

Test Valley Borough Council

Strategic Housing and Economic Land Availability Assessment (SHELAA)

Appendix 6

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

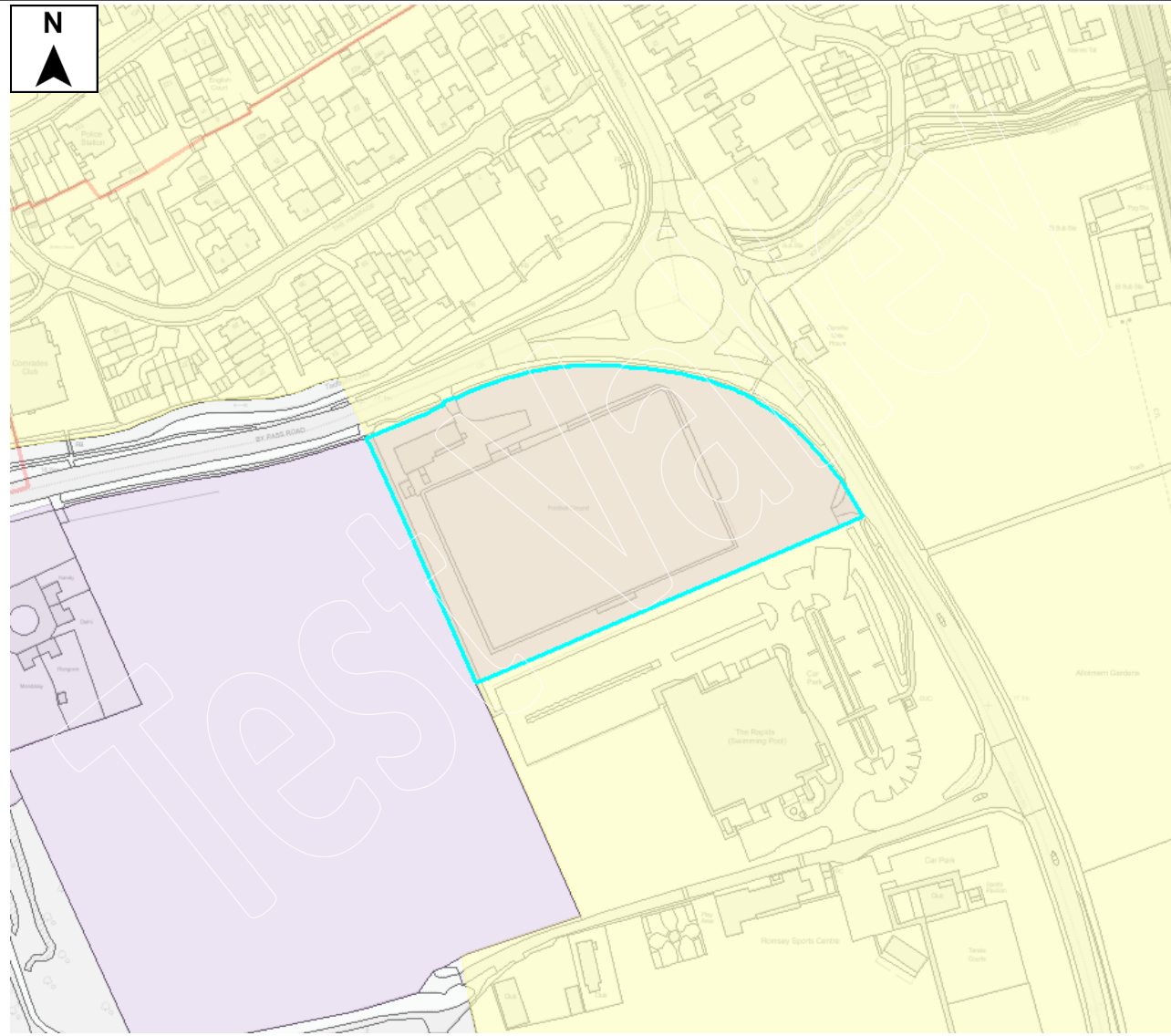
Disclaimer

- 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

| Table A6: Southern Test Valley Sites identified within Local Plan Settlement Boundary where a change in policy is required for development | | | | | | | |
|--|--------------------------|---------------|----------|--------------|------------------------------|------|--------|
| 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



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Site Details

| | | | | | | | | | |
|------------------|-------------------------------|------------|-------------------------------|-------------------------------------|------------------|----------------|-------|------------|-------|
| SHELAA Ref | 150 | Site Name | Romsey Football Ground | | | | | | |
| | | Settlement | Romsey | | | | | | |
| Parish/Ward | Romsey Extra | | Site Area | 1.6 Ha | Developable Area | 1.6 Ha | | | |
| Current Land Use | Romsey Football & Social Club | | Character of Surrounding Area | Residential, leisure and allotments | | | | | |
| Brownfield/PDL | | Greenfield | | Combined | ✓ | Brownfield/PDL | 1.3Ha | Greenfield | 0.3Ha |

Site Constraints

| | | | | | | | |
|-----------------------------|---|------------------|---|---------------------------|--|--|---|
| Countryside (COM2) | | SINC | | Infrastructure/ Utilities | | Other (details below) | ✓ |
| Local Gap (E3) | | SSSI | ✓ | Land Ownership | | New Forest SPA Zone | |
| Conservation Area (E9) | | SPA/SAC/Ramsar | ✓ | Covenants/Tenants | | Solent SPA Recreation Zone | |
| Listed Building (E9) | | AONB (E2) | | Access/Ransom Strips | | Mottisfont Bats SSSI/SAC Foraging Buffer | |
| Historic Park & Garden (E9) | | Ancient Woodland | | Contaminated Land | | Town Design Statement | |
| Public Open Space (LHW1) | ✓ | TPO | ✓ | Pollution (E8) | | | |
| Employment Land (LE10) | | Flood Risk Zone | | Mineral Safeguarding | | | |

Proposed Development

| | |
|------------------------------------|---|
| Availability | |
| Promoted by land owner | ✓ |
| Site Available Immediately | |
| Site Currently Unavailable | ✓ |
| Achievability/Developer Interest | |
| Promoted by developer | |
| Developer interest | |
| No developer interest | ✓ |
| Deliverability | |
| Could commence in 5yrs | |
| Unlikely to commence in 5yrs | ✓ |
| Possible self build plot provision | |
| Yes | |
| No | ✓ |

| | | | |
|------------------|---|----|-------------------------------|
| Residential | ✓ | 70 | Dwellings |
| Employment | | | Floor Space (m ²) |
| Retail | | | Floor Space (m ²) |
| Leisure | | | Floor Space (m ²) |
| Traveller Site | | | Pitches |
| Other | | | |
| Mixed Use Scheme | | | |
| Residential | | | Dwellings |
| Employment | | | Floor Space (m ²) |
| Retail | | | Floor Space (m ²) |
| Leisure | | | Floor Space (m ²) |
| Other | | | |

| | |
|---------------------------------------|----|
| Phasing if permitted (Dwellings only) | |
| Year 1 | |
| Year 2 | |
| Year 3 | |
| Year 4 | |
| Year 5 | |
| Years 6-10 | 70 |
| Years 11-15 | |
| Years 15+ | |
| Total | 70 |
| Not Known | |

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.

Summary

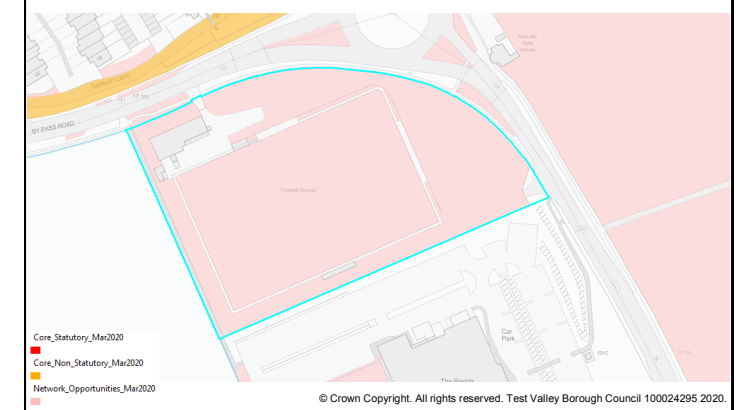
The site is available and promoted for development by the land owner, with interest from a developer.

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.

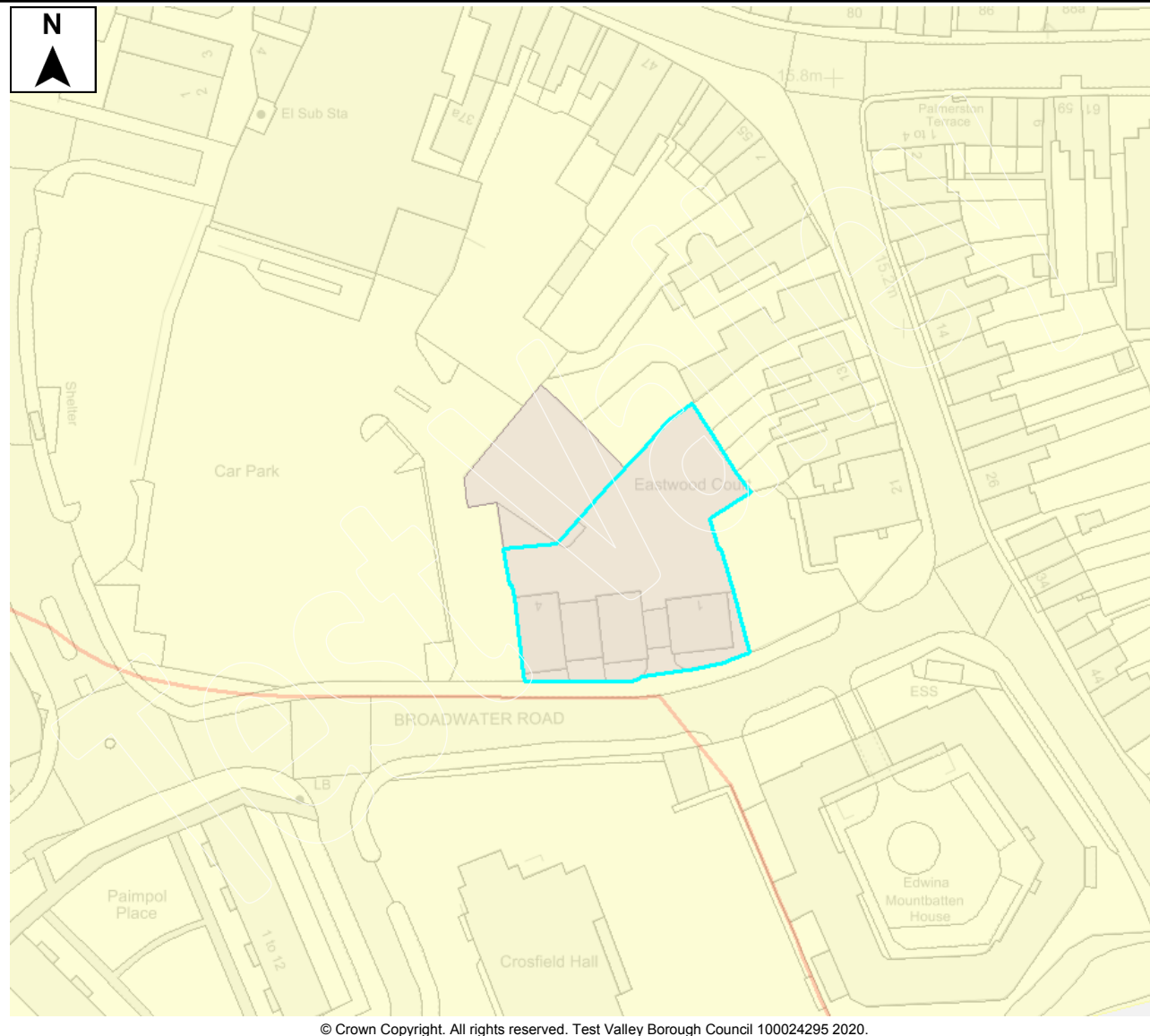
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing "Woodland/Scrub", "Neutral Grassland" or "Calcareous Grassland".



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Site Details

| | | | | | | |
|------------------|------------------|------------|-------------------------------|----------------------------|------------------|--------|
| SHELAA Ref | 157 | Site Name | Eastwood Court buildings | | | |
| | | Settlement | Romsey | | | |
| Parish/Ward | Romsey Abbey | | Site Area | 0.1 Ha | Developable Area | 0.1 Ha |
| Current Land Use | Office buildings | | Character of Surrounding Area | Residential and commercial | | |
| Brownfield/PDL | ✓ | Greenfield | | Combined | Brownfield/PDL | Ha |
| | | | | | Greenfield | Ha |

Site Constraints

| | | | | | | | |
|-----------------------------|---|------------------|--|---------------------------|---|--|---|
| Countryside (COM2) | | SINC | | Infrastructure/ Utilities | | Other (details below) | ✓ |
| Local Gap (E3) | | SSSI | | Land Ownership | | Romsey Town Centre Boundary | |
| Conservation Area (E9) | ✓ | SPA/SAC/Ramsar | | Covenants/Tenants | ✓ | New Forest SPA Zone | |
| Listed Building (E9) | ✓ | AONB (E2) | | Access/Ransom Strips | | Archaeology Yellow (locally Or Regionally Important) | |
| Historic Park & Garden (E9) | | Ancient Woodland | | Contaminated Land | | Mottisfont Bats SSSI/SAC | |
| Public Open Space (LHW1) | | TPO | | Pollution (E8) | | Foraging Buffer | |
| Employment Land (LE10) | ✓ | Flood Risk Zone | | Mineral Safeguarding | | Solent SPA Recreation Zone | |

Proposed Development

| | |
|----------------------------|---|
| Availability | |
| Promoted by land owner | ✓ |
| Site Available Immediately | |
| Site Currently Unavailable | ✓ |

| | |
|----------------------------------|---|
| Achievability/Developer Interest | |
| Promoted by developer | |
| Developer interest | |
| No developer interest | ✓ |

| | |
|------------------------------|---|
| Deliverability | |
| Could commence in 5yrs | |
| Unlikely to commence in 5yrs | ✓ |

| | |
|------------------------------------|---|
| Possible self build plot provision | |
| Yes | |
| No | ✓ |

| | | | |
|------------------|---|----|-------------------------------|
| Residential | ✓ | 10 | Dwellings |
| Employment | | | Floor Space (m ²) |
| Retail | | | Floor Space (m ²) |
| Leisure | | | Floor Space (m ²) |
| Traveller Site | | | Pitches |
| Other | | | |
| Mixed Use Scheme | | | |
| Residential | | | Dwellings |
| Employment | | | Floor Space (m ²) |
| Retail | | | Floor Space (m ²) |
| Leisure | | | Floor Space (m ²) |
| Other | | | |

| | |
|---------------------------------------|----|
| Phasing if permitted (Dwellings only) | |
| Year 1 | |
| Year 2 | |
| Year 3 | |
| Year 4 | |
| Year 5 | |
| Years 6-10 | 10 |
| Years 11-15 | |
| Years 15+ | |
| Total | 10 |
| Not Known | |

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.

Summary

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.

Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.

