

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 corner of Highwood Lane & Botley Road			Site Ref	282
Settlement	Romsey				
Parish/Ward	Romsey Extra				<input type="checkbox"/> Complete
Owner Details	V Matcham, R Matcham & A Edom c/o Towerview Property Group Ltd				<input type="checkbox"/> Complete
Agent Details	Luken Beck Ltd FAO Ian Johnson, [REDACTED]				<input type="checkbox"/> Complete
Developer Interest?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Details	Towerview Property Group Ltd	
Is the site immediately available?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, is the site for sale/being marketed?	<input type="checkbox"/> No	<input type="checkbox"/> Complete
				<input checked="" type="checkbox"/> Yes	

B - Site Size/Capacity

Total Area (Ha)	Developable Area (Ha)	Average Density (Dph)	<input type="checkbox"/> Complete
9	4.5	17-19 dph gross 37 -38 dph net	

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?	170 dwellings			<input type="checkbox"/> Complete
Self-build or custom build housing	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input 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	8.05ha Greenfield – currently used as agricultural grazing land.			
	0.95ha Brownfield – the south east corner of the subject site is utilised by Hampshire County Council as a depot for the storage of gravel.			
	Brownfield <input type="checkbox"/>	Greenfield <input type="checkbox"/>	Combination <input checked="" type="checkbox"/>	<input type="checkbox"/> Complete

Infrastructure e.g. Utilities/Services Drainage/Sewerage	Capacity checks with Southern Water in 2014 confirmed there are foul mains along Botley Road and Highgrove Lane.	
	There are pylons that cross the north-east corner of the site.	
		<input type="checkbox"/> Complete
Access/Highways	Direct access from Botley Road is proposed, with vehicular access from Highwood Lane avoided to protect its rural character.	
		<input type="checkbox"/> Complete
Capital Works	N/A	
		<input type="checkbox"/> Complete
Ownership/Viability	The site is under an Option Agreement.	
	The land is under option to Towerview Property Group and there are no known legal or ownership issues that would constrain the site coming forward for development in the immediate future.	
	The site is considered to be viable.	<input type="checkbox"/> Complete
Environment e.g. SSSI/SINC/Flooding	An Extended Phase 1 Habitat Survey was undertaken in 2014 and identified limited ecological sensitivity. The majority of the site comprises of semi-improved grassland and hard-standing. The loss of these habitats to residential development is unlikely to be of any ecological significance to habitats or species.	
	The site is located within Flood Zone 1. As such, it is not at risk of flooding from rivers, sea or groundwater.	
	No known ground contamination on the greenfield part of the site. Remediation of the depot site would be required prior to residential development.	<input type="checkbox"/> Complete
Other Constraints	Listed Buildings: There is a listed building adjacent to the development at [REDACTED] (Grade 2) and south of Botley Road at The Luzborough Public House (Grade 2*).	
		<input type="checkbox"/> Complete

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

Listed Buildings: Careful layout and landscaping would ensure development is sited away from these buildings and views could be screened or softened with appropriate tree planting and open space provision.	
Foul Mains: It was advised during the determination of the previous planning application that improvements to the sewerage capacity would be required to support a major residential development, which could no doubt be secured through S106 Agreement.	
Pylons: This area would form part of a larger public open space to provide a local amenity, surface water attenuation and protection of the Local Gap.	
Romsey / North Baddesley Local Gap: This constraint was part of the reasons for refusal of the outline application for 116 dwellings and leisure facility in November 2014. An alternative and more sensitive approach to site layout and landscaping would reduce the appearance of the existing and proposed development so as to mitigate impact on the Local Gap.	
	<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	
		50	60	60					

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

Subject to securing planning permission, Towerview Property Group anticipate completing all units within 5 years.									
<input type="checkbox"/> Complete									

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

Signed:



Date: 03/10/19

Location Map

SHELAA 282

