

Test Valley Borough Council

Strategic Housing and Economic Land Availability Assessment (SHELAA)

Appendix 2

**Northern 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'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. Sites which are considered to have potential for strategic housing allocation may 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 June 2021

Table A2: Northern Test Valley Sites where the principle of development is acceptable							
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	20	80	30
318	Garages at Bilbao Court	Andover: St Mary's	9	Dwellings	9		

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

Site Details										
SHELAA Ref	251	Site Name	Former Andover Pumping Station							
		Settlement	Andover							
Parish/Ward	Andover St Mary's			Site Area	3.78 Ha	Developable Area	3.78 Ha			
Current Land Use	Former water pumping station			Character of Surrounding Area	Commercial and residential					
Brownfield/PDL	✓	Greenfield		Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		SINC		Infrastructure/ Utilities	✓	Other (details below)	✓			
Local Gap (E3)		SSSI		Land Ownership		Groundwater Source Protection				
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land	✓					
Public Open Space (LHW1)		TPO	✓	Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

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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	✓	130	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	20
Years 6-10	80
Years 11-15	30
Years 15+	
Total	130
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

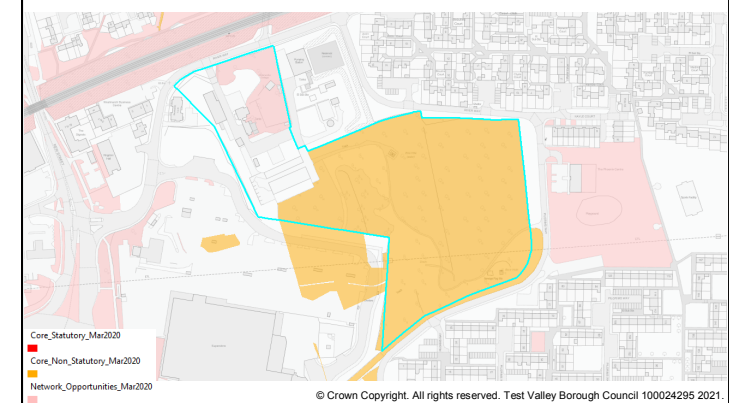
The site is available and promoted for development by the land owner, with interest from a developer.

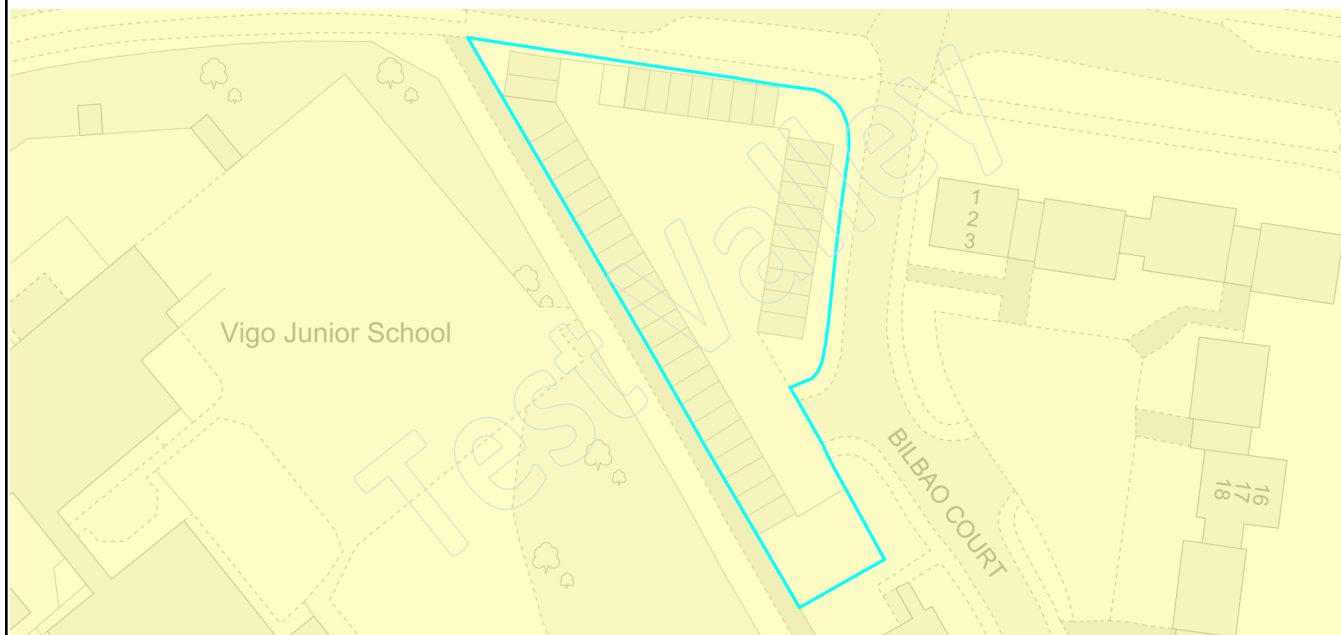
The site is located within the settlement boundary of Andover identified by the TVBC Revised Local Plan DPD. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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.

Habitat 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 both Core Non-Statutory Areas containing "Ancient Woodlands" "All Local Wildlife Sites (SINCs)" or "Priority Habitats" and Network Opportunity Areas.





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Site Details

SHELAA Ref	318	Site Name	Garages at Bilbao Court						
		Settlement	Andover						
Parish/Ward	Andover St Mary's		Site Area	0.14 Ha	Developable Area	0.14 Ha			
Current Land Use	Circa 40 lock-up garages		Character of Surrounding Area	Residential and Vigo Primary School					
Brownfield/PDL	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>	Combined	<input type="checkbox"/>	Brownfield/PDL	<input type="checkbox"/>	Greenfield	<input type="checkbox"/>

Site Constraints

Countryside (COM2)	<input type="checkbox"/>	SINC	<input type="checkbox"/>	Infrastructure/ Utilities	<input type="checkbox"/>	Other (details below)	<input type="checkbox"/>
Local Gap (E3)	<input type="checkbox"/>	SSSI	<input type="checkbox"/>	Land Ownership	<input type="checkbox"/>		
Conservation Area (E9)	<input type="checkbox"/>	SPA/SAC/Ramsar	<input type="checkbox"/>	Covenants/Tenants	<input type="checkbox"/>		
Listed Building (E9)	<input type="checkbox"/>	AONB (E2)	<input type="checkbox"/>	Access/Ransom Strips	<input type="checkbox"/>		
Historic Park & Garden (E9)	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>	Contaminated Land	<input type="checkbox"/>		
Public Open Space (LHW1)	<input type="checkbox"/>	TPO	<input type="checkbox"/>	Pollution (E8)	<input type="checkbox"/>		
Employment Land (LE10)	<input type="checkbox"/>	Flood Risk Zone	<input type="checkbox"/>	Mineral Safeguarding	<input type="checkbox"/>		

Proposed Development

Availability	
Promoted by land owner	<input type="checkbox"/>
Site Available Immediately	<input checked="" type="checkbox"/>
Site Currently Unavailable	<input type="checkbox"/>

Achievability/Developer Interest	
Promoted by developer	<input checked="" type="checkbox"/>
Developer interest	<input checked="" type="checkbox"/>
No developer interest	<input type="checkbox"/>

Deliverability	
Could commence in 5yrs	<input checked="" type="checkbox"/>
Unlikely to commence in 5yrs	<input type="checkbox"/>

Possible self build plot provision	
Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

Residential	<input checked="" type="checkbox"/>	9	Dwellings
Employment	<input type="checkbox"/>		Floor Space (m ²)
Retail	<input type="checkbox"/>		Floor Space (m ²)
Leisure	<input type="checkbox"/>		Floor Space (m ²)
Traveller Site	<input type="checkbox"/>		Pitches
Other	<input type="checkbox"/>		
Mixed Use Scheme			
Residential	<input type="checkbox"/>		Dwellings
Employment	<input type="checkbox"/>		Floor Space (m ²)
Retail	<input type="checkbox"/>		Floor Space (m ²)
Leisure	<input type="checkbox"/>		Floor Space (m ²)
Other	<input type="checkbox"/>		

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	9
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	9
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

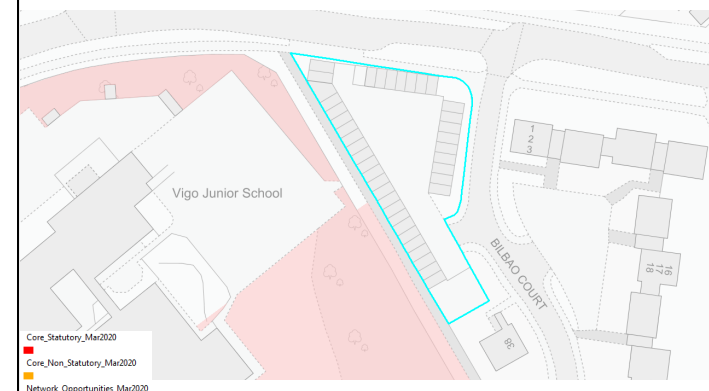
The site is available and promoted for development by a potential developer.

The site is located within the settlement boundary of Andover identified by the TVBC Revised Local Plan DPD. Andover 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.

Habitat 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.



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