

Test Valley Borough Council

Strategic Housing Land Availability Assessment (SHLAA)

Addendum

Appendix 4

**Northern Test Valley Sites Where a Change in Policy is Required for Residential
Development**

Final Version as at 1st April 2015

June 2016

i Disclaimers

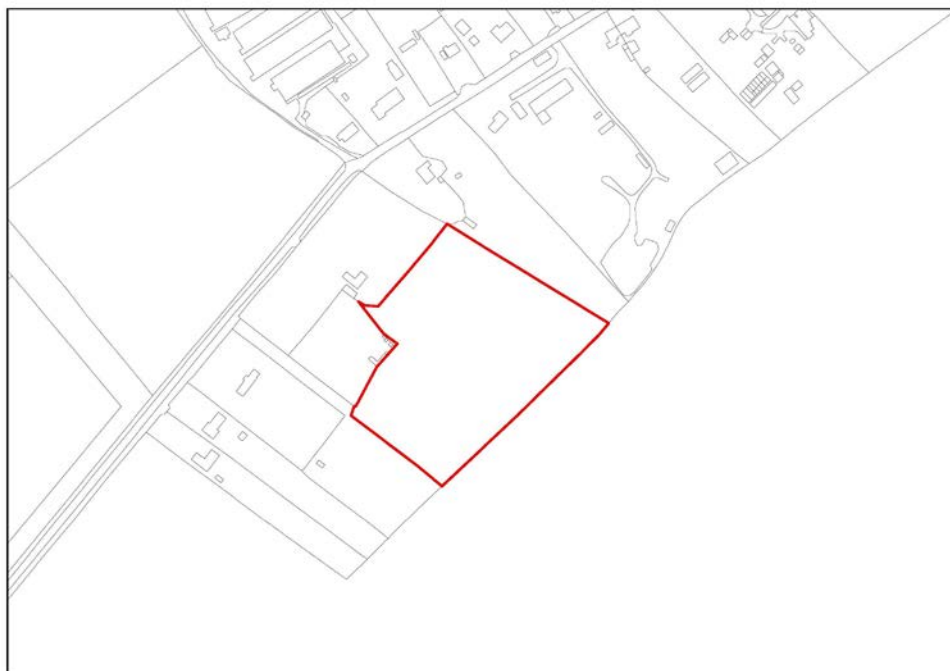
- i) The SHLAA document is an important component of the evidence base for the Test Valley Borough Local Development Framework (LDF). It seeks to identify and assess land available with housing potential to inform future housing allocations. The Council is required to carry out, maintain and update its SHLAAs.
- ii) The key points that should be acknowledged when referring to this document are:
- The SHLAA and Addendum only identify sites with development potential, they do not allocate sites.
 - The SHLAA is based on the most up to date information available (supplied and researched) 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/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 the document does not preclude them for being developed for other uses.
 - The sites which are considered to have a potential for strategic housing allocation would be assessed separately in the Sustainability Appraisal before policy decisions are made in the Revised Local Plan.
 - SHLAA sites have not been ranked or discounted for existing constraints or potential delivery delays.
- i) The base date of this document Final Version is 1st April 2015.
- ii) The information is based on submissions received from landowners. Where information has not been provided in relation to site capacity or expected delivery the Council has estimated supply. These sites are marked with an asterisk.

Table A4: Northern Test Valley SHLAA Sites where a change in planning 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		
310	Land at Finkley Down Farm	Andover	Smannell	1500		500	1000
300	Land south of Finkley Farm	Andover	Smannell	4000		2000	2000

This document is an Addendum to the SHLAA as at 1st April 2015, which forms part of the evidence base for the Revised Local Plan. It provides information on available land, it does not allocate sites for housing.

Site	Land south of Adreena, Ox Drove	Site reference	318	
Site Use	Countryside	Site Area (approx.)	3.24 ha	
Availability	The site is promoted for development by the landowner and is therefore considered available. The site can only come forward once the adjoining site to the north has been developed, providing an access road.			
Suitability	The site is located outside the settlement boundary of Andover, but adjoining the Picket Piece development to the east, and located opposite employment land. Planning permission was granted for the erection of detached dwelling with ancillary garage and stable block with office over and access, alongside demolition of 2 detached outbuildings (14/00871/FULLN).			
Achievability	Subject to development of the adjacent site to the north, the site is considered achievable within a 5 year time frame.			
Deliverability / Developability	The site is considered available, and, subject to development of northerly adjoining site, development of 30 dwellings (including a proportion of affordable housing) could be achieved within 5 years.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Impact on highway network 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	30			30

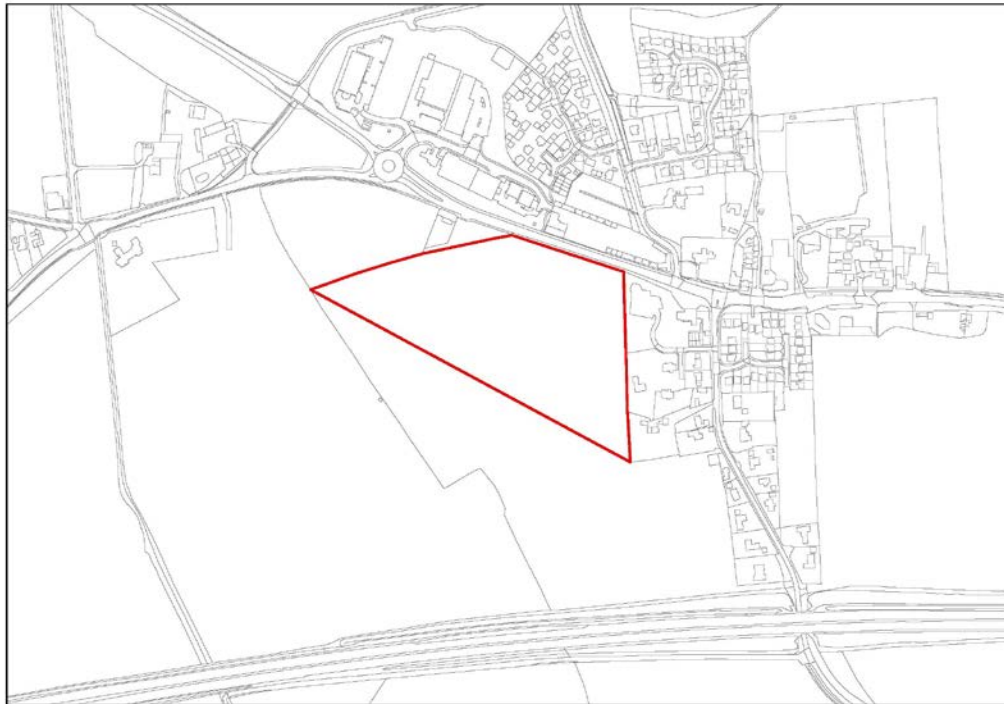
Site Location Plan



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Site	Land West of Weyhill Lodge, Weyhill	Site Reference	313	
Site Use	Agricultural land	Site Area (approx.)	4.7 ha	
Availability	The site has been promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is adjacent east to existing development with TPOs. Weyhill Rd to the north provides access to Weyhill. Agricultural land to the west of the site. The site is located within the countryside in groundwater protection zone 2.			
Achievability	The site is promoted and considered achievable.			
Deliverability / Developability	The site is available now and there is a reasonable prospect it could deliver 100 dwellings within a 5 year period.			
Constraints / Actions	<ul style="list-style-type: none"> - Groundwater flood risk and protection zone 2 - TPOs to east of site - Landscape impact - Impact on Highway network 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	100			100

Site Location Plan



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Site	Land East of Rectory Lane, Weyhill	Site reference	314	
Site Use	Agricultural land	Site Area (approx.)	2.5 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered to be available.			
Suitability	The site is located in the countryside, adjacent to residential development, and located within a Local Gap. It is located on a cross-roads providing access to Andover and Weyhill. The site is visible from the road to the north.			
Achievability	The site has been promoted with development being achievable within 5 years.			
Deliverability / Developability	The site is considered available with the prospect to deliver 70 dwellings within a 5 year period. However the site is located within a Local Gap.			
Constraints / Actions	<ul style="list-style-type: none"> - Sensitive location between settlements - Floodzone 2 - Groundwater flooding zone - Part of river valley floor - Impact on Highway network 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	70			70

Site Location Plan



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Site	Upfield, Penton Harroway		Site reference	322
Site Use	Residential		Site Area (approx.)	1.5 acres
Availability	The site is promoted for residential development by the landowner, and is therefore considered available.			
Suitability	The site is located outside of Andover, in the countryside and within a designated Local Gap. It is subject to groundwater protection zone 2. The site has easy access to the A303 and the services of Andover are easily accessible. The site is in close proximity to employment opportunities. The site is accessed by a single track road.			
Achievability	The site is promoted and development considered achievable within 5 years, however is located within a Local Gap.			
Deliverability / Developability	The site is available now, subject to change of use/removal of existing facility; development of up to 10 dwellings could be achieved within 5 years.			
Constraints / Actions	<ul style="list-style-type: none"> - Ground water flooding protection zone 2 - Sensitive location between settlements - Village Design Statement 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	5 – 10			5 - 10

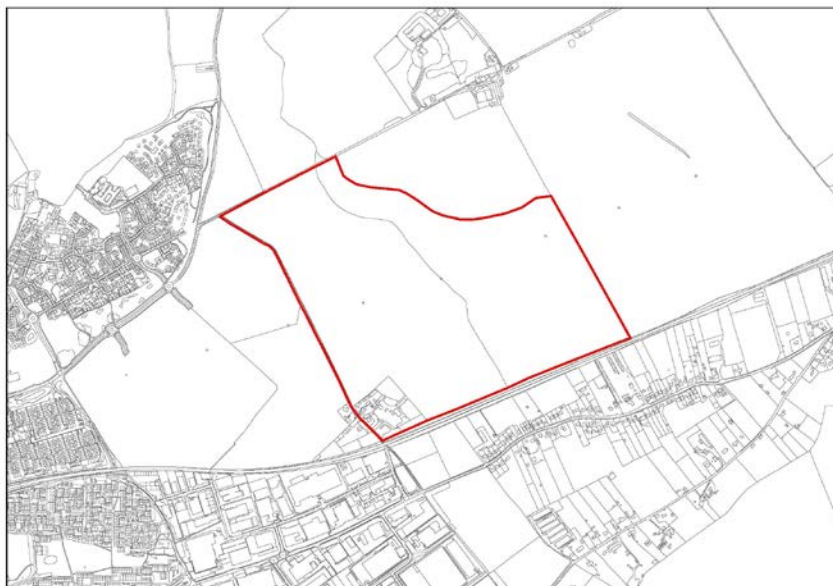
Site Location Plan




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Site	Land at Finkley Down Farm, Andover		Site reference	310
Site Use	Agricultural		Site Area (approx.)	47 ha
Availability	The site is under option to a developer and is being promoted for development on their behalf; it is therefore considered to be available.			
Suitability	The site is located outside the Andover settlement boundary, immediately adjacent to the East Anton/Augusta Park development and to the north of the railway line. Finkley Down Farm lies at the south-west corner between the site and East Anton. The site is bounded by hedgerows and the railway line to the south. The site contains 3 pylons and overhead cables. There have been two large planning permissions granted locally, East Anton to the west, and Picket Piece a 530 unit mixed-use estate immediately south of the railway line. Due to the proximity to East Anton, there is access to facilities and infrastructure.			
Achievability	The site is owned by a developer and development is considered achievable.			
Deliverability / Developability	The site is available now and development of 1500 dwellings could be achieved at a reasonable prospect over a 15 year period. 500 houses are forecast to be delivered in 5 – 10 years with the remaining 1000 dwellings to be delivered between 10 – 15 years time.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Agricultural land quality - Ground water protection zone - Potential Archaeological interest - Overhead power cables - Impact on highway network - Adjacent to railway line 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	500	1000	1500

Site Location Plan



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Site	Land South of Finkley Farm, Finkley Road, Andover			300
Site Use	Agricultural Land		Site Area (approx.)	131.25ha
Availability	The site is promoted for a mixed use development by the landowner and is therefore considered available.			
Suitability	The site is in a countryside location on the edge of Andover to the north of residential development area at Picket Piece and to the east of major development area at East Anton. The site contains a Scheduled Ancient Monument to the south east which reduces the developable area to approximately 127.45ha. To the west of the site is SHLAA Site 144, land east of East Anton. The site falls within an area of Grade 3a agricultural land.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is available and is close to the proposed local centre and existing employment sites however it does take the built form further from the town centre. The development would be considered deliverable in years 5 -10.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Agricultural land quality - Ground water protection zone - Potential Archaeological interest - Overhead power cables - Impact on highway network - Adjacent to railway line 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
		2000	2000	4000
Site Location Plan				
				
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