

Botley Parish

Neighbourhood Plan

Date 2016 – 2036

Appendix 5

- *(a) & (b) Botley Neighbourhood Plan Site Assessments*

NB: Appendix 5 (a) is only available electronically.

Site ref and location
Allocated in Local Plan
Size of site (hectares)
Potential nos of dwellings (30 dph unless stated)
Deliverability - landowner willing to release the site
Is site in the Green Belt?
ASSESSMENT OF HIGH LEVEL ISSUES THAT COULD PREVENT DEVELOPMENT
Flooding
Within Flood zone 1, 2 or 3 (low risk)
Surface water flooding issues
Access
Vehicular access to highway
Biodiversity
European designated sites - SAC/SPA/Ramsar
National designated sites - Site of Special Scientific Interest (SSSI)
Sites of national importance - ancient woodland
SUMMARY OF HIGH LEVEL ISSUES ASSESSMENT

DETAILED SITE ASSESSMENT
Context
Current and previous uses (mixed use or previously developed land)
Surrounding land uses
General character - open countryside/rural/suburban
Topography - flat/sloping or undulating/steep gradient
Housing
Able to accommodate affordable housing
Able to provide a range of housing types, sizes and tenures
Community Facilities and Access to Services
Distance to schools (primary and secondary)
Distance to town centre/shop(s)
Distance to open space/recreation facilities
Loss of community/recreation facilities/cultural
Opportunity to provide open space/ recreation/ community facility
Biodiversity
Local designation - SNCI/LNR/BOA
Tree Preservation Order (within site/ boundary)
Opportunity to enhance biodiversity and green infrastructure
Landscape
Views into site (wide/framed/screened/long/short)
Views out of the site (wide/framed/screened/long/short)
Opportunity to enhance landscape
Heritage
Any listed buildings within/close to site
Conservation Area - within or nearby
Any Scheduled Monument within/close to site
Transport
Distance to railway station
Site potential to generate significant additional traffic/congestion
Pedestrian access
Public rights of way (PROW) present
Access by bike
Environmental Quality
Water quality issues

Light Green

Dark Green

SHLAA-3-1-U Woodhouse Lane and Grange Rd

yes - site allocated in local plan for employment

no

no

no

This site is designated in the SHLAA for commercial use, therefore not assessed for residential development within the neighbourhood Plan

no issues / neutral impact



some positive impact likely although unlikely to be significant



significant positive impact through development of the site

SHLAA-3-2-U High Street, Botley

0.3 ha
35

no

no

Zone 1

this site is not available and has therefore not been assessed any further within the Neighbourhood Plan

SHLAA-3-4-C Land North of Hedge End
15.67
30
yes
no
Zone 3 at Ford Brook
yes at Ford Brook
Potential direct vehicular access from Bubb Lane or Winchester Road, which may require some upgrading. A number of options need to be assessed including potential public transport / pedestrian / cycle connections to Hedge End and Botley depending on scale of development
No
Alder strip SINC within 25m of SE boundary
No
The whole site is designated as countryside and within the local gap in the adopted Local Plan 2001-2011 and draft local Plan 2011-2029. The draft Local Plan 2011-2029 included a proposed junction improvement at the Botley Road / Bubb and roundabout to the north east of the site. Therefore this site has not been assessed further within the neighbourhood Plan as the plan strongly supports the retention of this countryside gap

SHLAA-3-7-C Between Maddoxford Lane and Crows Nest Lane

allocated in local Plan

Planning permission already granted - therefore not included within the Neighbourhood Plan as an allocation

SHLAA-3-8-C Land West of Uplands Farm

allocated in local Plan

Allocated in Local Plan

SHLAA-3-10-C Land East of Brook Lane
4.45
30
unknown
no
Flood Zone 1
no
The site abuts Brook Lane, which provides vehicular access to the area. On the northern boundary of the site is a public footpath. The quality of the highway infrastructure to support development is substandard however
no
no
no
The site is in open countryside and adjoins the Botley Conservation Area. This conflicts with the stated Vision and Objectives of the Neighbourhood Plan. Access to the site is poor and any development would require significant infrastructure to improve this. this site is also in the Local Gap between hedge End and Botley which is retained in policy within the Neighbourhood Plan. It is therefore unsuitable for allocation

SHLAA-3-11-C Land East and West of Church Lane
33
30
unknown
no
Flood Zone 1 - eastern site boundary within Zones 1 and 3
no
The site straddles Church Lane, which provides vehicular access to the area. There are no dedicated pedestrian links between the site and nearby settlements. The quality of the infrastructure to support development is substandard and would need further improvement
RAMSAR eastern edge of site
SINC on northwestern part of the site / eastern edge
SSSI eastern edge of site
The site is not known to be available and is totally within the Botley Conservation Area and is an area of open countryside with numerous statutory designations. This would require a change of policy to allow development. In addition, as this site greenfield, there would need to be significant mitigation to minimise the potential impacts on wildlife. Therefore, it does not meet the Vision and Objectives identified for the Neighbourhood Plan and is unsuitable for allocation

SHLAA-3-14-C Land East of Precosa Road
22.8
35
yes
no
Flood Zone 1
no
yes, pedestrian and vehicle access from Maris Road
no
no
no
This site is located within an area of sensitivity with regard to landscape character. It is also situated within a local gap which is contrary to the policies within the Neighbourhood Plan. Therefore this site is deemed to be unsuitable for allocation within the Neighbourhood Plan. Two previous planning applications hve been refused on this site.

SHLAA-3-17-C Land North of Marls Road
3.7
35
unknown
no
northern part of site within Flood Zone 2 and 3
no
pedestrian and vehicle access from Marls Road, however significant improvements would be required to support any new development
within 25m of tributary
no
no
The site is within a highly sensitive landscape area and occupies a sensitive location within the gap between Botley and Hedge End. In addition, an oil pipeline runs under the eastern part of the site. As this would cause coalescence between Hedge End and Botley, this site is not in conformity with the Neighbourhood Plan. Therefore this site is unsuitable for allocation within the Neighbourhood Plan

SHLAA-3-18-C Land West of Cobbett Way
2.84
30
yes
no
Flood zone 2 & 3 northern part of site
yes - local evidence for surface water flooding
Potential direct access from Broad Oak and the eastern end of the site from Cobbett Way, however this is a dangerous access
within 25m of tributary
no
no
The site is within a highly sensitive landscape character area and occupies a sensitive location in the gap between Botley and Hedge End. The loss of this gap is contrary to policies within the Neighbourhood Plan. Therefore this site is unsuitable for allocation within the Neighbourhood Plan

SHLAA-3-19-C Garage off Brook Road
0.58
30
unknown
no
East and south of site in Flood Zone 2 and 3
no
yes
no
no
no
The majority of the site is within Flood Zone 2, however a significant amount is within Flood Zone 3 making it unsuitable for housing. It is a brownfield site and could be suitable for possible redevelopment for employment use if the flood risk is addressed. However, it is unsuitable for allocation for housing within the Neighbourhood Plan

SHLAA-3-20-C Woodhill School
1.25
30
yes
no
Western edge in Flood Zone 2 and 3,
local surface water flooding
currently poor access but can be mitigated with new entrance
within 25m of tributary
no
no
Access to this site is tricky and would need to be modified in order to accommodate development. The site was initially outside the urban edge of Botley however has since been removed from the countryside gap allowing it to be developed without a change of policy. The site offers the potential to deliver a small, low density residential development capable of delivering an increase in percentage of affordable housing. This site could also deliver an overflow car park for the Botley Centre.

until September 2019 this site was an educational establishment
residential / recreation ground and countryside
farmland and woodland
flat
yes
yes
400m and 1.5km
640m
400m
no
yes
no
yes on the boundary
yes
yes
yes, Brook House Grade II listed. This building would easily be incorporated into the overall site and could be converted to residential dwellings
no
no
1.5km
Development on this site will generate additional traffic. It is therefore necessary to ensure the access point for ingress and egress of traffic is sited suitably and safely. This can be achieved from Brook Lane or directly into the current car park from the unused entrance on High Street.
yes
400m to nearest footpath and 430m to nearest bridleway
yes
no

no
no
Grade 2 / 3
unlikely
yes
local gap removed
neutral
yes
yes
local gap removed therefore now with the urban edge
This site is very well located and will deliver the small scale development proposed through the Neighbourhood Plan. It is suitable to provide a higher percentage of affordable housing and can therefore make a significant contribution towards addressing this aspect of housing need within Botley. Although the SLAA identifies this site within the Countryside gap, it has since been removed, as the land east of Brook Lane is considered to have no potential to contribute towards the functioning of the gap.

SHLAA-3-21-C Woodhill School
1.87
30
yes
no
South and West of site in Flood Zones 2 and 3,
local surface water flooding
currently poor access but can be mitigated with new entrance
within 25m of tributary
no
no
Access to this site is tricky and would need to be modified in order to accommodate development. The site was initially allocated outside the urban edge of Botley however has since been removed from the countryside gap allowing it to be developed without a change of policy. The site offers the potential to deliver a small, low density residential development capable of delivering an increase in percentage of affordable housing. This site could also deliver an overflow car park for the Botley Centre.

until September 2019 this site was an educational establishment
residential / recreation ground and countryside
farmland and woodland
flat
yes
yes
420m and 1.6
600m
190m
no
yes
no
yes on the boundary
yes
yes
yes, Brook House Grade II listed. This building would easily be incorporated into the overall site and could be converted to residential dwellings
no
no
Development on this site will generate additional traffic. It is therefore necessary to ensure the access point for ingress and egress of traffic is sited suitably and safely. This can be achieved from Brook Lane or directly into the current car park from the unused entrance on High Street.
no, however there is potential for it to be provided from the northern portion of this site
530m to nearest footpath
yes
no

no
no
Grade 3
low likelihood
yes
local gap removed
neutral
yes
yes
local gap removed therefore now with the urban edge
This site is very well located and will deliver the small scale development proposed through the Neighbourhood Plan. It is suitable to provide a higher percentage of affordable housing and can therefore make a significant contribution towards addressing this aspect of housing need within Botley. Although the SLAA identifies this site within the Countryside gap, it has since been removed as, the land east of Brook Lane is considered to have no potential to contribute towards the functioning of the gap.

SHLAA-3-22-U North of BroadOak and west of Holmesland Lane
9.2
30
yes
no
Flood Zones 2 / 3 to west of site
no
yes, via Holmesland Lane
within 25m of tributary
no
wood SINC
the whole of this site lies within the Hedge End Botley Gap which is counter to the policies within the neighbourhood Plan. Therefore it is considered unsuitable for allocation within the Neighbourhood Plan

SHLAA-3-23-C Land South of Winchester Road
1.8
30
yes
no
Flood Zone 1
no
potential direct access from Winchester Road
no
no
no
Although this site has no higher level restriction, it was placed within the Local Gap during the examination process of the Local Plan. However, in the Main Modifications to the Local Plan (May 2021) this has been withdrawn. Botley Parish Council are lobbying to have this countryside gap re-instated and if successful, this site would be contrary to the Policies within the Neighbourhood Plan. This site also has issues with noise from the local railway line and would require mitigation to reduce this.

Formerly part of the SDA area of search. Planning permission for 680 dwellings adjacent to the NW of the site permitted at appeal Nov 2016
development
open countryside
undulating farmland
yes
yes
1.1km and 1.7km
1.3km
1.2km
no
yes
no
no
no
no
no
no
1.3km
small increase in traffic
potential
370m to footpath
potential
no

no
yes
Grade 3
medium likelihood on NW boundary / low likelihood SW boundary
yes
yes
possible use is employment
yes
reasonable distance
no
This site meets a number of the criteria required though the neighbourhood Plan policies, however it is in the countryside. Although this countryside gap has been removed in the Main Modifications to the Eastleigh Borough Local Plan (May 2021) the Parish Council and the Neighbourhood Plan Steering Committee are challenging this decision. This Neighbourhood Plan allocates this as a countryside gap. Therefore this site is unsuitable to allocation within the neighbourhood Plan.

SHLAA-3-24-C Land Adjacent to Peartree Public House
0.23
30
unknown
no
Flood Zone 1
no
Potential direct access from Winchester Road or the Pear Tree car park
no
no
no
Superficially, this site seems to have potential for lower level assessment, however as it has been designated an ACV (Asset of Community Value) it would be contradictory to allocate this site within the Neighbourhood Plan

SHLAA-3-27-C Grange Road
3.2
35
yes
no
Flood Zone 1
no
Direct Access from the adjacent A334, Broad Oak and Woodhouse Lane
no
no
no
This site is situated within the Local Gap and is therefore contrary to policies within the neighbourhood Plan. It is therefore inappropriate for allocation.

SHLAA-3-28-C Land South of Snakemore Lane
5.2
yes
no
Eastern boundary is in Flood Zone 2 / 3
yes
no
no
Chalcroft Priority Biodiversity Lonk
no
this site would lead to the coalescence of Boorley Green and Horton Heath. As such, it is contrary to the policies within the Neighbourhood Plan and considered unsuitable for allocation

SHLAA-3-30-C Land at Denhams Corner	SHLAA-3-31-C Land at Ford Lake
24.6	1.3
	n/a
yes	yes
no	no
Eastern boundary in Flood Zone 2 / 3	Flood zone 1
yes	some on eastern boundary
potential direct access from the north from Snakemoor Lane and to the south west from Winchester Road	from B3354 Winchester Road
no	no
Chalcroft Priority Biodiversity Link	Chalcroft Biodiversity Link
yes Scorey,'s Copse (ancient Woodland) and SINC (Scoreys Copse Rush Pasture)	SINC on part of site
The Northern part of this site lies within the Fair Oak and Horton Heath Parish. therefore only the parts relating to Botley Parish have been considered within this assessment. This site is subject to environmental constraints associated with nature conservation designations and any development would encroach on mitigation buffers. Access to the site is also an issue as it lies a considerable distance from the strategic highway network. In addition, if developed, this site would further erode the countryside gap between Horton Heath and Botley. therefore it is considered unsuitable for allocation within the Neighbourhood Plan	More than half of the site is designated as a SINC and the whole site is in the countryside. Permission has been granted on a large tract of land close to this site therefore this site has greater importance to prevent coalescence between Botley and Hedge End. For this reason, it is unsuitable for allocation within the Neighbourhood Plan

SHLAA-3-32-C Land North of Grange Road
3.6
30
yes
no
Flood Zone 1 with land adjacent to east in Flood Zone 2 / 3
no
Directly from A334 Broadoak
no
no
SINC adjacent to east
Local knowledge points to this site being subject to significant flooding. This site had poor unsafe access and has strategic High pressure pipelines crossing the site. In addition, development of this site would compromise the local gap between Hedge End and Botley. Therefore it is unsuitable for allocation within the Neighbourhood Plan as it would compromise other policies in the Plan.

SHLAA-3-34-C Land North of Hedge End Railway Station
39
35
yes
no
South of Site in Flood Zone 2 / 3
intermediate surface water flood risk to north east and south
Direct Access onto Bubb Lane
no
Chalcroft Priority Biodiversity Link
no
this site has significant importance in maintaining the gap between Hedge End and Botley. As such, it is considered inappropriate for allocation through the Neighbourhood Plan

SHLAA-3-35-C Land South of Long Garden Cottage

allocated in local Plan - development completed

this site has been allocated through the Eastleigh Borough Council
Local Plan

SHLAA-3-36-C Land adjoining Holly Tree Farm
10.1
30
yes
no
East within Flood Zone 2 and 3
no
existing vehicular access from Maddoxford Lane
no
SINC in east and SINC adjacent Hamble Estuary
this site is designated as countryside and is within a countryside gap. Parts of the site are designated as SINC . There are also high pressure pipelines in the vicinity. Allocating this site would contravene policies within the neighbourhood Plan

SHLAA-3-37-C Land north of Hedge End and Railway Line

allocated in local Plan

this site has been allocated through the Eastleigh Borough Council Local Plan

SHLAA-3-38-C Land South of Marls Road
1.7
35
yes
no
Flood Zone 1
no
vehicular access from Marls Road
no
no
no
This site is located within the Local Gap between Hedge End and Botley. Therefore it is contrary to the policies within the Neighbourhood Plan. This site is therefore not suitable for allocation within the Neighbourhood Plan

SHLAA-3-39-C Land south of Maddoxford Lane

allocated in local Plan

this site has been allocated within the Eastleigh Borough Local Plan





