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

<sup>\*</sup>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 9<sup>th</sup> June 2020 and a formal email response was supplied by the Council on 18<sup>th</sup> 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 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, 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'.

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%	Υ

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.

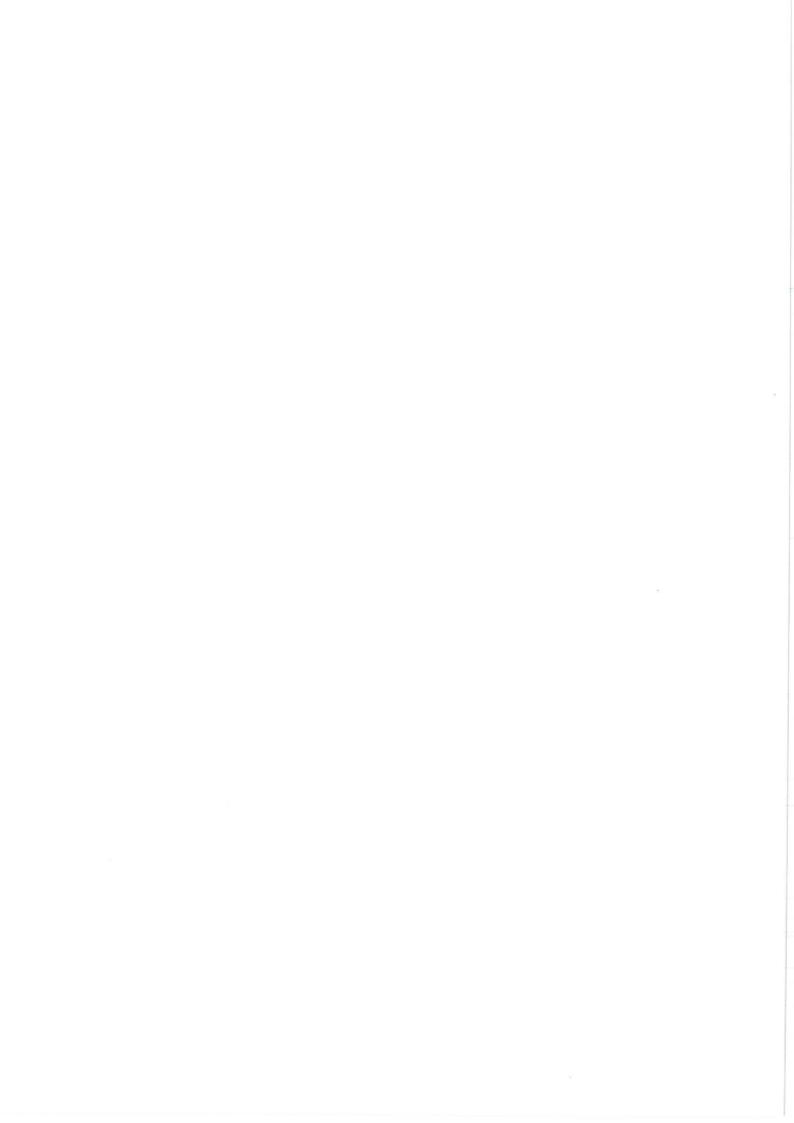
The Andover area is identified as an ideal location for logistics use; the proposal would increase supply in an area of high demand and provide economic benefits consistent with the NPPF. The TVBC Employment Evidence Base should be updated in order for the Council to accurately plan for a robust and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

#### **Recommendations and Conclusions**

These representations have been submitted on behalf of a supports 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 Detai	ils									_	
Site Name	Land at	Mayfi	eld H	ouse						Site Ref	140
Settlement	Weyhill	À									
Parish/Ward	Amport										☐ Complete
Owner											
Details											☐ Complete
Agent		-5"			<u> </u>	-					
Details				11 (8)							☐ Complete
Developer	□ No	⊠ v	/es	Details	De	veloper o	optic	on in neg	gotiatio	on	☐ Complete
Interest?											
Is the site	☐ No	⊠ \	⁄es	If yes,	is the	site for		⊠ No			☐Complete
immediately				sale/b	eing m	arketed	?	☐ Yes			
available?											
D 014-01	10 au!4										
B - Site Size		ıy	Dove	elopable	Aroa	/Ha\	1	lverage	Densi	ty (Dph)	☐ Complete
Total Area (Ha	)		1.5	eiopabie	Alea	(IIa)	_	27-30	Delisi	ty (Dpii)	Complete
1.3					.7 30						
C - Planning	Status										
Planning Perm		Applic	ation	Ref	Date	of Appro	val	Start I	Date (	Expected)	Expiry Date
⊠ No □	Yes										
											☐ Complete
		2005									
D - Proposed							7		10.45		T
Residential 🛛				of dwel					1	dwellings	☐ Complete
Self-build or c	ustom bu	uild ho				lo	<u> </u>	Yes	⊠ E	lement	-
Employment [				or Spac	100					m²	_
Retail/Leisure				or Spac			_	V <sub>2</sub> . 1.22		m²	-
Mixed		Reside	ential		ommei	rcial 🗆		isure 🗆		ther 🗆	1
Travellers, inc	luding Tr	avelle	r Sho	wpeopl	е 🗆	Numb	er of	Pitches			
E - Site Anal	lveie										
Current Land		Part ø	arden	/ part va	acant a	gricultur	al la	nd/ pado	dock		
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		Brown	nfield		Gr	eenfield		Co	mbina	ntion 🛛	☐ Complete
Infrastructure					ailable	on site o	or ad	ljacent/h	nighwa	ıy	•
e.g.								-	_		
Utilities/Servi	ces										
Drainage/Sew	_										☐ Complete

Acc	ess/Hi	ghwa	ys	Potential good access to adjacent highway with required visibility splays in											
				sam	e own	ership									
										☐ Complete					
Cap	ital W	orks		Non	e to d	ate									
										☐ Complete					
Owi	nershi	p/Via	bility			ers willing to s									
						of interested		elopers							
						ing negotiate				☐ Complete					
	ironm	ent						bility of flooding	)						
e.g.	. /cusic	/el		No s	ite-sp	ecific constra	ints								
_	/SINC									☐ Complete					
Oth	er Cor	istrair	its	Adja	cent r	ailway corrido	or								
										☐ Complete					
F - If there are any constraints identified above, how will these be addressed?															
Some landscaping of railway corridor required															
Some landscaping of ranway corridor required															
										☐ Complete					
		- 2007													
G -	If the	site	s no	t imm	edia			hen will it be a	vailable from?						
e	0	17	22	33	4	6 – 10 years		11 – 15 years	Beyond 16						
Available	2019/20	2020/21	2021/22	2022/23	2023/24	(2024-2029)	)	(2029-2034)	years (2034- )	Complete					
Avail	201	202	202	202	202										
X					.,										
Н -	Once	com	meno	ed. h	ow n	nany vears	do v	ou think it wo	uld take to devel	on the site?					
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0.000		0000000				.0 years		– 15 years	Beyond 16 years	☐ Complete					
/20	/2:	./2:	/23	/5/		4-2029)		29-2034)	(2034-)						
2019/20	2020/21	2021/22	2022/23	2023/24					,						
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	el site	01.26	i vices												
000000000000000000000000000000000000000	AND RECOGNISION	of inte	erect							Correlate					
Tugi	High level of interest														





## **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 Detai	ils											
Site Name	Land	west of	Daun	tsey Lar	ne						Site Ref	141
Settlement	Weyh	ill										
Parish/Ward	Thrux	ton										□Complete
Owner	oby)											
Details												□Complete □
Agent							_			-		
Details										¥.		□Complete
Developer	□ No		Yes	Detail	s M	ultiple p	rivat	te in	dividua	als (sel	f-build)	☐Complete
Interest?					_	develop				1348		
Is the site	□No		Yes	If ves.		site for			No			☐ Complete
immediately	ANNON JAL AWARDEN					narkete	d?					Пеотрісте
available?								⊔	Yes			
	2. Site Size/Conseits											
B - Site Size/		ity									Continue at an	
Total Area (Ha)	)			elopable	e Area	(Ha)	_		rage D	ensity	(Dph)	☐ Complete
0.48			0.48	4				8-18	3			
C - Planning	Status	6										
Planning Perm	ission	Applic	ation	Ref	Date	of Appr	oval	IS	tart D	ate (Ex	pected)	Expiry Date
⊠ No □	Yes									•	••••••••••	
												☐ Complete
D - Proposed	lland	Use										•
Residential 🛛	Land		mber	of dwe	lings?					4-8 0	lwellings	☐ Complete
Self-build or cu	istom k					l No	M	Yes		⊠ Elei		□ complete
Employment [		ZC. 110		or Spac		1		103		Z LICI	m <sup>2</sup>	
Retail/Leisure				or Spac							m²	
Mixed		Reside				rcial 🗆	1	ماديي	re 🗆	Oth	er 🗆	
Travellers, incl	uding T					Numb				Otti	ei Li	
E - Site Analy		1-1-1-	In I	1 1 / 4			1					
Current Land U	se	isolate	d Pad	dock/A	griculti	ural Land	d					
		D	·				. 57		1.			
Industrial Control		Brown				eenfield	-	Ir.		binatio	on 🗀 📗	☐ Complete
Infrastructure		All ma	ın serv	rices ava	allable	on site	or ac	ајасе	ent/hig	nway		
e.g. Utilities/Service	00											
Drainage/Sewe												
Diamage/ Jewe	. uge										I	☐ Complete

Same ownership	Acces	s/Hig	hways	S	Potential good access onto adjacent highway with required visibility splays in											
Complete					same	owne	ership									
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  Environment e.g. SSSI/SINC/Flooding No site-specific constraints  None    Complete											☐ Complete					
Complete	Capit	al Wo	rks		None	to da	te									
Complete																
Complete   Environment   EA Flood Zone 1 (Low probability of flooding)   Complete																
Environment e.g.  SSSI/SINC/Flooding Other Constraints    Complete	Owne	ership	/Viab	ility							parent high					
Environment e.g. SSSI/SINC/Flooding Other Constraints  None    Complete					dema	ind fo	r self-build an	d lar	ndowners willing	to allow self-build						
e.g. SSSI/SINC/Flooding No site-specific constraints											☐ Complete					
Other Constraints    None   Complete	Envir	onme	nt													
Other Constraints    None   Complete	e.g.								ry							
F - If there are any constraints identified above, how will these be addressed?    Complete	SSSI/	SINC/	Flood	ing	No si	te-spe	ecific constrair	nts			☐ Complete					
F - If there are any constraints identified above, how will these be addressed?  N/A    Complete	Othe	r Cons	straint	ts	None											
F - If there are any constraints identified above, how will these be addressed?  N/A    Complete			8													
G - If the site is not immediately available when will it be available from?    OR   OR   OR   OR   OR   OR   OR   O											☐ Complete					
G - If the site is not immediately available when will it be available from?    OR   OR   OR   OR   OR   OR   OR   O											- d2					
G - If the site is not immediately available when will it be available from?    O																
G - If the site is not immediately available when will it be available from?    O	N/A															
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G - If the site is not immediately available when will it be available from?    O																
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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  OZ O											☐ Complete					
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  OZ O	C 1	f tha	oito i	c no	f imm	odiał	toly availabl	Δ W	hen will it he a	vailable from?						
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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  ON ONCE COMMENCE OF THE STANDARD STANDA	ple	20	21	,22	/23	/24	150				Complete					
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Estimated number of residential units/floor space/pitches etc. that the site could accommodate    O	H - 0	Once	com	men	ced, h	now r	nany years	do y	ou think it wo	uld take to deve	lop the site?					
1-2   2-4   1-2	Estin	nated	numk	er of	reside	ential	units/floor s	pace	/pitches etc. tha	at the site could acc	commodate					
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										Beyond 16 years	☐ Complete					
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	1/2(	/2.	./2.	7/2	3/2	(202	4-2029)	(20	29-2034)	(2034- )						
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	019	020	021	022	023											
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Easy to develop given road frontage access  Availability of services  Level site	1-2	2-4	1-2													
Easy to develop given road frontage access  Availability of services  Level site	-  r	I - Indicate all factors taken into account in the above projected completion rate:														
Availability of services  Level site									•							
Level site																
							11									
			of inte	erest							☐ Complete					

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 Detai	ils										
Site Name		t Short	Lane					9		Site Ref	142
Settlement	Pentor	n Corne	r								
Parish/Ward	Pentor	n Mews	ey			=					☐ Complete
Owner											
Details									_		☐ Complete
Agent											
Details			_								□ Complete
Developer	☐ No	⊠ v	⁄es	Detail	s De	veloper op	tio	n being o	discu	ssed	☐ Complete
Interest?											
Is the site	☐ No	⊠ \	<b>Y</b> es	10		site for		⊠ No			□ <b>Complete</b>
immediately				sale/b	eing m	arketed?		☐ Yes			
available?											
B - Site Size/	Capac	itv									
Total Area (Ha			Deve	elopable	e Area	(Ha)	A	verage [	ensi	ity (Dph)	☐ Complete
1.73			1.73			-	29	9-43			
C - Planning			ation	Dof	Data	of Approv	al.	Start D	ato l	Expected)	Expiry Date
Planning Perm	Yes	Applic	ation	Kei	Date	oi Approv	di	Start D	ate	Lxpecteuj	Expiry Date
⊠ No □	Yes										☐ Complete
											_ complete
D - Proposed	d Land	Use									
Residential 🛛			mber	of dwe	llings?				50-	+ dwellings	☐ Complete
Self-build or co	ustom b	uild ho	using	Š		lo [	] Y	es	⊠ E	lement	
Employment [			Flo	or Spac	e (m²)					m²	
	×		Flo	or Spac	e (m²)					300-500 <b>m²</b>	
Mixed		Reside	ential	⊠ C	ommei	rcial 🗵	Lei	sure 🗆	C	ther ⊠	
Travellers, inc	luding T	ravelle	r Sho	wpeop	le 🗆	Number	of	Pitches			
E - Site Anal		1/	1 a!	اعمدالحدمجا	land						
Current Land	use	vacan	τ agri	cultural	iand						
		Browi	afield	П	Gr	eenfield 2	 ব	Con	nhina	ation 🗆	☐ Complete
Infrastructure				100	1000						complete
		All main services available on site or adjacent/highway									
e.g. Utilities/Servi	ces										
Drainage/Sew											☐ Complete

Capital Works	same	own	1 .	Potential good access to adjacent highway with required visibility splays in											
Capital Works		same ownership													
Capital Works							☐ Complete								
F	None	to da	ate												
							☐ Complete								
Ownership/Viability	Lando	owne	rs willing to s	ell			•								
	A nur	mber	of interested	devel	lopers										
	Optio	n bei	ng discussed				☐ Complete								
Environment	Outsi	de de	evelopment li	mit, C	Countryside bey	ond greenbelt,									
e.g.						, hotel to west, care	home to								
SSSI/SINC/Flooding	south					*	☐ Complete								
Other Constraints	None	1													
							☐ 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															
· · · · · · · · · · · · · · · · · · ·															
							☐ Complete								
C If the cite is not	I ma ma	ما:مة				"111 6 0									
G - If the site is not	ШШ	eulai													
Available Now 2019/20 2020/21 2021/22	23	24	6 – 10 years (2024-2029)		11 – 15 years	Beyond 16									
Available Now 2019/20 2020/21	2022/23	2023/24	(2024-2029)	'	(2029-2034)	years (2034- )	Complete								
	20														
2   2   2   2   2   2   2   2   2   2															
		7(													
X	14	7(													
X			nany years	do ya	ou think it wo	ould take to devel	op the site?								
X H - Once commence	ed, ho	ow n	nany years units/floor s	do yo	ou think it wo	ould take to devel	op the site?								
H - Once commence Estimated number of r	ed, ho	ow n	nany years units/floor s <sub>l</sub> 0 years	pace/	ou think it wo pitches etc. tha 15 years	at the site could acc	ommodate								
H - Once commence Estimated number of r	ed, ho	ow n ntial	units/floor s	pace/ 11 -	pitches etc. tha	at the site could acc Beyond 16 years	op the site? commodate  ☐ Complete								
H - Once commence Estimated number of r	ed, ho	ow n ntial	units/floor s <sub>l</sub> 0 years	pace/ 11 -	pitches etc. tha 15 years	at the site could acc	ommodate								
X H - Once commence Estimated number of r 2020/21 2022/23 2022/23	ed, horeside	ow n ntial	units/floor s <sub>l</sub> 0 years	pace/ 11 -	pitches etc. tha 15 years	at the site could acc Beyond 16 years	ommodate								
H - Once commence Estimated number of r	ed, ho	ow n ntial	units/floor s <sub>l</sub> 0 years	pace/ 11 -	pitches etc. tha 15 years	at the site could acc Beyond 16 years	ommodate								
X	ed, horeside	ow n ntial 6 – 1 (202	units/floor s <sub>l</sub> 0 years 4-2029)	11 - (202	pitches etc. tha 15 years 9-2034)	at the site could acc Beyond 16 years (2034- )	ommodate ☐ Complete								
H - Once commence Estimated number of r  07/6102	ed, horeside	ow n ntial 6 – 1 (202	units/floor s 0 years 4-2029) nto account	11 - (202	pitches etc. tha 15 years 9-2034)	at the site could acc Beyond 16 years (2034- )	ommodate ☐ Complete								
H - Once commence Estimated number of r  02/6102	ed, horeside	ow n ntial 6 – 1 (202	units/floor s 0 years 4-2029) nto account	11 - (202	pitches etc. tha 15 years 9-2034)	at the site could acc Beyond 16 years (2034- )	ommodate ☐ Complete								
H - Once commence Estimated number of recommence 07/6102	ed, horeside	ow n ntial 6 – 1 (202	units/floor s 0 years 4-2029) nto account	11 - (202	pitches etc. tha 15 years 9-2034)	at the site could acc Beyond 16 years (2034- )	ommodate ☐ Complete								
H - Once commence Estimated number of r  07/6107	ed, horeside 75/23/27 rs tak	ow n ntial 6 – 1 (2024	units/floor spons of the spons	11 - (202	pitches etc. tha 15 years 9-2034)	at the site could acc Beyond 16 years (2034- )	ommodate ☐ Complete								



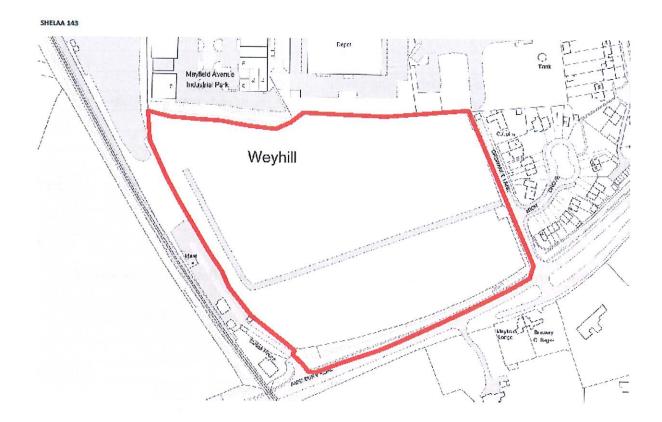


# SHELAA Review Proforma

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 De	tails											
Site Name	Land	west of	Ordnar	nce Lan	е						Site Ref	143
Settlement	Weyl	nill										
Parish/War	d Ampo	ort										□ Complete
Owner	1		2 1									-
Details				30								□ Complete
Agent												
Details						_						□Complete
Developer	□No		Yes	Details	De	veloper	opti	on b	eing di	iscusse	d	□Complete
Interest?									_			
Is the site	□ No	o 🛛	Yes	If yes,	is the	site for			No			□ Complete
immediatel	У		1	sale/being marketed?							,	
available?												
B - Site Siz	te Size/Capacity											
Total Area (	На)	-29-1	Devel	lopable	Area	(Ha)		Aver	age De	ensity	(Dph)	☐ Complete
4.85	.85 4.85											
C - Plannir	ng Statu	s										
Planning Pe	rmission	Applic	ation F	Ref	Date o	of Appr	oval	St	art Da	te (Exp	pected)	Expiry Date
⊠ No I	☐ Yes											
												☐ Complete
D - Propos	ed Lanc	l Use										
Residential		Nu	mber o	f dwell	ings?					d١	wellings	☐ Complete
Self-build or	custom	build ho	using			o	☐ Yes ☐ Element				nent	
Employmen	t 🛛		Floo	r Space	(m²)				20,0	000-40	,000 <b>m²</b>	
Retail/Leisu	re 🗆		Floo	r Space	(m²)						m²	
Mixed		Reside	ential [	Со	mmer	cial 🛛	Le	eisur	е 🗆	Othe	er 🗆	
Travellers, i	ncluding '	Travelle	r Show	people		Numb	er o	f Pitc	ches			
E - Site An	alvsis											
Current Lan	-	Forme	r airfiel	ld – vac	ant br	ownfiel	d lan	ıd				
		Brown	field 🛭	₫	Gre	enfield			Comb	inatio	n 🗆	☐ Complete
Infrastructu	re	All ma	in servi	ces ava	ilable	on site o	or ad	ljace		and control to the mark to		The second secon
e.g.			A 150									
Utilities/Ser	vices											
Drainage/Se	ewerage											

Potential good access to adjacent highway with required visibility splays in same ownership    Complete
Capital Works    None to date   Complete
Ownership/Viability  Landowners willing to sell  A number of interested developers for mixed commercial use Option being discussed  Dytion being discussed  Environment  e.g.  Adjacent settlement boundary. Adjacent residential to east.  SSSI/SINC/Flooding  Adjacent industrial site to north & west. Rail corridor to west  None  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  G - If the site is not immediately available when will it be available from?
Ownership/Viability    Landowners willing to sell
Ownership/Viability    Landowners willing to sell
A number of interested developers for mixed commercial use Option being discussed
Option being discussed  Brownfield Land. Potential heritage issues.  e.g. Adjacent settlement boundary. Adjacent residential to east.  SSSI/SINC/Flooding Adjacent industrial site to north & west. Rail corridor to west Complete  Other Constraints None    Complete
Brownfield Land. Potential heritage issues.  e.g. Adjacent settlement boundary. Adjacent residential to east.  SSSI/SINC/Flooding Adjacent industrial site to north & west. Rail corridor to west Complete  None 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  Complete  G - If the site is not immediately available when will it be available from?
Adjacent settlement boundary. Adjacent residential to east.  Adjacent industrial site to north & west. Rail corridor to west  None    Complete
Adjacent industrial site to north & west. Rail corridor to west    Complete
Other Constraints  None  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  Complete  G - If the site is not immediately available when will it be available from?
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  G - If the site is not immediately available when will it be available from?
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  G - If the site is not immediately available when will it be available from?
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  G - If the site is not immediately available when will it be available from?
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  Complete  G - If the site is not immediately available when will it be available from?
Proposed commercial – industrial use suitable next to existing commercial & rail corridor  Bund/screen from residential to east  G - If the site is not immediately available when will it be available from?
Bund/screen from residential to east  ☐ Complete  G - If the site is not immediately available when will it be available from?  ☐ Land Support
G - If the site is not immediately available when will it be available from?    G - 10 years   11 - 15 years   Reyond 16   □
G - If the site is not immediately available when will it be available from?
G - If the site is not immediately available when will it be available from?
6 10 years 11 - 15 years Reyond 16
6 10 years 11 - 15 years Reyond 16
$\frac{1}{2}$ $\frac{1}$
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
6 – 10 years 11 – 15 years Beyond 16 years Complete
0   1   2   2   2   2   2   2   2   2   2
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$
70   70   70   70   70   70   70   70
5k- 5k- 5k- 5k-
10k   10k   10k   10k
I - Indicate all factors taken into account in the above projected completion rate:
Easy to develop given road frontage access
Availability of services
Availability of services  Level site





<u>SHELAA Review Proforma</u>
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 Detai	ils											
Site Name	Land n	orth of	Ames	bury Ro	ad					Site Ref	144	
Settlement	Weyhi	11										
Parish/Ward	Thruxt	on									☐ Complete	
Owner	1											
Details											☐ Complete	
Agent			10							S	· -	
Details											☐ Complete	
Developer	☐ No	⊠ <b>'</b>	/es	Details	Mu	ltiple pr	ivat	e individ	uals	(self-build)	☐ Complete	
Interest?						levelope	er er					
Is the site	☐ No	⊠ '	Yes	If yes,				⊠ No			□ Complete	
immediately available?				sale/b	eing m	arketed	l?	☐ Yes				
B - Site Size	B - Site Size/Capacity											
Total Area (Ha	1)		Deve	lopable	Area	(Ha)		Average	Dei	nsity (Dph)	☐ Complete	
1.01			1.01					6-8				
C - Planning Status												
Planning Permission   Application Ref   Date of Approval   Start Date (Expected)										Expiry Date		
⊠ No □	Yes											
											☐ Complete	
D - Proposed	d Land	Use										
Residential 🛛		Nu	mber	of dwel	lings?					6-8 dwellings	☐ Complete	
Self-build or c	ustom k	ouild ho	using			lo	X	Yes	1			
Employment [			Flo	or Spac	e (m²)					m²		
Retail/Leisure			Flo	or Spac	e (m²)					m²		
Mixed		Reside	ential	□   Co	mmer			eisure 🗆		Other 🗆		
Travellers, inc	luding 1	ravelle	r Shov	wpeopl	е 🗆	Numb	er o	of Pitches	S			
E - Site Anal	lysis											
<b>Current Land</b>	Use	Isolate	ed Pad	ldock/A	gricultu	ıral Lan	d					
		Browi			(0.70)	eenfield	0.000			ination 🗆	☐ Complete	
Infrastructure	All main services available on site or adjacent/highway									way		
e.g.												
Utilities/Servi											П с	
Drainage/Sew	rerage										☐ Complete	

Acc	ess/H	ighwa	ys	Potential good access onto adjacent highway with required visibility splays in											
						ership									
										☐ Complete					
Cap	ital W	orks		Non	e to d	ate									
										☐ Complete					
Owi	nershi	p/Via	bility						eceived there is an a	pparent high					
				dem	and fo	or self-build a	nd la	andowners willin	g to allow self-build						
_										☐ Complete					
0000 1-0000000	ironm	ent						bility of flooding	5)						
e.g.	/CINIC	/Flac	al:	No s	site-sp	ecific constra	ints								
		/Floo								☐ Complete					
Oth	er Coi	nstrair	nts	Non	е										
										T_					
										☐ Complete					
F-1	If the	re are	anv	cons	train	ts identified	d ab	ove. how will	these be address	ed?					
N/A										cu.					
•															
										☐ Complete					
	Linear Min	5000	200	98.0											
G -	If the	site	is no	t imm	nedia				available from?						
ole	20	21	22	23	24	6 – 10 years		11 – 15 years	Beyond 16						
Available	2019/20	2020/21	2021/22	2022/23	2023/24	(2024-2029	)	(2029-2034)	years (2034- )	Complete					
Avail	201	202	202	202	202										
X										_					
				4											
H -	Once	com	mend	ed. h	now n	nanv vears	do v	ou think it wo	ould take to devel	on the site?					
Estir	nated	num	ber of	resid	ential	units/floor s	pace	/pitches etc. th	at the site could acc	commodate					
		own-out	**************************************			.0 years		– 15 years	Beyond 16 years	☐ Complete					
3/2	)/2	1/5	7/5	3/2	(202	4-2029)	(20	29-2034)	(2034-)						
2019/20	2020/21	2021/22	2022/23	2023/24											
	8.8	350,50	7	2											
1-2	4-6	1-2													
_ I=	I - Indicate all factors taken into account in the above projected completion rate:														
Fasy	to de	velon	given	road f	ronta	ge access	i iii i	ine above pro	ectea completioi	n rate:					
			rvices		TOTILA	Pe arress									
	l site	0130	i vices												
-	e resident	of inte	erest							Correlate					
111/211		J1 11100	-1 -31							☐ Complete					

