ha): 4.00 (Developable area, if given):0	PARISH: Hamble
ADDRESS: The Mound, Mercury Marina, Satchell Lane, Hamble		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located to the northwest of Hamble-le-Rice. It consists of woodland and has informal recreational access. It is close to the Borough boundary.</p> <p>Adjacent land use - It is bound to the north by Mercury Yacht Harbour, to the east and south by the Solent and Dorset Coast Special Protection Area and the River Hamble beyond. To the west is the Riverside Park Caravan Site and residential properties off Kingfisher Close. Several nearby sites to the north and west have been submitted through the call for sites process including: Land at Mercury Marina, Land west of Satchell Lane and Hamble Airfield.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 8-3-C (part of site)

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Other Environmental Mitigation			
Proposed number of dwellings:			
Timescale: Submission did not include date when site would be available. Years			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zones 2 and 3 along edge of site
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Yes	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Yes	Agricultural Land Classification	Grade 5
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Yes	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Alternative submission from an organisation			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

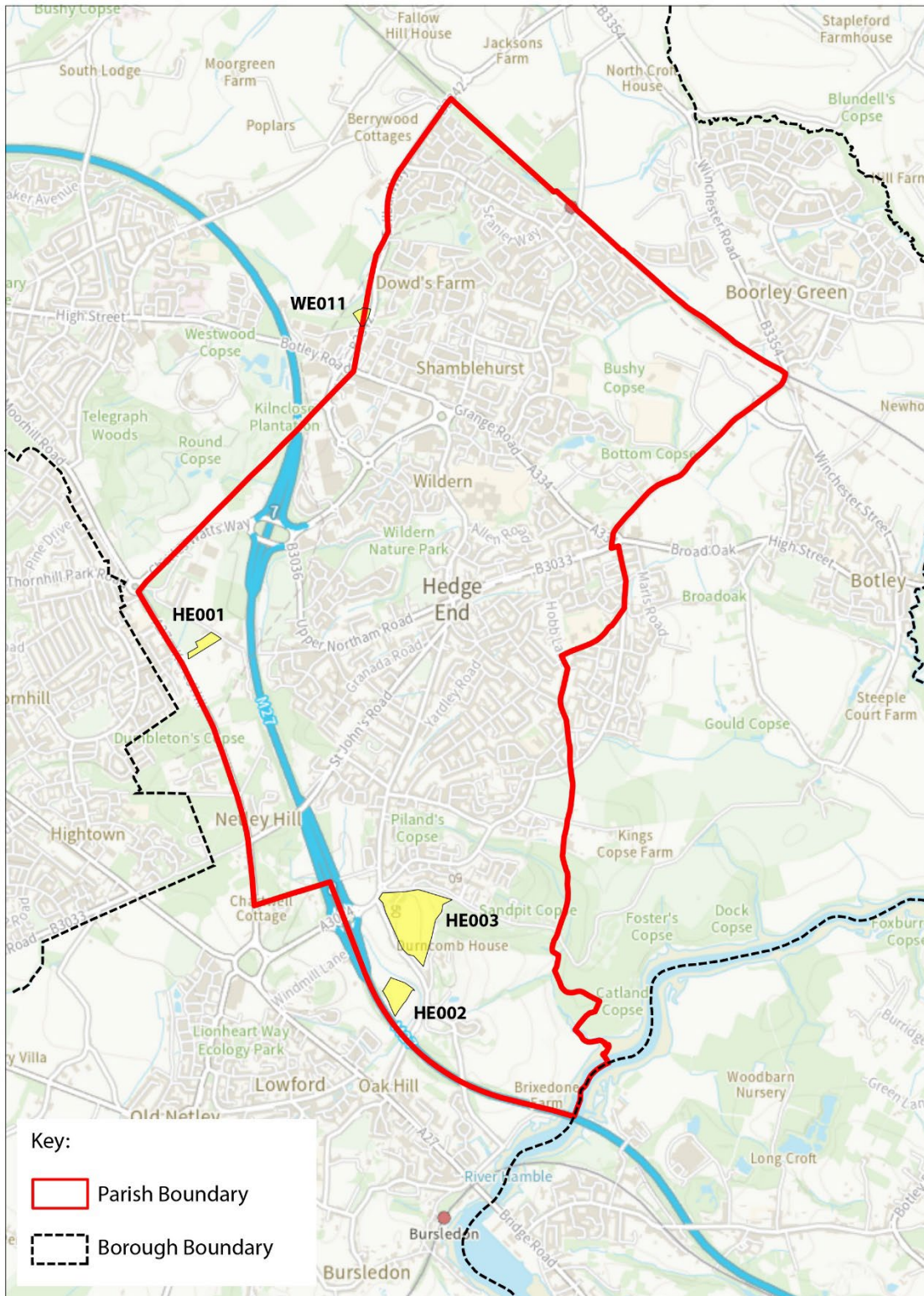
SITE REFERENCE: HAM008	SIZE (ha): 3.57 <i>(Developable area, if given):</i> Not given	PARISH: Hamble
ADDRESS: Land west of Satchell Lane, Hamble		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located to the northwest of Hamble-le-Rice. It is used for grazing land and is bound to the north by Satchell Lane, the east and south by residential properties off Satchell Lane and to the west by the former Hamble Airfield. It is close to the Borough boundary.</p> <p>Adjacent land use - The surrounding land is green field and grazing land to the north and west and residential to the east and south. Beyond the residential properties to the east is the Solent and Dorset Coast Special Protection Area and the River Hamble. Several nearby sites to the north and west have been submitted through the call for sites process including: Land at Mercury Marina, Land west of and at Satchell Lane and Hamble Airfield.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: Lapsed planning permission for residential development (up to 70 dwellings). Appeal for development of 61 dwellings dismissed in 2022 (F/20/89488).
Current planning application - No
Previous SLAA reference 8-5-C

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 70 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Mostly within area
SSSI	Not applicable	Agricultural Land Classification	Non-agricultural
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: TO FOLLOW IN FINAL SLAA	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

Strategic Land Availability Assessment (SLAA) - Hedge End



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SITE REFERENCE: HE001	SIZE (ha): 0.98 <i>(Developable area, if given):0.57</i>	PARISH: Hedge End
ADDRESS: Land west of Upper Northam Drive, Southampton		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural / equestrian land and is located to the east of Hedge End. It is bound to the east by Upper Northam Drive. It is close to the Borough boundary with Southampton.</p> <p>Adjacent land use - The site is surrounded by a Children's Nursery and allotments to north, agricultural and employment to the south, agricultural and residential to the east and residential to the west.</p>
Location: Outside urban edge
Relevant Planning History: No relevant planning applications
Current planning application - no
-
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Hedge End and Southampton.

Land Uses Investigated: Housing			
Proposed number of dwellings: 10 dwellings			
Timescale: Site available within 5 years. It will take 1 year to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 3 / 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

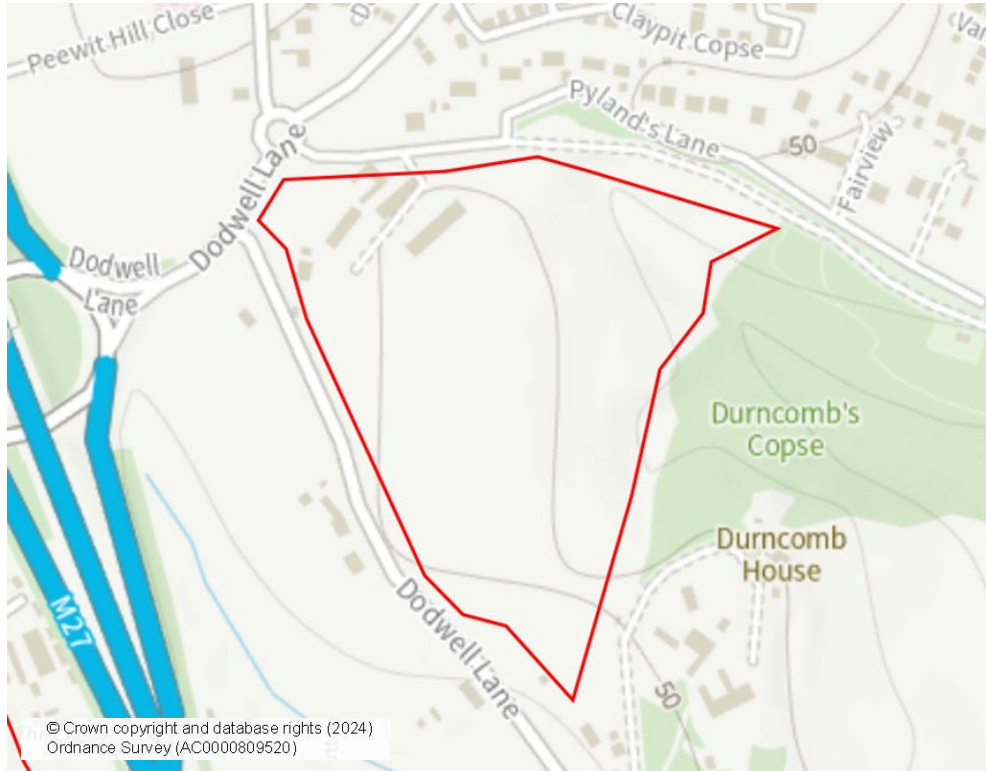
SITE REFERENCE: HE002	SIZE (ha): 1.72 <i>(Developable area, if given):</i> 1.72	PARISH: Hedge End
ADDRESS: Land at Misery (North of M27)		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is grazing land to the northeast of Old Netley. The site has a small number of agricultural outbuildings / stables. It is located in close proximity to the M27 to the west and Dodwell Lane to the east.</p> <p>Adjacent land use - It is surrounded by grazing land to the north, east and south and the M27 to the west. There are a small number of residential properties to the east beyond Dodwell Lane.</p>
Location: Outside urban edge
Relevant Planning History: No relevant planning applications
Current planning application - No
-
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Hedge End and Bursledon.

Land Uses Investigated: Housing/Other Residential/Office/General Industry			
Proposed number of dwellings: Not given			
Timescale: Site available within 5 years. years			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA Motorway</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: HE003	SIZE (ha): (Developable area, if given):N/A	PARISH: Hedge End
ADDRESS: Land between Dodwell Lane and Pylands Lane		
REASON FOR ASSESSING: Removed from gap designation following the revised settlement gap study (2020)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located to the south of Hedge End and is bound to the west by Dodwell Lane and the north by Pyland's Lane. The site comprises Dodwell Farm and Durncomb's Copse Meadow Site of Importance for Nature Conservation (SINC) in the northeastern corner.</p> <p>Adjacent land use - The site is surrounded by residential properties to the north, agricultural land with a cluster of residential and stable buildings to the west and several designations to the east including: Durncomb's Copse Meadow SINC and Ancient Woodland.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA references 4-23-C and 4-24-C (part of site)
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. Part of the site is within the settlement gap between Hedge End and Bursledon.
Land Uses Investigated: n/a

Proposed number of dwellings: n/a			
Timescale: n/a			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	No
SSSI	Not applicable	Agricultural Land Classification	Mostly grade 2
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Yes	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Dodwell Cottage is a grade II listed building in the west of the site. Hoe Moor House, grade II listed building is within 100 metres to the south east of the site.	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Not known – site identified by Planning policy team			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
Not known – site identified by Planning policy team			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

Strategic Land Availability Assessment (SLAA) - Hound



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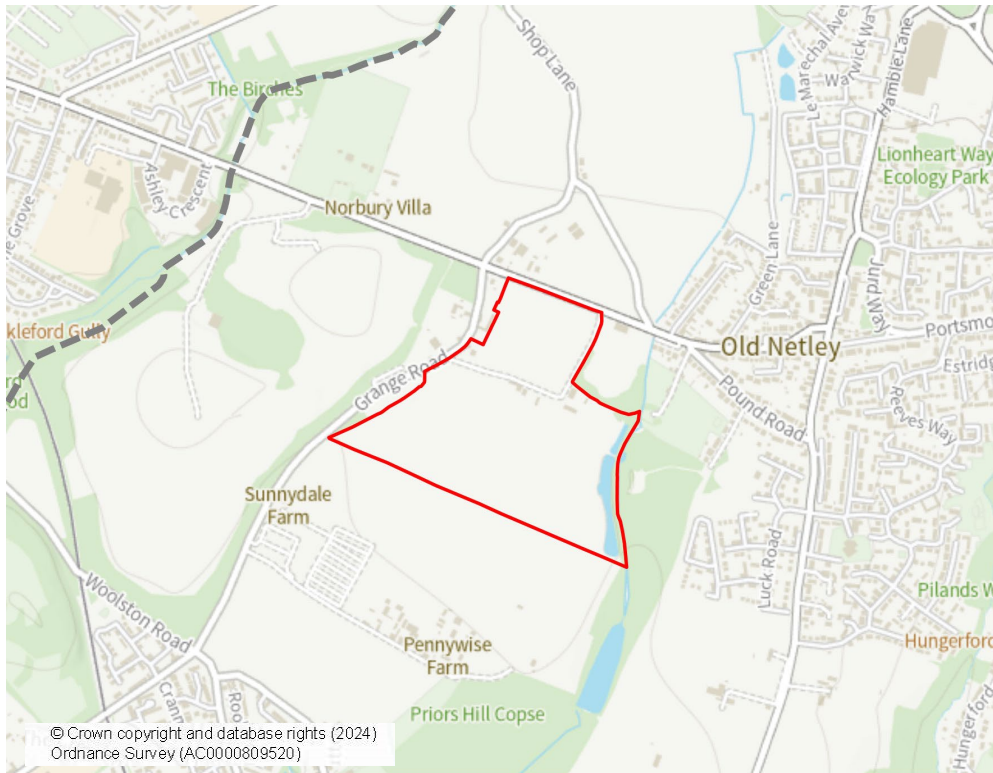
SITE REFERENCE: HOU001	SIZE (ha): 5.54 <i>(Developable area, if given): 5.54</i>	PARISH: Hound
ADDRESS: Former Vosper, Thornycroft Sports Ground, Portsmouth Road		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is a sports facility with a several detached buildings within the centre and towards the south of the site. It has two football pitches and a large playing field and is bound to the south by the A3025. It is located northwest of Old Netley and is close to the Borough boundary with Southampton.</p> <p>Adjacent land use - The site is bound by fields to the north and east. To the west, the site is bound by a caravan site and residential development immediately beyond this. To the south, the site is bound by the A3025 road and a solar farm beyond this. The site is also adjacent to the Weston Greenway Site of Importance for Nature Conservation.</p>
Location: Outside urban edge
Relevant Planning History: No relevant planning applications
Current planning application - No
-

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Southampton and Bursledon.			
Land Uses Investigated: Housing			
Proposed number of dwellings: Not given			
Timescale: Site available within 5 years and in 5-10 years (1st April 2028 to 31st March 2033). It will take less than 5 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 1 / Urban
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: HOU002	SIZE (ha): 20.60 (Developable area, if given):20.6	PARISH: Hound
ADDRESS: Pickwell Farm, Grange Road, Bursledon		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



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SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located to the west of Old Netley and is bound to the north by Portsmouth Road (A3025). The site is used as a fruit farm, farm shop and residential dwelling. There is a pond located in the east of the site.</p> <p>Adjacent land use - The site is surrounded by residential to the west, agricultural land to the north, east and south. The Plough Public House lies to the northwest of the site. Several sites nearby have also been submitted through call for sites including: Land to the rear of The Plough Inn and Land adjacent to Sunnydale Farm, Grange Road.</p>
Location: Outside urban edge
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 10-29-C

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Netley and Bursledon.			
Land Uses Investigated: Housing/Other Residential/Mix			
Proposed number of dwellings: 225 dwellings Timescale: Site available within 5 years. It will take 5 years to develop the site.			
To follow in final SLAA Density (dph): Net Residential: Loss of Employment:		Existing Dwellings on Site:	
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 1 & 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed. MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter MORE DETAIL TO FOLLOW IN FINAL SLAA			

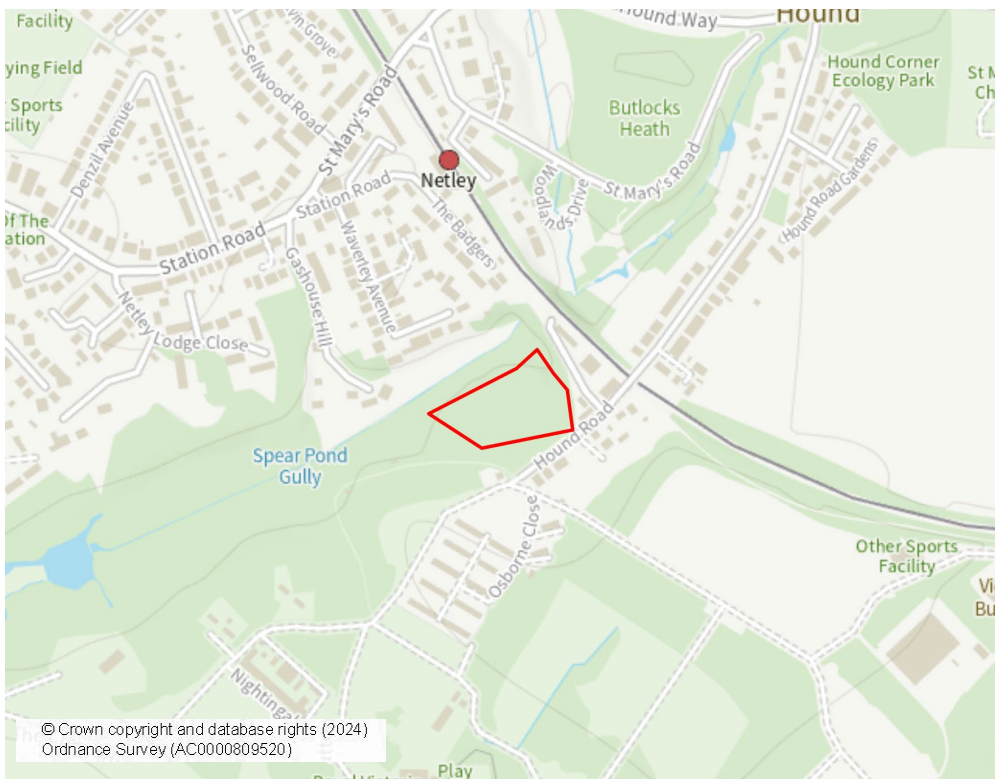
SITE REFERENCE: HOU003	SIZE (ha): 13.00 <i>(Developable area, if given):</i> 13	PARISH: Hound
ADDRESS: Land Adj to Sunnydale Farm, Grange Road, Bursledon		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located to the west of Old Netley and is bound to the west by Grange Road. The site is used for animal grazing.</p> <p>Adjacent land use - The site is surrounded by a solar farm to the west, agricultural land to the north and east and a caravan park to the south. Priors Hill Brickworks Site of Importance for Nature Conservation (SINC) bounds the site to the east and Netley Farm Closed Landfill Site SINC bounds the site to the west. The land adjacent to the north (Pickwell Farm, Grange Road) has also been submitted through the call for sites process.</p>
Location: Outside urban edge
Relevant Planning History: No relevant planning applications
Current planning application - No
-

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Netley and Bursledon.			
Land Uses Investigated: Mix including housing			
Proposed number of dwellings: 150+ dwellings			
Timescale: Site available within 5 years. It will take 5 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 1 & 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

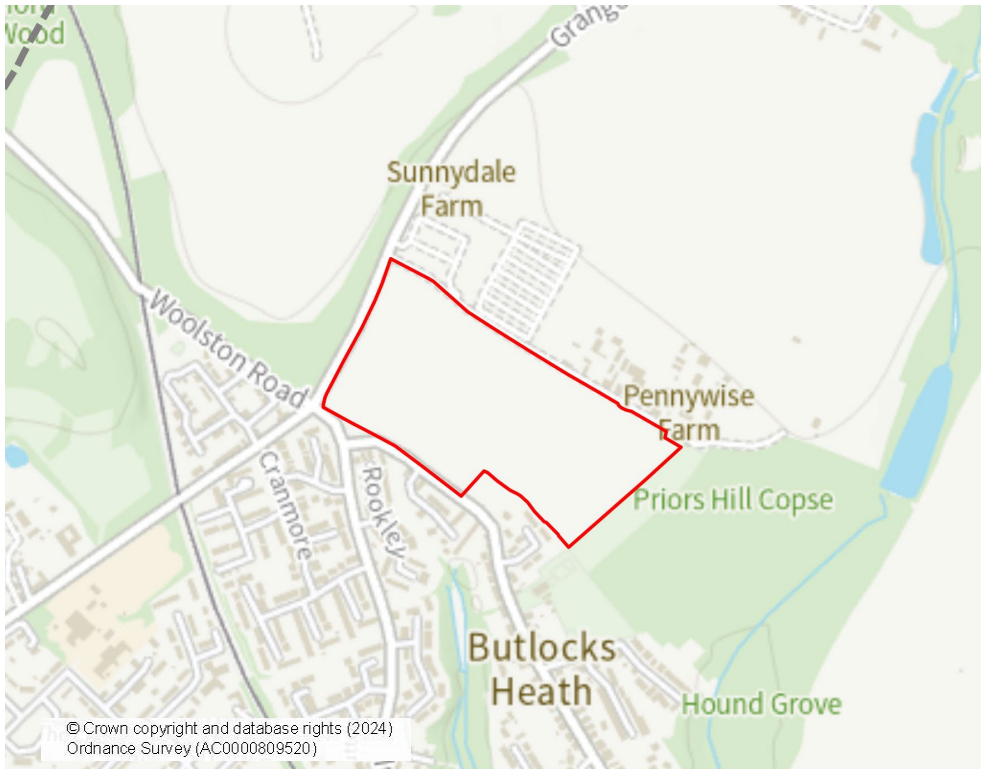
SITE REFERENCE: HOU004	SIZE (ha): 0.96 (can increase by 0.223) <i>(Developable area, if given):Not given</i>	PARISH: Hound
ADDRESS: Woodlands, Hound Road, Netley Abbey		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
Current land use – The site is located south of Netley railway station and west of Hound Road. It consists of wooldand and is part of the Netley Lodge Site of Importance for Nature Conservation.
Adjacent land use - The site is bound to the north by the Sidings Industrial Estate, residential to the west with the Royal Victoria Country Park beyond.
Location: Outside but adjacent to urban edge
Relevant Planning History: No planning history
Current planning application - No
Previous SLAA reference 10-23-U
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the boundary of the Royal Victoria Country Park, a nationally registered park and garden.

Land Uses Investigated: Housing/Other Residential/Gypsy/Office/General Industry/Retail/Mix/Other Environmental Mitigation			
Proposed number of dwellings: Not given			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Non agricultural
SINC, LNR	Site is completely within the Netley Lodge SINC	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Areas on edge of site	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is within the Royal Victoria Country Park Grade II historic park and garden.	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As it is completely designated as SINC, it will not be taken forward for further assessment for residential development.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

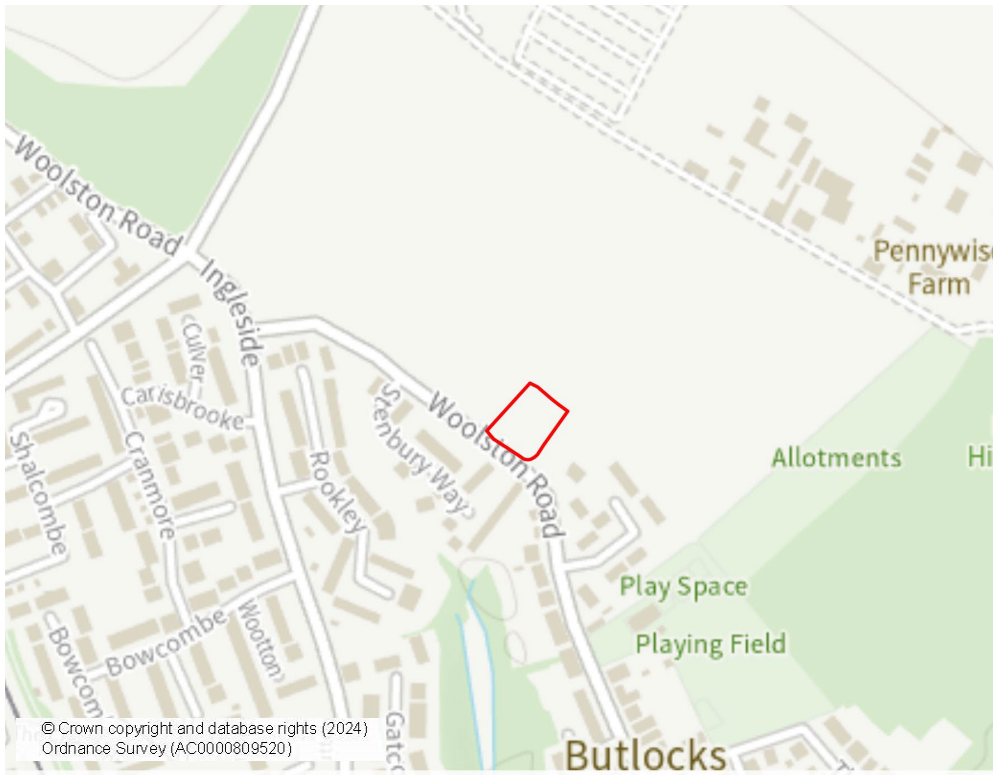
SITE REFERENCE: HOU005	SIZE (ha): 11.01 <i>(Developable area, if given):</i> 8.88	PARISH: Hound
ADDRESS: Land to the east of Grange Road, Netley Abbey		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is north of Butlocks Heath and is bound to the south by Woolston Road and to the west by Grange Road. It is an open green field / agricultural land.</p> <p>Adjacent land use - The site is surrounded to the north by employment land and a caravan park, to the east by allotments and Priors Hill Copse/Hound Grove Ancient Woodland and Site of Importance for Nature Conservation (SINC) beyond. There is residential to the south and Netley Farm Closed Landfill Site SINC lies to the west beyond Grange Road.</p>
Location: Outside but adjacent to urban edge on one side
<p>Relevant Planning History: Application for up to 230 dwellings dismissed at appeal in December 2015 (O/14/75435). Application for up to 230 dwellings refused in September 2016 and appeal withdrawn in October 2017 (O/15/76147)</p> <p>Current planning application - No</p> <p>Previous SLAA reference 10-7-C</p>
<p>Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Netley and Bursledon.</p>

Land Uses Investigated: Housing			
Proposed number of dwellings: 150+ dwellings			
Timescale: Site available within 5 years. yes			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 1
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site submitted by developer			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: HOU006	SIZE (ha): 0.25 <i>(Developable area, if given):0.25</i>	PARISH: Hound
ADDRESS: Site adjacent Roll Call Pub, Woolston Road, Netley Abbey		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is on the edge of Butlocks Heath, bounded to the south by Woolston Road. The site is vacant land in B8 and D2 use.</p> <p>Adjacent land use - There are residential properties to the south of the site. The site is adjacent to the former Roll Call Public House and car park to the east. The site is separated from the wider countryside to the north and east by a mature treeline.</p>
Location: Outside but adjacent to urban edge on two sides
Relevant Planning History: Application for residential dwelling refused in 2017 (F/17/80875)
Current planning application - No
-
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Netley and Bursledon.

Land Uses Investigated: Housing			
Proposed number of dwellings: 7 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 1
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

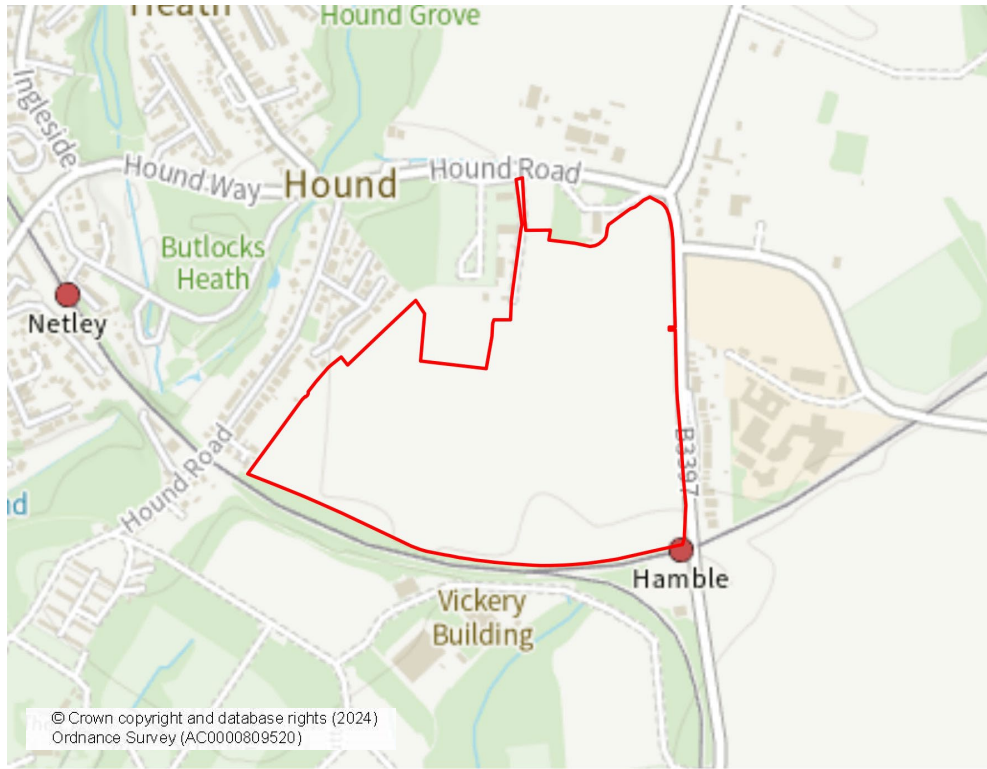
SITE REFERENCE: HOU007	SIZE (ha): 12.00 <i>(Developable area, if given):</i> Not given	PARISH: Hound/Bursledon
ADDRESS: Land West of Hamble Lane, Bursledon		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located to the northeast of Butlocks Heath and is bound to the east by Hamble Lane. The site is in agricultural use with several buildings including a residential property, farmshop, storage buildings and barns.</p> <p>Adjacent land use - There are residential properties to the north and northeast of the site, agricultural land to the east and south. A mix of paddocks, horticulture and agriculture to the east. Priors Hill Brickworks Site of Importance for Nature Conservation (SINC) and Priors Hill Copse/Hound Grove Ancient Woodland and SINC lie to the west. Several sites nearby have also been submitted through call for sites including: Land east of Hamble Lane and Land south of Mallards Road.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 10-19-C

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Bursledon and Hamble.			
Land Uses Investigated: Housing/Mix/Other Environmental Mitigation			
Proposed number of dwellings: 320 dwellings			
Timescale: Site available within 5 years. It will take 3 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Mostly within area
SSSI	Not applicable	Agricultural Land Classification	Grade 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
Site promoter noted restrictive covenants			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: HOU008	SIZE (ha): 23.00 <i>(Developable area, if given):12</i>	PARISH: Hound
ADDRESS: Land at Hamble Lane, Hamble		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is southeast of Hound and is bound to the east by the B3397. It consists of open greenfields which are used as grazing land for horses.</p> <p>Adjacent land use - The site is bound to the south by the railway line with Hamble station adjacent to the southeast. To the east lies Hamble School, Hamble Sports Complex and residential properties. Woodland, sports facilities and West Wood Ancient Woodland and Site of Importance for Nature Conservation lies to the south. Residential properties are situated to the west and the Church of St Mary the Virgin lies to the north.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: Application for up to 2,255 dwellings rejected and dismissed at appeal in November 2016 (O/13/73479)
Current planning application - No
Previous SLAA reference 10-22-C

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Netley and Hamble.			
Land Uses Investigated: Residential/Other Residential/Other Environmental Mitigation			
Proposed number of dwellings: 200 dwellings			
Timescale: Site available within 5 years. It will take 4 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 1 / non-agricultural
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Site is within 50 metres of the Grade II listed Hound Farmhouse and Grade II* listed buildings Church of St Mary, Hound Road. The Royal Victoria Country Park Grade II historic parks and gardens is to the south.	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

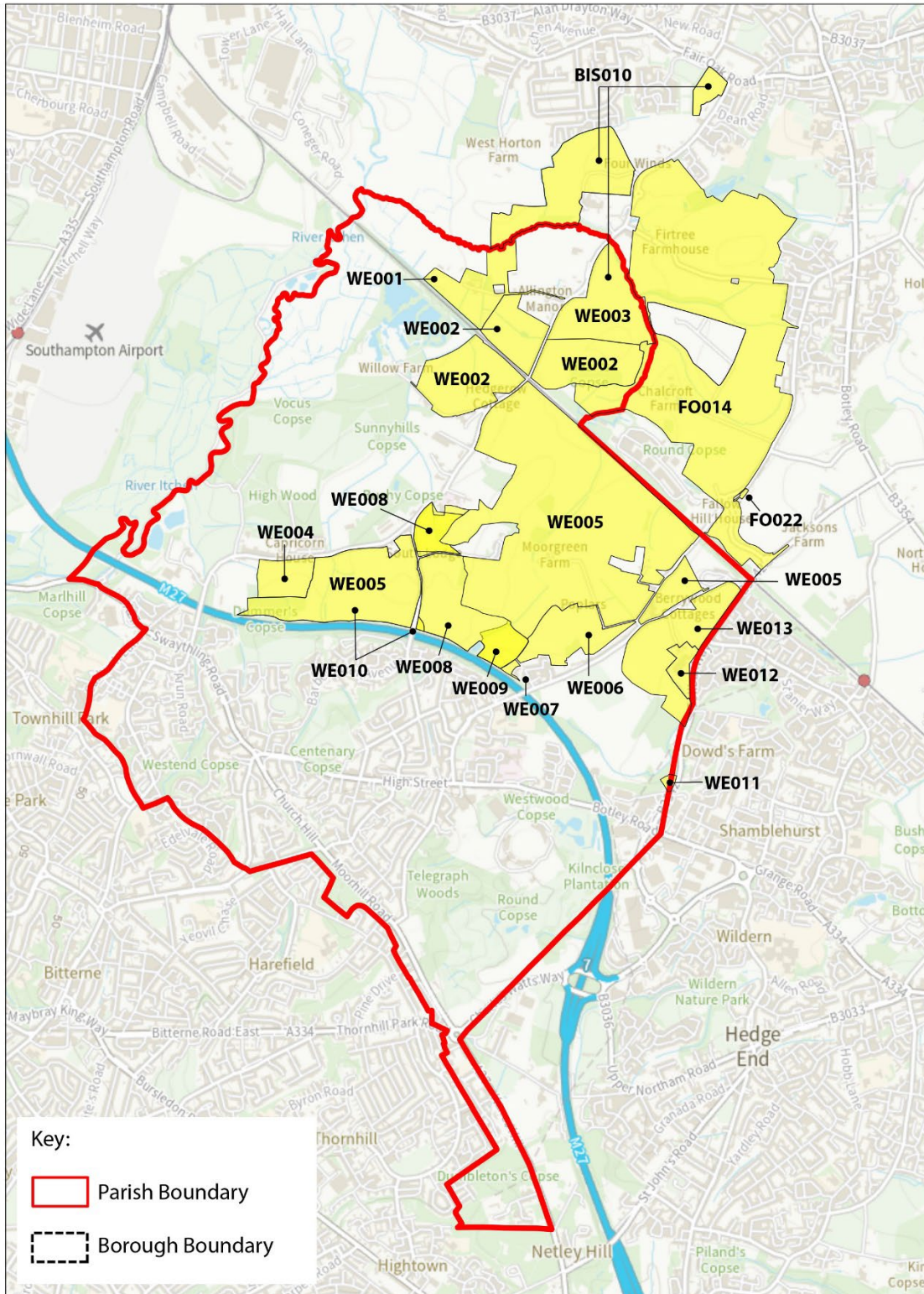
SITE REFERENCE: HOU009	SIZE (ha): (Developable area, if given):N/A	PARISH: Hound
ADDRESS: Land rear of The Framptons, off Grange Road		
REASON FOR ASSESSING: Removed from gap designation following the revised settlement gap study (2020)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
Current land use – The site is north of Netley and north of Grange Road. It consists of green fields, woodland and a pond.
Adjacent land use - The site is surrounded by mature rear gardens to residential properties to the south, new residential development to the west and is bound by West Wood Grange Field Site of Importance for Nature Conservation and Westwood Woodland Park Local Nature Reserve to the north and east.
Location: Outside but adjacent to urban edge on two sides
Relevant Planning History: No planning history Current planning application - No
-
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the Netley Abbey Conservation Area.

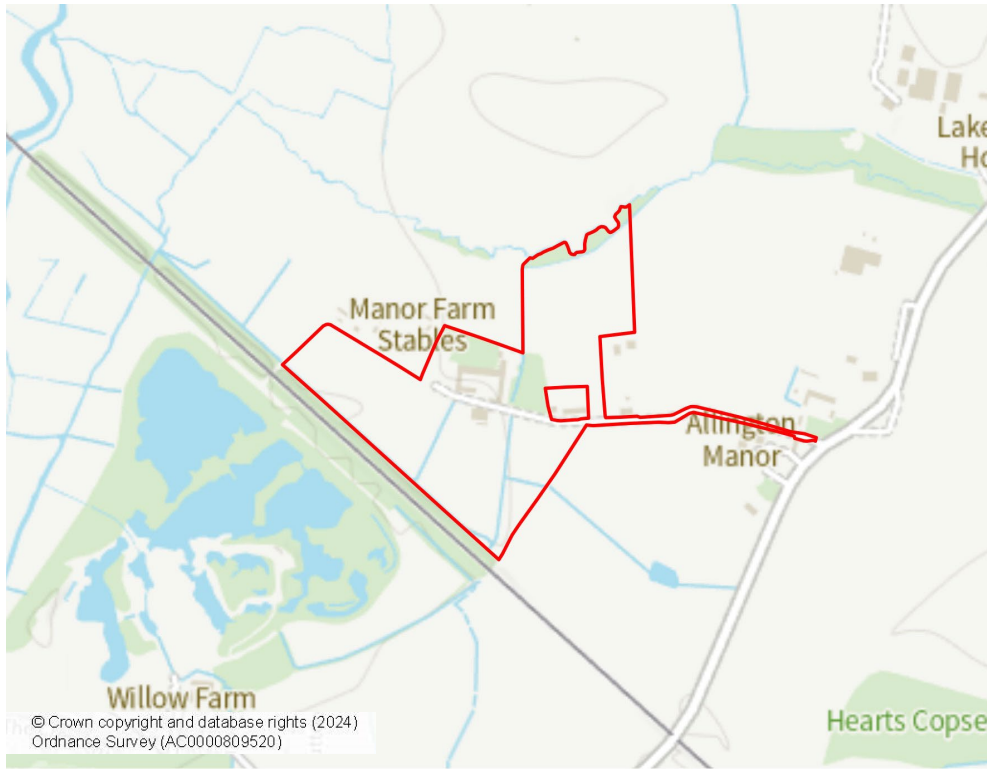
Land Uses Investigated: n/a			
Proposed number of dwellings: n/a			
Timescale: n/a			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Yes, most of site
SSSI	Not applicable	Agricultural Land Classification	Grade 1
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Within the Netley Abbey Conservation Area	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Not known – site identified by Planning policy team			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
Not known			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

Strategic Land Availability Assessment (SLAA) - West End



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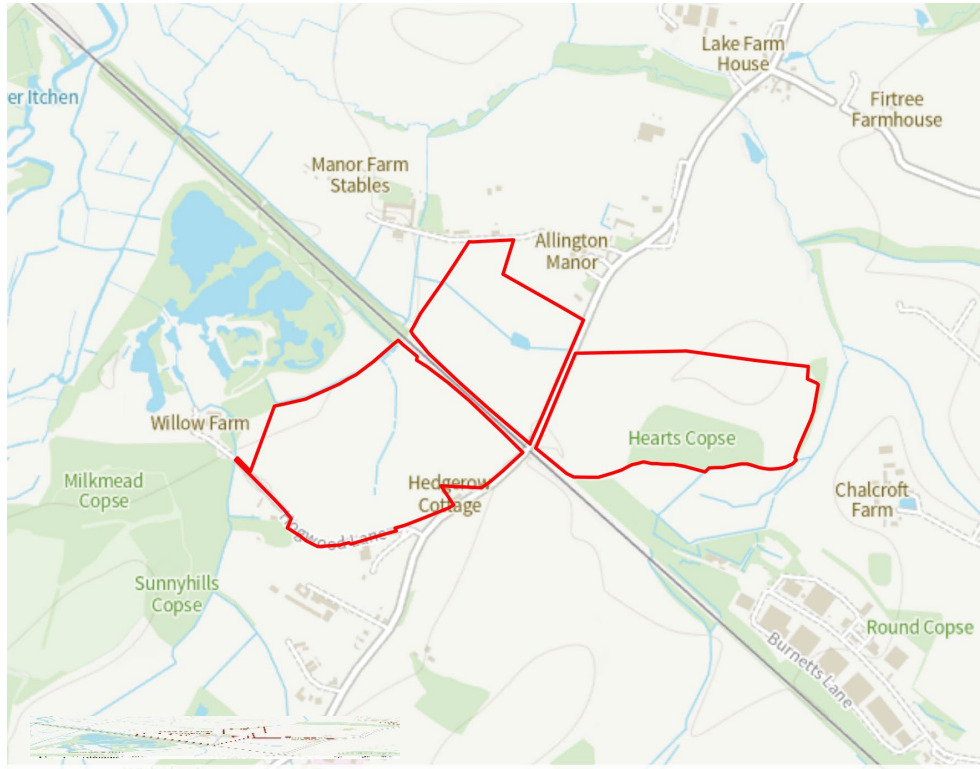
SITE REFERENCE: WE001	SIZE (ha): 11.60 <i>(Developable area, if given): Not given</i>	PARISH: West End
ADDRESS: Land at Allington Manor Farm, Allington Lane		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located to the west of Horton Heath and is accessed off Allington Road. It is bound to the south by the railway line and consists of pasture land and a business park.</p> <p>Adjacent land use - The surrounding land is predominantly agricultural to the north, east and south with some business uses. To the northwest is the River Itchen Site of Special Scientific Interest and Special Area of Conservation. There is an unauthorised gypsy and traveller site adjacent to the site to the north. Sites to the north, east and south have also been submitted as part of the Call for Sites.</p>
Location: Outside urban edge
<p>Relevant Planning History: No relevant planning applications</p> <p>Current planning application - No</p> <p>Previous SLAA reference 2-24-C (part of site)</p>
<p>Status in Local Plan:</p> <p>Site is designated as countryside in the adopted Local Plan 2016-2036.</p>

Land Uses Investigated: Housing/Other Residential/Office/General Industry/Mix/Other Environmental Mitigation			
Proposed number of dwellings: Not given			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zones 2 and 3 in western side of site
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	In safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: TO FOLLOW IN FINAL SLAA	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: WE002	SIZE (ha): 41.08 <i>(Developable area, if given): 32.8</i>	PARISH: West End
ADDRESS: Land North of Allington Lane, West End		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is formerly an agricultural site and is located to the west of Horton Heath. The site is split into three parcels, two to the northwest of the railway line with Allington Lane running between them and the third parcel lies to the west of Allington Lane and south of the railway line.</p> <p>Adjacent land use - The surrounding uses are predominantly agricultural. The site adjoins the Council's One Horton Heath major development site albeit adjacent to an undeveloped part of the site. There are some business uses to the north of the site. The site is adjacent to the Hog Wood & Gravel Pits Site of Importance for Nature Conservation (SINC), and both Allington Lane Pond SINC and Hearts Copse SINC and Ancient Woodland fall within the site. Sites to the east, west and south have also been submitted in the Call for Sites.</p>
Location: Outside but adjacent to the urban edge on two sides
Relevant Planning History: Solar farm with maximum capacity of 27MW permitted July 2024 (F/23/96527)
Current planning application - No
Previous SLAA reference 2-24-C and 11-41-C (part of site)

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Bishopstoke and Fair Oak.			
Land Uses Investigated: Other Environmental Mitigation			
Proposed number of dwellings: Not proposed for housing			
Timescale: Site available within 5 years. It will take less than 1 year to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zones 2 and 3 in southern site
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 3 & 4
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Yes, part of eastern site	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: WE003 (also southern parcel of land in site BIS010)	SIZE (ha): 18.18 (Developable area, if given):8.34	PARISH: West End
ADDRESS: Land east of Allington Lane, Bishopstoke		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
Current land use – The site is located to the west of Horton Heath and is bound by Allington Lane to the west. It is agricultural land and is used for car boot sales. The site includes the majority of Field North of Hearts Row, West End, Site of Importance for Nature Conservation in the eastern side of the site.
Adjacent land use - It is surrounded by agricultural land with a garden centre and some residential properties to the west. One Horton Heath is to the north and east. There are further submitted sites adjacent to the site to the east, west and south.
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No planning history Current planning application - No
Previous SLAA reference 2-24-C

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Housing/Other Environmental Mitigation			
Proposed number of dwellings: 330 dwellings			
Timescale: Site available within 5 years. It will take 4 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zones 2 and 3 along eastern edge
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Mostly within area
SSSI	Not applicable	Agricultural Land Classification	Grades 3 & 4
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: TO FOLLOW IN FINAL SLAA	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

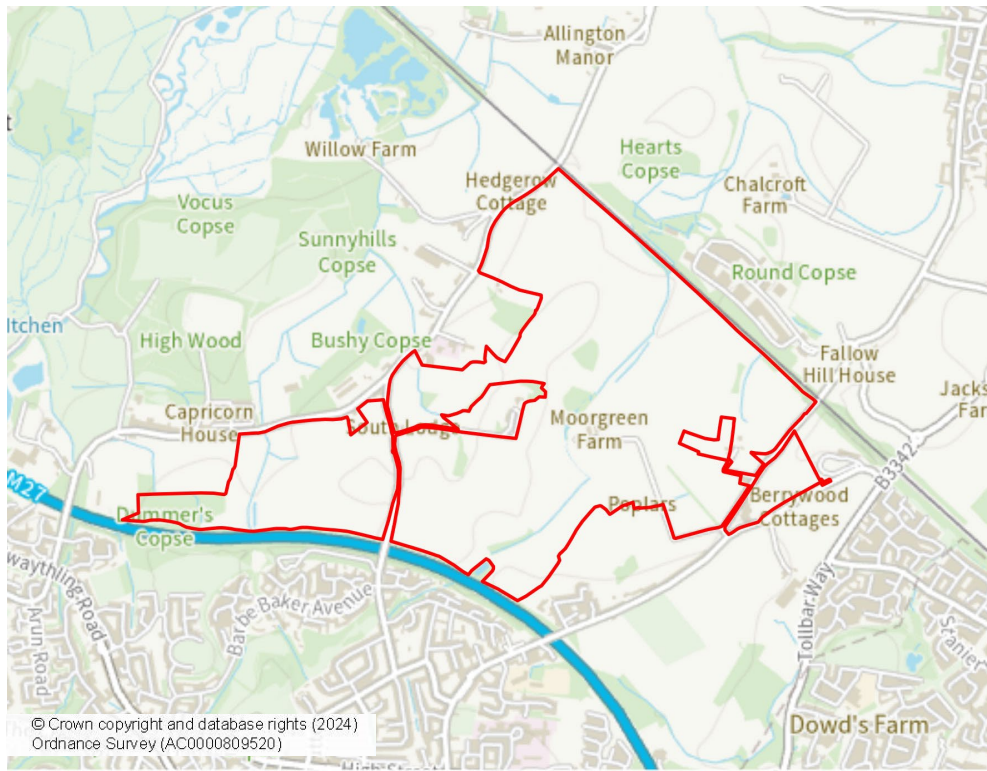
SITE REFERENCE: WE004	SIZE (ha): 6.52 <i>(Developable area, if given):</i> 3.85	PARISH: West End
ADDRESS: Land at Allington Lane, West End		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural grazing land south of Allington Lane. It is adjoined by Dummer's Copse Site of Importance for Nature Conservation (SINC) and Ancient Woodland to the south with the M27 beyond.</p> <p>Adjacent land use - The site is surrounded by residential properties to the north and agricultural land to the east and west. Itchen Valley Country Park SINC sits to the north of the site. The land directly to the south (including Dummer's Copse SINC) and east have been submitted through the call for sites.</p>
Location: Outside urban edge
Relevant Planning History: No planning history Current planning application - No
Previous SLAA reference 11-23-C

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Bishopstoke and Fair Oak.			
Land Uses Investigated: Housing/Other Residential			
Proposed number of dwellings: 135 dwellings			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zones 2 and 3 through centre of site
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Partly in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: WE005 (see also individual sites WE008, WE009, WE010)	SIZE (ha): 168.00 (Developable area, if given):100	PARISH: West End
ADDRESS: Land north of M27 and southeast of Allington Lane / Allington Garden Village		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is a large area of land to the southwest of Horton Heath. It is bound to the northwest by Allington Lane, to the east by a railway line and to the southwest by the M27. The land is predominantly in agricultural / pastoral use with some residential and agricultural buildings.</p> <p>Adjacent land use - The site is surrounded by the Itchen Valley Country Park to the west, residential properties to the south beyond the M27 and residential and agricultural land to the east. To the north beyond the railway line lies Chalcroft Distribution Park Site of Importance for Nature Conservation (SINC) with employment uses beyond. Three SINC's fall within the site: Meadow adjacent to Home Covert, Home Covert, West End and Dummer's Copse North. Several nearby sites and parts of the wider site have also been submitted including: Land west of Tollbar Way, Hedge End, Land at Allington Lane, West End and Rydell Mount, Land off Moorgreen Road, West End.</p>
Location: Outside urban edge
Relevant Planning History: No relevant planning applications
Current planning application – None relevant
Previous SLAA reference 11-46-C (part of site)

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Hedge End and West End.			
Land Uses Investigated: Housing/Other Residential/Office/General Industry/Retail/Mix/Other Environmental Mitigation			
Proposed number of dwellings: 3,000 dwellings			
Timescale: Site available in 5-10 years. It will take approximately 12 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zones 2 and 3 along streams through site
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Very small part of site within area
SSSI	Not applicable	Agricultural Land Classification	Grades 3 & 2
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Yes, area at western part of site	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes, area and individual TPOs across the site	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Moorgreen Farmhouse and granary are grade II listed buildings within the site. Winslowe House historic park and garden is located in the centre of the site (area excluded from site). Allington Manor is nearby.	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: WE006	SIZE (ha): 12.00 <i>(Developable area, if given):10</i>	PARISH: West End
ADDRESS: Rydall Mount, Land off Moorgreen Road, West End		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
Current land use – The site is located to the west of Horton Heath and is east of the M27 and north of Moorgreen Road. The site is pasture land.
Adjacent land use - The site is surrounded by agricultural / pastoral land to the north and east, residential properties to the south and to the west beyond the M27. Several nearby sites have also been submitted through the call for sites process including Land north of M27 and southeast of Allington Lane.
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 11-28-C
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing			
Proposed number of dwellings: 200 dwellings / 200 beds supported housing			
Timescale: Site available within 5 years. It will take 10 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 3 & 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

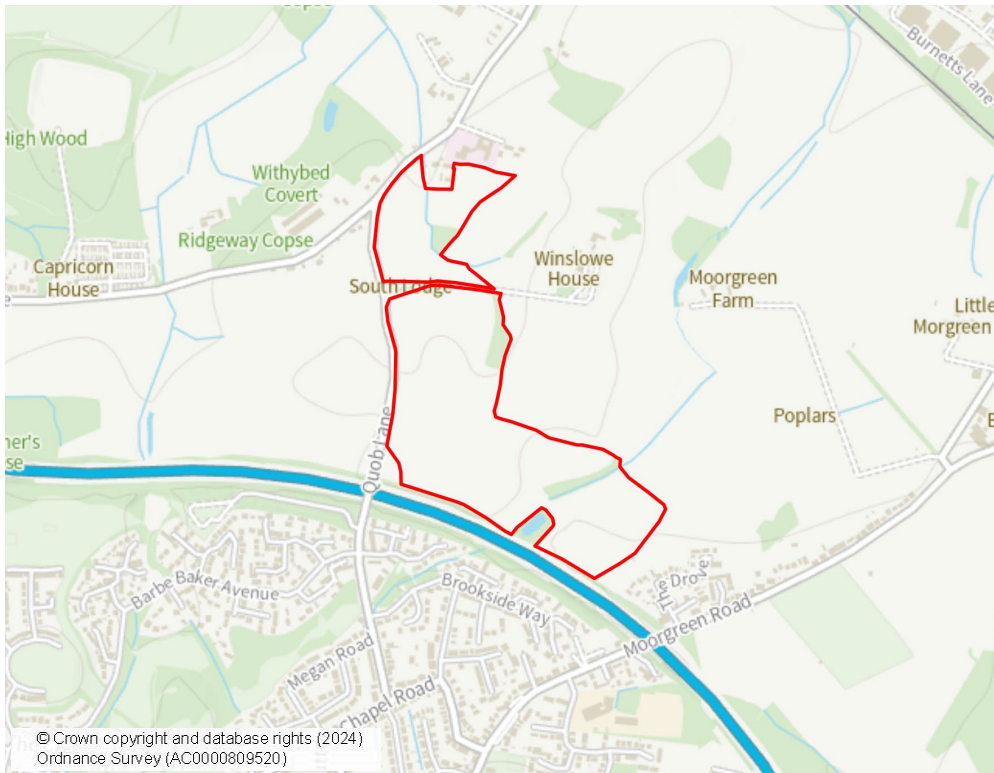
SITE REFERENCE: WE007	SIZE (ha): 0.47 <i>(Developable area, if given):</i> 0.42	PARISH: West End
ADDRESS: Land off The Drove, Moorgreen Road, West End		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is vacant, former agricultural land to the north of West End. There are two small storage buildings on the site.</p> <p>Adjacent land use - The site is bounded by the M27 motorway to the south. Sites to the north and east have also been submitted through the call for sites process including the strategic site Land north of M27 and southeast of Allington Lane and individual sites at Rydell Mount and Land at Quob Farm.</p>
Location: Outside but adjacent to urban edge on two sides
Relevant Planning History: No relevant planning applications
Current planning application - No
Previous SLAA reference 11-26-C
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing (C3)			
Proposed number of dwellings: 8 dwellings			
Timescale: Availability not stated.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grade 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: WE008 (See also WE009)	SIZE (ha): 24.37 (Developable area, if given):20	PARISH: West End
ADDRESS: Land east of Quob Lane, West End		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land to the west of Horton Heath. It is bound to the west by Quob Lane and to the south by the M27. The site comprises two parcels of land and is split by a residential property and small track road off Quob Lane. Winslowe House Meadow Site of Importance for Nature Conservation is adjacent to the site to the east. The site is part of a larger site submitted in the Call for Sites process, WE008.</p> <p>Adjacent land use - The site is bound to the north, east and west by agricultural land and residential to the south beyond the M27. Several nearby sites have also been submitted through the call for sites process including Land south of Allington Lane and Land north of M27 and southeast of Allington Lane and Rydell Mount.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No planning history
Current planning application - No
Previous SLAA reference 11-46-C (part of site)

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 500 dwellings			
Timescale: Site available within 5 years and in 5-10 years. It will take 7 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Small area of flood zone 3 through site
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 2 & 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

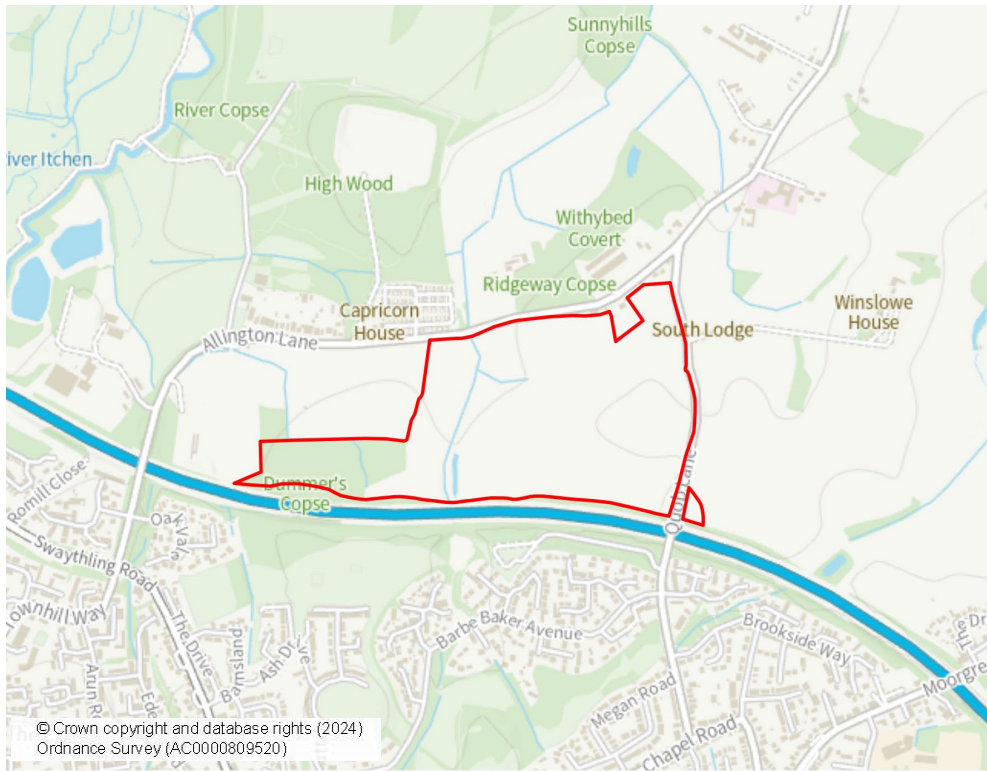
SITE REFERENCE: WE009 (eastern part of site WE008)	SIZE (ha): 4.70 (Developable area, if given):3	PARISH: West End
ADDRESS: Land at Quob Farm. Moorgreen Road, West End		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land to the north of West End. It is accessed by a track from The Drive, off Moorgreen Road. It is bound to the south by the M27. The site is part of a larger site submitted in the Call for Sites process, WE008.</p> <p>Adjacent land use - The site is bound to the north and west by land in agricultural and equine use with residential nearby to the east and south (beyond the M27). Land to the north, west and east has also been submitted through the call for sites process including the remainder of the site 'Land east of Quob Lane', 'Land north M27 and southeast of Allington Lane', 'Rydell Mount' and 'Land off The Drive'.</p>
Location: Outside but adjacent to the urban edge on one side
Relevant Planning History: No planning history
Current planning application - No
Previous SLAA reference 11-46-C (part of site)
Status in Local Plan:
Site is designated as countryside in the adopted Local Plan 2016-2036.

Land Uses Investigated: Housing			
Proposed number of dwellings: 100 dwellings			
Timescale: Site available within 5 years. It will take 7 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Small area of flood zone 3 through site
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 2, 3 & 4
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Not applicable	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

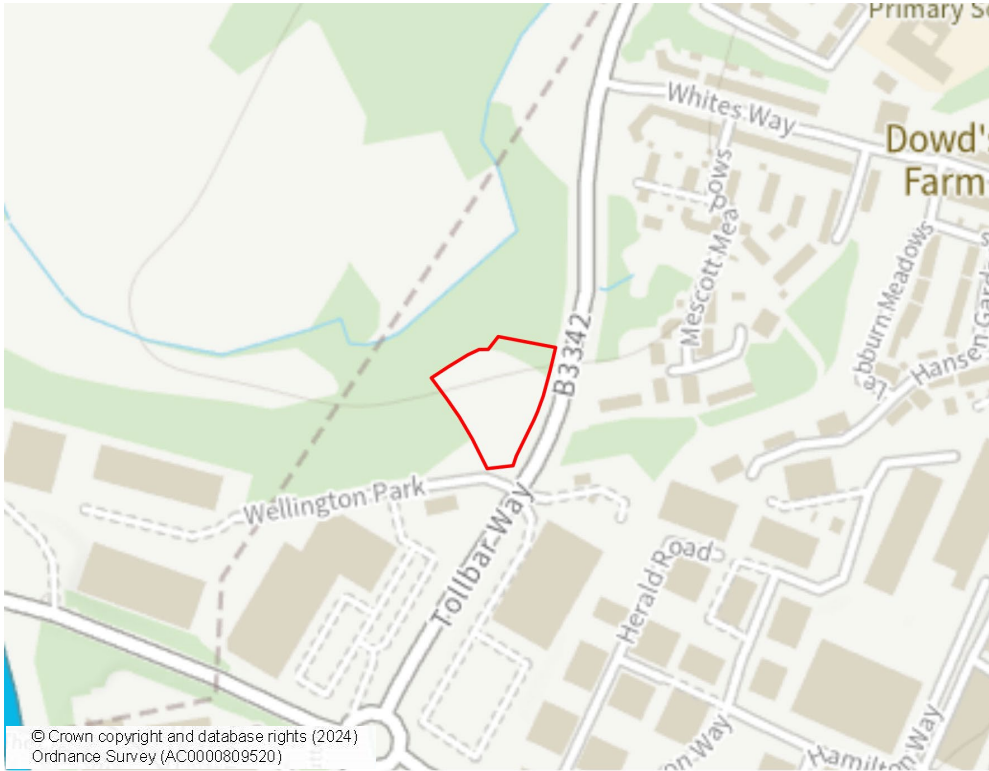
SITE REFERENCE: WE010	SIZE (ha): 29.50 <i>(Developable area, if given): Not given</i>	PARISH: West End
ADDRESS: Land south of Allington Lane (Hatch Farm) Allington Lane, West End		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is agricultural land to the west of Horton Heath. It is bound to the south by the M27, the east by Quob Lane and the north by Allington Lane. The site is part of a larger site submitted in the Call for Sites process, WE008.</p> <p>Adjacent land use - The site is surrounded by agricultural land to the west and east. To the north are a small number of residential properties, beyond Allington Road lies Withybed Covert/Ridgeway Copse Site of Importance for Nature Conservation (SINC) and a poultry farm. The site is bound by Dummer's Copse North SINC and Ancient Woodland to the southwest. Beyond the M27 to the south lies residential, a cemetery and public park.</p>
Location: Outside urban edge
Relevant Planning History: No relevant planning applications Current planning application - No
Previous SLAA reference 11-46-C (part of site)

Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 600 dwellings			
Timescale: Site available within 5 years and in 5-10 years. It will take 6 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zones 2 and 3 along streams through site
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Small part of site within area
SSSI	Not applicable	Agricultural Land Classification	Grades 2, 3 & 4
SINC, LNR	Yes	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Yes, area at western part of site	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes, area and individual TPOs across the site	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

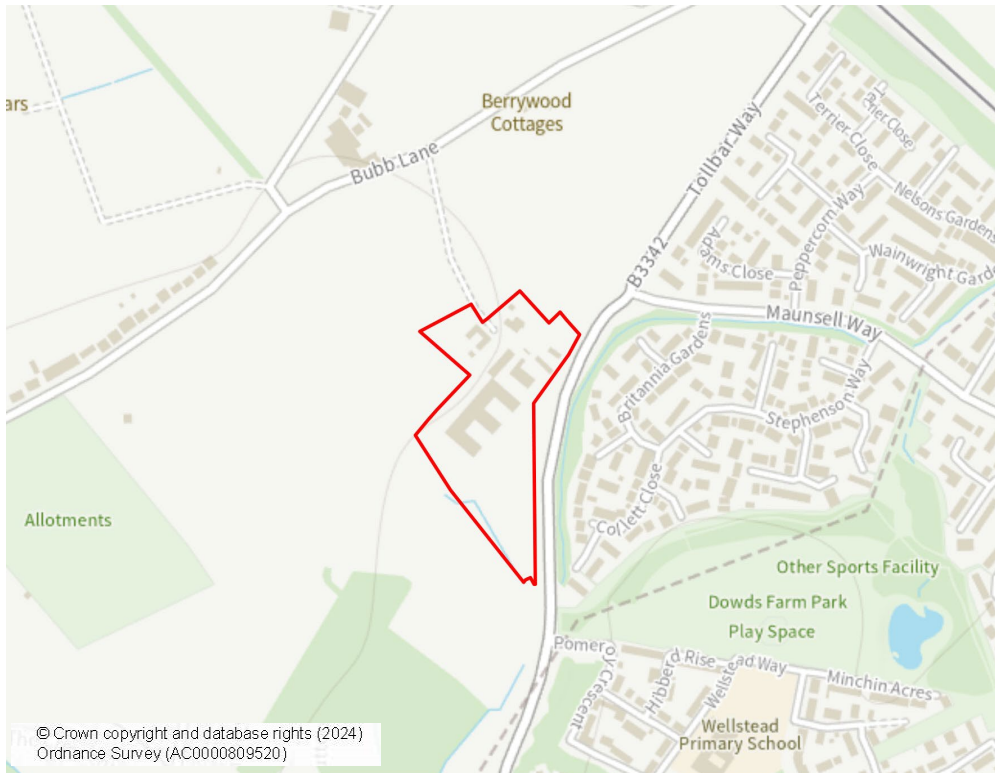
SITE REFERENCE: WE011	SIZE (ha): 0.53 <i>(Developable area, if given):0.5</i>	PARISH: West End
ADDRESS: Dowds Field, Land at junction of Wellington Park and Tollbar Way, Hedge End		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is a single field in Hedge End. It is located to the north of Wellington Park retail park and to the west of Tollbar Way.</p> <p>Adjacent land use - The site is bound to the north and west by Moorgreen Meadows Site of Special Scientific Interest and Site of Importance for Nature Conservation. To the south is Wellington Park, which includes retail, food and drink and employment uses. There are residential properties to the east.</p>
Location: Outside but adjacent to urban edge on one side
Relevant Planning History: No relevant planning applications Current planning application - No
-
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036.


Land Uses Investigated: Housing/Other Residential/Office/General Industry/Retail			
Proposed number of dwellings: Not given			
Timescale: Availability not stated.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	No
Settlement Gap	No	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Yes	Agricultural Land Classification	Grade 2
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes, southern edge of site	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: WE012	SIZE (ha): 3.32 (Developable area, if given):3	PARISH: West End
ADDRESS: Berrywood Business Village, Tollbar Way, Hedge End		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		



SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER
Site Description & Character of Surrounding Area:
<p>Current land use – The site is located to the west of Hedge End and is bound to the east by Tollbar Way (B3342). It is home to Berrywood Business Village with a mix of commercial and business services and residential.</p> <p>Adjacent land use - The site is surrounded by agricultural land to the north, east and south. Residential properties are sited to the west beyond Tollbar Way. The land adjacent to the site to the south, east and north (Land west of Tollbar Way, Hedge End) has also been put forward through the call for sites process. Moorgreen Meadows Site of Special Scientific Interest and Site of Importance for Nature Conservation lies to the south beyond agricultural land.</p>
Location: Partly within urban edge
Relevant Planning History: No relevant planning applications
Current planning application - No
-

Status in Local Plan: Site is partly within the urban edge in the adopted Local Plan 2016-2036. The part of the site outside is in countryside and within the settlement gap between West End and Hedge End.			
Land Uses Investigated: Housing/Other Residential/Office/General Industry/Retail/Mix			
Proposed number of dwellings: Not given			
Timescale: Site available within 5 years. It will take 2 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Majority of site within urban edge	Flood risk	Flood zone 3 on southern edge
Settlement Gap	In part	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 2 & 3
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Individual TPO trees to north of site	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is partly within the urban edge. Part of the site is currently designated as a settlement gap and a policy change would be necessary for this part of the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			

SITE REFERENCE: WE013	SIZE (ha): 18.80 <i>(Developable area, if given):</i> Not given	PARISH: West End
ADDRESS: Land west of Tollbar Way, Hedge End		
REASON FOR ASSESSING: Site submitted in the Call for Sites (2023)		
		
SITE DETAILS & PROPOSED DEVELOPMENT BY DEVELOPER/LANDOWNER		
Site Description & Character of Surrounding Area:		
<p>Current land use – The site is to the west of Hedge End and is bound by Tollbar Way to the east and Moorgreen Road to the north. Berrywood Business Village is adjacent to the site to the east and has also been submitted through the call for sites. The site is agricultural land with grazing and equestrian paddocks.</p> <p>Adjacent land use - The site is surrounded by agricultural land to the west and south. Moorgreen Meadows Site of Special Scientific Interest and Site of Importance for Nature Conservation bounds the site to the south. There are also allotments to the south with countryside and the M27 beyond. To the east are residential properties at Dowds Farm Park. Bubb Lane bounds the site to the north with a railway line. Several sites to the north have also been submitted through the call for sites process including: Land north of M27 and southeast of Allington Lane.</p>		
Location: Outside but adjacent to urban edge on one side		
Relevant Planning History: Applications for up to 328 dwellings (O/14/75166) and for up to 200 dwellings (O/15/77112) were dismissed at appeal in May 2016 and September 2017. An application for up to 140 dwellings was withdrawn by the applicant in October 2017 (O/17/9995).		
Current planning application - No		

Previous SLAA reference 11-7-C and 11-8-C			
Status in Local Plan: Site is designated as countryside in the adopted Local Plan 2016-2036. It is within the settlement gap between Hedge End and West End.			
Land Uses Investigated: Housing			
Proposed number of dwellings: 200 dwellings			
Timescale: Site available within 5 years. It will take within 5 years to develop the site.			
To follow in final SLAA		Existing Dwellings on Site:	
Density (dph):			
Net Residential:			
Loss of Employment:			
SUITABILITY AND CONSTRAINTS:			
CONSTRAINTS			
Countryside	Yes	Flood risk	Flood zone 3 on southern edge
Settlement Gap	Yes	AQMA	No
SPA/SAC/Ramsar sites	Not applicable	Minerals and waste safeguarding	Not in safeguarding area
SSSI	Not applicable	Agricultural Land Classification	Grades 3 & 2
SINC, LNR	Not applicable	Utilities infrastructure	<i>TO FOLLOW IN FINAL SLAA</i>
Ancient woodland	Not applicable	Significant Noise Generating Uses	<i>TO FOLLOW IN FINAL SLAA</i>
Tree Preservation Orders / areas	Yes, individual and area TPOs	Contamination	<i>TO FOLLOW IN FINAL SLAA</i>
Designated heritage assets	Not applicable	Access issues	<i>TO FOLLOW IN FINAL SLAA</i>
Non-designated heritage assets	Not applicable	Other: <i>TO FOLLOW IN FINAL SLAA</i>	
SUITABILITY FOR FUTURE ASSESSMENT (planning issues)			
The site is outside the urban edge. As the site is within the currently defined settlement gap, a policy change would be necessary in order for the site to be developed.			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
AVAILABILITY (legal/ownership issues)			
Site promoted by landowner			
MORE DETAIL TO FOLLOW IN FINAL SLAA			
ACHIEVABILITY (economic viability, market factors and delivery issues)			
No legal constraints identified by promoter			
MORE DETAIL TO FOLLOW IN FINAL SLAA			



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