

Test Valley Borough Council

Strategic Housing Land Availability Assessment (SHLAA)

Addendum

Appendix 6

Northern Test Valley Rural Sites Submitted for the SHLAA

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 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.

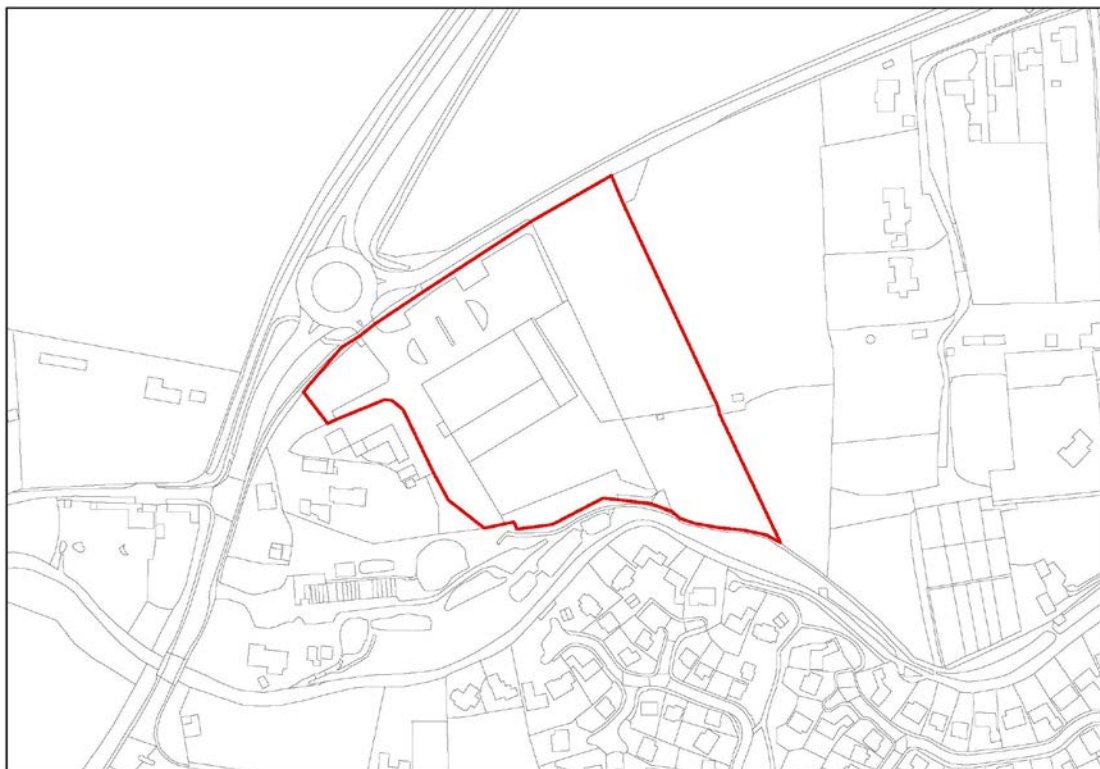
Table A6: Northern Test Valley Rural Sites Submitted for the SHLAA

| Site no. | Site Name | Settlement | Parish | Capacity | Housing Completions in Year Categories | | |
|----------|------------------------------------|-------------------|-----------------------------|----------|--|------|-------|
| | | | | | 1-5 | 5-10 | 10-15 |
| 303 | Andover Garden Centre | Abbots Ann | Abbots Ann | 80 | 80 | | |
| 321 | Land adjacent to Telephone Hamlets | Braishfield | Braishfield | 10 | 10 | | |
| 319 | Manor Farm Barn | King's Somborne | King's Somborne | 5 | 5 | | |
| 308 | Coombes Meadow | Lockerley | Lockerley | 25 | 25 | | |
| 315 | Land west of Sarum Close | Shipton Bellinger | Shipton Bellinger | 250 | 250 | | |
| 301 | Land rear of Eastfield House | Thrupton | Thrupton | 30* | 30* | | |
| 309 | Eastfield House | Thrupton | Thrupton | 90 | 2 | 30 | 58 |
| 311 | Land south of Red Rice Road | Upper Clatford | Upper Clatford | 100 | 100 | | |
| 312 | Land south of Red Rice Road 2 | Upper Clatford | Upper Clatford | 100 | 100 | | |
| 316 | Glebe Farm | West Dean | West Tytherley & Frenchmoor | 50 | 50 | | |
| 320 | Land adjacent to Meadow Close | West Wellow | Wellow | 25 - 30 | 25 - 30 | | |

* Asterisks indicate where information has not been provided and the Council has estimated potential supply

| | | | | | |
|---------------------------------|---|------------|-------------|---------------------|--------|
| Site | Andover Garden Centre | | | Site Reference | 303 |
| Site Use | Garden centre/retail | | | Site Area (approx.) | 2.4 ha |
| Availability | The site is promoted for residential development by the landowner and is therefore considered available. | | | | |
| Suitability | The site is located within the countryside. The site is predominantly located in flood zone 1, with the southern tip in flood zone 2. It is located adjacent to the Upper Clatford settlement boundary, on the A343 close to the A303, and is excluded from the Anna Valley/Upper Clatford Local Gap; it is within reasonable distance of existing facilities and services. | | | | |
| Achievability | The site is promoted as viable and achievable within 5 years. | | | | |
| Deliverability / Developability | The current use of the site could cease within 1 year of allocation, with housing being delivered on the site within 5 years. It is promoted for 80 dwellings (approximately 35 dwellings per ha) however the exact number is to be determined through preparation of the site layout and in light of any site specific FRA. | | | | |
| Constraints / Actions | - Flood zone 2 | | | | |
| Estimated Housing Numbers (net) | First 5 years | 5-10 years | 10-15 years | TOTAL | |
| | 80 | | | 80 | |

Site Location Plan



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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 adjacent to Telephone Hamlets, Braishfield | Site reference | 321 | |
| Site Use | Part agricultural, part ex residential curtilage | Site Area (approx.) | 1.08 ha | |
| Availability | The site is promoted for residential development by the landowner and is therefore considered available. | | | |
| Suitability | The site is located in Braishfield, in the countryside. The eastern edge of the site is within the Conservation Area that covers Braishfield as a whole. Braishfield is in the settlement hierarchy. The site is bounded by trees to the north and west, with existing developments to the south and east. The site is within walking distance of the village facilities, and is level with direct access to the spine road through Braishfield. There is a war memorial adjacent to the north-east of the site. | | | |
| Achievability | The site is available now with the prospect to achieve development within a 5 year period. | | | |
| Deliverability / Developability | The site is promoted for development of up to 10 dwellings of mixed sizes, including affordable housing provisions. | | | |
| Constraints / Actions | <ul style="list-style-type: none"> - Conservation area - Countryside location | | | |
| Estimated Housing Numbers (net) | First 5 years | 5-10 years | 10-15 years | TOTAL |
| | 10 | | | 10 |

Site Location Plan



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| | | | | |
|---------------------------------|---|------------|---------------------|--------------|
| Site | Manor Farm Barn, King's Somborne | | Site reference | 319 |
| Site Use | Barn and field | | Site Area (approx.) | 0.3 ha |
| Availability | The site is promoted for residential development by the landowner, and is therefore considered available. | | | |
| Suitability | The site is outside Kings Somborne settlement boundary, located within the countryside, and adjacent to a conservation area. The southern edge of the site adjoins the stream flowing along Winchester Road. The local village of Kings Somborne is easily accessible from the site and offers amenities including public house, church and village hall. | | | |
| Achievability | The site is promoted and development is considered achievable within 5 years. | | | |
| Deliverability / Developability | The site is considered to deliver development of 5 dwellings within a 5 year period. | | | |
| Constraints / Actions | <ul style="list-style-type: none"> - Ground water flooding - Adjacent to Conservation Area | | | |
| Estimated Housing Numbers (net) | First 5 years | 5-10 years | 10-15 years | TOTAL |
| | 5 | | | 5 |

Site Location Plan



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| | | | |
|---------------------------------|--|---------------------|-------|
| Site | Coombes Meadow, Lockerley Road | Site Reference | 308 |
| Site Use | Agricultural Land | Site Area (approx.) | 1.3ha |
| Availability | The site is promoted for development by the landowner and is therefore considered to be available. | | |
| Suitability | The site is located in the countryside, adjacent north of the settlement boundary of Lockerley with access into the village and its facilities including small retail store, school, village hall and public open space. There are bus links within the village to Romsey and Salisbury. The site is presently used for agricultural land. It is bounded by hedgerows and the railway line runs along the north side of the site. There may be amenity issues for future residents regarding the proximity of the railway line. A planning application for 19 dwellings and sports pitch (ref 14/02623/OUTS) was withdrawn in February 2015. | | |
| Achievability | The site has been promoted for development within five years and is considered to be achievable. | | |
| Deliverability / Developability | The site is controlled by the landowner and is available now for development. The site has been promoted for development of up to 25 dwellings with realistic prospect of delivering this within a 5 year period. | | |
| Constraints / Actions | <ul style="list-style-type: none"> - Amenity issues related to proximity of railway line - Mineral consultation area | | |

| | | | | |
|---------------------------------|---------------|------------|-------------|--------------|
| Estimated Housing Numbers (net) | First 5 years | 5-10 years | 10-15 years | TOTAL |
| | 25 | | | 25 |

Site Location Plan



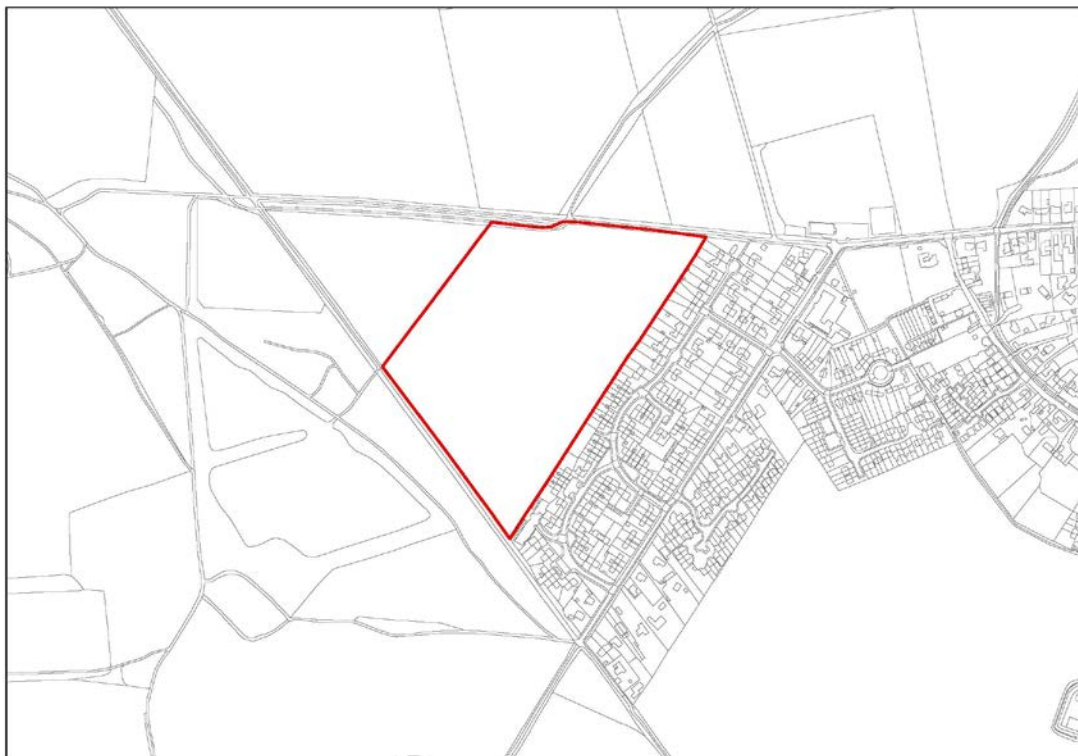
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| | | | |
|------|---|----------------|-----|
| Site | Land west of Sarum Close, Shipton Bellinger | Site reference | 315 |
|------|---|----------------|-----|

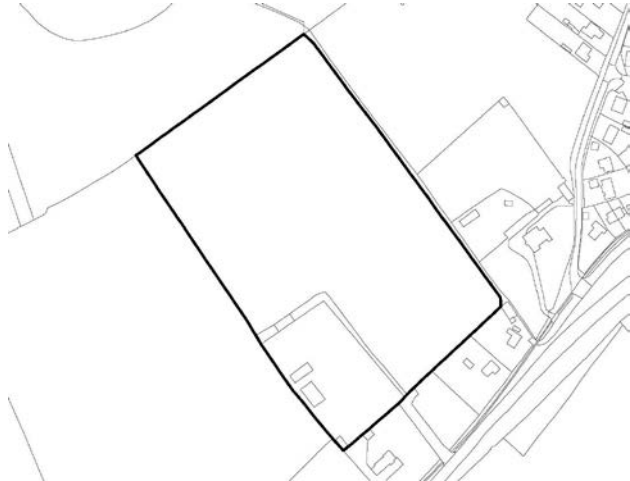
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| | | | | |
|---------------------------------|--|---------------------|-------------|--------------|
| Site Use | Agricultural land | Site Area (approx.) | 9.4 ha | |
| Availability | The site has been promoted for residential development by the landowner and is therefore considered to be available. | | | |
| Suitability | The site is located within the countryside adjacent to the settlement boundary of Shipton Bellinger village. It is on a large area of chalkland, with residential development to the east/south-east and woodland to the south. It is located within the groundwater flood risk area. The site would form a large triangle development to the east of Shipton Bellinger. | | | |
| Achievability | The site is promoted as achievable within 5 years. | | | |
| Deliverability / Developability | The site is considered available and with a reasonable prospect to deliver 250 dwellings within a 5 year period. | | | |
| Constraints / Actions | <ul style="list-style-type: none"> - Chalk land - Ground water flood risk zone | | | |
| Estimated Housing Numbers (net) | First 5 years | 5-10 years | 10-15 years | TOTAL |
| | 250 | | | 250 |

Site Location Plan



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| | | | | |
|--|---|------------|---------------------|--------------|
| Site | Land rear of Eastfield House, Weyhill | | | 301 |
| Site Use | Coach Yard | | Site Area (approx.) | 3.8 ha |
| Availability | The site is promoted for residential use and is therefore considered available. | | | |
| Suitability | The site is located in the countryside outside of the settlement of Thruxton, with close proximity to the village facilities and to the nearby A303. The site lies adjacent to the proposed settlement boundary for Weyhill. The site is currently used as a Coach Yard therefore providing an employment use. To the west of the site is SHLAA site 247. The site has had two planning applications, TVN 945/7 for change of use to mixed commercial & residential was granted. A planning application for two dwellings (ref 14/00738/FULLN) was refused and is now the subject of an appeal. | | | |
| Achievability | The site is promoted and development is considered achievable. | | | |
| Deliverability / Developability | The site is considered available and achievable. | | | |
| Constraints / Actions | <ul style="list-style-type: none"> - Mineral Consultation Area - Existing employment use - Groundwater protection zone | | | |
| Estimated Housing Numbers (net) | First 5 years | 5-10 years | 10-15 years | TOTAL |
| | 30* | | | 30* |
| Site Location Plan | | | | |
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| | | | | |
|---------------------------------|---|------------|---------------------|--------------|
| Site | Eastfield House, Amesbury Road | | Site Reference | 309 |
| Site Use | Mixed commercial and residential | | Site Area (approx.) | 9.65 ha |
| Availability | The site is promoted for development by the landowner and is therefore considered available. | | | |
| Suitability | The site is located in the countryside outside of the settlement of Thrupton, with close proximity to the village facilities and to the nearby A303. The site lies adjacent to the proposed settlement boundary for Weyhill. The site is currently used as a Coach Yard therefore providing an employment use. To the west of the site is SHLAA site 247. The site has had two planning applications, TVN 945/7 for change of use to mixed commercial & residential was granted. A planning application for two dwellings (ref 14/00738/FULLN) was refused and is now the subject of an appeal. | | | |
| Achievability | The site is considered available and achievable. | | | |
| Deliverability / Developability | The site is available now, subject to change of use and removal of existing facilities, the site should deliver 90 dwellings within the next 15 years. | | | |
| Constraints / Actions | <ul style="list-style-type: none"> - Mineral Consultation Area - Existing employment use - Groundwater protection zone | | | |
| Estimated Housing Numbers (net) | First 5 years | 5-10 years | 10-15 years | TOTAL |
| | 2 | 30 | 58 | 90 |

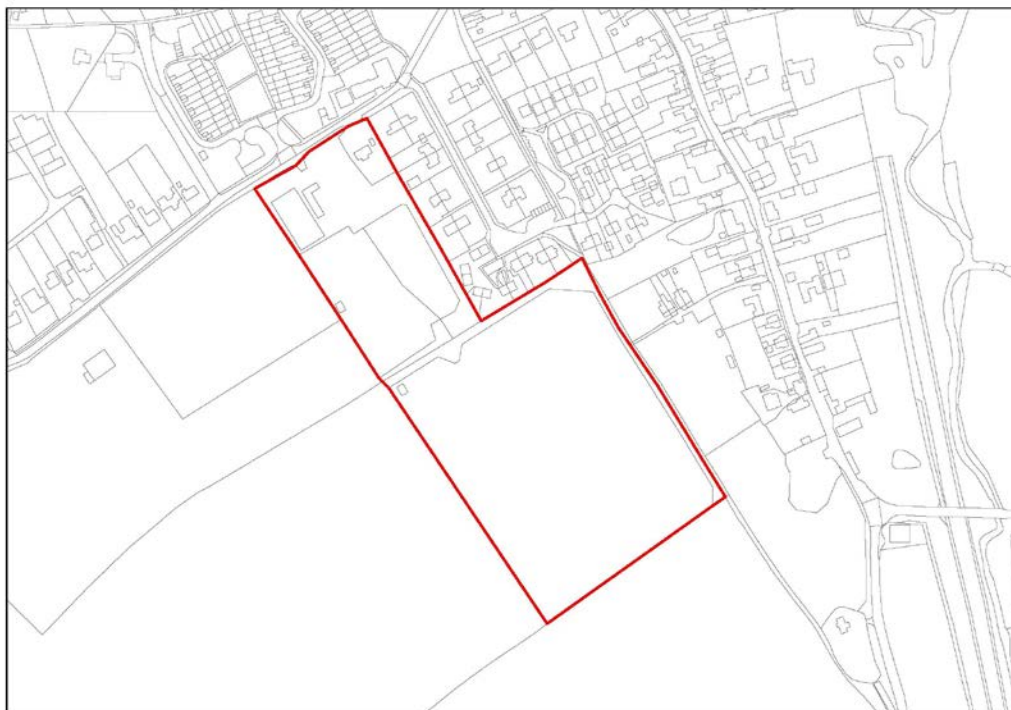
Site Location Plan



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| | | | | |
|---------------------------------|---|---------------------|-------------|--------------|
| Site | Land South of Red Rice Road | Site Reference | 311 | |
| Site Use | Farmland | Site Area (approx.) | 4.7 ha | |
| Availability | The site is promoted for development by the landowner and is therefore considered available. | | | |
| Suitability | The site is located in the countryside, adjacent to the settlement boundary of Upper Clatford. It is bounded by development to the north and land to the south, and lies next to a designated ENV14 & 15 Conservation Area. The site is located on Red Rice Road which provides access to the village centre with some amenities. | | | |
| Achievability | The site is promoted and considered achievable within a 5 year period. | | | |
| Deliverability / Developability | The site is considered available with a reasonable prospect to deliver up to 100 dwellings within 5 years. | | | |
| Constraints / Actions | <ul style="list-style-type: none"> - Proximity to Conservation area - Gradient at south-east corner of site. - Village Design Statement | | | |
| Estimated Housing Numbers (net) | First 5 years | 5-10 years | 10-15 years | TOTAL |
| | 100 | | | 100 |

Site Location Plan



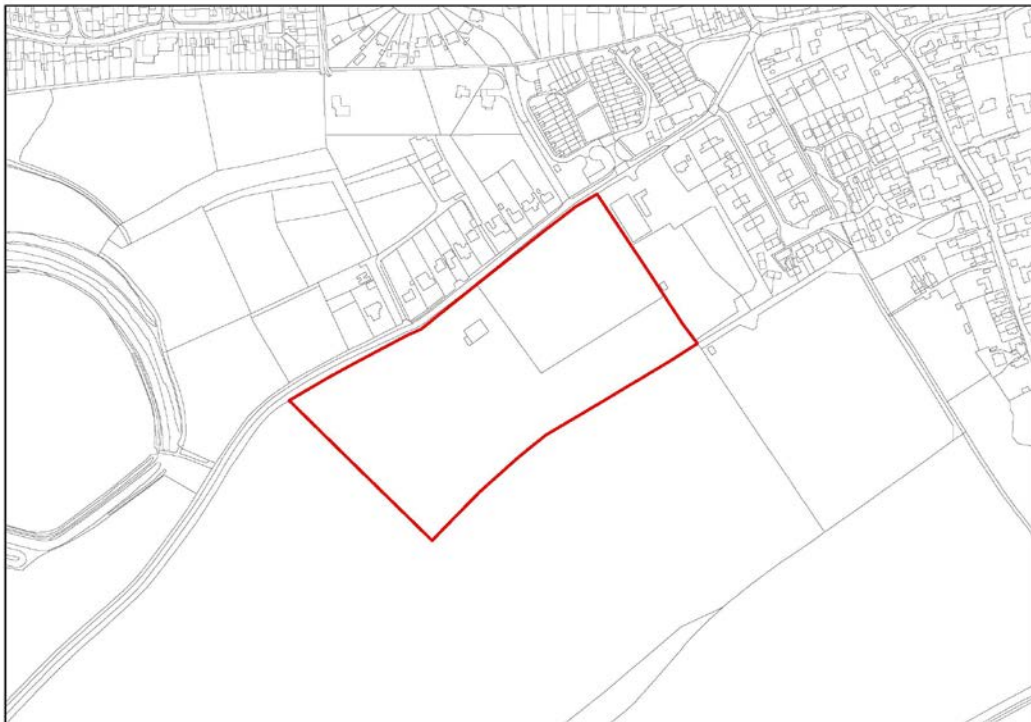
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| | | | |
|------|-------------------------------|----------------|-----|
| Site | Land South of Red Rice Road 2 | Site Reference | 312 |
|------|-------------------------------|----------------|-----|

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| | | | | |
|---------------------------------|---|---------------------|-------------|--------------|
| Site Use | Vineyard | Site Area (approx.) | 5.2 ha | |
| Availability | The site is promoted for development by the landowner and is therefore considered available. | | | |
| Suitability | The site is within the countryside, close to the Upper Clatford settlement boundary. The site is currently in use as a vineyard. The site is bound to the south and west by hedgerows and with agricultural land to the north-east. Red Rice Road runs adjacent to the north of the site, providing access into Upper Clatford. | | | |
| Achievability | The site is promoted and considered achievable. | | | |
| Deliverability / Developability | Subject to removal of the existing use, the site is available now and has a reasonable prospect to accommodate 100 dwellings, with development provided within a 5 year period. | | | |
| Constraints / Actions | <ul style="list-style-type: none"> - Proximity to conservation area - Designated area for Village Design Statement | | | |
| Estimated Housing Numbers (net) | First 5 years | 5-10 years | 10-15 years | TOTAL |
| | 100 | | | 100 |

Site Location Plan



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| | | | | | |
|---------------------------------|---|------------|-------------|---------------------|---------|
| Site | Glebe Farm, West Dean | | | Site reference | 316 |
| Site Use | Agriculture | | | Site Area (approx.) | 3.82 ha |
| Availability | The site has been promoted for development by the landowner and is therefore considered available. | | | | |
| Suitability | The site is located in the countryside in an area of mixed farmland and woodland, within West Dean. The site benefits from rights of access to and from Rectory Hill and is within reasonable proximity of Dean railway station which links the village to Salisbury and Southampton. The site is surrounded by agricultural land and areas of woodland, and to the west is adjacent to village developments. Two prior approval applications were submitted but not required (15/00168/PDMBS and 14/01947/PDMBS). | | | | |
| Achievability | The site is promoted for development and considered achievable within 5 years. | | | | |
| Deliverability / Developability | The site is available for development now and offers a sustainable development area with a proposal of up to 50 dwellings plus woodland, play areas, open green space and scope to provide community facilities. | | | | |
| Constraints / Actions | - Woodland | | | | |
| Estimated Housing Numbers (net) | First 5 years | 5-10 years | 10-15 years | TOTAL | |
| | 50 | | | 50 | |

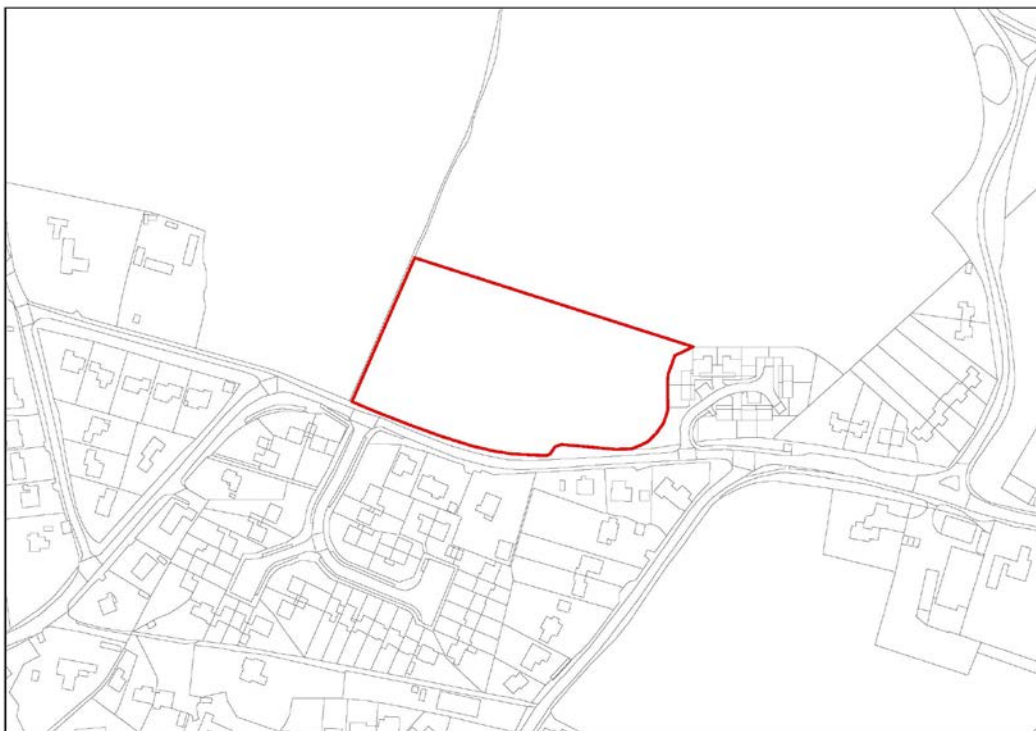
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| | | | | |
|---------------------------------|---|------------|---------------------|----------------|
| Site | Land adjacent to Meadow Close, West Wellow | | Site Reference | 320 |
| Site Use | Fallow | | Site Area (approx.) | 1.21 ha |
| Availability | The site has been promoted for residential development by the landowner and is therefore considered to be available. | | | |
| Suitability | The site is located in the countryside, north of existing built-up area and outside of the settlement boundary for West Wellow. West Wellow is in the settlement hierarchy. The site is in close proximity to the centre of West Wellow which offers a variety of services. The ground topography rises to the north of the site. | | | |
| Achievability | The site is promoted and development is considered achievable within a 5 year time frame. | | | |
| Deliverability / Developability | The site is available now, with the reasonable prospect to deliver 25 – 30 dwellings within a 5 year period. | | | |
| Constraints / Actions | - Countryside location | | | |
| Estimated Housing Numbers (net) | First 5 years | 5-10 years | 10-15 years | TOTAL |
| | 25 – 30 | | | 25 – 30 |

Site Location Plan



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