

Test Valley Borough Council

Strategic Housing Land Availability Assessment (SHLAA)

Appendix 1

Southern Test Valley Sites with a Presumption in Favour of Residential Development

Final Version as at 1st April 2014

July 2014

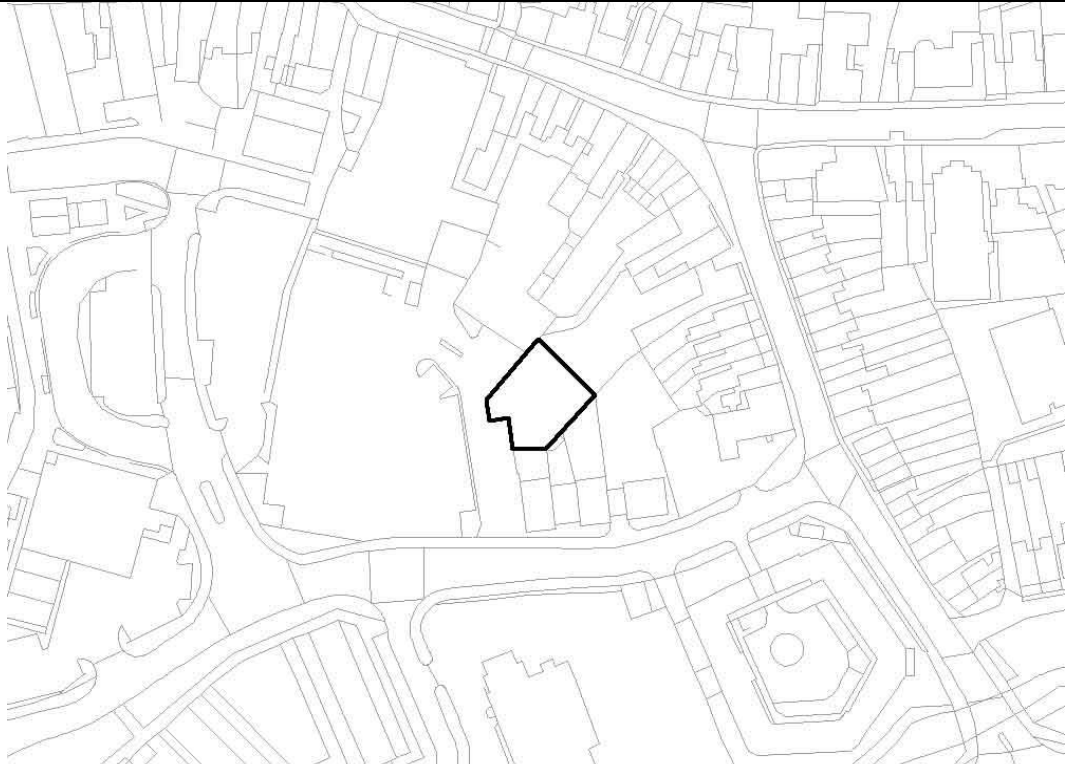
i Disclaimers

- 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 only identifies sites with development potential, it does 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. The most appropriate development sites given the balance of constraints will be assessed separately in the Sustainability Appraisal before policy decisions are made in the Revised Local Plan.
- iii) The base date of this document is 1st April 2014.
- iv) 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 A1: Southern Test Valley SHLAA Sites (where there is an existing policy presumption in favour of development)

Site no.	Site Name	Settlement	Ward	Capacity	Housing Completions in Year Categories		
					1-5	5-10	10-15
					1-5	5-10	10-15
020	Eastwood Court	Romsey	Romsey Abbey	5	5		
281	Former Council Offices	Romsey	Romsey Abbey	56	56		
276	Land at Hillier Garden Centre	Romsey	Romsey Tadburn	40	40		
286	Nightingale Lodge	Romsey		42	42		
	Totals			101	143		-

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


Site	Land at Eastwood Court, Romsey		Site Reference	020
Site Use	Private parking area		Site Area (approx.)	0.04 ha
Availability	The site was subject to an application (TVS.00379/8) in 2005 and has been previously been promoted for the SHLAA.			
Suitability	The site is close to existing built form and facilities and is considered suitable for development however the site constraints mean that the site capacity is limited.			
Achievability	The site has constraints to be addressed in any application, but the development is considered achievable within 5 years.			
Deliverability / Developability	The site is within the built up area of Romsey and has the potential to link to existing public transport and pedestrian routes. There is a tree preservation order on site. However, this has been addressed with the previous application and therefore if suitable design can be achieved, the site is considered developable.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Orders - Conservation Area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	5	-	-	5
Site Location Plan (not to scale)				
				
<p>© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2009.</p>				

Site	Former Council Offices, Duttons Road, Romsey			281
Site Use	Vacant B1 Offices	Site Area (approx.)		0.42 ha
Availability	The site is no longer considered to be a viable long term site for commercial use. The site is promoted for sheltered accommodation containing approximately 56 units. The site is subject to a planning application 13/02672/FULLS.			
Suitability	The site is located within the settlement boundary bounded by existing development to the north, east, south and west. The site is close to existing built form and facilities and is considered suitable for re-development. However, the current use offers an employment use therefore the promoted use will result in a loss of employment land.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is within the built up area of Romsey and has the potential to link to existing public transport and pedestrian routes. The site is considered available and achievable and subject to securing planning permission, the client would look to commence work on site in 2013 with completion anticipated towards the end of 2014.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Order on boundary of site - Loss of employment land 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	56			56

Site Location Plan

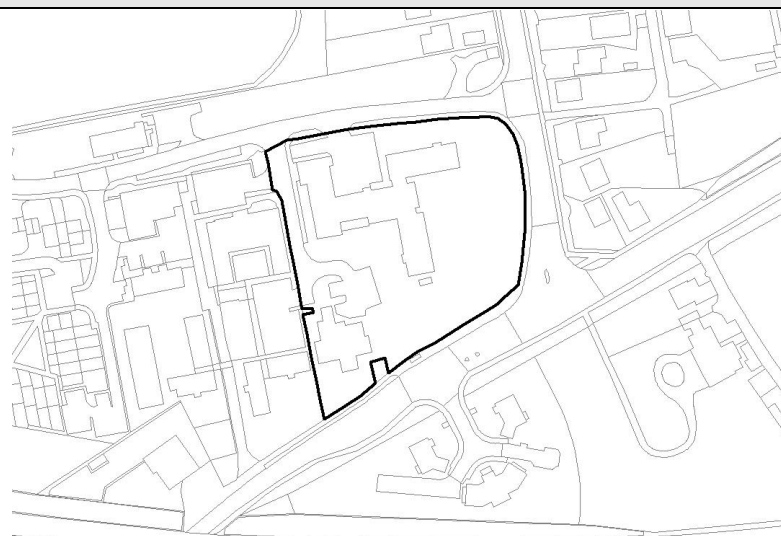


© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2009.

Site	Land at Hillier Garden Centre, Romsey			276
Site Use	Garden Centre		Site Area (approx.)	0.67 ha
Availability	The site is no longer considered to be a viable long term site for a garden centre. The site is promoted for a mixed use scheme containing approximately 40 – 45 retirement apartments. The site is subject to a planning application 13/02172/FULLS.			
Suitability	The site is located within the settlement boundary bounded by existing development to the north, east, south and west. The site is close to existing built form and facilities and is considered suitable for re-development. However, the current use offers an employment use therefore the promoted use will result in a loss of employment land. A small area of the site falls within Flood Zone 3 which will need to be addressed.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is within the built up area of Romsey and has the potential to link to existing public transport and pedestrian routes. The site is considered available and achievable and subject to securing planning permission, the client would look to commence work on site in 2014 / 2015.			
Constraints / Actions	<ul style="list-style-type: none"> - Flooding - Loss of employment land 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	40			40
Site Location Plan				
				
© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2009.				

Site	Nightingale Lodge, Romsey			286
Site Use	Former care home and day centre		Site Area (approx.)	0.65 ha
Availability	At HCC Cabinet meeting in December 2013, approval was given to close the Nightingale Lodge Care Home and dispose of the site (including the Day Centre Building) for the purposes of developing an Extra Care assisted living scheme. The site is therefore available.			
Suitability	The site is located within the settlement boundary bounded by existing development to the north, east, south and west. The site is close to existing built form and facilities and is considered suitable for re-development. The development will be from C2 use to C3.			
Achievability	HCC is intending to deliver the site with a private sector partner. The site is promoted and considered achievable within 5 years.			
Deliverability / Developability	The site is within the built up area of Romsey and has the potential to link to existing public transport and pedestrian routes. The site is considered available and achievable and subject to securing planning permission. HCC is intending to deliver the site with a private sector partner to provide accommodation with older persons community provision.			
Constraints / Actions	<ul style="list-style-type: none"> - Trees - Re-provision of facilities 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	42			42

Site Location Plan



© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2009.