Test Valley Borough Council
Strategic Housing and Economic Land Availability Assessment (SHELAA)

Appendix 5
Southern Test Valley Sites where the principle of development is acceptable
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.

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
Table A5: Southern Test Valley Sites where the principle of development is acceptable

<table>
<thead>
<tr>
<th>Ref No.</th>
<th>Site Name</th>
<th>Parish/ Ward</th>
<th>Capacity</th>
<th>Proposed Use</th>
<th>Housing Completions in Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>156</td>
<td>Land at Eastwood Court</td>
<td>Romsey: Abbey</td>
<td>5</td>
<td>Dwellings</td>
<td>5</td>
</tr>
</tbody>
</table>

* An asterisk indicates where information has not been provided and the Council has estimated potential supply.
The site is available and promoted for development by the land owner, but to date has had no interest from developers. The site is located within the settlement boundary of Romsey identified by the TVBC Revised Local Plan DPD. Romsey is identified as a Major Centre in the Local Plan Settlement Hierarchy. Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

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.