

## Appendix 9 – Comparative assessment of green field housing sites

Sites considered potentially suitable based on general locational attributes are in bold (i.e. they ‘pass’ Stage 6).

(Sites are scored according to whether they are ‘good’ or ‘poor’ for development. For example, a site which is close to a biodiversity asset is considered to be less suitable for development so is scored as poor).

These bold sites are then assessed according to site specific issues (Stage 7). Some sites are excluded on this basis and are shaded in orange below.

Following this stage those still considered suitable for allocation for housing are shaded in green and the site description is in capitals. (In addition Site 27 is identified as a Special Policy Area)

Site Ref.	Description	Parish	SLAA Site Name	Transport & Accessibility	Countryside Gaps	Landscape	Biodiversity	Other Environmental	Overall Assessment	Dwelling no.	Take forward following development capacity / site specific work?
1	Allbrook Way	Allbrook	Allbrook Way	Average	Poor / Average	Poor / Average	Very Poor	Very Poor	-2	N/A	No
<b>2</b>	<b>LAND EAST OF ALLBROOK WAY</b>	<b>Allbrook</b>	<b>Land East of Allbrook Way</b>	<b>Average</b>	<b>Average</b>	<b>Average / Good</b>	<b>Poor</b>	<b>Average</b>	<b>0</b>	<b>95 ++</b>	<b>Yes</b>
<b>3</b>	<b>BETWEEN 77 CHURCH RD AND RECREATION GROUND</b>	<b>Bishopstoke</b>	<b>Between 77 Church Road and Recreation Ground</b>	<b>Average</b>	<b>Good</b>	<b>Good</b>	<b>Very Poor</b>	<b>Very Good</b>	<b>1.5</b>	<b>30</b>	<b>Yes</b>
<b>4</b>	<b>EAST OF KNOWLE LANE</b>	<b>Fair Oak and Horton Heath</b>	<b>East of Knowle Lane</b>	<b>Poor</b>	<b>Good</b>	<b>Good</b>	<b>Very Good</b>	<b>Very Good</b>	<b>2.5</b>	<b>27</b>	<b>Yes</b>
5	Land South of Yewtree Cottage, Knowle Land and Land east of Botley Rd and north of Knowle Lane	Fair Oak and Horton Heath	Land South of Yew Tree Cottage, Knowle Lane and Land east of Botley Rd and north of Knowle Lane	Average	Poor	Good	Very Poor	Very Good	-0.5	N/A	No
6	Cockpit Farm, Durley Rd	Fair Oak and Horton Heath	Cockpit Farm, Durley Rd	Poor	Poor / Average	Average	Very Good	Good	-0.25	N/A	No
<b>7</b>	<b>WEST OF DURLEY ROAD</b>	<b>Fair Oak and Horton Heath</b>	<b>West of Durley Road</b>	<b>Poor</b>	<b>Average</b>	<b>Average</b>	<b>Very Good</b>	<b>Very Good</b>	<b>0.5</b>	<b>73</b>	<b>Yes</b>
<b>8</b>	<b>EAST OF ALLINGTON LANE</b>	<b>Fair Oak and Horton Heath</b>	<b>East of Allington Lane</b>	<b>Average</b>	<b>Average</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>1.75</b>	<b>38</b>	<b>Yes</b>
9	Firtree Farm (Resolution to grant planning permission)	Fair Oak and Horton Heath	Fir Tree Farm	Poor	Poor / Average	Average	Very Poor	Very Good	-2	N/A	No

Site Ref.	Description	Parish	SLAA Site Name	Transport & Accessibility	Countryside Gaps	Landscape	Biodiversity	Other Environmental	Overall Assessment	Dwelling no.	Take forward following development capacity / site specific work?
10	<b>LECHLADE, BURNETTS LANE</b>	Fair Oak and Horton Heath	<b>Lechlade, Burnetts Lane</b>	<b>Average</b>	<b>Average</b>	<b>Good</b>	<b>Very Good</b>	<b>Very Good</b>	<b>2.5</b>	<b>13</b>	<b>Yes</b>
11	Land and allotments south of Moorgreen Rd	West End	Land and allotments south of Moorgreen Rd	Average	Poor	Average	Poor	Good	-1.25	N/A	No
12	<b>NORTH OF BARBE BAKER AVENUE</b>	<b>West End</b>	<b>North of Barbe Baker Avenue</b>	<b>Average</b>	<b>Good</b>	<b>Average / Good</b>	<b>Average</b>	<b>Average / Good</b>	<b>1.62</b>	<b>98</b>	<b>Yes (nb. 2011-2029 site WE2)</b>
13	<b>WEST OF WOODHOUSE LANE</b>	<b>Hedge End</b>	<b>West of Woodhouse Lane</b>	<b>Average</b>	<b>Average</b>	<b>Good</b>	<b>Very Poor</b>	<b>Average</b>	<b>0</b>	<b>650</b>	<b>Yes (nb. 2011-2029 site HE1)</b>
14	Rickwood Farm, Upper Northam Road	Hedge End	Rickwood Farm, Upper Northam Road	Average	Poor	Good	Very Good	Good	1.25	N/A	No
15	<b>LAND AT SUNDAYS HILL AND LAND NORTH OF PEWITT HILL CLOSE</b>	<b>Hedge End</b>	<b>Land at Sundays Hill and Land north of Pewitt Hill Close</b>	<b>Average</b>	<b>Average</b>	<b>Good</b>	<b>Average</b>	<b>Average</b>	<b>1</b>	<b>106</b>	<b>Yes</b>
16	Land btwn Woodhouse Lane and Grange Road;	Botley	land between Woodhouse Lane and Grange Road; and land at Grange Rd	Average	Poor	Good	Very Good	Poor	0.75	N/A	No
17	Land north of Bubb Lane	Botley	land north of Bubb Lane; and land north of Hedge End (part)	Poor	Poor	Average / Good	Very Good	Average	-0.5	N/A	No
18	Land north of Hedge End and north of Hedge End railway station	Botley	land north of Hedge End (part) land north of Hedge End railway station.	Poor	Poor	Average	Average	Good	-1.75	N/A	No
19	<b>LAND SOUTH OF MADDOXFORD LANE AND EAST OF CROWS NEST LANE</b>	<b>Botley</b>	<b>Land south of Maddoxford lane and east of Crows Nest Lane</b>	<b>Poor</b>	<b>Average</b>	<b>Good</b>	<b>Good</b>	<b>Average</b>	<b>0.5</b>	<b>30</b>	<b>Yes</b>
20	<b>LAND WEST OF UPLANDS FM BOTLEY</b>	<b>Botley</b>	<b>Land west of Uplands Fm Botley</b>	<b>Average</b>	<b>Average</b>	<b>Good</b>	<b>Good</b>	<b>Poor</b>	<b>1.25</b>	<b>450</b>	<b>Yes (nb. 2011-2029 site BO2)</b>

Site Ref.	Description	Parish	SLAA Site Name	Transport & Accessibility	Countryside Gaps	Landscape	Biodiversity	Other Environmental	Overall Assessment	Dwelling no.	Take forward following development capacity / site specific work?
21	LAND EAST OF KINGS COPSE AVENUE AND EAST OF TANHOUSE LANE	Botley	Land east of Kings Copse Avenue and east of Tanhouse lane	Average	Good	Good	Average	Good	2.25	70	Yes
22	Land east of Precosa Road	Botley	Land east of Precosa Road	Average	Poor	Average	Good	Very Good	0	N/A	No
23	Land west of Cobbett Way; north of Broad oak and west of Holmesland Way;	Botley	Land west of Cobbett Way; North of Broad oak and west of Holmesland Way; and Land north of Grange Road	Average	Poor	Average	Average	Very Poor	-1.5	N/A	No
24	Garage at Broad Oak;	Botley	Garage at Broad Oak;	Average	Good	Average	Good	Very Poor	1	N/A	No - site classed as brownfield land
25	Land south of Snakemoor Lane; Land at Denhams Corner; and land at Ford lake	Botley	Land South of Snakemoor Lane, Land at Denhams Corner; and Land at Ford Lake	Poor	Poor	Poor / Average	Very Poor	Very Good	-3	N/A	No
26	BRAXELLS FARM WINCHESTER RD	Botley	Braxells Farm, Winchester Rd	Poor	Average	Good	Very Good	Very Good	1.5	14	Yes
27	Land north of Blundell lane and south of M27	Bursledon	Land north of Blundell lane and south of M27	Average	Good	Average	Very Poor	Poor	-0.25	N/A	No – but identify as a Special Policy Area which may include residential as part of a mixed use development
28	Land north of Bridge Rd	Bursledon	Land north of Bridge Rd	Average	Good	Average	Very Poor	Very Poor	-0.5	N/A	No - unsuitable for ecological and air pollution reasons
29	Land at Providence Hill and Oakhill	Bursledon	Land at Providence Hill and Oakhill	Good	Good	Average / Good	Good	Very Good	3.5	N/A	No - extent of buffer to watercourse results in small site
30	LAND NORTH OF PROVIDENCE HILL	Bursledon	Land north of Providence Hill, Morellos and Forge Mount, Providence Hill	Average	Good	Average / Good	Poor	Good	1.25	19	Yes

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31 *	Land south of j8 of M27 south of Peewit Hill west of Dodwell lane	Bursledon	Land south of j8 of M27 south of Peewit Hill west of Dodwell lane	Average	Poor*	Good	Good	Good	0.75	N/A	No
32	<b>HEATH HOUSE FARM</b>	<b>Bursledon</b>	<b>Heath House Farm</b>	<b>Average</b>	<b>Good</b>	<b>Good</b>	<b>Average</b>	<b>Very Good</b>	<b>2.5</b>	<b>38</b>	<b>Yes</b>
33	<b>LAND LYING SOUTH EAST OF WINDMILL LANE</b>	<b>Bursledon</b>	<b>Land lying south east of Windmill lane</b>	<b>Poor</b>	<b>Average</b>	<b>Average</b>	<b>Very Poor</b>	<b>Average</b>	<b>-2</b>	<b>51 ++</b>	<b>Yes</b>
34	Land west and east of Shop Lane and land south of Botley Rd	Hound	Land west of Shop Lane; and land east of Shop Lane and south of Botley Rd	Average	Poor	Good	Average	Good	0.25	N/A	No
35	Land rear of plough Inn and south of Pound Rd	Hound	Land rear of plough Inn; open space south of Pound Rd west of Priors Hill Lane;	Average	Poor / Average	Good	Very Good	Average	1.5	N/A	No
36	<b>Land off Cunningham Gardens</b>	<b>Hound</b>	<b>Open space east of Priors Hill Lane</b>	<b>Average</b>	<b>Good</b>	<b>Good</b>	<b>Very Good</b>	<b>Average</b>	<b>3</b>	<b>N/A</b>	<b>No - access issues reduce net site area and results in small site</b>
37	Land west and east of Hamble Lane	Hound	Land west of hamble Lane and land east of hamble Lane	Average	Poor	Good	Very Poor	Good	-0.75	N/A	No
38	Land to the east of Shop Lane	Hound	Land to the east of Shop Lane	Average	Poor	Good	Poor	Very Good	0	N/A	No
39	Land north of Satchell Lane	Hound	Land north of Satchell Lane	Average	Poor	Good	Very Good	Good	1.25	N/A	No
40	<b>Land to the north and south of Kings Avenue</b>	<b>Hamble</b>	<b>Land to the north and south of Kings Avenue</b>	<b>Average</b>	<b>Good</b>	<b>Good</b>	<b>Poor</b>	<b>Average</b>	<b>1.5</b>	<b>N/A</b>	<b>No – too uncertain regarding ability to re provide playing pitches / bowling green</b>
41	<b>Mercury Yacht marina and sites east and west of Satchell Lane</b>	<b>Hamble</b>	<b>Mercury Yacht marina; land west of Satchell Lane; Land at Hamble Petroleum Storage depot</b>	<b>Average</b>	<b>Average / Good</b>	<b>Average</b>	<b>Very Poor</b>	<b>Poor</b>		<b>N/A</b>	<b>No - site is next to sand and gravel site and could prejudice extraction and is a marine employment site</b>

\* Site 31 - site not suitable for housing as it scored 'poor' in countryside gap terms. However it has immediate access to the motorway junction and on balance part of the site is considered suitable for employment development.

++ Dwellings numbers to be confirmed subject to further detailed assessment