

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

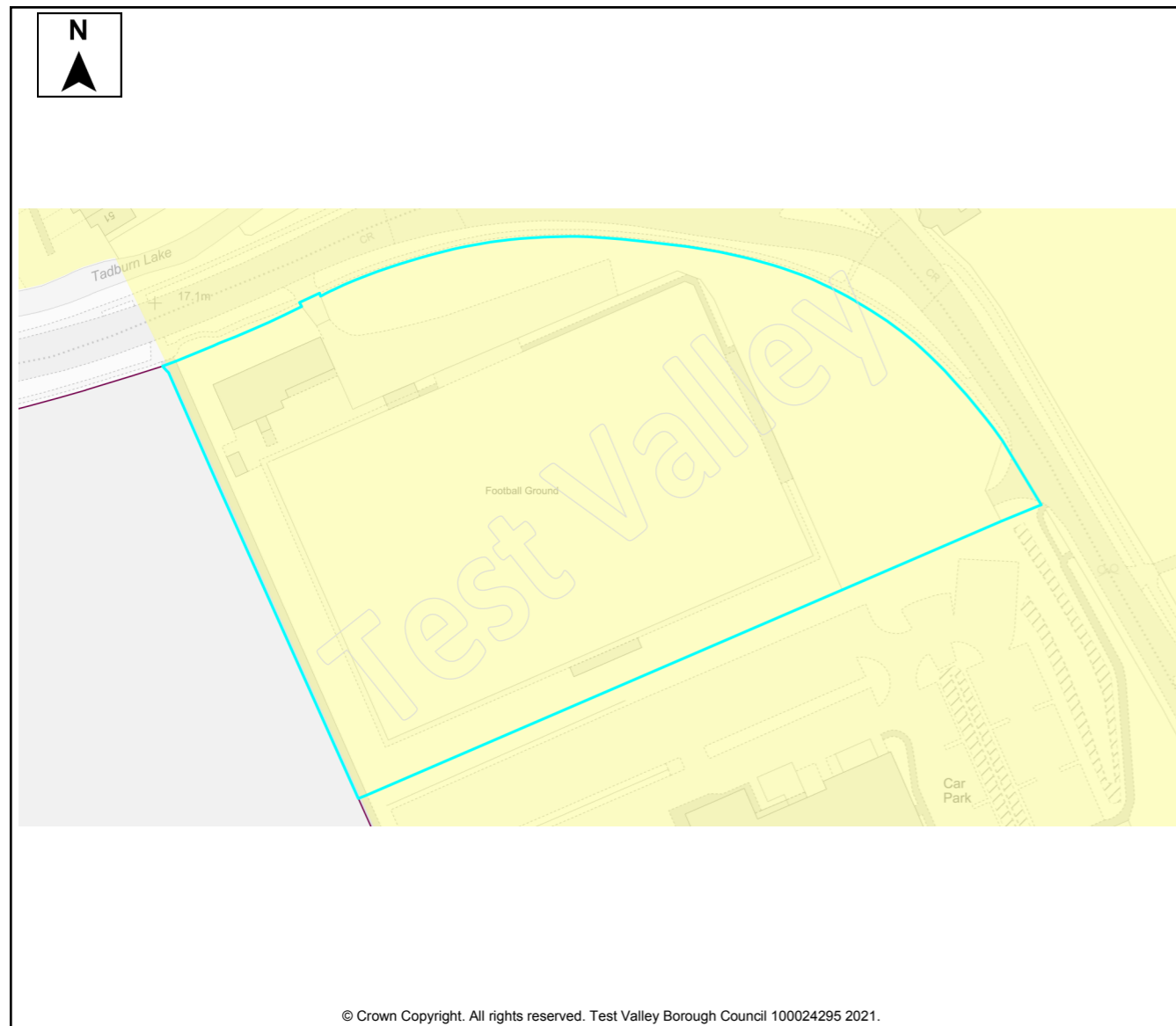
Disclaimer

- 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. 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 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



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	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Foraging Buffer	
Public Open Space (LHW1)	✓	TPO	✓	Pollution (E8)		Town Design Statement	
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

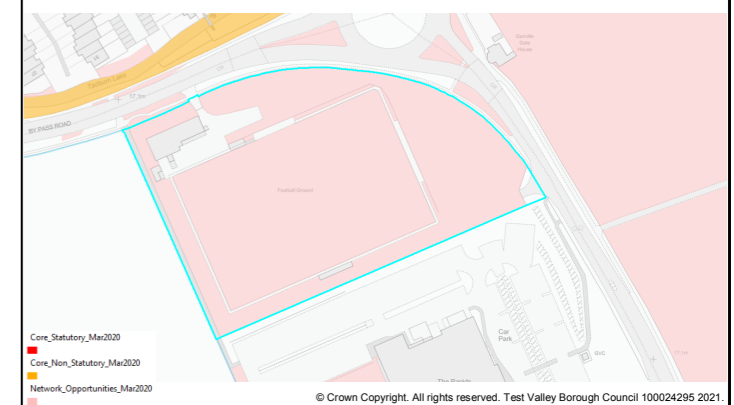
The site is available and promoted for development by the land owner, with interest from a developer.

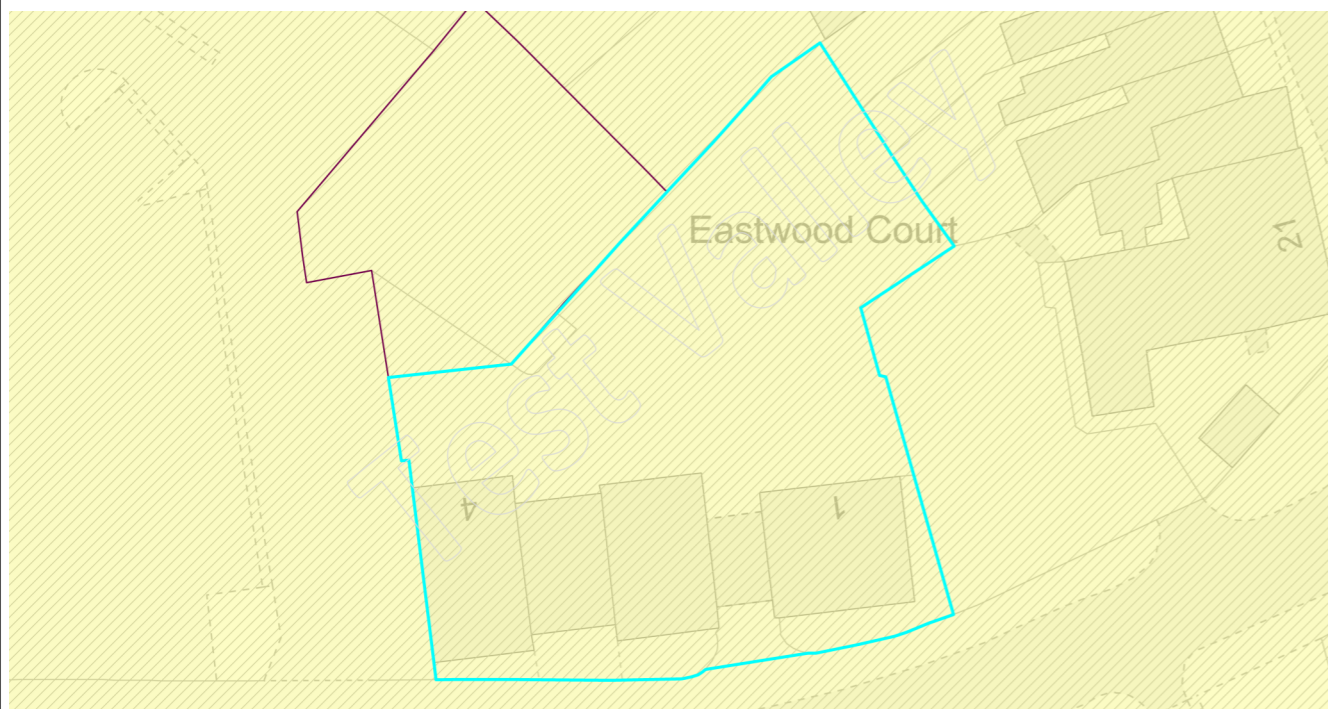
The site is located within the settlement boundary of Romsey identified by the TVBC Revised Local Plan DPD. Romsey is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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 (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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	

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.



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