

SVPL 457462

27 August 2020

Planning Policy and Economic Development Service
 Test Valley Borough Council
 Beech Hurst
 Weyhill Road
 ANDOVER
 SP10 3AJ



Dear Sir/Madam,

TEST VALLEY BOROUGH COUNCIL – REFINED ISSUES AND OPTIONS CONSULTATION**REPRESENTATIONS SUBMITTED ON BEHALF OF (LAND WEST OF ANDOVER)**

On behalf of the Savills is responding to the Test Valley Borough Council (TVBC) 'Refined Issues and Options' Consultation for the next Local Plan, published July 2020.

This representation responds to the relevant questions raised in the Refined Issues and Options document, with a focus on the land owned and controlled by the Dunning Family to the west of Andover.

own a broad portfolio of land to the west of Andover, centred upon the village of Weyhill. The land is well placed to aid the Council in meeting the housing and employment needs of the Borough. has historically put forward a number of sites to TVBC through their various call for sites exercises, most recently in October 2019 (see Table 1).

Table 1: Submitted SHELAA Sites (October 2019)

TVBC Ref (if applicable)	Site Name	Area (acres)
140	Land at Mayfield House	6.21
141	Land On The West Side Of Dauntsey Lane	4.63
142	Land near Penton Corner – Short Lane	4.27
143	Land at Ordnance Lane	11
144	Sites A&B: Red House Field (Land On The North Side Of Amesbury Road)	2.5
Further submission*	Site C: Red House Field, Amesbury Road	14.75
Further submission *	The Gallops – South of Weyhill	20.2

*These two sites will be submitted to the Council using the SHELAA 2019 form on the Council's website.

Land at Ordnance Field

SHELAA Site 143 (Land at Ordnance Road) was the subject of a site specific pre-application request submitted



in March 2020. The pre-application submission was made support of a proposal to deliver 10,840m² of temperature controlled bonded warehouse space with ancillary office space for an international wine and spirits merchant on the western part of the site.

A meeting with TVBC representatives was held on 9th June 2020 and a formal email response was supplied by the Council on 18th June. The response clarified that any application would be treated as a 'departure' from the Local Plan, and hence to be supported it would need to demonstrate the following:

- The specific employment needs and why these are best situated to the Weyhill site/ location;
- Taking account of these specific needs, the absence of alternative sites in Andover, which we have agreed would be evidence of the availability of land at Andover Business Park, and Walworth Business Park using information from planning and commercial agents (for example correspondence from the agents/ owners);
- Projection of onward Employment Needs, to assist with a refresh of the outdated evidence which supported the existing Local Plan (TVBC has just started its consultation on a new Local Plan);
- High quality design, landscape, ecology improvements and sustainability standards for the proposal;
- Any other planning benefit, for example provision of parking to serve the adjacent industrial estate.

It was agreed during pre-application that the site is not technically constrained. It is partly previously developed (a former airstrip) and bounded on three sides by existing development, including an adjacent position to an existing strategic employment site. In landscape, the site is well contained. Access is possible from Amesbury Road, and this is being further investigated during the onward pre application discussions.

As agreed between all parties, a key arm of the planning strategy for the land at Ordnance Field would need to comprise the tandem promotion of the land via the emerging Local Plan alongside any future planning application.

The representations submitted herein relate to the Family's cumulative land ownership. The responses offered to the Council's individual questions are made in broad terms and without prejudice to the future development of any of the specific sites outlined above. The 2019 SHELAA submission forms for each site are appended to this letter for reference.

The Refined Issues and Options

supports the Council in its preparation of the emerging Local Plan. The adoption of the Local Plan in due course will allow for well-planned and proportionate growth in the Borough. The responses to the questions posed within the Refined Issues and Options consultation are set out below. For ease of reference the LPA's questions are shown in *blue*.

Q1: Should:

- a) we maintain the two existing HMAs, but perhaps with a revised boundary between them, such as enlarging the area within STV HMA. If so, what additional area(s) of the Borough should be included within STV HMA? Alternatively;*
- b) should a single HMA for the whole of Test Valley be used? Or;*
- c) should additional HMAs be created, increasing the number to 3 or 4, with the additional HMA(s) applying to the rural areas?*

Test Valley, due to its administrative boundaries, has two clear centres: Andover in the north, and Romsey in the south, and these two locations combined are where approximately 46% of the population of the Borough is concentrated. Andover has a high degree of self-containment, and the adopted Local Plan states that 70% of the residents living in the town also work there. Southern Test Valley however, is less self-contained due to its strong relationship with South Hampshire and its good transport links, meaning it experiences much more in-

and out-commuting for both employment and other facilities such as leisure and retail.

Given these different geographies, the resulting development pressures on the north and south of the borough are very different. As such, we request that the split of the Borough into two HMAs should be continued in the new Local Plan.

As detailed at Section 5.19 of the I&O Document, the current adopted Local Plan does not make any specific allocations in the rural villages of the Borough although a modest figure of 36 dwellings per year for 'unplanned' windfall is included as part of the requirement for Northern Test Valley. This was to come forward from sources including: infill within settlements, conversions, community led development and rural exception sites.

NPPF Paragraph 78 states that:

'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.'

In line with paragraph 78, we would support a more varied approach to the delivery of housing within the rural areas of the Borough in the next local plan, recognising the not-insignificant contribution that proportionate and planned rural development can make to the Borough's housing needs, when sat alongside strategic scale developments.

Q2: In determining HMAs how should wider relationships with settlements beyond the Borough's boundaries, be taken into account, including with Southampton, Salisbury and Winchester?

Paragraph 5.7 of the Refined Issues and Options documents states that '*at present there is no evidence of any unmet housing need in neighbouring local authority areas which would potentially need to be considered as to how it might be addressed*'.

We are aware that the Government's current consultation paper 'Changes to the current planning system', which post-dates the Councils Issues and Options document, proposes a revised Standard Method for calculating Local Housing Need (LHN). The revised Standard Method ('SM2') shows Test Valley's LHN increasing by 41% from the currently adopted plan levels.

Across the authorities which share a boundary with TVBC the average change resulting from the imposition of SM2 will be a 20% uplift on currently planned housing levels (See Table 2).

Table 2: Changes to the Standard Method for calculating Local Housing Need – Neighbouring Authorities

LPA	Adopted Plan (dpa)	Standard Method 2 (dpa)	% Change	Affected by SM2
Test Valley	588	831	+41.3%	Y
Basingstoke	850	684	-19.5%	Y
Eastleigh	506	885	+74.9%	N
Wiltshire	2100	2917	+39%	Y
Southampton	851	832	-2.2%	Y
Winchester	625	1025	+64%	Y

Winchester in particular, which shares a long contiguous boundary with western Test Valley, will see its LHN

rise by c.400 units per annum. It is clear that effective and on-going joint working between these authorities will be *"integral to the production of a positively prepared and justified strategy"* (NPPF Paragraph 26).

Q4: Should the number steps of the settlement hierarchy be increased, for example by sub-dividing the 'rural villages' into two separate tiers?

&

Q7: How should we treat rural settlements which are close to other larger settlements and can therefore also easily access their facilities and services?

As set out at Paragraph 5.24 of the Issues and Options Document, the next Local Plan will review the current settlement hierarchy (see Local Plan Policy COM2 and Table 7 of the Adopted Local Plan), together with the approach of defining settlement boundaries. The current settlement hierarchy classifies land/ settlements into four categories:

- Major centres
- Key Service Centres
- Rural Villages
- Countryside

' suggest that there is a gap between the currently defined 'Rural Villages' and the larger 'Key Service Centres' that could usefully be filled in the emerging Local Plan. The current Plan fails to recognise the 'satellite' function performed by the rural villages surrounding Andover Town. Their respective proximity to Andover allows the beneficial use of the services, amenities and onward travel opportunities offered by the adjacent larger settlement and affords them greater development potential than the more isolated rural villages. Weyhill, amongst a number of other 'satellite villages' would be prime candidates for such a re-classification.

' are again reminded of NPPF Paragraph 78 which states that, *'housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.'*

The proximity of these villages to Andover makes them suitable locations for proportionate and planned housing and employment growth over and above the scale of development afforded to them as 'Rural Villages' in which only windfalls and rural exceptions sites are allowed.

Q9: How should we define settlement boundaries? What types of land uses should be included, such as public open space?

&

Q11: Should settlement boundaries be draw more tightly or more loosely, and perhaps reflecting which tier settlement is within the settlement hierarchy?

The approach of drawing settlement boundaries around the urban edge of a settlement is well established. Where the growth of a settlement is required and planned for, such as in and around Andover, the settlement boundary should be adjusted accordingly so that it can accommodate the level of planned growth across the plan period, allowing for windfall sites to come forward. As such, the emerging Local Plan should redefine the settlement boundary of Andover and its satellite villages (i.e. Weyhill), to allow for proportionately sized future housing and employment sites to come forward, either through site allocations or via small windfall sites.

To ensure flexibility and contingency is built into the plan where identified needs and supply alter during the plan period it is proposed that a criterion based policy be introduced. This would allow sustainable sites adjacent to established settlement boundaries to come forward.

The Rural Economy and Employment

Whilst the Refined Issues and Options Document does not ask any specific questions in regard to the rural economy, it does state at Paragraph 6.21 that: *'The rural economy is a significant component of Test Valley's economic prosperity. Businesses located in the rural area of the Borough provide a significant contribution towards the economic success of Test Valley and the area is home to a large number of companies and jobs.'* This is supported by the in the strongest possible terms.

The allocation of employment land is crucial to the success of the emerging Local Plan, in that it must seek to meet the employment needs of the Borough and also support the level of proposed housing. The NPPF (paragraph 20) sets out the Council's obligation to set out an overall strategy for the pattern, scale and quality of development, including employment space. The provisions of sufficient employment space within the Borough helps to minimise the travel distances that residents must travel in order to obtain employment. It also helps to boost the investment potential of the Borough. As such, it is agreed that TVBC should allocate sufficient land for employment use through the emerging Local Plan, to be supported by the evidence base currently being produced.

The number of small businesses operating in the Borough continues to grow significantly. As such, it is considered that the allocation of small employment sites, which are flexible in their use and are capable of meeting the needs of a variety of different businesses through flexible workspaces, is an important topic for the emerging Local Plan, perhaps even more so in the shadow of the COVID-19 pandemic in which access to local and flexible workspaces was shown to be incredibly valuable.

, would at this stage, seek to remind the LPA of their aspirations for an employment led redevelopment at Ordnance Field. The proposal is a logical extension to the Mayfield Avenue employment site (within which capacity is shown to be diminishing) on partly previously developed land. The site has no landscape constraints and is well contained by existing vegetation that would be reinforced as part of the proposal.

The Andover area is identified as an ideal location for logistics use; the proposal would increase supply in an area of high demand and provide economic benefits consistent with the NPPF. The TVBC Employment Evidence Base should be updated in order for the Council to accurately plan for a robust and sufficient supply of employment land during and beyond the plan period.

Recommendations and Conclusions

These representations have been submitted on behalf of in response to the Test Valley Borough Council 'Refined Issues and Options' Consultation. supports the Council in its preparation of the emerging Local Plan. The adoption of the Local Plan in due course will allow for well-planned and proportionate growth in the Borough.

As detailed in these representations, the Family own of a wide range of properties and land within and surrounding the village of Weyhill, adjacent to Andover Town. Accordingly, they are well placed to aid the council in meeting the housing and employment needs of the Borough within the Northern HMA.

The sites submitted to the Council's Call for Sites exercise and appended to these representations are suitable, available and can be achieved within the first five years of the Plan. Should the Council wish to obtain any further information, Savills would welcome the opportunity to discuss the matter with officers.

SHELAA Review Proforma

Below are a number of important housing delivery monitoring questions, we would be grateful if you could answer based on latest available information.

A - Site Details

Site Name	Land at Mayfield House			Site Ref	140
Settlement	Weyhill				
Parish/Ward	Amport				<input type="checkbox"/> Complete
Owner Details					<input type="checkbox"/> Complete
Agent Details					<input type="checkbox"/> Complete
Developer Interest?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Details	Developer option in negotiation	
Is the site immediately available?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, is the site for sale/being marketed?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes

B - Site Size/Capacity

Total Area (Ha)	Developable Area (Ha)	Average Density (Dph)	<input type="checkbox"/> Complete
1.5	1.5	27-30	

C - Planning Status

Planning Permission	Application Ref	Date of Approval	Start Date (Expected)	Expiry Date
<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes			
				<input type="checkbox"/> Complete

D - Proposed Land Use

Residential <input checked="" type="checkbox"/>	Number of dwellings?	40-45 dwellings			<input type="checkbox"/> Complete
Self-build or custom build housing	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Element		
Employment <input type="checkbox"/>	Floor Space (m²)	m ²			
Retail/Leisure <input type="checkbox"/>	Floor Space (m²)	m ²			
Mixed	Residential <input type="checkbox"/>	Commercial <input type="checkbox"/>	Leisure <input type="checkbox"/>	Other <input type="checkbox"/>	
Travellers, including Traveller Showpeople <input type="checkbox"/>	Number of Pitches				

E - Site Analysis

Current Land Use	Part garden/ part vacant agricultural land/ paddock			
	Brownfield <input type="checkbox"/>	Greenfield <input type="checkbox"/>	Combination <input checked="" type="checkbox"/>	<input type="checkbox"/> Complete
Infrastructure e.g. Utilities/Services	All main services available on site or adjacent/highway			
Drainage/Sewerage				
	<input type="checkbox"/> Complete			

Access/Highways	Potential good access to adjacent highway with required visibility splays in same ownership	
		<input type="checkbox"/> Complete
Capital Works	None to date	
		<input type="checkbox"/> Complete
Ownership/Viability	Landowners willing to sell	
	A number of interested developers	
	Option being negotiated	<input type="checkbox"/> Complete
Environment e.g. SSSI/SINC/Flooding	EA Flood Zone 1 (Low probability of flooding)	
	No site-specific constraints	
		<input type="checkbox"/> Complete
Other Constraints	Adjacent railway corridor	
		<input type="checkbox"/> Complete

F - If there are any constraints identified above, how will these be addressed?

Some landscaping of railway corridor required	
	<input type="checkbox"/> Complete

G - If the site is not immediately available when will it be available from?

Available Now	2019/20	2020/21	2021/22	2022/23	2023/24	6 – 10 years (2024-2029)	11 – 15 years (2029-2034)	Beyond 16 years (2034-)	<input type="checkbox"/> Complete
X									

H - Once commenced, how many years do you think it would take to develop the site?

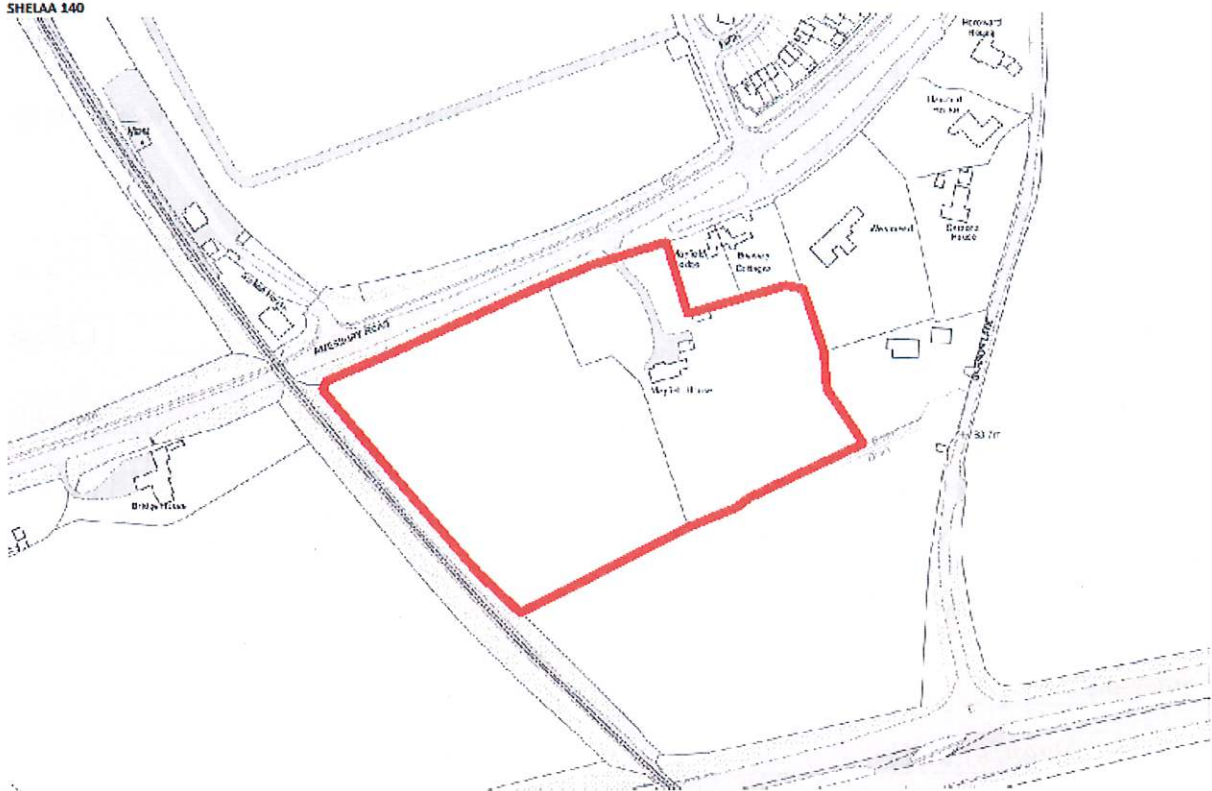
Estimated number of residential units/floor space/pitches etc. that the site could accommodate								
2019/20	2020/21	2021/22	2022/23	2023/24	6 – 10 years (2024-2029)	11 – 15 years (2029-2034)	Beyond 16 years (2034-)	<input type="checkbox"/> Complete
	15-20	25-30						

I - Indicate all factors taken into account in the above projected completion rate:

Easy to develop given road frontage access	
Availability of services	
Level site	
High level of interest	<input type="checkbox"/> Complete

Please provide any further information which may be of assistance to the Council in evaluating this site as an attachment.

Location Map



SHELAA Review Proforma

Below are a number of important housing delivery monitoring questions, we would be grateful if you could answer based on latest available information.

A - Site Details

Site Name	Land west of Dauntsey Lane			Site Ref	141
Settlement	Weyhill				
Parish/Ward	Thraxton				<input type="checkbox"/> Complete
Owner Details					<input type="checkbox"/> Complete
Agent Details					<input type="checkbox"/> Complete
Developer Interest?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Details	Multiple private individuals (self-build) & developer enquiries	<input type="checkbox"/> Complete
Is the site immediately available?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, is the site for sale/being marketed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> Complete

B - Site Size/Capacity

Total Area (Ha)	Developable Area (Ha)	Average Density (Dph)	<input type="checkbox"/> Complete
0.48	0.48	8-18	

C - Planning Status

Planning Permission	Application Ref	Date of Approval	Start Date (Expected)	Expiry Date
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				
				<input type="checkbox"/> Complete

D - Proposed Land Use

Residential <input checked="" type="checkbox"/>	Number of dwellings?	4-8 dwellings			<input type="checkbox"/> Complete
Self-build or custom build housing	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Element		
Employment <input type="checkbox"/>	Floor Space (m²)		m ²		
Retail/Leisure <input type="checkbox"/>	Floor Space (m²)		m ²		
Mixed	Residential <input type="checkbox"/>	Commercial <input type="checkbox"/>	Leisure <input type="checkbox"/>	Other <input type="checkbox"/>	
Travellers, including Traveller Showpeople <input type="checkbox"/>		Number of Pitches			

E - Site Analysis

Current Land Use	Isolated Paddock/Agricultural Land			
	Brownfield <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>	Combination <input type="checkbox"/>	<input type="checkbox"/> Complete
Infrastructure e.g. Utilities/Services Drainage/Sewerage	All main services available on site or adjacent/highway			
	<input type="checkbox"/> Complete			

Access/Highways	Potential good access onto adjacent highway with required visibility splays in same ownership	<input type="checkbox"/> Complete
Capital Works	None to date	<input type="checkbox"/> Complete
Ownership/Viability	Landowners willing to sell. From enquiries received there is an apparent high demand for self-build and landowners willing to allow self-build	<input type="checkbox"/> Complete
Environment e.g. SSSI/SINC/Flooding	EA Flood Zone 1 (Low probability of flooding)	<input type="checkbox"/> Complete
	Adjacent settlement boundary	
Other Constraints	No site-specific constraints	<input type="checkbox"/> Complete

F - If there are any constraints identified above, how will these be addressed?

N/A	<input type="checkbox"/> Complete

G - If the site is not immediately available when will it be available from?

Available Now	2019/20	2020/21	2021/22	2022/23	2023/24	6 – 10 years (2024-2029)	11 – 15 years (2029-2034)	Beyond 16 years (2034-)	<input type="checkbox"/> Complete
X									

H - Once commenced, how many years do you think it would take to develop the site?

Estimated number of residential units/floor space/pitches etc. that the site could accommodate									<input type="checkbox"/> Complete
2019/20	2020/21	2021/22	2022/23	2023/24	6 – 10 years (2024-2029)	11 – 15 years (2029-2034)	Beyond 16 years (2034-)		
1-2	2-4	1-2							

I - Indicate all factors taken into account in the above projected completion rate:

Easy to develop given road frontage access	<input type="checkbox"/> Complete
Availability of services	
Level site	
High level of interest	

Please provide any further information which may be of assistance to the Council in evaluating this site as an attachment.

Location Map

SHELAA 141



SHELAA Review Proforma

Below are a number of important housing delivery monitoring questions, we would be grateful if you could answer based on latest available information.

A - Site Details

Site Name	Land at Short Lane				Site Ref	142
Settlement	Penton Corner					
Parish/Ward	Penton Mewsey					<input type="checkbox"/> Complete
Owner Details						<input type="checkbox"/> Complete
Agent Details						<input type="checkbox"/> Complete
Developer Interest?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Details	Developer option being discussed		<input type="checkbox"/> Complete
Is the site immediately available?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, is the site for sale/being marketed?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Complete

B - Site Size/Capacity

Total Area (Ha)	Developable Area (Ha)	Average Density (Dph)	<input type="checkbox"/> Complete
1.73	1.73	29-43	

C - Planning Status

Planning Permission	Application Ref	Date of Approval	Start Date (Expected)	Expiry Date
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				
				<input type="checkbox"/> Complete

D - Proposed Land Use

Residential <input checked="" type="checkbox"/>	Number of dwellings?		50+ dwellings		<input type="checkbox"/> Complete
Self-build or custom build housing	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Element		
Employment <input type="checkbox"/>	Floor Space (m ²)		m ²		
Retail <input checked="" type="checkbox"/>	Floor Space (m ²)		300-500m ²		
Mixed	Residential <input checked="" type="checkbox"/>	Commercial <input checked="" type="checkbox"/>	Leisure <input type="checkbox"/>	Other <input checked="" type="checkbox"/>	
Travellers, including Traveller Showpeople <input type="checkbox"/>		Number of Pitches			

E - Site Analysis

Current Land Use	Vacant agricultural land			
	Brownfield <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>	Combination <input type="checkbox"/>	<input type="checkbox"/> Complete
Infrastructure e.g. Utilities/Services	All main services available on site or adjacent/highway			
Drainage/Sewerage				
	<input type="checkbox"/> Complete			

Access/Highways	Potential good access to adjacent highway with required visibility splays in same ownership	
		<input type="checkbox"/> Complete
Capital Works	None to date	
		<input type="checkbox"/> Complete
Ownership/Viability	Landowners willing to sell	
	A number of interested developers	
	Option being discussed	<input type="checkbox"/> Complete
Environment e.g. SSSI/SINC/Flooding	Outside development limit, Countryside beyond greenbelt,	
	Within local gap, adjacent residential to east, hotel to west, care home to south	
		<input type="checkbox"/> Complete
Other Constraints	None	
		<input type="checkbox"/> Complete

F - If there are any constraints identified above, how will these be addressed?

Land Allocation under mixed use for care home/retirement (C2), convenience store (A1) and possible commercial (B1,B2,B8). Landowner may accept this in lieu of residential as significant interest in this type of development	
	<input type="checkbox"/> Complete

G - If the site is not immediately available when will it be available from?

Available Now	2019/20	2020/21	2021/22	2022/23	2023/24	6 – 10 years (2024-2029)	11 – 15 years (2029-2034)	Beyond 16 years (2034-)	<input type="checkbox"/> Complete
X									

H - Once commenced, how many years do you think it would take to develop the site?

Estimated number of residential units/floor space/pitches etc. that the site could accommodate								
2019/20	2020/21	2021/22	2022/23	2023/24	6 – 10 years (2024-2029)	11 – 15 years (2029-2034)	Beyond 16 years (2034-)	<input type="checkbox"/> Complete
	25	25						

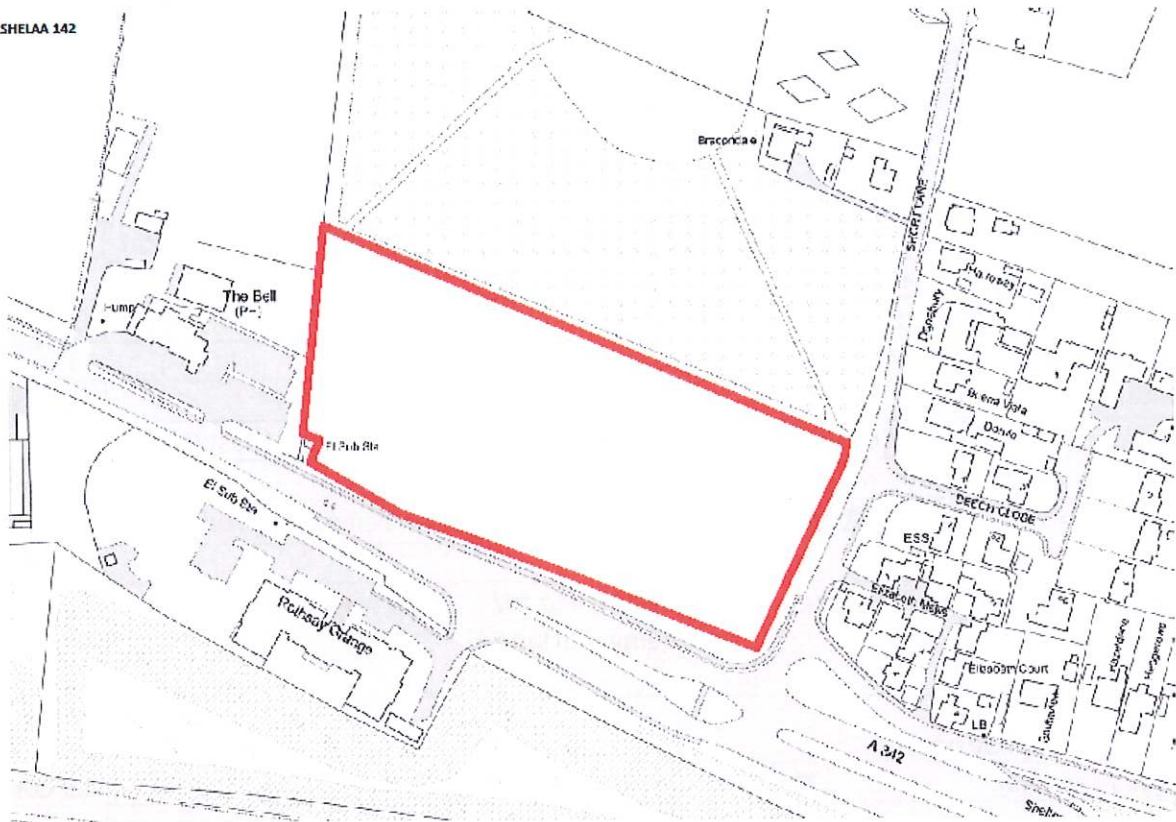
I - Indicate all factors taken into account in the above projected completion rate:

Easy to develop given road frontage access	
Availability of services	
Level site	
High level of interest, especially for C2/A1	<input type="checkbox"/> Complete

Please provide any further information which may be of assistance to the Council in evaluating this site as an attachment.

Location Map

SHELAA 142



SHELAA Review Proforma

Below are a number of important housing delivery monitoring questions, we would be grateful if you could answer based on latest available information.

A - Site Details

Site Name	Land west of Ordnance Lane			Site Ref	143
Settlement	Weyhill				
Parish/Ward	Amport			<input type="checkbox"/> Complete	
Owner Details				<input type="checkbox"/> Complete	
Agent Details				<input type="checkbox"/> Complete	
Developer Interest?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Details	Developer option being discussed	
Is the site immediately available?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, is the site for sale/being marketed?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
				<input type="checkbox"/> Complete	

B - Site Size/Capacity

Total Area (Ha)	Developable Area (Ha)	Average Density (Dph)	<input type="checkbox"/> Complete
4.85	4.85		

C - Planning Status

Planning Permission	Application Ref	Date of Approval	Start Date (Expected)	Expiry Date
<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes			
				<input type="checkbox"/> Complete

D - Proposed Land Use

Residential <input type="checkbox"/>	Number of dwellings?	dwellings			<input type="checkbox"/> Complete
Self-build or custom build housing	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Element		
Employment <input checked="" type="checkbox"/>	Floor Space (m ²)	20,000-40,000 m ²			
Retail/Leisure <input type="checkbox"/>	Floor Space (m ²)	m ²			
Mixed	Residential <input type="checkbox"/>	Commercial <input checked="" type="checkbox"/>	Leisure <input type="checkbox"/>	Other <input type="checkbox"/>	
Travellers, including Traveller Showpeople <input type="checkbox"/>	Number of Pitches				

E - Site Analysis

Current Land Use	Former airfield – vacant brownfield land			
	Brownfield <input checked="" type="checkbox"/>	Greenfield <input type="checkbox"/>	Combination <input type="checkbox"/>	<input type="checkbox"/> Complete
Infrastructure e.g. Utilities/Services	All main services available on site or adjacent/highway			
Drainage/Sewerage				
	<input type="checkbox"/> Complete			

Access/Highways	Highway on two sides	
	Potential good access to adjacent highway with required visibility splays in same ownership	
	<input type="checkbox"/> Complete	
Capital Works	None to date	
	<input type="checkbox"/> Complete	
Ownership/Viability	Landowners willing to sell	
	A number of interested developers for mixed commercial use	
	Option being discussed <input type="checkbox"/> Complete	
Environment e.g. SSSI/SINC/Flooding	Brownfield Land. Potential heritage issues.	
	Adjacent settlement boundary. Adjacent residential to east.	
	Adjacent industrial site to north & west. Rail corridor to west <input type="checkbox"/> Complete	
Other Constraints	None	
	<input type="checkbox"/> Complete	

F - If there are any constraints identified above, how will these be addressed?

Ground investigation for contamination, archaeology & mitigation if required	
Proposed commercial – industrial use suitable next to existing commercial & rail corridor	
Bund/screen from residential to east	
<input type="checkbox"/> Complete	

G - If the site is not immediately available when will it be available from?

Available Now	2019/20	2020/21	2021/22	2022/23	2023/24	6 – 10 years (2024-2029)	11 – 15 years (2029-2034)	Beyond 16 years (2034-)	<input type="checkbox"/> Complete
X									

H - Once commenced, how many years do you think it would take to develop the site?

Estimated number of residential units/floor space/pitches etc. that the site could accommodate								
2019/20	2020/21	2021/22	2022/23	2023/24	6 – 10 years (2024-2029)	11 – 15 years (2029-2034)	Beyond 16 years (2034-)	<input type="checkbox"/> Complete
	5k- 10k	5k- 10k	5k- 10k	5k- 10k				

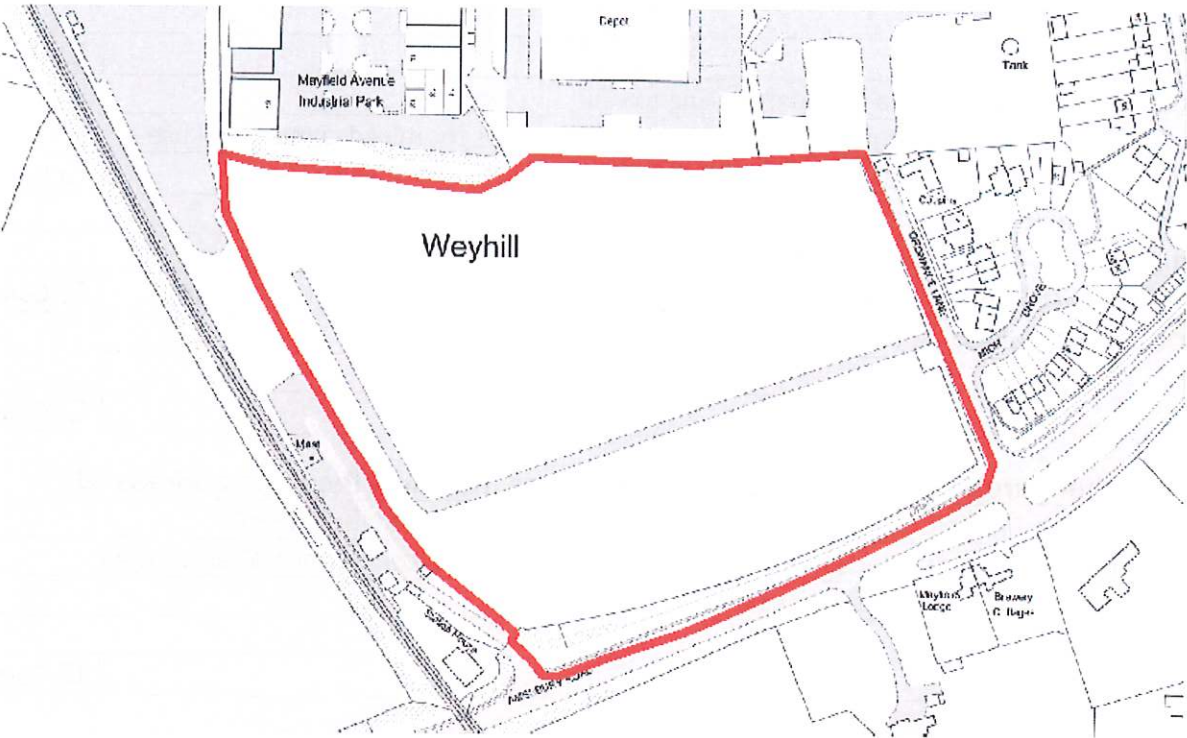
I - Indicate all factors taken into account in the above projected completion rate:

Easy to develop given road frontage access	
Availability of services	
Level site	
High level of interest	<input type="checkbox"/> Complete

Please provide any further information which may be of assistance to the Council in evaluating this site as an attachment.

Location Map

SHELAA 143



SHELAA Review Proforma

Below are a number of important housing delivery monitoring questions, we would be grateful if you could answer based on latest available information.

A - Site Details

Site Name	Land north of Amesbury Road				Site Ref	144
Settlement	Weyhill					
Parish/Ward	Thrupton					<input type="checkbox"/> Complete
Owner Details						<input type="checkbox"/> Complete
Agent Details						<input type="checkbox"/> Complete
Developer Interest?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Details	Multiple private individuals (self-build) & developer enquiries		<input type="checkbox"/> Complete
Is the site immediately available?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, is the site for sale/being marketed?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Complete

B - Site Size/Capacity

Total Area (Ha)	Developable Area (Ha)	Average Density (Dph)	<input type="checkbox"/> Complete
1.01	1.01	6-8	

C - Planning Status

Planning Permission	Application Ref	Date of Approval	Start Date (Expected)	Expiry Date
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				
				<input type="checkbox"/> Complete

D - Proposed Land Use

Residential <input checked="" type="checkbox"/>	Number of dwellings?	6-8 dwellings			<input type="checkbox"/> Complete
Self-build or custom build housing	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Element			
Employment <input type="checkbox"/>	Floor Space (m ²)	m ²			
Retail/Leisure <input type="checkbox"/>	Floor Space (m ²)	m ²			
Mixed	Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Leisure <input type="checkbox"/> Other <input type="checkbox"/>				
Travellers, including Traveller Showpeople <input type="checkbox"/>	Number of Pitches				

E - Site Analysis

Current Land Use	Isolated Paddock/Agricultural Land			
	Brownfield <input type="checkbox"/>	Greenfield <input checked="" type="checkbox"/>	Combination <input type="checkbox"/>	<input type="checkbox"/> Complete
Infrastructure e.g. Utilities/Services	All main services available on site or adjacent/highway			
Drainage/Sewerage				
	<input type="checkbox"/> Complete			

Access/Highways	Potential good access onto adjacent highway with required visibility splays in same ownership	
		<input type="checkbox"/> Complete
Capital Works	None to date	
		<input type="checkbox"/> Complete
Ownership/Viability	Landowners willing to sell. From enquiries received there is an apparent high demand for self-build and landowners willing to allow self-build	
		<input type="checkbox"/> Complete
Environment e.g. SSSI/SINC/Flooding	EA Flood Zone 1 (Low probability of flooding)	
	No site-specific constraints	<input type="checkbox"/> Complete
Other Constraints	None	
		<input type="checkbox"/> Complete

F - If there are any constraints identified above, how will these be addressed?

N/A	
	<input type="checkbox"/> Complete

G - If the site is not immediately available when will it be available from?

Available Now	2019/20	2020/21	2021/22	2022/23	2023/24	6 – 10 years (2024-2029)	11 – 15 years (2029-2034)	Beyond 16 years (2034-)	<input type="checkbox"/> Complete
X									

H - Once commenced, how many years do you think it would take to develop the site?

Estimated number of residential units/floor space/pitches etc. that the site could accommodate									<input type="checkbox"/> Complete
2019/20	2020/21	2021/22	2022/23	2023/24	6 – 10 years (2024-2029)	11 – 15 years (2029-2034)	Beyond 16 years (2034-)		
1-2	4-6	1-2							

I - Indicate all factors taken into account in the above projected completion rate:

Easy to develop given road frontage access	
Availability of services	
Level site	
High level of interest	<input type="checkbox"/> Complete

Please provide any further information which may be of assistance to the Council in evaluating this site as an attachment.

Location Map

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