

‘The Donkey Field’ Moorgreen Hospital

Botley Road, West End, Southampton
SO30 3RS

FOR SALE

6.42 Acres (2.6 Hectares)

HELLIER LANGSTON

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Development Land For Sale



Description

The site comprises a freehold regularly shaped and level area of pasture with a screen of mature trees on the boundaries and two central mature oaks immediately to the north of Dawson Lodge care home which is held on a 125 year lease from 25 December1991.

The wider Moorgreen hospital site is surrounded to the north, west and south by mainly residential development, with a large hotel directly on the other side of Botley Road from the site. To the east is designated countryside which forms part of a narrow strategic gap which serves to separate West End (and the City of Southampton) from Hedge End (Eastleigh).

Planning Position

The Donkey Field has been designated as a development site by Eastleigh Borough Council since at least the 2001–2011 Local Plan.

In 2015, the council approved an amended development brief for the wider Moorgreen Hospital site. Under this structural allocation, the primary NHS hospital land was designated for housing, while health and social services infrastructure were allocated to the Donkey Field.

NHSPS has identified an opportunity for the delivery of new homes (and other appropriate land uses) on this parcel of land, and following a review of this site the NHS Hampshire and Isle of Wight Integrated Care Board (the ICB) has concluded that the Donkey Field is not required for current and future NHS service delivery at the Moorgreen site.

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Relevant Planning Policies

Adopted Eastleigh Borough Local Plan 2016- 2036

The Eastleigh Borough Local Plan 2016-2036 was adopted on 25 April 2022. It sets out the policies and plans to guide future development to 2036. It will be used to determine planning applications in the Borough and replaces the 'saved' policies in the Adopted Local Plan 2001-2011. Relevant policies are:

- S3 – Location of new housing
- DM1 - General Criteria for New Development
- DM2 – Environmentally sustainable development
- DM3 - Adaptation to climate change
- DM6 - Sustainable surface water management and watercourse management.
- DM8 - Pollution
- DM9 – Nature conservation
- DM14 - Parking
- DM23 - Residential development in urban areas
- DM 26 - Creating a mix of housing
- DM 30 – Affordable housing
- DM32 – New dwellings to meet Nationally Described Space Standards
- DM40 – Funding infrastructure

Adopted Development Brief

Land at Moorgreen Hospital and Moorgreen Dairy Farm (Adopted April 2015) - this proposes residential development of the site gives guidance on site constraints and opportunities, including noise, green infrastructure, landscaping, pedestrian links, density, scale, massing and height.

Supplementary Planning Policies

- Quality Places (November 2011)
- Residential Parking Standards (January 2009)
- Environmentally Sustainable Development (March 2009)
- Sustainable design and construction changes to residential applications March 2015
- Affordable housing July 2009 and updated May 2016
- Planning Obligations (July 2008, updated 2010)
- Biodiversity (December 2009)

National Planning Policy Framework 2019

The National Planning Policy Framework (NPPF) states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. It sets out a general presumption in favour of sustainable development (the three dimensions of which are economic, social and environmental) and states that development proposals which accord with the development plan should be approved without delay. Where the development plan is absent, silent, or relevant policies are out-of-date planning permission should be granted unless the adverse impacts of the development would outweigh the benefits; or specific policies in the Framework indicate development should be restricted. Local plan policies that do not accord with the NPPF are now deemed to be "out-of-date". The NPPF requires that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. In other words the closer the policies in the plan accord to the policies in the Framework, the greater the weight that may be given. A deliverable 5 year supply of housing within each local authority area is required, and if this is not demonstrated a tilted balance in favour of the development applies.

Development Land For Sale

Site Plan



Site Access

Access from Bottley Road to the site will be available across the retained NHS property held under title number HP499594 as shown on the disposal plan on the next page

Tenure

The site (edged red) is offered freehold under title number HP658886

Dawson Lodge (shaded blue) is held long Leasehold under title number HP446778 for a term of 125 years from 25 December 1991.

Accommodation

Site area	Acres	Hectares
	6.42	2.60

Basis of Sale

The site is being offered for sale by informal tender. NHS Property Services will apply their standard overage and clawback provisions, further details upon request.

Offers should be submitted by email no later than 12:00 pm Friday 15th January 2027 and addressed to jason@hlp.co.uk

Offers should be for a fixed sum unrelated to any other offer. The vendor reserves the right not to accept the highest or any offer. Offers must be supported by proof of funding, solicitor's details and confirmation of Board approval if required. Details of any required conditions and details of proposed timescales should also be provided.

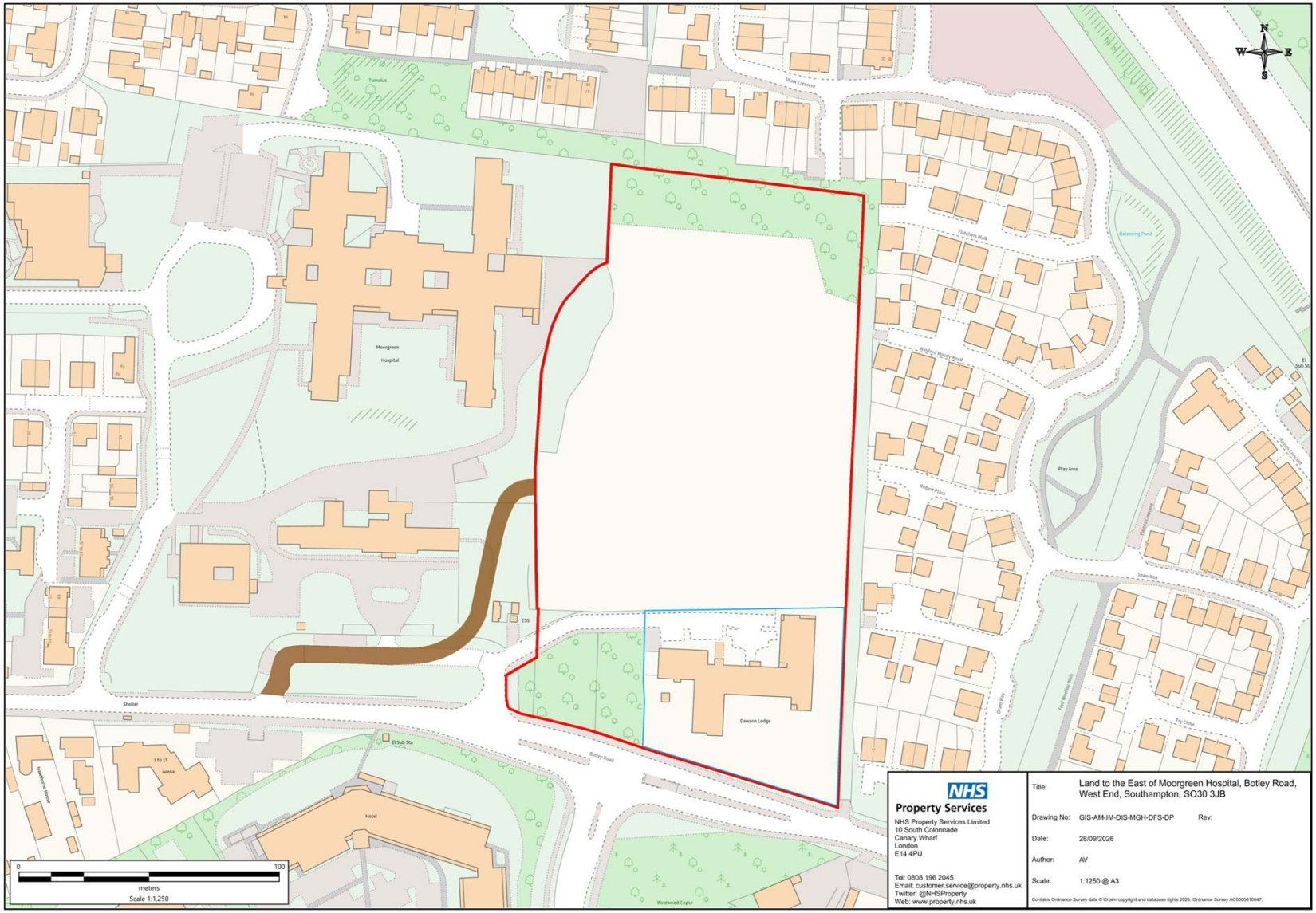
The vendor reserves the right to interview a selected short list of interested parties.

Price

On application.

Development Land For Sale

Disposal Plan



Development Land For Sale

Potential Layout Plan



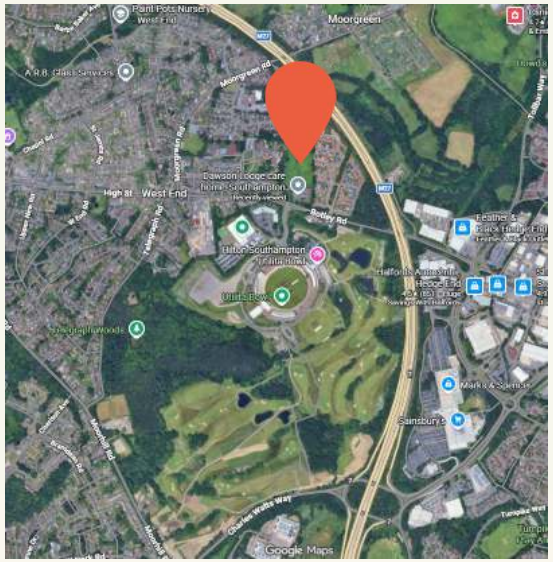
Location

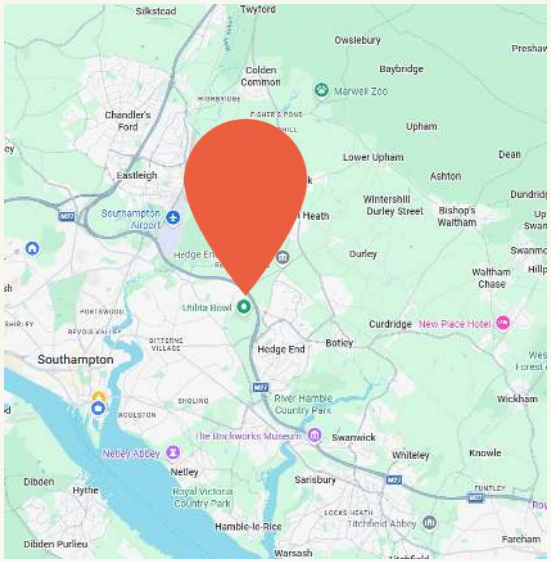
'The Donkey Field' is located within the grounds of the former Moorgreen Hospital site immediately opposite the entrance to the Utilita Bowl (Hampshire Cricket Ground).

Access to the site is via the B3035 Botley Road which in turn provides access to central Southampton via the A27 Swaythling Road and Junction 7 of the M27 in hedge End via Tollbar Way and Charles Watts Way.

VAT

We understand that the site is not opted for VAT





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