

Test Valley Borough Council

Strategic Housing Land Availability Assessment (SHLAA)

Addendum

Final Version as at 1st April 2015

June 2016

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Disclaimers

- i) The key points that should be acknowledged when referring to this document are:
- The SHLAA and Addendum only identify sites with development potential, neither document allocates sites.
 - The SHLAA and Addendum are based on the most up to date information available at the time of the documents' preparation. Therefore factors may be subject to change over time and may have an effect on any site. They may include (but are not limited to):
 - Site boundaries
 - Assessment information
 - Constraints may be mitigated or overcome, or additional factors may be identified
 - Likely development timescales may be subject to change
 - Site capacity or densities may be subject to change as additional information is developed and masterplanning detail takes place
 - The availability of the site may be reassessed by the landowner.
 - The inclusion of a site within this document does not imply that the Council would necessarily grant planning permission for residential use.
 - The inclusion of a site within this document does not preclude them for being developed for other uses.
 - Sites within this document have not been ranked for existing constraints or potentially delivery delays.
- ii) The base date of this document is at 1st April 2015.

1 Introduction

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a technical document that forms part of the evidence base for the preparation of Development Plan Documents. The purpose of the assessment is to identify a potential supply of land, which has been promoted by landowners, that is suitable, available and achievable for housing development.
- 1.2 The Council has carried out a separate assessment of available sites for Gypsies, Travellers and Travelling Showpeople to help inform the emerging Gypsy and Traveller Development Plan Document.
- 1.3 The SHLAA and Addendum do not allocate sites for development. The National Planning Practice Guidance¹ (NPPG) states that the SHLAA does not in itself determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development.
- 1.4 The last SHLAA (1st April 2014) was undertaken to form part of the evidence base for the Council's Revised Local Plan to identify potential opportunities for residential development. Since its publication, a number of new sites have been promoted to the Council, and some updates on existing sites within the SHLAA have been provided.
- 1.5 This document is an Addendum (1st April 2015) to the SHLAA, and sets out the sites which were promoted to the Council between 1st April 2014 and 1st April 2015. The Addendum also provides updates to existing sites within the previous SHLAA, including changes to site capacity or area, and sets out any sites which are no longer included.
- 1.6 This document follows the format of the SHLAA, and should be read in conjunction with the previous SHLAA (1st April 2014).

¹ National Planning Practice Guidance (2014):
<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

2 Planning Policy Context

National Planning Policy Framework

- 2.1 The requirement to undertake a SHLAA is set out in the National Planning Policy Framework² (NPPF). The NPPF (para 159) sets out that local planning authorities should prepare a SHLAA to establish realistic assumptions about the availability, suitability, and the likely economic viability of land to meet the identified need for housing over the plan period.
- 2.2 In accordance with paragraph 47 of the NPPF, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements as well as identifying a supply of specific, developable sites or broad locations for growth, for years 6 – 10 and, where possible, for years 11 – 15.
- 2.3 Definitions of deliverable and developable as provided in footnotes 11 & 12 of the NPPF are set out below:

To be considered deliverable	Sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years, and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.
To be considered developable	Sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

National Planning Practice Guidance

- 2.4 On 6 March 2014, the Department of Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG) to support the NPPF. The NPPG provides guidance on 'housing and economic land availability assessment' which sets out a methodology for the assessment of land availability which identifies a future supply of land which is suitable, available and achievable for development over the plan period.
- 2.5 For the purposes of this document, 'suitable', 'available' and 'achievable' are defined as follows:

² National Planning Policy Framework (2012)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

To qualify as suitable	A site should offer a suitable location for development now and that development would contribute to the creation of sustainable, mixed communities.
To qualify as available	A site is considered available when on the best information available, there is confidence that there are no insurmountable legal or ownership problems, such as multiple ownerships, ransom strips, tenancies, or operational requirements of landowners.
To qualify as achievable	<p>Achievability is affected by a wide range of factors, including:</p> <ol style="list-style-type: none"> 1) Market factors; such as adjacent uses, economic viability of existing uses, proposed and alternative uses, land values, market demand and projected rate of sales; 2) Cost factors; such as site preparation costs and the availability and access to development finance/lending; and 3) Delivery factors; such as the timescales required to gain the requisite approvals, phasing issues, site fragmentation, physical constraints and the size and capacity of the developer.

2.6 For further information, please refer to the SHLAA (1st April 2014).

3 Methodology

- 3.1 The DCLG has prepared guidance written in the format of National Planning Practice Guidance (NPPG) to complement the NPPF. The NPPG contains information on 'housing and economic land availability assessment' to assist local authorities when preparing their SHLAA documentation. This includes a recommended methodology for carrying out the assessment as well as list of core outputs. The guidance strongly recommends the use of this standard methodology for reasons of robustness and transparency. However, it does allow a different methodology to be used if a local authority can justify its approach and set out the reasons for doing so.
- 3.2 The methodology used to identify and assess potential housing sites included within this Addendum is that recommended by the Department for Communities and Local Government (DCLG).
- 3.3 For the full methodology, please refer to the SHLAA (1st April 2014).

4 Test Valley (Borough wide)

- 4.1 The draft Revised Local Plan proposes an annual requirement of 588 dwellings per annum, which has been informed by evidence base studies, previous completions rates, the SHLAA, and the Sustainability Appraisal.
- 4.2 Since the 1980s, the housing requirement for the Borough has been split between Northern Test Valley (NTV) and Southern Test Valley (STV). This split has been recognised by successive Hampshire Structure Plans and the South East Plan. The Partnership for Urban South Hampshire (PUSH) boundary includes the seven southern parishes.
- 4.3 The primary purpose of a split housing figure is to recognise the two distinct housing market areas within the Borough. STV is part of the Southampton and South Hampshire housing market, and NTV part of the North Hampshire market.
- 4.4 For ease of reference, this document follows the format of the SHLAA, with the detailed respective results for Southern and Northern Test Valley in the following two sections.

Southern Test Valley (STV)

- 4.5 The Revised Local Plan proposes a housing requirement figure of 3,942 for STV across the plan period 2011 – 2029. Their delivery will be met through completions, commitments, unplanned development and the allocation of strategic sites. The Council have allocated sufficient housing sites within the Revised Local Plan to meet this requirement.
- 4.6 Since the publication of the last SHLAA, a number of sites in Southern Test Valley have been promoted to the Council for housing development. These sites have been assessed within this document, using the DCLG methodology to ensure consistency with the SHLAA.

Sites where there is an existing policy presumption in favour of development

- 4.7 Within the settlement boundary, the principle of redevelopment for housing is considered acceptable. These sites can be developed without a change in the current policy approach and may therefore be considered deliverable or developable.
- 4.8 No new sites have been promoted which fall within the defined settlement boundaries.

Sites where a change in policy is required,

- 4.9 The SHLAA process recognises that a number of sites could contribute to the housing supply in Southern Test Valley that would require a change in policy. Those that are considered potentially developable depending on the spatial strategy

preferred and the balance of constraints that the sites may have, have been assessed are included in Appendix 2.

4.10 The sites submitted in the 2015 call for sites exercise which fall into this category are given in Table 1 below:

Table 1: Southern Test Valley SHLAA Sites where a Change in Policy is Required							
Site no.	Site Name	Settlement	Ward / Parish	Capacity	Housing Completions in Year Categories		
					1-5	5-10	10-15
317	Land at Velmore Farm 2, Bournemouth Road	Chandler's Ford	Chilworth	550 – 750		550 – 750	
302	Fairground Site, south of Bypass Road	Romsey	Romsey Extra	110	110		
304	Football Ground, Bypass Road, Romsey	Romsey	Romsey Extra	48	48		
305	Lee Manor Farm, Lee Lane	Romsey	Romsey Extra	10	10		
306	Nursling Site, Lee Lane	Romsey	Romsey Extra	100	100		
307	Burnt Grove Field	Romsey	Romsey Extra	400	200	200	
Total				1218 – 1418	468	750 – 950	

Northern Test Valley

4.11 The Revised Local Plan proposes a housing requirement figure of 7,092 for NTV across the plan period 2011 – 2029. Their delivery will be met through completions, commitments, unplanned development and the allocation of strategic sites. The Council have allocated sufficient housing sites within the Revised Local Plan to meet this requirement.

4.12 Since the publication of the last SHLAA, a number of sites in Northern Test Valley have been promoted to the Council for housing development. These sites have been assessed within this document, using the DCLG methodology to ensure consistency with the SHLAA.

Sites where there is an existing policy presumption in favour of development

- 4.13 Within the settlement boundary, the principle of redevelopment for housing is considered acceptable. These sites can be developed without a change in the current policy approach and may therefore be considered deliverable or developable.
- 4.14 No new sites have been promoted which fall within the defined settlement boundaries.

Sites where a change in policy is required

- 4.15 The SHLAA process recognises that a number of sites could contribute to the housing supply in Northern Test Valley that would require a change in policy. Those that are considered potentially developable depending on the spatial strategy preferred and the balance of constraints that the sites may have, have been assessed are included in Appendix 4.
- 4.16 The sites submitted in the 2015 call for sites process which fall into this category are given in Table 2 below:

Table 2: Northern Test Valley SHLAA Sites where a Change in Policy is Required							
Site no.	Site Name	Settlement	Ward / Parish	Capacity	Housing Completions in Year Categories		
					1-5	5-10	10-15
318	Land south of Adreena	Andover	Andover St Marys	30	30		
313	Land west of Weyhill Lodge	Weyhill	Penton Grafton	100	100		
314	Land east of Rectory Lane	Weyhill	Penton Grafton	70	70		
322	Upfield	Andover	Penton Mewsey	5 – 10	5 – 10		
300	Land south of Finkley Farm	Andover	Smannell	4000		2000	2000
310	Land at Finkley Down Farm	Andover	Smannell	1500		500	1000
Total				5705 – 5710	205 – 210	2500	3000

Rural Sites

- 4.17 Where sites have been promoted in rural locations, the housing potential has been assessed following the SHLAA methodology. These sites are summarised in Table 3

below. Given the direction of travel with the draft Revised Local Plan, each site is noted whether or not it falls within the proposed settlement hierarchy (Policy COM2 of the Revised Local Plan). The facilities within each settlement are listed in Appendix 7.

4.18 No rural sites in Southern Test Valley were submitted.

Table 3 Test Valley Rural Sites submitted for the SHLAA								
Site no.	Site Name	Settlement	Ward / Parish	NTV/ST V	Capacity	Housing Completions in Year Categories		
						1-5	5-10	10- 15
303	Andover Garden Centre	Abbotts Ann	Abbotts Ann	NTV	80	80		
321	Land adjacent to Telephone Hamlets	Braishfield	Braishfield	NTV	10	10		
319	Manor Farm Barn	King's Somborne	King's Somborne	NTV	5	5		
308	Coombes Meadow	Lockerley	Lockerley	NTV	25	25		
315	Land west of Sarum Close	Shipton Bellinger	Shipton Bellinger	NTV	250	250		
301	Land rear of Eastfield House	Thrupton	Thrupton	NTV	30*	30*		
309	Eastfield House	Thrupton	Thrupton	NTV	90	2	30	58
311	Land south of Red Rice Road	Upper Clatford	Upper Clatford	NTV	100	100		
312	Land south of Red Rice Road 2	Upper Clatford	Upper Clatford	NTV	100	100		
316	Glebe Farm	West Dean	West Tytherley and Frenchmoor	NTV	50	50		
Total					740	652	30	58

* Asterisk indicates where information has not been provided and the Council has estimated potential supply.

4 Existing SHLAA sites

- 5.1 The Council invited promoters of existing sites within the SHLAA April 2014 to confirm if the site is still being promoted for the SHLAA, and whether there were any changes in the information held on record.
- 5.2 The following tables set out any changes to existing sites.
- 5.3 Table 4 sets out which sites have revised capacities:

Table 4: Existing SHLAA sites with revised capacities							
Site no.	Site Name	Estimated Housing Numbers 2014 (years)			Estimated Housing Numbers 2015 (years)		
		First 5	5 – 10	10 - 15	First 5	5 – 10	10 – 15
024	Land at Roundabout Copse	70	-	-	40	-	-
058	Land at Cupernham Lane	44	-	-	20	-	-
137	Land at 5 Walworth Road, Picket Piece	3	3	-	4	-	-
042	Land to east of Foxcotte Lane	220	-	-	175	-	-
050	Land south of School Lane	28	-	-	32	-	-
076	Land to north of Barrow Hill	28	20	58	21	-	-
128	Land to east of Eldon Road	100	-	-	60	-	-
295	Land between Hillside Cottages and 4 Hilltop Cottages, Haccups Lane	8 – 10	-	-	10	-	-
235	Station View Farm, Streetway Road	45	45	-	90	-	-
103	Land south of Romsey Road	200	-	-	140	-	-
220	Packridge Farm	70	-	-	120 – 180	-	-
136	Field's Farm	120	-	-	140	-	-

5.4 The sites with revised site areas are shown in Table 5 below:

Table 5: Existing SHLAA sites with revised site areas			
Site No.	Site Name	Site Area 2014 (hectares)	Site Area 2015 (hectares)
220	Packridge Farm	9.4	17.4
208	Land S of Winchester Road	3.2	0.52
085	Manor Farm	4.64	1.24

5.5 Existing SHLAA Site 004: Littlebridge (Appendix 4: NTV sites where a change in Policy is required for required for residential development) has been amended to provide clarity on the availability of the site as set out in Table 6:

Table 6: Amendments to Existing SHLAA Sites		
SHLAA Site 004	SHLAA 2014 (Availability)	SHLAA 2015 Addendum (Availability)
Availability	The site is promoted for residential development by the landowner and a developer and is therefore considered available.	The is promoted for residential development by a development company and a consortium of landowners whose support is needed to demonstrate availability.

5.6 Table 7 sets out which sites have been removed from the SHLAA:

Table 7: Sites which have been removed from the SHLAA		
Site No	Site Name	Reason for removal
125	Old School House	No longer promoted
271	Land at Brightside Farm	No longer promoted
056	Land at Holbury Lane	Site has been sold