

# Test Valley Borough Council

## Strategic Housing and Economic Land Availability Assessment (SHELAA)

Final Version as at June 2020  
Housing Land Supply Figures as at April 2019  
SHELAA Figures as at December 2019



This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

## Contents

Disclaimer.....	3
Introduction.....	5
Policy Context.....	5
Methodology.....	9
Stage 1 – Identification of sites and broad locations.....	11
Stage 2 – Site/broad location assessment.....	16
Stage 3 – Windfall assessment where justified.....	21
Stage 4 – Assessment Review.....	22
Stage 5 – Final Evidence Base.....	23
Test Valley Borough Wide.....	25
Southern Test Valley.....	26
Northern Test Valley.....	31
Sites located outside of defined Local Plan Settlement Boundaries.....	36
Conclusions.....	47

## List of Tables

Table 1: Test Valley Housing Requirement.....	7
Table 2: Test Valley Settlement Hierarchy (Revised Local Plan 2014).....	13
Table 3: Factors being considered.....	18
Table 4: Test Valley Residual Housing Requirement.....	25
Table 5: Southern Test Valley Housing Land Supply.....	26
Table 6: Southern Test Valley BLP (2006) & RLP (2016) Allocations.....	27
Table 7: Southern Test Valley Unimplemented Housing Permissions (April 2019).....	28
Table 8: Southern Test Valley Sites where the principle of Development is acceptable.....	29
Table 9: Southern Test Valley Residual Housing Requirement.....	29
Table 10: Southern Test Valley Sites identified within Local Plan Settlement Boundary where a change in policy is required for development.....	30
Table 11: Northern Test Valley Housing Land Supply.....	31
Table 12: Northern Test Valley BLP (2006) & RLP (2016) Allocations.....	32
Table 13: Northern Test Valley Unimplemented Housing Permissions (April 2019).....	32
Table 14: Sites identified within Local Plan Allocations.....	33
Table 15: Northern Test Valley Sites where the principle of development is acceptable.....	34
Table 16: Northern Test Valley Residual Housing Requirement.....	34
Table 17: Northern Test Valley Sites identified within Local Plan Settlement Boundary where a change in policy is required for development.....	35
Table 18: Southern Test Valley Sites identified outside of Local Plan Settlement Boundary where a change in policy is required for development.....	36
Table 19: Northern Test Valley Sites identified outside of Local Plan Settlement Boundary where a change in policy is required for development.....	39

## List of Figures

Figure 1: Test Valley Borough Boundaries.....	7
Figure 2: Methodology flow chart – Planning Policy Guidance.....	10

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

## List of Appendices

Appx 1: Sites identified within Local Plan Allocations

Appx 2: Northern Test Valley Sites where the principle of development is acceptable

Appx 3: Northern Test Valley Sites identified within Local Plan Settlement Boundary where a change in policy is required for development

Appx 4: Northern Test Valley Sites identified outside of Local Plan Settlement Boundary where a change in policy is required for development

Appx 5: Southern Test Valley Sites where the principle of development is acceptable

Appx 6: Southern Test Valley Sites identified within Local Plan Settlement Boundary where a change in policy is required for development

Appx 7: Southern Test Valley Sites identified outside of Local Plan Settlement Boundary where a change in policy is required for development

## Disclaimer

- i) The SHELAA document is an important component of the evidence base for Test Valley Local Development Framework (LDF). It seeks to identify and assess land available with housing and economic potential to inform future allocations for housing and employment. The Council is required to carry out, maintain and update its SHELAA's.
- ii) The key points that should be acknowledged when referring to this document are:
  - a. The SHELAA only identifies sites with development potential, it does not allocate sites
  - b. The SHELAA is based on the most up to date information available (supplied and researched) at the time of the document's preparation. Therefore factors may be subject to change over time and may have an effect on any site. This may include (but not be limited to):
    - i. Site boundaries
    - ii. Assessment information
    - iii. Constraint may be mitigated/overcome or additional factors may be identified
    - iv. Likely development timescales may be subject to change
    - v. Site capacity or densities may be subject to change as additional information is developed and masterplanning detail takes place
    - vi. The availability of the site may be reassessed by the landowner
  - c. The inclusion of a site within this document does not imply that the Council would necessarily grant planning permission for residential or employment use
  - d. The inclusion of a site within the document does not preclude them from being developed for other uses
  - e. The sites which are considered to have potential for strategic housing allocation would be assessed separately in a Sustainability Appraisal before policy decisions are made in the next Local Plan
  - f. SHELAA sites have not been ranked or discounted for existing constraints or potential delivery delays.

- iii) The information is based on submissions received from landowners and agents. Where information has not been provided in relation to site capacity or expected delivery the Council has estimated supply. These are marked with an asterisk.
- iv) The base date of this document is December 2019

## 1. Introduction

### *What is a SHELAA?*

- 1.1 The Strategic Housing and Economic Land Availability Assessment (SHELAA) is a technical document that forms part of the evidence base for the preparation of Local Plans. The assessment identifies a potential supply of land, which has been promoted by landowners that are suitable, available and achievable for development. This helps to inform the strategic allocations made within Local Plans. The SHELAA also provides data on how many houses the land could provide and the potential phasing for when housing could be delivered and therefore forms part of the basis for the Council's five year housing land supply assessment.
- 1.2 The SHELAA does not allocate sites for development. The Planning Practice Guidance (PPG)<sup>1</sup> states that the assessment 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. It is the role of the SHELAA to provide information on the range of sites which are available to meet need, but it is for the development plan itself to determine which of those sites are the most suitable to meet those needs.

## 2. Policy Context

### *National Planning Policy Framework*

- 2.1 The requirement to undertake a SHELAA is set out in the National Planning Policy Framework (NPPF), the NPPF was published in February 2019. The NPPF (paragraph 67) sets out that Local Planning Authorities should have a clear understanding of housing needs in their area and should prepare a Strategic Housing Land Availability Assessment (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 The Council, in accordance with the requirements of the NPPF, has undertaken and updated a SHELAA to form part of the evidence base for its Next Local Plan DPD to identify potential opportunities for residential development. In accordance with paragraph 67 of the NPPF, the Council through the SHELAA, is required to identify and update annually a supply of specific **deliverable** sites to provide five years' worth of housing against their housing requirements as well as identifying as supply specific, **developable** sites or broad locations for growth, for years 6 - 10 and, where possible, for years 11-15.

---

<sup>1</sup> Planning Practice Guidance (2019): <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

Definition of <b>deliverable</b> and <b>developable</b> as provided in the NPPF (p. 66)	
To be considered <b>deliverable</b>	Sites for housing 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. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
To be considered <b>developable</b>	Sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

- 2.3 The NPPF (paragraph 70) recognises that Local Planning Authorities may need to make an allowance for windfall sites in the five year housing land supply should there be evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any windfall allowance should have regard to the SHELAA, historic windfall delivery rates and expected future trends, and should not include residential gardens.

#### *Planning Practice Guidance*

- 2.4 The Planning Practice Guidance (PPG)<sup>2</sup> provides guidance on 'housing and economic land availability assessments' 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 housing and employment over the plan period. The Council has reviewed the SHELAA assessment methodology within the context of the PPG.

#### *Background*

- 2.5 The Borough of Test Valley covers a predominately rural area of approximately 250 square miles with a population of approximately 132,425<sup>3</sup>.
- 2.6 Policy COM1: Housing Provision 2011-2029 of the Revised Local Plan sets out the total amount of housing to be delivered over the plan period. The housing requirement for the Borough is a minimum of 10,584 homes.

<sup>2</sup> Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>3</sup> Population estimates and forecasts, Hampshire County Council:

<https://www.hants.gov.uk/landplanningandenvironment/facts-figures/population/estimates-forecasts>

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

Table 1: Test Valley Housing Requirement			
Area of the Borough		Minimum Housing Requirement for 18 year Plan Period (per annum figures)	
Andover	Northern Test Valley	6,444 (358)	7,092 (394)
Rural Test Valley		648 (36)	
Southern Test Valley		3,492 (194)	
<b>Borough Wide Total</b>		<b>10,584 (588)</b>	

Figure 1: Test Valley Borough Council Boundaries





*Test Valley Borough Council Strategic Housing and Economic Land Availability Assessment*

- 2.7 In order to meet the Council's Housing Requirements and inform the Council's future site allocations, the primary role of the SHELAA is to:
- Identify sites and broad locations with potential for development;
  - Assess their development potential;
  - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.8 This approach ensures that all land is assessed together to identify which sites are the most suitable and deliverable for a particular use. The information on delivery within the SHELAA also helps justify the Council's Housing Land Supply assumptions.
- 2.9 The SHELAA is updated on a regular basis and will be kept up to date as part of the Authority's Monitoring Report in accordance with PPG guidance; this document supersedes the SHELAA dated February 2018.
- 2.10 The results of the SHELAA for Southern and Northern Test Valley will be presented in Sections 5 and 6 of this document respectively.
- 2.11 Individual site details are contained in the Appendices to this document.

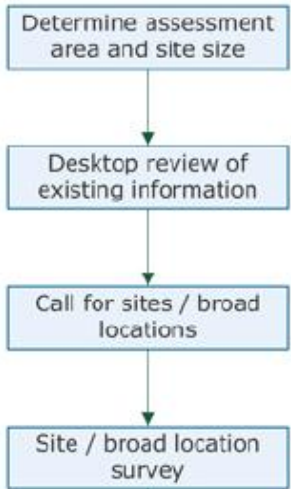
### **3 Methodology**

#### *Planning Practice Guidance: Strategic Housing and Economic Land Availability Assessment*

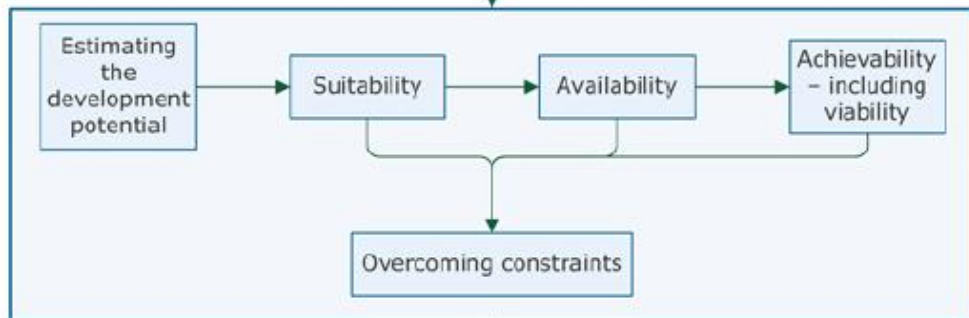
- 3.1 This section contains the methodology which the Council has used to identify and assess potential housing sites for inclusion within the SHELAA
- 3.2 The Department for Communities and Local Government (now MHCLG) has prepared guidance written in the format of Planning Practice Guidance to complement the National Planning Policy Framework. The PPG contains information on 'strategic housing and economic land availability assessments' to assist Local Authorities when preparing their SHELAA documentation. This includes a recommended methodology for carrying out the assessment as well as a 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.
- 3.3 The SHELAA has followed the guidance in selecting and assessing potential housing sites and it is considered appropriate to identify clearly the stages followed during the assessment. The PPG has identified a methodology flow chart comprising of five stages (Figure 2) to be used when assessing development land availability. The following pages include a description of the SHELAA assessment split into different stages.
- 3.4 For ease of reference, the methodology is set out below:

Figure 2: Methodology flow chart – PPG<sup>4</sup>

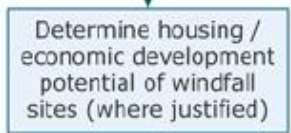
**Stage 1- Site / broad location identification**



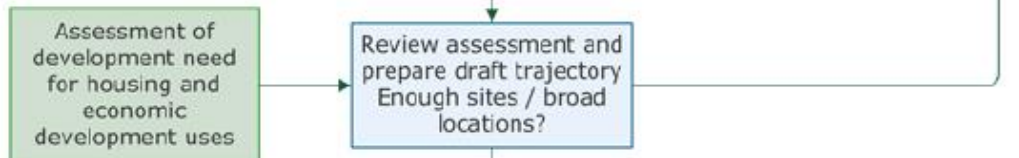
**Stage 2 - Site / broad location assessment**



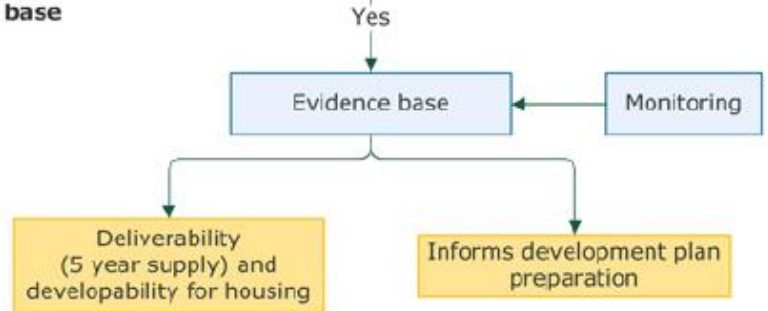
**Stage 3 - Windfall assessment**



**Stage 4 - Assessment review**



**Stage 5 - Final evidence base**



<sup>4</sup> Paragraph: 006 Reference ID: 3-005-20190722

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

## **Stage 1 – Identification of sites and broad locations**

### *Determine assessment area and site size*

- 3.5 The study area for this assessment is the administrative Borough area of Test Valley which is illustrated in Figure 1. Part of the Borough lies within the New Forest National Park. Land to the south of the A36, within the parishes of Melchet Park & Plaitford, and Wellow is within the designated boundary. The New Forest National Park Authority is planning authority for the National Park and this area is excluded from the SHELAA. The PPG recommends that the area selected for the assessment should be the housing market area and that the assessment should be undertaken and regularly reviewed working with other local planning authorities in the relevant housing market area in accordance with Duty to Co-operate. In addition, the guidance suggests the inclusion of stakeholders and interested parties within the plan preparation process.
- 3.6 The Council has considered the merits of undertaking the SHELAA with other local authorities within the housing market area. The Council is part of the Partnership for South Hampshire (PfSH) however, given that Test Valley currently has two housing market areas (Northern Test Valley and Southern Test Valley); it is considered that the Council will undertake its SHELAA independently. The Council is committed to co-operating with neighbouring authorities and organisations particularly where strategic priorities cover a wider area. The Council is a member of the Enterprise ME3 Local Enterprise Partnerships which covers the Borough.
- 3.7 The Council recognises the importance of working with stakeholders and the information they can provide. The assessments of sites included within the SHELAA have been made through a call for site exercise with landowners, agents and developers by the Planning Policy team using experience of the housing market, completions and constraints of the Borough. Where appropriate, the views of officers relating to highways, landscape and conservation have also been sought.
- 3.8 Town and Parish councils and local Councillors have been notified on the SHELAA and potential sites.
- 3.9 The SHELAA must be a transparent process with the PPG stating that the assessment should be consistent, accessible and transparent. The Council advised the representatives of all previously submitted sites at the beginning of this SHELAA process that they would have to resubmit their sites for inclusion within the new document.
- 3.10 The PPG recommends that the assessment should consider all sites of a size over 0.25ha and broad locations capable of delivering five or more dwellings or over 500 square metres of floorspace. The Council has applied the minimum site thresholds of 0.25ha or 5 dwellings or 500 square metres of floor space. Any sites that were submitted below these thresholds have not

been included within the final document. The SHELAA assess a range of different site sizes from small scale sites to opportunities for large scale developments.

*How should sites/broad locations be identified?*

- 3.11 The PPG advises that plan makers should be proactive in identifying as wide a range as possible of sites and broad locations for development.
- 3.12 With regards to identifying broad locations, the Council has taken the approach of defining a settlement hierarchy through the Revised Local Plan. A key role of the Revised Local Plan is to determine to the most sustainable locations for new development. The purpose of the settlement hierarchy is to provide a basis for the distribution of the development across the Borough in sustainable locations. The hierarchy is based upon the settlements' current characteristics, population and access to a range of services and facilities.
- 3.13 The hierarchy shows that the settlements with the widest range of facilities are Andover and Romsey which have been identified as Major Centres. Charlton, Chilworth, North Baddesley, Nursling and Rownhams, Valley Park and Stockbridge are identified as Key Service Centres. The hierarchy can be viewed within Table 1.
- 3.14 The level of public transport provision and the access to service and facilities linked to these settlements results in these being considered the most sustainable locations within the Borough.
- 3.15 It was considered appropriate to focus on investigating sites over 0.25ha or capable of delivering 5 or more dwellings or 500 square metres of floorspace in the major centres and key service centres as these are the most sustainable locations with good access to services and facilities. Sites within these settlements are considered to have the most potential to reduce the need to travel and provide sustainable development in accordance with the NPPF. Sites smaller than the identified thresholds may be difficult to identify and may have less certainty of being developed, these were therefore not included within the SHELAA document. Furthermore, the PPG reinforces that the assessment should consider all sites and broad locations capable of delivering 5 or more dwellings. The SHELAA also assesses those sites that fall within the rural area.
- 3.16 Through the call for sites exercise many theoretically – possible sites were submitted which are located in rural areas. The approach which has been followed focusses on assessing settlements by the sustainability of the location and the capability of the site of accommodating some form of development.

<b>Table 2: Test Valley Settlement Hierarchy (Revised Local Plan 2016)</b>		
<b>Hierarchy Designation</b>	<b>Associated Scale of Development</b>	<b>Settlement</b>
Major Centres	<ul style="list-style-type: none"> <li>- Strategic allocations</li> <li>- Windfalls</li> <li>- Replacement dwellings</li> <li>- Community-led Development</li> <li>- Strategic Employment Sites</li> <li>- Small scale employment development</li> <li>- Main Town Centre Uses</li> </ul>	Andover
		Romsey
Key Service Centres	<ul style="list-style-type: none"> <li>- Strategic allocations</li> <li>- Windfalls</li> <li>- Replacement dwellings</li> <li>- Community-led Development</li> <li>- Rural Affordable Housing sites (Stockbridge only)</li> <li>- Strategic Employment Sites</li> <li>- Small scale employment development</li> </ul>	Charlton
		Chilworth
		North Baddesley
		Nursling & Rownhams
		Stockbridge
		Valley Park
Rural Villages	<ul style="list-style-type: none"> <li>- Windfalls</li> <li>- Rural Affordable Housing sites</li> <li>- Replacement dwellings</li> <li>- Community-led Development</li> <li>- Small business uses</li> <li>- Re-use of Buildings</li> </ul>	Abbotts Ann, Ampfield, Amport, Appleshaw, Awbridge, Barton Stacey, Braishfield, Broughton, Chilbolton, Enham Alamein, Fyfield, Goodworth Clatford, Grateley, Hatherden, Houghton, Hurstborne Tarrant, Ibthorpe, Kimpton, Kings Somborne, Leckford, Lockerley, Longparish, Longstock, Michelmersh & Timsbury, Monxton, Nether Wallop, Over Wallop, Palestine, Penton Grafton/Mewsey, Shipton Bellinger, Thruxton, Upper Clatford/Anna Valley, Vernham Dean, West Tytherley, West Wellow, Weyhill, Wherwell
Countryside	<ul style="list-style-type: none"> <li>- Replacement dwellings</li> <li>- Re-use of Buildings</li> <li>- Rural Affordable Housing sites</li> <li>- Community-led Development</li> <li>- Employment sites in the Countryside</li> <li>- Small business uses</li> </ul>	All other villages

3.17 It was considered that given the individual circumstances of Test Valley's larger settlements, some sites would be deemed unsuitable for development. These are addressed below:

#### Public Car Parks

3.18 Test Valley is predominately rural, therefore the two largest settlements in Test Valley, Andover and Romsey, act as significant centres for the surrounding rural hinterland where access to public transport is limited. As a

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

result car parking in the towns is well used and redevelopment, or net loss of spaces, is not considered desirable. In addition most are owned by the Council and it is unlikely that these would be developed without replacement of existing capacity being investigated.

#### Public Open Space (POS)

- 3.19 The Public Open Space Audit shows a deficit in the larger settlement of particular types of open space (at the current population levels). Access to POS makes an important contribution to the health and well-being of communities. NPPF (paragraph 97) states that existing open space, including playing fields should not be built on, unless justified. Should sites be submitted which propose development on POS they will be assessed as unacceptable unless detail is provided that the POS is no longer required, be relocated elsewhere or are deficient in this case an assessment may be made on a site by site basis.

#### Employment Land

- 3.20 Due to the SHELAA being a document taking account the availability of economic as well as housing land it is considered appropriate to accept proposals for site surrounding existing large strategic employment sites to accommodate employment floorspace needs. However, proposals for the reuse of the employment land for housing might not be considered appropriate.

#### Community Facilities

- 3.21 It is important as part of creating sustainable, mixed communities that there are sufficient communities to support growth. This is recognised in paragraph 92, point (a) of the NPPF. It may therefore be considered appropriate to assess the potential of such sites.

#### Other Issues

- 3.22 The assessment has not been constrained by existing policy in order to ensure a wide range of potentially appropriate sites are reviewed. However, where sites are subject to existing national or Borough Local Plan policies, the objectives of these are referred to. Policy COM2: Settlement Hierarchy is particularly applicable in this case when trying to ascertain the suitability of sites for development.
- 3.23 Similarly, those site which are within Flood Zone 2 and 3 may not be appropriate for strategic development, however those sites only partially within this designation may have areas suitable for development with an appropriate mitigation or suitable design. Therefore sites within this designation might not be ruled out at individual site assessment resulting in a greater number of potentially suitable sites.

*Call for sites/broad locations*

- 3.24 An important part of creating a robust and credible evidence base of deliverability and developability of sites is to work in partnership with key stakeholders such as house builders, landowners and agents. The Council undertook a call for sites exercise which involved the Council writing to all planning agents and landowners who have promoted sites for inclusion within the previous SHLAA document.
- 3.25 It was emphasised that this SHELAA was to supersede the Council's Strategic Housing and Economic Land Availability Assessment (February 2018) and previous Call for Sites exercise. If the Council did not receive a reply from existing site promoters, it was assumed that the sites were no longer to be promoted for development and were not included in the SHELAA.
- 3.26 The following information was requested:
- Site Capacity (number of dwellings and/or amount of employment/retail/leisure floorspace in square meters)
  - Site Constraints (what constraints are there to development, what is needed to overcome there and how long might this take)
  - Availability (is the site currently available and proposed for development, if not when would it likely be available, is there interest from a developer)
  - Time Period (when the site could be brought forward and the likely completion rate (1-5, 6-10, 11-15 or over 15 years from now)
  - Map/Site Plan (to identify the site and to confirm the boundaries)
- 3.27 The response to this consultation has proved extremely useful, particularly through providing developer's intentions for the delivery of sites.
- 3.28 It is considered that those sites promoted in response to the SHELAA call for sites request could be considered available given the landowners or agents were involved in their promotion, unless accompanying information stated otherwise.

*What characteristics should be recorded during the survey?*

- 3.29 All new identified sites promoted through the call for sites exercise are surveyed and assessed for any constraints. The following characteristics are recorded for each site in accordance with the requirements set out within the PPG:
- Site size, boundaries and location
  - Current land use and character
  - Land uses and surrounding area
  - Physical constraints such as access, contamination, steep slopes, flooding, landscaping, location of infrastructure and utilities
  - Potential environmental constraints



- Where relevant, development progress (e.g. ground works completed, number of units started, number of units completed)
- Initial assessment of whether the site is suitable for a particular type of use or as part of a mixed use development.

3.30 The characteristics identified for each site during the survey assessment are presented in a standard proforma for consistency purposes. The proforma for this SHELAA has been updated to show more detailed information in comparison to previous SHLAA documents. The proformas and site location maps for promoted sites can be found within the Appendices to this document.

### ***Stage 2 – Site/broad location assessment***

#### *Estimating the development potential*

- 3.31 The PPG suggests that the development potential of each site should be guided by using existing or emerging plan policy including locally determined policies on density. Paragraph 122 of the NPPF recommends that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances. The SHELAA has assessed sites on an individual basis.
- 3.32 As a base point, the capacity of the site suggested by the site promoter has been used given their knowledge and prior research into the site. Where this is not provided, the Council has made an assessment based on a range on 10-30 dwellings per hectare (dph). Where this has been calculated it will be identified in the site assessments (contained in the Appendices to this document).
- 3.33 Sites have been assessed having regard to constraints which could be considered to influence the future character of development and the surrounding area. This includes areas of nature conservation and hydrological protection, buffer zones for overhead powerlines, existing trees and planting, topography, highway and amenity issues.
- 3.34 In Andover and Romsey it is considered appropriate to assume a minimum of 30dph unless the developable area is significantly reduced by on site constraints (e.g. trees). Some town centre locations, particularly in Andover have significantly higher density so site by site assessment is considered the most appropriate.

#### *What factors should be considered for when & whether sites area likely to be developed*

- 3.35 Assessing the **suitability**, **availability** and **achievability** of sites including whether the site is economically viable provided the information on which the Council can assess as to whether a site can be considered **deliverable** and **developable** over the plan period in accordance with the requirements of

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

paragraph 67 of the NPPF. Please refer to paragraph 2.2 for definitions for deliverability and developability.

- 3.36 The Council has not estimated housing delivery and yield rates if the data is not received from landowners and developers in their projections for the delivery of the site.

### *Suitability*

- 3.37 The PPG suggests that assessing the suitability of sites or broad locations for development should be guided by:
- the development plan, emerging planning policy and national policy
  - market and industry requirements in that housing market or functional economic market area.
- 3.38 The guidance state that when assessing sites against the development plan, plan makers will need to take account of how up to date the plan polices are. The Revised Local Plan forms part of the Development Plan. The National Planning Policy Framework (NPPF) reinforces that the Revised Local Plan (RLP) remains the primary consideration (see paragraphs 47 and 213).
- 3.39 The Revised local Plan sets out strategic priorities and housing allocations in light of housing need as identified through the Strategic Housing Market Assessment (SHMA).
- 3.40 In recognition of the above, the Council considers that those sites with planning permission can be considered as deliverable and developable (unless the Council has received information to the contrary).
- 3.41 Those sites which are already within defined settlement boundaries (Policy COM2: Settlement Boundaries) in the Revised Local Plan are more likely to be deliverable as any application would be acceptable in principle and work to overcome any constraints may already be underway. However, development outside of the settlement boundary may need a change in policy stance to gain planning permission and therefore would need to be assessed for suitability as well as availability and achievability.
- 3.42 The assessment has been drawn from submissions received from landowners, agents and developers as it highlights whether sites have controlling interests from development professionals and are therefore more likely to be developed. Sites without developer interest have not been discounted as undeliverable within 5 years as a developer may be found should permission be granted.
- 3.43 In addition to policy considerations, the guidance recommends the following factors to be considered to inform the suitability of a site for development now or in the future:

<b>Table 3: Factors being considered</b>	
<b>Factors to be considered</b>	<b>Constraints</b>
1. Physical limitations	- Access - Infrastructure - Flood risk – river and tidal based flooding - Land contamination
2. Potential impacts  Including the effects upon landscapes such as landscape features, nature and heritage conservation	- Tree Preservation Orders (TPO) - Conservation Areas - Listed buildings - Landscape/Townscape impact - Separation of settlement - Character of the area - Potential of Archaeological Interest - Historic parks and gardens - Protected species - Agricultural land quality (Grades 1 to 3a) - Mineral Consultation Areas - Ground Water Protection Zone
3. Appropriateness and likely market attractiveness for the type of development proposed	
4. Contribution to regeneration priority areas	There are no identified Regeneration Priority Areas within the Borough
5. Environmental/amenity impacts experienced by would be occupiers and neighbouring areas	- Railway line - Main Roads - Neighbouring uses

3.44 Test Valley contains a large number of sites of ecological importance, therefore where sites include (or are adjacent to) local, national or international designations, this is noted in the site constraints. The NPPF (paragraph 118) states that any development likely to have an adverse effect on a Site of Special Scientific Interest should not normally be permitted.

- Ecological Designations
  - SINC (Sites of Importance for Nature Conservation)
  - SSSI (Site of Special Scientific Interest)
  - Ramsar Site
  - SPA (Special Protection Area)
  - SAC (Special Areas of Conservation)

3.45 The Council has a duty under Section 85 Countryside and Right of Way Act 2000 to have regard to the purpose of the North Wessex Downs AONB designation in any land use making decision. It similarly has a duty under Section 11A National Parks and Access to the Countryside Act 1949 with regard to the purposes of designations of the New Forest National Park.

3.46 The site proformas contained within the Appendices to this document sets out key constraints on the delivery of promoted sites. The Council has identified constraints for information purposes, however, it must be noted that constraints may have varying levels of severity and impact on development. In

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

circumstances where developers have sought to rectify potential delivery issues (e.g. infrastructure capacity) or have provided the Council with an update of new information or evidence (e.g. technical evidence minerals are not workable/viable), the constraints will remain in the SHELAA Appendices for information and consistency. The impact of the constraints, alongside any evidence or information provided, will be regularly reviewed.

### *Availability*

3.47 The PPG<sup>5</sup> states that a site is considered available for development:

*“when, on the best information available, (confirmed by the call for sites and information from landowners and legal searches where appropriate) there is confidence that there are no legal or ownership problems, ransom strips, tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed and intention to develop or the landowner has expressed an intention to sell.”*

3.48 Consideration should also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions. A site which benefits from planning permission will not automatically be assumed to be available, because persons who do not have an interest in the land can make planning applications.

3.49 Therefore, all the sites which have been received through the call for sites are considered available unless information has been provided indicating that this is not the case. Those sites with availability restrictions will have this noted in the sites constraints. Further updates to the assessment and any subsequent call for sites will help to better inform the availability of new sites as well as those previously assessed.

### *Assessing Achievability including Viability*

3.50 A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is a judgement about the economic viability of a site and the capacity of the developer to complete, let or sell the development over a certain period.

This includes the following factors to be taken into account:

1. Market factors;
2. Cost factors; and
3. Delivery factors

---

<sup>5</sup>Paragraph: 019 Reference ID: 3-019-20190722

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

- 3.51 The Council recognises that the ability of the development industry is a constraining factor. Viability and market capacity may limit development in the short term due to factors outside the control of the planning system.
- 3.52 Andover (Northern Test Valley) and Romsey (Southern Test Valley) are both historic, well connected, market towns. They represent desirable locations for development, with traditionally high demand and house prices. Housing sites continue to be pursued and implemented and therefore it is considered that there is still a market within Test Valley for new development.
- 3.53 In rural locations, there is traditionally a high market demand for new dwellings. This is due to the relative proximity of regular rail services to London and the South west, the attractive character of many of the historic villages and the general restraint on development in such locations. The general policy of restraint, with tightly drawn development boundaries and low levels of previously developed land (PDL), has contributed to the limited supply of new dwellings. It is therefore thought reasonable to consider development generally achievable in the rural locations in terms of market factors, unless information provided proves otherwise.
- 3.54 The Council seeks developer contributions towards particular infrastructure provision with all planning applications that result in a net gain in population and therefore place an increased burden on facilities and services provided. This can be in form of financial contributions, land transfers or building provision on new sites. The Community Infrastructure Levy (CIL) is a mechanism that allows local planning authorities to levy a charge on new development in order to contribute to the cost of infrastructure projects that are, or will be, needed to support new development.
- 3.55 Where mitigation of identified constraints is required, this may incur an additional cost to the developer and have implications on achievability.
- 3.56 The response of landowners and developers to the call for sites has informed consideration of delivery factors, with many sites providing estimated build rates.
- 3.57 The Borough has limited available previously developed land (PDL) and most large available sites are on greenfield land where the cost of site preparation is unlikely to be an issue.
- 3.58 However, meeting previous strategic housing requirements over a long period of time has meant that most of the less constrained sites have been developed. Therefore those sites which are being assessed and promoted in the SHELAA are likely to be subject to some constraints. Any suitable, available and achievable sites would require a more detailed viability study before being considered for allocation.

### *Overcoming constraints*

- 3.59 Those constraints which may impact on the suitability, availability and achievability have been identified for each site (recorded on the site proformas in the Appendices). These may have significant implications to delivery, such as infrastructure capacity, or on suitability for housing, such as adverse impact on the wider landscape. However, they may also include factors such as locations within a Conservation Area, which may affect the design and appearance of the sites rather than the principle of development.
- 3.60 Many of the sites which have been promoted do not have significant constraints which prevent delivery, such as infrastructure capacity, however many are subject to constraints which may affect suitability, such as landscape of ecological impacts. These would be considered through the Sustainability Appraisal process and site selection in the next Local Plan. Set out below are the general recommendations of how the main constraints can be overcome. These have not been listed on each of the site assessments as the actual method of resolving the constraint will be based on the specifics of any future proposal. When these constraints would be overcome would be dependent on detailed negotiations during the planning application process.
- Archaeology – Undertake a programme of archaeological investigation and mitigation dependent on the specification of the scheme.
  - Conservation Area – Undertake a character appraisal
  - Ecology – An ecological survey and assessment may be required identifying protected species and habitats and what approach would be required to mitigate their impact.
  - Flooding – Undertake a Flood Risk Assessment in accordance with the NPPF. Physical works may be required.
  - Highways – A traffic impact assessment would be required to identify impact on the highway network and what mitigation would be required.
  - Tree Preservation Orders – An arboricultural impact appraisal and method statement would be undertaken.

### ***Stage 3 – Windfall assessment where justified***

- 3.61 A windfall allowance may be justified in the five year supply if the Council has compelling evidence as set out in paragraph 70 of the NPPF. The NPPF is clear on windfall sites within the housing projections, stating:

*“Local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.”*

- 3.62 The NPPF defines windfalls (Annex 2: Glossary) as:

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

*“Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available”*

- 3.63 This sets out the need based on clear evidence. It also excludes residential gardens from the definition. The PPG reiterates that a windfall allowance can be justified in the five year housing land supply, however it goes further than the NPPF which is silent on the issue of windfall beyond the five year period/ The PPG states that LPAs have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on geographical area as using the same criteria as set out in paragraph 70 of the NPPF.
- 3.64 Windfall housing development is that development which is unplanned and arises from unidentified sources during the plan period i.e. not allocated sites. The Borough has historically benefitted from this form of housing supply, often from redevelopment within the settlement boundaries set out in the Revised Local Plan or from reuse of buildings in the rural area. By projecting a windfall supply within the housing supply it allows the Council to take account of this form of development and better forecast housing supply expected during the plan period.
- 3.65 Such completions are outside the control of the Plan and the Council, however, it is expected that such supply will continue throughout the plan period from the supportive policies relating to Rural Exception Affordable Housing and Re-Use of Buildings in the Countryside and the NPPF positive approach to planning. Therefore this is a difficult balancing act.
- 3.66 Based on the guidance contained within the NPPF, the Council will continue to consider the inclusion of windfalls within the housing land supply. Based on past trends it is considered that windfall supply will continue to provide a consistent level of completions in Test Valley.
- 3.67 The Council considers it appropriate to include an allowance for windfall sites. This is based on past trends and future expectations for sites to come forward which have not been specifically allocated. Projection of 16 per annum has been included for Southern Test Valley (STV – that area within the South Hampshire sub-region) and 35 for Northern Test Valley, based on past evidence<sup>6</sup>.

#### **Stage 4 – Assessment Review**

- 3.68 The SHELAA will be regularly reviewed and updated similarly to the Council’s Housing Land Supply as this will help to inform a deliverable 5 year supply of housing as well as ensuring that those barriers to delivery can be identified. The work done at this stage will include consideration as to how the proposed allocations will contribute to Housing Trajectory.

---

<sup>6</sup> Interim Five Year Housing Land Supply Statement, 2019

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

- 3.69 The results of the SHELAA are used to inform the Council's indicative Housing Trajectory for Northern Test Valley and Southern Test Valley. The Housing Trajectories can be viewed within the Housing Implementation Strategy (April 2019) and the Authority's Monitoring Report. If the housing trajectory indicated that there are insufficient sites/broad locations to meet the objectively assessed need then the Council will revisit the assessment. It is considered that there are sufficient detailed sites to meet the strategic housing need.

### ***Stage 5 – Final Evidence Base***

- 3.70 The PPG specifies that following the assessment, the following set of standard outputs should be produced to ensure consistency, accessibility and transparency:
- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
  - an assessment of each site or broad location, in terms of suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
  - contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
  - the potential type and quantity of development that could be delivered on each site/broad location, including how any barriers to delivery could be overcome and when;
  - an indicative trajectory of anticipated development and consideration of associated risks.
- 3.71 The results of the assessment are found within the Appendices accompanying this document which is publicly available on the Council's website.

### *Summary*

- 3.72 The Council has sought to demonstrate how the SHELAA has been carried out broadly in accordance with Government guidance. Where alternative approaches have been used these have been justified.
- 3.73 The input of key stakeholders was sought from the outset to guide the document.
- 3.74 The following sections contain the results of the SHELAA Borough wide and for Southern and Northern Test Valley respectively. Site details which have informed these results are contained in Appendices.
- 3.75 For those sites which are currently within the designated countryside and therefore require a change in policy, the constraints are listed. These sites

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites



provide the options to meet the housing requirement for the Borough. In order to ensure that policy decisions are clearly made in later documents and in accordance with SHELAA guidance, the sites have not been ranked.

## 4 Test Valley (Borough Wide)

- 4.1 The Revised Local Plan has an annual requirement of 588 dwellings per annum which has been informed by evidence base studies, previous completion rates, previous SHLAAs and the findings of the Sustainability Appraisal. Policy COM1: Housing Provision 2011-2029 proposes that the housing requirement for 2011-2029 is 10,584 dwellings with the apportionment for NTV is 7,092 homes and 3,492 homes for STV.

<b>Table 4: Test Valley Residual Housing Requirement</b>		
	<b>Number of Dwellings</b>	<b>Total</b>
Requirement 2011-2029	10,584	10,584
Completions 2011/12-2018/19	(6,112)	4,472
BLP (2006) & RLP (2016) Allocations	(1,267)	3,205
Existing Commitments	(2,413)	792
SHELAA sites where the principle of development is acceptable (identified capacity)	(803)	(11)
Windfall 2020/2021-2028/29	(204)	(215)
<b>Total</b>		<b>(215)</b>

Figures exclude the part of Test Valley that are within the New Forest National Park

- 4.2 It is noted that the housing allocation is not a ceiling and this residual figure assumes completions of all the sites identified. The results of annual monitoring and developer/landowner feedback will be used to inform, whether due to market conditions and other factors, existing permission can be implemented as currently expected.
- 4.3 Since the 1980s the housing requirement for the Borough has been split between Northern Test Valley (NTV) and Southern Test Valley (STV). The split has been recognised by successive Hampshire Structure Plans and the South East plan. The current Partnership for South Hampshire (PFSH) boundary includes seven southern parishes<sup>7</sup>. The boundaries of these areas are contained in Figure 1.
- 4.4 The primary purpose of a split housing figure is to recognise that within the Borough there are two distinct housing market areas. STV is part of the Southampton and South Hampshire Market, and the remainder of the Borough (NTV) part of a separate Housing Market Area. It is considered that a split housing requirement should be maintained, as it recognises the separate housing markets and local circumstances of the different parts of the Borough to be individually taken into account in setting the strategy for the future housing provision.
- 4.5 The following two sections contain more detailed results for Southern and Northern Test Valley.

<sup>7</sup> Ampfield, Chilworth, North Baddesley, Nursling & Rownhams, Romsey Town, Romsey Extra and Valley Park  
This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

## 5 Southern Test Valley (STV)

### *Strategic Housing Requirement*

- 5.1 The Revised Local Plan has a housing requirement figure of 3,492 for STV within the plan period 2011-2029. The Local Plan allocates sufficient housing sites to meet this requirement.
- 5.2 The SHELAA will be used to:
- Assessing the level of potential supply within the settlement boundaries or where there is an existing policy principle of development (in the larger settlements), (to calculate the impact on the residual housing figure)
  - Assessing the level of potential supply provided by sites unlikely to come forward without a change in policy, (to identify the potential level of housing land availability to meet future housing figure and guide whether broad location assessments or windfall allowance is required)
  - Assessing the ‘developability’ and ‘deliverability’ of sites in the larger settlements, unlikely to come forward without a change in policy, (to guide the policy decisions on which sites may be the most appropriate to meet the future housing requirement)
  - Assessing the ‘developability’ and ‘deliverability’ of sites in the rural settlements, unlikely to come forward without a change in policy, (to guide the policy decisions on which sites may be the most appropriate to meet the future housing requirement).

### *Completions Since 2011*

- 5.3 Housing completions and RLP allocations are within Southern Test Valley since 2011 are included on the summary table below.

<b>Table 5: STV Housing Land Supply</b>		
	<b>Number of Dwellings</b>	<b>Total</b>
Requirement 2011-2029	3,492	3,492
Completions 2011/12-2018/19	(1,705)	1,787
<b>Total</b>		<b>1,787</b>

*Southern Test Valley BLP (2006) & RLP (2016) Allocations*

- 5.4 The strategic allocations within the Local Plan include the key requirements to make the development acceptable.

<b>Table 6: STV BLP (2006) &amp; RLP (2016) Allocations</b>							
<b>Site Name</b>	<b>Total</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>Net Dwellings Remaining post five year period</b>
Romsey Brewery, Romsey	70						70
Abbotswood, Romsey	38	9	27				
Whitenap, Romsey	1,300				50	150	1,100
Hoe Lane, North Baddesley	300			75	150	75	
Park Farm, North Stoneham	50			30	20		
<b>Total Outstanding</b>	<b>1,720</b>						

*Unimplemented Permissions*

- 5.5 Existing unimplemented planning permissions (sites under construction and those with extant planning consent) for a net gain of 5 or more have been reviewed and agents and/or owners consulted to monitor the deliverability of these sites.
- 5.6 Sites have been included within the SHELAA to the timescales identified by the landowners/agents unless evidence has been provided to the contrary. Updates on likely deliverability will be undertaken annually.
- 5.7 Existing unimplemented planning permissions for sites with a net gain of less than 5 dwellings also contribute to the supply. Table 5 sets out the supply of housing from unimplemented permissions in Southern Test Valley.

Table 7: STV Unimplemented Housing Permissions (April 2019)								
Application Reference	Site Address	No. Dwellings Remaining (at April 2019)	2019/20	2020/21	2021/22	2022/23	2023/24	Net Dwellings Remaining post five year period
15/01763/FULLS 17/00466/FULLS	Land at Redbridge Lane, Nursling	191	70	79	42			
14/00726/OUTS	Land east of Rownhams lane, Rownhams	319	30	80	90	90	29	
14/01090/FULLS	Ganger Farm, Ganger Farm Lane, Romsey	190	85	73	32			
15/03137/OUTS	Abbotsford, Braishfield Road, Romsey	44	44					
14/00204/OUTS	Land at Oxlease Farm, Cupernham Lane, Romsey	16	16					
16/01857/FULLS	Land West of Cupernham Lane, Romsey	21		21				
17/02183/OUTS	Land West of Cupernham Lane, Romsey	73		25	48			
17/00915/OUTS	Land West of Cupernham Lane, Romsey	5					5	
18/03223/FULLS	Granton, Cupernham Lane, Romsey	8			8			
14/01383/FULLS	Land adjacent to Luzborough Public House, Botley Road, Romsey	35	35					
15/01103/FULLS 16/02336/FULLS	1-3 Portersbridge Mews, Porterbridge Street, Romsey	1	1					
15/01261/FULLS	Nightingale Lodge, Greatwell Drive, Romsey	54		54				
17/01452/FULLS	Great Woodley Farm, Woodley Lane, Romsey	5					5	
18/01560/FULLS	The Four Horseshoes, Nursling Street, Nursling	5	5					
Combination of sites providing a net gain of less than 5 dwellings (with a 10% deduction)		60	60					
<b>Total</b>		<b>1,065</b>						

*Potential Supply within Existing Settlement Boundaries (as defined with Revised Local Plan)*

- 5.8 The SHELAA process has identified a number of sites where 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.
- 5.9 The level of potential supply within the existing settlement boundaries without the need for a change in policy can inform the expected capacity of settlements. This has the result of potentially reducing the need to allocate additional greenfield housing sites outside the built up area, depending on investigations into the developability of these sites, as they may be subject to constraints which prevent them from being delivered for housing.
- 5.10 The table below shows the sites which are considered deliverable or developable.

<b>Table 8: STV Sites where the principle of development is acceptable (Appendix 5)</b>							
Ref No.	Site Name	Parish/Ward	Capacity	Proposed Use	Housing Completions in Years		
					1-5	6-10	11-15+
156	Land at Eastwood Court	Romsey: Abbey	5	Dwellings	5		
* An asterisk indicates where information has not been provided and the Council has estimated potential supply							

- 5.11 The current capacity of sites within the existing settlement boundaries within Southern Test Valley is 5
- 5.12 Therefore, aggregating these sources together, the housing requirement for Southern Test Valley is given in the table below:

<b>Table 9: STV Residual Housing Requirement</b>		
	<b>Number of Dwellings</b>	<b>Total</b>
Requirement 2011-2029	3,492	3,492
Completions 2011/12-2018/19	(1,705)	1,787
BLP (2006) & RLP (2016) Allocations	(1,720)	67
Existing Commitments	(1,065)	(998)
SHELAA sites where the principle of development is acceptable (identified capacity)	(5)	(1,003)
Windfall 2020/21-2028/29 at 16 units/year	(64)	(1,067)
<b>Total</b>		<b>(1,067)</b>

- 5.13 It is noted that the housing allocation is not a ceiling and this residual figure assumes completions of all the sites identified
- 5.14 The Housing Land Supply position will be fully reviewed annually.

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

*Potential Supply from Sites Requiring a Change in Policy*

5.15 The SHELAA process has recognised 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 and are included in Appendices 7 and 8. Section 7 and Appendix 9 includes those sites that fall within the rural area of Southern Test Valley.

5.16 The potential supply of these sites is given below (listed in Parish order):

<b>Table 10: STV Sites identified within Local Plan Settlement Boundary where a change in policy is required for development (Appendix 7)</b>							
Ref No.	Site Name	Parish/Ward	Capacity	Proposed Use	Housing Completions in Years		
					1-5	6-10	11-15+
150	Romsey Football Ground	Romsey Extra	70	Dwellings		70	
157	Eastwood Court Buildings	Romsey: Abbey	10	Dwellings		10	
* An asterisk indicates where information has not been provided and the Council has estimated potential supply							

5.17 The decision of which sites to be selected in any review of the Local Plan will be carried out separately following a Sustainability Appraisal process. It should also be noted that further sites may come forward following additional consultation or annual review.

## **6 Northern Test Valley (NTV)**

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

### *Strategic Housing Requirement*

- 6.1 The Revised Local Plan includes a housing requirement figure of 7,092 for NTV within the plan period 2011-2029. The Revised Local Plan allocates sufficient housing sites to meet this requirement.
- 6.2 The SHELAA will be used to:
- Assessing the level of potential supply within the settlement boundaries or where there is an existing policy principle of development (in the larger settlements), (to calculate the impact on the residual housing figure)
  - Assessing the level of potential supply provided by sites unlikely to come forward without a change in policy, (to identify the potential level of housing land availability to meet future housing figures and guide whether broad location assessments or windfall allowance is required)
  - Assessing the ‘developability’ and ‘deliverability’ of sites in the larger settlements unlikely to come forward without a change in policy, (to guide the policy decisions on which sites may be the most appropriate to meet the future housing requirement)
  - Assessing the ‘developability’ and ‘deliverability’ of sites in the rural settlements, unlikely to come forward without a change in policy, (to guide the policy decisions on which sites may be the most appropriate to meet the future housing requirement).
- 6.3 This section follows the same format as Southern Test Valley for consistency.

### *Completions Since 2011*

- 6.4 Housing completions within Northern Test Valley since 2011 and RLP allocations are included in the summary table below.

<b>Table 11: NTV Housing Land Supply</b>		
	<b>Number of Dwellings</b>	<b>Total</b>
Requirement 2011-2029	7,092	7,092
Completions 2011/12-2018/19	(4,407)	2,685
<b>Total</b>		<b>2,685</b>

### *Northern Test Valley BLP (2006) & RLP (2016) Allocations*

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites



**Table 12: NTV BLP (2006) & RLP (2016) Allocations**

Site Name	Total	2019/20	2020/21	2021/22	2022/23	2023/24	Net Dwellings Remaining post five year period
East Anton (Augusta Park), Andover	664	250	207	152	55		
Picket Twenty Extension	475	141	128	107	99		
Picket Piece Extension	319	117	50	52	21	2	77
<b>Total Outstanding</b>	<b>1,458</b>						

### *Unimplemented Permissions*

- 6.5 Existing unimplemented planning permissions (sites under construction and those with extant planning consents) for a net gain of 5 or more have been reviewed and agents and/or landowners consulted to monitor the deliverability of these sites.
- 6.6 Sites have been included within the SHELAA to the timescales identified by the landowners/agents unless evidence has been provided to the contrary. Updates on likely deliverability will be updated annually.
- 6.7 Existing unimplemented planning permissions for sites with a net gain of less than 5 dwellings also contribute to the supply. In line with the Housing Implementation Strategy (April 2019), these sites have been accounted for with a 10% discount applied to take account of potential uncertainty regarding exact numbers of permissions that will be implemented. Table 10 sets out the supply of housing from unimplemented permissions in Northern Test Valley.

**Table 13: NTV Unimplemented Housing Permissions (April 2019)**

Application Reference	Site Address	No. Dwellings Remaining (at April 2019)	2019/20	2020/21	2021/22	2022/23	2023/24	Net Dwellings Remaining post five year period
12/02497/OUTN	Surplus Secondary School Site, East Anton, Andover	314	41	86	108	50	29	
17/03027/FULLN	Picket Twenty, Andover	17	17					
10/00242/OUTN	Picket Piece, Andover	5	5					
14/00061/OUTN	Land at Goch Way, Andover	46	46					
15/00076/FULLN	Down Farm, Abbots Ann Down	2	2					
14/02003/FULLN	27A High Street, Andover	6	6					
16/01267/FULLN	4-6 Belle Vue Road, Andover	3	3					
16/01607/FULLS	Church Farm, The Coach Road,	13		13				

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

	West Tytherley						
16/00474/FULLN	Land Surrounding Vespasian Road, Andover	9		9			
17/01194/FULLN	Peter Golding Limited Old School Site, Bullington Lane, Barton Stacey	5	5				
17/01296/FULLN	Land At Barton Cottage, Cocum Road, Barton Stacey	5			5		
18/01904/FULLS	Crofton, Kents Oak, Awbridge	6				6	
18/00352/OUTN	Andover Conservative Club, 6 Western Avenue, Andover	7		7			
18/00877/FULLS	Hyde Farm, Horsebridge Road, Broughton	9		9			
Combination of sites providing a net gain of less than 5 dwellings (with a 10% deduction)		239					
<b>Total</b>		<b>686</b>					

*Potential Supply within Existing Settlement Boundaries and Allocation Site Areas (as defined within Revised Local Plan)*

- 6.8 The SHELAA process has identified a number of sites where 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.
- 6.9 The level of potential supply within the existing settlement boundaries without the need for a change in policy can inform the expected capacity of settlements. This has the result of potentially reducing the need to allocate additional greenfield housing sites outside the built up area, depending on investigation into the developability of these sites, as they may be subject to constraints which prevent them from being delivered for housing.
- 6.10 The table below shows the sites which are considered deliverable or developable.

Ref No.	Site Name	Parish/Ward	Capacity	Proposed Use	Housing Completions in Years		
					1-5	6-10	11-15+
31	9a Walworth Road	Andover: Downlands	50	Dwellings		50	
35	Land north of 5A Walworth Road	Andover: Downlands	20	Dwellings	20		
76	Land to the rear of Down House	Andover: Downlands	80	Dwellings	80		
195	Land west of The Commercial Centre	Andover: Downlands	50	Dwellings	50		
196	Land east of the Commercial Centre	Andover: Downlands	150	Dwellings	150		
197	Land adj. to 10 Walworth Road	Andover:	168	Dwellings	168		

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

		Downlands					
200	Land northwest of Ox Drove	Andover: Downlands	33	Dwellings	33		
203	Land at London Road	Andover: Downlands	95	Dwellings	95		
226	Land at Harewood Farm	Andover: Downlands	120	Dwellings	120		
4	Plot 5 Andover Business Park	Andover: Millway	61369sqm	Employment			
298	Residual Land Parcel L, East Anton	Andover: Romans	50	Dwellings	50		
311	Land at East Anton	Andover: Romans	5	Dwellings	5		
* An asterisk indicates where information has not been provided and the Council has estimated potential supply							

**Table 15: NTV Sites where the principle of development is acceptable (Appendix 2)**

Ref No.	Site Name	Parish/ Ward	Capacity	Proposed Use	Housing Completions in Years		
					1-5	6-10	11-15+
251	Former Andover Pumping Station	Andover: St Mary's	130	Dwellings	Not known		
251a	Former Andover Pumping Station	Andover: St Mary's	40	Dwellings	Not known		
318	Garages at Bilbao Court	Andover: St Mary's	9	Dwellings	9		
131	Abbots Manor Farmyard	Leckford	28	Dwellings	28		
* An asterisk indicates where information has not been provided and the Council has estimated potential supply							

6.11 The current capacity of sites in Northern Test Valley within the existing settlement boundary and allocations is 798.

6.12 Therefore, aggregating these sources together, the housing requirement for Northern Test Valley is given in the table below:

<b>Table 16: NTV Residual Housing Requirement</b>		
	<b>Number of Dwellings</b>	<b>Total</b>
Requirement 2011-2029	7,092	7,092
Completions 2011/12-2018/19	(4,407)	2,685
BLP (2006) & RLP (2016) Allocations	(794)	1,891
Existing Commitments	(1,350)	541
SHELAA sites where the principle of development is acceptable (identified capacity)	(798)	(257)
Windfall 2020/21-2028/29 at 35 units/year	(140)	(397)
<b>Total</b>		<b>(397)</b>

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

- 6.13 It is noted that the housing figure is not a ceiling and this residual figure assumes completions of all the sites identified
- 6.14 The Housing Land Supply position will be updated annually.

*Potential Supply from Sites Requiring a Change in Policy*

- 6.15 While Table 12 identifies a surplus in supply, the SHELAA process has recognised 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 and are included in Appendices 3 and 4. Section 7 and Appendix 5 includes those sites that fall within the rural area of Northern Test Valley and not within existing settlement boundaries.
- 6.16 The potential supply of these sites is given below:

<b>Table 17: NTV Sites identified within Local Plan Settlement Boundary where a change in policy is required for development (Appendix 3)</b>							
Ref No.	Site Name	Parish/Ward	Capacity	Proposed Use	Housing Completions in Years		
					1-5	6-10	11-15+
28	Andover Station Freight Yard	Andover: Harroway	84	Dwellings	84		
176	The Grain Silos	Andover: Millway	30	Dwellings	30		
349	Mountwood Care Home, 11 & 11a Millway Road	Andover: Millway	20	Dwellings	20		
319	Babbage House, 4 Anton Mill Road	Andover: Winton	35	Dwellings	35		
320	Land at Bank Tree and Yew Tree Farms	Hurtsbourne Tarrant	6	Dwellings	6		
186	Allotments	Kings Somborne	20	Dwellings	20		

\* An asterisk indicates where information has not been provided and the Council has estimated potential supply

- 6.17 The decision of which sites to be selected in any review of the Local Plan will be carried out separately following a Sustainability Appraisal process. It should also be noted that further sites may come forward following additional consultation or annual review.

## 7 Sites located outside of defined Local Plan Settlement Boundaries

7.1 For ease of reference these sites have been separated into Northern and Southern Test Valley in the following two tables.

### *Sites within Southern Test Valley*

7.2 Southern Test Valley sites outside of Local Plan Settlement Boundary submitted are summarised below, with the assessments contained in Appendix 7.

<b>Table 18: Southern Test Valley Sites identified outside of Local Plan Settlement Boundary where a change in policy is required for development</b>							
Ref No.	Site Name	Parish/Ward	Capacity	Proposed Use	Housing Completions in Years		
					1-5	6-10	11-15+
44	Land at Hook Road	Ampfield	50	Dwellings	50		
45	Land at Hook Road	Ampfield	30	Dwellings	30		
47	Land at Sleepy Hollow Farm	Ampfield	17	Dwellings	17		
48	Land at Sleepy Hollow Farm	Ampfield	8	Dwellings	8		
49	Bracken Wood	Ampfield	40	Dwellings	40		
77	Land adjoining Woodlea Way	Ampfield	5	Dwellings	5		
93	Land behind Redburn Farm	Ampfield	70	Dwellings	Not known		
172	Land west of Ampfield Common Piece	Ampfield	150	Dwellings		150	
174	Land northwest & southeast of Knapp Lane	Ampfield	7	Dwellings	7		
278	Ampfield Golf & Country Club	Ampfield	150	Dwellings	130	20	
283	Land south of Grosvenor Court	Ampfield	20	Dwellings	20		
295	Land to north of King Edward Park/St James' Park/Wheelhouse Park, Baddesley Road	Ampfield	58	Dwellings	58		
11	Land north of Botley Road	Chilworth	500	Dwellings			500
24	Chilworth Kennels & Cattery	Chilworth	5	Dwellings	5		
82	Velmore Farm	Chilworth	750	Dwellings		250	500
113	Land south of University Parkway	Chilworth	2000sqm	Employment			
244	Kennels Farm	Chilworth	14000sqm	Employment			
285	Land at Castle Lane	Chilworth	220	Dwellings	100	120	
312	Stoneham Park House and adjacent property	Chilworth	150	Dwellings	Not known		
354	Castle Lane Farm	Chilworth	650	Dwellings	Not known		
62	Land at Great Covert	North Baddesley	300	Dwellings	300		
19	Packridge Farm	Nursling & Rownhams	350	Dwellings	300	50	
117	Fields, Rownhams Lane	Nursling & Rownhams	264*	Dwellings	Not known		
201	Land at Rownhams Lane	Nursling &	300	Dwellings	200	100	

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

		Rownhams					
250	Land at Four Horseshoes Public House	Nursling & Rownhams	30	Dwellings	30		
253	Field's Farm	Nursling & Rownhams	120	Dwellings	Not known		
255	Land south of Hoe Lane	Nursling & Rownhams	50	Dwellings	50		
313	Land at rear of Greenhill Lane	Nursling & Rownhams	10	Dwellings	10		
314	Land at rear of Greenhill Lane	Nursling & Rownhams	900sqm	Employment			
315	Land at rear of Greenhill Lane	Nursling & Rownhams	30	Traveller Pitches			
333	Nightingale Wood	Nursling & Rownhams	65.9Ha	Leisure			
17	Land at Crampmoor Lane	Romsey Extra	40	Dwellings	40		
18	Land at Crampmoor Lane	Romsey Extra	6	Dwellings	6		
41	Land north of Highwood Lane	Romsey Extra	155	Dwellings	115	40	
139	Land at Lodge Farm	Romsey Extra	355	Dwellings	105	175	75
151	Lee Manor Farm	Romsey Extra	10	Dwellings	Not known		
152	Nursling site, Lee Lane	Romsey Extra	100	Dwellings	Not known		
153	Burnt Grove Field	Romsey Extra	400	Dwellings		400	
154	Land south of bypass	Romsey Extra	110	Dwellings	55	55	
155	Land at Burma Road	Romsey Extra	30	Dwellings	30		
158	Land at Pouncefoot Farm	Romsey Extra	15	Dwellings	15		
160	Broadlands Home Farm	Romsey Extra	4000sqm	Employment			
161	Longbridge Farm	Romsey Extra	500sqm	Leisure			
162	Skidmore Barns	Romsey Extra	5	Dwellings	Not known		
163	The Old Dairy	Romsey Extra	5	Dwellings	5		
180	Land south of Crampmoor Lane	Romsey Extra	10	Dwellings	10		
187	Land north of Sandy Lane	Romsey Extra	333	Dwellings	200	133	
207	Land at Shootash Poultry Farm	Romsey Extra	10	Dwellings	10		

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

227	Land adj. to Embley Wood	Romsey Extra	14*	Dwellings	Not known		
249	Land adj. to Abbotswood House	Romsey Extra	64	Dwellings	64		
263	Abbotswood Pre-School & Day Nursery	Romsey Extra	10	Dwellings	10		
272	Land southeast of Wynford Industrial Park	Romsey Extra	1.6Ha	Employment			
277	Kimberley Cottage	Romsey Extra	5	Dwellings	Not known		
282	Land at corner of Highwood Lane & Botley Road	Romsey Extra	170	Dwellings	170		
284	Land at Ganger Farm (South)	Romsey Extra	420	Dwellings	240	171	
293	Belbins House, Cupernham Lane	Romsey Extra	40	Dwellings	40		
296	South side of Botley Road	Romsey Extra	40	Dwellings	40		
297	Former Ashfield Bakery, Ashfield Cottage, Southampton Road	Romsey Extra		Other			
307	Ringstead, Cupernham Lane	Romsey Extra	14	Dwellings	14		
308	Oxlease House, Cupernham Lane	Romsey Extra	25	Dwellings	25		
329	Squabb Wood Landfill Site, Salisbury Road	Romsey Extra	TBC	Employment and leisure			
330	Busheylease Farm, Ridge Lane	Romsey Extra	5	Dwellings	5		
331	Moorcourt Barns, Ridge Lane	Romsey Extra	5	Dwellings	5		
332	Moorcourt Barns, Ridge Lane	Romsey Extra	1000sq m	Employment			
335	Land at Upper Ashfield Farm, Hoe Lane	Romsey Extra	1000sq m	Employment			
344	Brentry Nursery, Jermyns Lane	Romsey Extra	325	Dwellings	250	75	
345	Stanbridge Ranvilles Farm, Salisbury Road	Romsey Extra	6	Dwellings	6		
351	Land adj. to Silverwood, Gardeners Lane	Romsey Extra	6	Dwellings	6		
353	The Paddock, Sandy Lane	Romsey Extra	5	Dwellings	5		
356	Land off Highwood Lane	Romsey Extra	230	Dwellings	230		
159	Grove Farm	Romsey Extra/ Nursling & Rownhams	2000	Dwellings		500	1500
169	Land off Flexford Road	Valley Park	280	Dwellings	105	175	

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

\* An asterisk indicates where information has not been provided and the Council has estimated potential supply

*Rural Sites within Northern Test Valley*

7.3 Northern Test Valley sites submitted are summarised below, with the assessments contained in Appendix 4.

<b>Table 19: Northern Test Valley Sites identified outside of Local Plan Settlement Boundary where a change in policy is required for development</b>							
Ref No.	Site Name	Parish/Ward	Capacity	Proposed Use	Housing Completions in Years		
					1-5	6-10	11-15+
22	The Stables, Clatford Lodge	Abbotts Ann	5	Dwellings	5		
68	Land adjoining new Abbotts Ann primary school	Abbotts Ann	30	Dwellings	30		
69	Land at Abbotts Hill	Abbotts Ann	10	Dwellings	10		
123	Land at Salisbury Road	Abbotts Ann	60	Dwellings	55	5	
179	Land east of Manor Close	Abbotts Ann	100	Dwellings	50	50	
190	Land southeast of Dunkirt Lane	Abbotts Ann	10	Dwellings	10		
252	Littlebridge	Abbotts Ann	2000	Dwellings	480	1200	320
300	Land at Bulbery Field, Duck Street	Abbotts Ann	60	Dwellings	60		
358	Land at Little Ann Bridge Farm	Abbotts Ann	400	Dwellings	150	200	50
359	Land at Anna Valley, Salisbury Road	Abbotts Ann	250	Dwellings	150	100	
83	The Ridings, Dauntsey Lane	Amport	20	Dwellings	20		
92	Land west of Sarson Lane	Amport	237	Dwellings	Not known		
96	Land south of Andover Road	Amport	612	Dwellings	Not known		
97	Land at Amesbury Road	Amport	121	Dwellings	Not known		
108	Business Park, Sarsons Lane	Amport	8	Dwellings	8		
126	Remnant land at Dauntsey Drove	Amport	15	Dwellings	15		
140	Land at Mayfield House	Amport	40	Dwellings	40		
143	Land west of Ordnance Lane	Amport	2000sqm	Employment			
266	Land adj. to Rosebourne Garden Centre	Amport	40	Dwellings	40		
317	Land east of Dauntsey Lane	Amport	20	Dwellings	20		
12	Valley View Business Park	Andover: Downlands	20	Dwellings	20		
14	11 Ox Drove	Andover: Downlands	6	Dwellings	Not known		
202	Land south of Ox Drove	Andover: Downlands	152	Dwellings	152		
258	Coachmans	Andover: Downlands	20	Dwellings	20		

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites



322	Land at Harewood Farm	Andover: Downlands	486	Dwellings		486	
323	Land at Harewood Farm	Andover: Downlands	72	Dwellings	72		
340	Land east of the Middleway	Andover: Downlands	250	Dwellings		250	
357	12 Andover Down	Andover: Downlands	20	Dwellings	Not known		
165	Land at Finkley Down Farm	Andover: Romans	1600	Dwellings		350	1250
231	Land south of Finkley Farm	Andover: Romans	2500	Dwellings		600	1900
167	Land at Bere Hill	Andover: St Mary's	450	Dwellings	50	400	
247	Land at Bere Hill Farm	Andover: Winton	700	Dwellings	150	250	300
88	Land south of Appleshaw	Appleshaw	306	Dwellings	Not known		
89	Land north of Eastville Road	Appleshaw	100	Dwellings	Not known		
90	Land south of Eastville Road	Appleshaw	40	Dwellings	Not known		
33	Romsey Road	Awbridge	10	Dwellings	10		
59	Land by Orchards, Romsey Road	Awbridge	10	Dwellings	Not known		
342	Land south of Romsey Road	Awbridge	1500	Dwellings	100	700	700
280	Land at The Street	Barton Stacey	9	Dwellings	9		
46	Land north of Jacobs Folly	Braishfield	20	Dwellings	20		
91	Fairbournes Farm	Braishfield	30	Dwellings	30		
115	Land west and east of Braishfield Road	Braishfield	160	Dwellings	160		
119	Land at Megana Way	Braishfield	20	Dwellings	20		
164	Land south of Lynwood	Braishfield	15	Dwellings	15		
301	Land south of 'The Dog and Crook PH'	Braishfield	5	Dwellings	5		
302	Land south of the 'Listed Farmhouse', Fairbournes Farm	Braishfield	12	Dwellings	12		
352	Land to rear of Willowbrook House, Brook Hill	Braishfield	15	Dwellings	15		
20	Land north of School Lane	Broughton	10	Dwellings	10		
105	Land northwest of Hayters Farm	Broughton	30	Dwellings	30		
107	Coolers Farm Field	Broughton	19	Dwellings	19		
116	Land adj. to Hyde Farm	Broughton	45	Dwellings	45		
127	Old Donkey Field	Broughton	5	Dwellings	5		
225	Land at Brightside Farm	Broughton	6	Dwellings	6		
273	Land north of School Lane	Broughton	5	Dwellings	Not known		
170	Land off Foxcotte Lane	Charlton	202	Dwellings	105	97	
242	Grazing Land at Charlton	Charlton	115	Dwellings		115	
287	Thirt Way	Chilbolton	5	Dwellings	5		
309	Land at Drove Road	Chilbolton	18	Dwellings	18		
7	Land west of Holbury Lane	East Dean	65	Dwellings	65		
173	Land at Manor Farm	Enham Alamein	1000	Dwellings	100	800	100

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

206	Land west of Manor Farm House	Enham Alamein	5	Dwellings	5		
233	Land at Woodhouse Farm	Enham Alamein	250	Dwellings	200	50	
234	Land east of Smannell Road	Enham Alamein	350	Dwellings	Not known		
303	Woodhouse Farm, land southwest of Malthouse Lane	Enham Alamein/ Smannell	5	Dwellings	Not known		
304	Woodhouse Farm, land adj. to Hillview Farmhouse	Enham Alamein/ Smannell	5	Dwellings	Not known		
5	Field at Dauntsey Lane	Fyfield	14	Dwellings	14		
23	Land adj. to Honeysuckle Cottage	Goodworth Clatford	10	Dwellings	10		
64	Land at Barrow Hill	Goodworth Clatford	30	Dwellings	30		
120	Land at Twin Acres	Goodworth Clatford	5	Dwellings	Not known		
122	Land at Yew Tree Farm	Goodworth Clatford	110	Dwellings	65	45	
262	Manor Farm Meadows	Goodworth Clatford	75	Dwellings	75		
269	Streetway Road	Grateley	65	Dwellings	65		
270	Land to rear of Station Approach	Grateley	20	Dwellings	20		
271	Former Poultry Farm	Grateley	5	Dwellings	5		
236	Land west of Houghton Road	Houghton	150	Dwellings	150		
238	Land north of Stevens Drove	Houghton	45	Dwellings	45		
239	Land west of Rose Cottage	Houghton	12	Dwellings	12		
286	Meon Hill Farm	Houghton	61	Dwellings	61		
61	Land east of Ludgershall	Kimpton	350	Dwellings	30	320	
274	Land west of Deacon Road	Kimpton	16	Dwellings	16		
324	Land south of A342 and east of Shoddesden Lane	Kimpton	1500	Dwellings	100	700	700
50	Land & buildings west of Horsebridge Road	Kings Somborne	50	Dwellings	Not Known		
51	Land east of Horsebridge Farm Cottages	Kings Somborne	20	Dwellings	20		
52	Land west of Horsebrige Road	Kings Somborne	15	Dwellings	15		
53	Land east of Horsebridge Road	Kings Somborne	10	Dwellings	Not Known		
54	Land between Romsey Road & Horsebridge Road	Kings Somborne	15	Dwellings	15		
55	Land east of Furzedown Road	Kings Somborne	175	Dwellings	Not known		
57	Land between Furzedown Road & Eldon Road	Kings Somborne	200	Dwellings	Not Known		
70	Land at Compton Manor Estate	Kings	20	Dwellings	20		

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

		Somborne					
78	Land east of Church Road	Kings Somborne	14	Dwellings	Not known		
79	Land east of Church Road allotments	Kings Somborne	11	Dwellings	Not known		
80	Land off Winchester Road & New Lane	Kings Somborne	11	Dwellings	Not known		
81	Land south of Winchester Road	Kings Somborne	11	Dwellings	Not known		
148	Land at Spencers Farm	Kings Somborne	30	Dwellings	30		
168	Land off Eldon Road	Kings Somborne	60	Dwellings	60		
128	Village Centre	Leckford	10	Dwellings	10		
130	Bakers Farm	Leckford	5	Dwellings	5		
346	Land south of Winchester Street	Leckford	7	Dwellings		7	
347	Land north-west of Abbots Manor Farmyard	Leckford	6	Dwellings	6		
8	Land north of East Dean Road	Lockerley	20	Dwellings	20		
166	Coombes Meadow	Lockerley	25	Dwellings	25		
259	Land adj. to East Dean Road	Lockerley	103	Dwellings	80	23	
260	Land adj. to Romsey Road	Lockerley	40	Dwellings	40		
276	Land north & east of Manor Cottages	Lockerley	60	Dwellings	60		
306	Lockerley County Farms Estate - Holding No 4, Carters Clay Road	Lockerley	10	Dwellings	10		
334	Bussells, Cooks Lane	Lockerley	9	Dwellings	9		
341	Woodside, Carters Clay Road	Lockerley	6	Dwellings	6		
338	Land south of Forest Lane	Longparish	360	Dwellings		360	
339	Land south of Forest Lane	Longparish	330	Dwellings		330	
129	Charity Farm	Longstock	12	Dwellings	Not known		
182	Land south of Church Lane	Longstock	20	Dwellings	20		
237	Land west of Test Valley School	Longstock	46	Dwellings	46		
348	Paddock between Church Lane and Charity Farm	Longstock	25	Dwellings		25	
3	Land north of Stockbridge Road	Michelmersh	100	Dwellings	Not known		
27	Land between "Hillside Cottage" & "4 Hilltop Cottages"	Michelmersh	10	Dwellings	10		
42	Land adjoining Manor Lane	Michelmersh	50	Dwellings	30	20	
43	Land between "Hillside Cottage" & "Hilltop Cottages"	Michelmersh	5	Dwellings	5		
65	Land north of Mesh Road	Michelmersh	42	Dwellings	42		
67	Land north of Mesh Road	Michelmersh	150	Dwellings	Not Known		
191	The Herons	Michelmersh	5	Dwellings	5		
254	Timsbury Manor	Michelmersh	242	Dwellings	Not Known		
267	Elizabethan Cottage	Michelmersh	5	Dwellings	5		
291	Land at Alderwood, Manor Cottage, Manor Nursery and Choice Plants, Stockbridge Road	Michelmersh	110	Dwellings	110		

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

292	Land at Alderwood, Manor Cottage, Manor Nursery and Choice Plants, Stockbridge Road	Michelmersh	600sq m	Employment			
310	The Malthouse Inn, Stockbridge Road	Michelmersh	5	Dwellings	5		
38	Land at Red Post Bridge	Monxton	87	Dwellings	Not known		
95	Land at Red Post Lane	Monxton	915	Dwellings	Not Known		
34	Green Gables Farm, Knockwood Lane	Nether Wallop	40	Dwellings	Not known		
355	Land at School Lane	Nether Wallop	5	Dwellings	5		
86	Land south of Zion Road	Over Wallop	238	Dwellings	Not Known		
87	Land north of South Carmel Road	Over Wallop	38	Dwellings	Not known		
199	Land at Station View Farm	Over Wallop	120	Dwellings	120		
288	Land adj. to Adanac, Old Stockbridge Road	Over Wallop	5	Dwellings	Not Known		
325	Land north of Orange Lane	Over Wallop	135	Dwellings	135		
326	Land north of Station Road	Over Wallop	50	Dwellings	50		
327	Land north east of Orange Lane	Over Wallop	233	Dwellings	233		
328	Land west of King Lane	Over Wallop	204	Dwellings	204		
343	Land Adjoining Tabora, Wallop Road	Over Wallop	27	Dwellings	Not known		
13	Upfield	Penton Mewsey	5	Dwellings	Not Known		
142	Land at Short Lane	Penton Mewsey	50	Dwellings	50		
204	Croft House	Penton Mewsey	90	Dwellings	Not Known		
281	Land at Homestead Farm	Penton Mewsey	210	Dwellings	100		
316	Land east of Short Lane	Penton Mewsey	20	Dwellings	20		
321	Penton Sawmill	Penton Mewsey	50	Dwellings		50	
109	Land adj. to School House	Quarley	12	Dwellings	12		
110	Land opposite Village Hall	Quarley	21	Dwellings	21		
111	Land behind Village Hall	Quarley	6	Dwellings	6		
39	Land at Melchet Park	Sherfield English	100	Dwellings	Not Known		
337	Old Bush Stables, Newtown Road	Sherfield English	6	Dwellings	Not Known		
243	Manor Farm Grazing	Shipton Bellinger	65	Dwellings		24	41
264	The Paddock	Shipton Bellinger	8	Dwellings	Not known		
305	Land North of Finkley Farm, Finkley Road	Smannell	750	Dwellings		750	
240	Lancaster House	Stockbridge	5	Dwellings	5		

This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

32	Plough Farm	Tangley	30	Dwellings	30		
40	Land adjoining Stanbury Close & Lambourne Close	Thruyton	50	Dwellings	30	20	
63	Land adj. to Racedown House	Thruyton	8	Traveller Pitches			
141	Land west of Dauntsey Lane	Thruyton	5	Dwellings	5		
144	Land north of Amesbury Road	Thruyton	6	Dwellings	6		
218	Land northeast of Lambourne Close	Thruyton	25	Dwellings	25		
1	Land opposite "Mount Villas" & "Sunnyside"	Upper Clatford	10	Dwellings	Not known		
15	Era Park	Upper Clatford	14	Dwellings	14		
124	Land at Era Park	Upper Clatford	25	Dwellings	25		
125	Land at Bury Hill Farm	Upper Clatford	25	Dwellings	25		
299	New Barn, Trwakers Farm, Red Rice Road	Upper Clatford	20	Dwellings	20		
6	The Field, Crawley Hill	Wellow	40	Dwellings	40		
10	Land southwest of Halls Wood	Wellow	3	Traveller Pitches			
16	Pottery Farm	Wellow	135	Dwellings	Not known		
37	Land to rear of "Ione" & "Bellevue Garage"	Wellow	26	Dwellings	Not known		
75	Land east of School Road	Wellow	35	Dwellings	35		
171	Land south of Romsey Road	Wellow	115	Dwellings	105	10	
178	Tanners Court	Wellow	20	Dwellings	20		
228	Land at Warner's Farm	Wellow	50*	Dwellings	Not Known		
229	Land west of Whinwhistle Road	Wellow	78*	Dwellings	Not Known		
230	Oakdene Farm	Wellow	85*	Dwellings	Not known		
257	Greenwood Copse	Wellow	10000sq m	Employment			
261	Land adj. to Rowden Close	Wellow	9	Dwellings	9		
290	Yew Tree Cottage, Romsey Road	Wellow	5	Dwellings	5		
294	Land at Merryhill Farm, Tanners Lane	Wellow	5	Dwellings	5		
350	Land Adjacent to Oakdene Farm, Whinwhistle Road	Wellow	6	Dwellings	6		
112	Land at Norman Court	West Tytherley	46	Dwellings	46		
275	Woodside Farm	West Tytherley	10	Dwellings	Not Known		
336	Land at Beech Grove	Wherwell	8	Dwellings	8		

\* An asterisk indicates where information has not been provided and the Council has estimated potential supply

## **8 Conclusions**

- 8.1 The Council's 2020 SHELAA provides a robust assessment of the area of land submitted with respect to its potential for development, in accordance with the NPPF and PPG where appropriate.
- 8.2 The SHELAA will only identify sites which have been promoted to the Council, it does not allocate sites. The inclusion of any site in the SHELAA does not imply that the Council would necessarily grant planning permission.
- 8.3 The figures show that both Northern and Southern Test Valley have met the Housing Requirement figures for this plan period and there is no longer a requirement to find new sites in either area for the Revised Local Plan requirements. The Council will now be looking towards finding sites for the next Local Plan.
- 8.4 The SHELAA forms one part of the process that the Council uses in order to identify where development should take place.
- 8.5 The document should be read alongside the Revised Local Plan.