

Test Valley Local Plan 2042

Housing Site Selection Topic Paper

Revised Regulation 18

June 2025

1 Introduction

- 1.1 The draft Local Plan sets out a vision and framework for the level of growth for housing and employment and the infrastructure required to deliver this to support the borough's communities and meet their future needs, whilst also protecting the local environment.
- 1.2 The Regulation 18 Stage 2 consultation document was a full draft Local Plan and included the proposed spatial strategy and allocations to meet the identified housing need. Since this was published in early 2024, the Government has set out a new approach to establishing local housing requirements, which results in a significant uplift in the level of housing that needs to be planned for within Test Valley. As such, additional housing sites are proposed to meet this need over the plan period. This paper summarises the approach used by the Council in assessing and selecting the proposed housing sites to inform the Revised Regulation 18 document
- 1.3 This paper will be updated to inform the next stage of the Local Plan at Regulation 19.

2 Policy context

National policy

- 2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and is based on the aim of securing sustainable development through balancing economic, social and environmental objectives. This is within the context of a plan-led system, with each plan providing a framework for meeting housing needs and addressing other economic, social and environmental priorities¹.
- 2.2 Section 3 of the NPPF provides the policy framework for plan making and needs to be read alongside the other sections within this document, as well as the Planning Practice Guidance (PPG).
- 2.3 Strategic policies in a local plan should make sufficient provision for homes, employment, retail, leisure and other commercial development in line with the presumption in favour of sustainable development. As part of achieving this, there should also be provisions for infrastructure, community facilities, and conservation and enhancement of the natural, built and historic environment². Strategic policies should also provide a clear strategy for bringing forward sufficient land, at a sufficient rate, to address the objectively assessed needs over the plan period – this includes planning for and allocating sufficient sites to deliver the strategic priorities of the area³.
- 2.4 The approach to delivering homes is set out in section 5 of the NPPF, which sets out the Government's objective of significantly boosting the supply of homes.

¹ NPPF, paragraph 15.

² NPPF, paragraph 20.

³ NPPF, paragraph 23.

- 2.5 A strategic housing land availability assessment should provide the mechanism for demonstrating a clear understanding of the land available, and from this planning policies can be developed. This needs to include the identification of specific, deliverable sites for five years following the intended adoption date of the local plan, and specific, developable sites or broad locations for growth for the subsequent years 6-10, and where possible for years 11-15 of the remaining plan period⁴.
- 2.6 The NPPF reflects on the role of small and medium sized sites in meeting housing requirements. It also sets out that the supply of large numbers of new homes can often be best achieved through planning for larger scale development (such as new settlements or significant extensions to existing villages and towns), provided they are well located and designed, and supported by the necessary infrastructure and facilities.
- 2.7 Paragraph 77 of the NPPF states that: “Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way.” A number of criteria are set out to consider as part of this.
- 2.8 In relation to rural areas, the NPPF indicates that policies should be responsive to local circumstances and support housing developments that reflect local needs. It goes on to indicate that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
- 2.9 The approach set out in national policy and guidance has been taken into account in shaping the Council’s approach to site selection for the Local Plan.

Local context

- 2.10 As part of the preparation of the Local Plan, the Council is liaising with neighbouring authorities regarding cross boundary matters including housing delivery. The Council is also taking a wider strategic approach to cross boundary engagement through the Partnership for South Hampshire (PfSH)⁵.
- 2.11 The Partnership for South Hampshire published a Spatial Position Statement (SPS) in December 2023⁶. This is a non-statutory high-level strategic document, providing guiding principles to inform emerging local plans and assist the local planning authorities in meeting the duty to cooperate. The Statement considers principles for the delivery of housing and economic development in south Hampshire, based on a snapshot of housing need and supply, for the relevant local authorities, for 2023 to 2026. The SPS acknowledges that it is difficult to provide a definitive comparison between

⁴ NPPF, paragraph 72.

⁵ More information about PfSH, including its membership and work undertaken, is available at: <https://www.push.gov.uk/>

⁶ <https://www.push.gov.uk/work/planning-and-infrastructure/push-position-statement/>

housing need and supply in the PfSH area given the different stages reached in preparing local plans. As local plans progress, further housing land supply will be identified.

- 2.12 The Spatial Position Statement identifies 'broad areas of search for growth' but does not identify sites or the quantum of growth to come forward in these areas. Policy SPS8 identifies strategic principles for these broad areas of search for growth, with the suitability and deliverability of these areas to be considered in the relevant local plans. There are two areas in Test Valley, out of the seven identified - east of Romsey and south west of Chandler's Ford. These two areas are considered as part of the site selection process to inform the Local Plan.

3 Residential site selection process

Context of work undertaken to date

- 3.1 There have been a number of iterations of the Local Plan to get to this point, with more detail on the various stages set out in the Statement of Consultation. Through these consultations, the Council has taken account of responses received to inform our approach to site selection.
- 3.2 For the Regulation 18 Stage 2 draft Local Plan consultation, a topic paper provided an overview of the approach taken to site selection for the draft Local Plan. This set out a multi-staged process of considering sites, based on a starting point of the Strategic Housing and Economic Land Availability Assessment (SHELAA). The approach took account of the proposed spatial strategy and settlement hierarchy, as well as the interaction with neighbourhood planning. It generated a refined list of sites that were subject to detailed assessment through the separate Sustainability Appraisal.
- 3.3 The Council took account of the available evidence base in undertaking the detailed assessment of sites, which included a Landscape Sensitivity Study and Strategic Flood Risk Assessment (SFRA), as well as input from specialists on matters such as ecology and heritage. Each site was considered against a number of criteria, which informed the identification of preferred sites.
- 3.4 Through the consultation on the Regulation 18 Stage 2 draft Local Plan, a range of responses were received on the approach to site selection as well as on specific sites that were proposed as allocations. The number of responses received, and matters raised, varied between proposed allocation, with significant numbers of comments in relation to Velmore Farm in Valley Park. For many of the sites, comments were received on matters relating to infrastructure provision, access and highways matters, nature conservation, heritage assets, flood risk, and landscape (this is not intended to be a definitive list). These comments have been reviewed and considered alongside the evidence base in considering the approach to site selection for the Revised Regulation 18 draft Local Plan.

- 3.5 Since the Regulation 18 Stage 2 consultation in early 2024, there has been an update to national planning policy, which includes a new approach to establishing local housing requirements. This results in a significant uplift in the level of housing that needs to be planned for within Test Valley. As a result, the Council has reviewed its approach to the spatial strategy and site selection to respond to this.
- 3.6 In March 2025, the Environment Agency published updates to flood risk mapping in relation to river and surface water sources. This information has been taken into account, alongside the Strategic Flood Risk Assessment.
- 3.7 In terms of the site selection process, the main change relates to the consideration of strategic factors. For the Regulation 18 Stage 2 process, there was a focus on settlements identified as tier 1 and 2 in the settlement hierarchy, with communities in rural areas considering the delivery of housing through other mechanisms, such as neighbourhood plans and community led development. As set out below, sites associated with settlements identified as tiers 1, 2, and 3 have now been considered. Additionally, the detailed assessment of the sites has been set out through this topic paper, rather than within the Sustainability Appraisal.

Intended additional work for the Regulation 19 stage

- 3.8 Comments received through the consultation on this Revised Regulation 18 draft Local Plan will be taken into account as part of the preparation of the next iteration of the document, which will be a Regulation 19 Submission Plan.
- 3.9 The Government timescales for the preparation of local plans under the current planning system has influenced the pace at which the draft Local Plan is being developed. As a result, the existing evidence gathered for the Regulation 18 Stage 2 consultation has been used to inform this iteration of the draft Local Plan, supplemented by new evidence. There will be a need to review and refine evidence to inform the Regulation 19 stage document, alongside the consultation responses received.

Overview of site selection process

- 3.10 A process has been developed for assessing in line with national policy. This follows a transparent methodology and provides a robust and evidenced approach to the assessment of sites.
- 3.11 The site selection process takes a clear stepped approach demonstrating how technical studies and evidence feed into it in order to identify preferred sustainable sites. The assessment is iterative, with the technical evidence and informal consultation with stakeholders feeding in at appropriate stages. Sites have been considered on their suitability and sustainability, bringing together 'top down' strategic factors and 'bottom up' factors (merits of the sites).

- 3.12 While the assessment of sites has been undertaken individually, there has been consideration of the potential merits of parts of sites, or combinations of adjoining sites, being identified as preferred options.
- 3.13 Table 1 sets out the five stages of the site assessment process. Stages one to four are technical stages, with stage five involving a detailed assessment of those sites remaining and provides evidence led planning judgements on the sustainability of these sites.

Table 1: Site assessment process overview

Stage	What this stage involves	Reasons for sites not proceeding to next stage
1: SHELAA	The Strategic Housing and Economic Land Availability Assessment (SHELAA) ⁷ sets out sites that have been promoted as being available. Only sites that were promoted for housing or mixed uses, and received by 1 April 2025, have been considered.	<ul style="list-style-type: none"> Planning permission has been granted for the whole of the site. The site is covered by an existing allocation.
2: Site threshold	Applying an appropriate site threshold to filter sites. The threshold used reflects the point at which on site affordable housing would be sought.	<ul style="list-style-type: none"> Site capacity of less than 10 dwellings.
3: Assessment of significant constraints	<p>Identification of sites that are unlikely to be suitable due to certain identified constraints. This is based on desktop analysis and reflects the approach of the NPPF in relation to constraints that are likely to be prohibitive to housing development coming forward.</p> <p>The source of this information primarily comes from mapped information, alongside evidence base studies, site promoter information, appeal decisions, and stakeholder engagement.</p>	<ul style="list-style-type: none"> Site designated as a Local Green Space in a made Neighbourhood Plan. Site wholly within flood risk zones 2 or 3. Sites covered by a Site of Special Scientific Interest (SSSI), irreplaceable habitat including ancient woodland, and / or priority habitat. Site located within a National Landscape. Infrastructure capacity constraints such that the site is unlikely to be deliverable, this includes availability of water supply advised by the infrastructure provider.
4: Consistency with strategic factors	It is important that sites that are proposed for allocation are consistent with 'top down' factors, including the spatial strategy and settlement hierarchy. Additionally, it is not necessary to allocate sites	<ul style="list-style-type: none"> Sites within settlement boundaries. Sites associated with settlements in tier 4 of the

⁷ More detail on how the Strategic Housing and Economic Land Availability Assessment has been prepared, including through 'calls for sites', is provided within the SHELAA, available at: <https://www.testvalley.gov.uk/planning-services/planningpolicy/evidence-base/strategic-housing-economic-land-availability-assessment-shelaa-2021-call-for-sites>

Stage	What this stage involves	Reasons for sites not proceeding to next stage
	that could be brought forward without allocation, for example where they lie within a settlement boundary, where the principle of development would be acceptable subject to other policy considerations ⁸ .	hierarchy ⁹ , or remote from settlements, where there are no or limited facilities.
5: Detailed assessment of site options	Sites are assessed in terms of their suitability and sustainability. Evidence collated for the Regulation 18 Stage 2 document has informed this stage ¹⁰ as well as other up to date evidence or information where available (e.g. NAFRA2 flood risk mapping). Engagement with key stakeholders has also fed in.	Not applicable. This stage has informed whether a site is preferred or not preferred for allocation.

Overview of the detailed assessment of site options (Stage 5)

- 3.14 The approach to undertaking the detailed assessment of site options has been reviewed following the Regulation 18 Stage 2 consultation. The outputs of this process are presented in the appendices to this paper.
- 3.15 It is important to recognise that individual site options are not reasonable alternatives in the context of the local plan preparation. More information on the consideration of reasonable alternatives is set out in the Interim Sustainability Appraisal (2025)
- 3.16 The Sustainability Appraisal (SA) framework¹¹ was used as a basis for identifying the topics that should be considered as part of the site assessment process – more information is set out below. There are some matters within the objectives in the SA Framework that are not specifically covered in the assessment process. For example, the provision of affordable housing is not assessed as all sites being considered should be of a scale that would result in the delivery of affordable housing.

⁸ A site being removed due to being located in settlement boundary does not mean that would necessarily be granted planning permission. Would need to be considered against all policies, which may include provisions for the retention of existing uses of sites (e.g. employment / leisure).

⁹ Please be aware, since the Regulation 18 Stage 2 consultation, the primary school has closed in Ampfield, therefore the settlement would move from being tier 3 to tier 4 in the settlement hierarchy. This will be further considered through the Regulation 19 stage Local Plan but for the purposes of this assessment, sites associated with the settlement of Ampfield have been treated as linked to a tier 4 settlement.

¹⁰ As indicated above, some of the evidence base studies will be updated prior to the Regulation 19 stage. Where relevant, this will enable additional sites to be considered through the evidence base, reflecting the updated approach to assessment.

¹¹ As set out in the Sustainability Appraisal Scoping Report, available:

<https://www.testvalley.gov.uk/planning-services/planningpolicy/evidence-base/sustainability-appraisal>

- 3.17 In considering the topics, a balancing of the outcomes has been used to inform a judgement of whether or not a site is sustainable and therefore preferred, at this stage. Each topic is explained further below.
- 3.18 For the rural areas of the borough, sites have been assessed and compared against each other within the settlement, as opposed to sites in different settlements. In some cases, the differences between sites are marginal.

Access and accessibility

- 3.19 Consideration is given to the potential vehicular access to a site, as well as accessibility to a primary school and local food store, as well as connections with sustainable travel modes. For some sites, there is greater clarity on the likely access location, for example, where a site promoter has provided detail on such matters.
- 3.20 Primary schools and local food stores were identified in particular given the dependency on these facilities to meet daily needs. Accessibility has been considered using distance bands¹², reflecting those used in the assessment of sites at the Regulation 18 Stage 2 draft of the Local Plan.
- 3.21 This approach to assessment is intended to give an indication of relative accessibility based on one point on the site boundary – it is recognised that accessibility will vary across sites, particularly for larger sites. This assessment has also not sought to indicate where the scale of the site (or combinations of sites in a particular locality) may trigger a need for a new primary school to be provided, or where new local food stores may be delivered.

Environmental receptors

- 3.22 Within this topic, a number of different matters have been grouped together. The best available information has been used to inform the considerations; this includes data sought from nationally produced mapping data sets. In some cases, should a site be progressed, more detailed assessments may need to be undertaken. The matters considered include:
- Groundwater source protection zones;
 - Agricultural land quality;
 - Former landfill sites; and
 - Potential sources of pollution that may affect new residential development (such as nearby sources of noise or odour).
- 3.23 The location of former landfill sites and the extent of groundwater source protection zones have been derived from published mapping data. Additionally, agricultural land quality uses published mapping data, drawing on a national dataset that covers all the country (but is not intended for use at a

¹² It should be recognised that through this process, the closest primary school has been assessed, which in some cases does not align with the current catchment school.

site specific scale)¹³ and site specific information where it is available. Potential sources of pollution that new development may be sensitive to have been identified through a combination of national data on locations that may be affected by noise at night from roads and rail, along with consideration of proximity to other main roads or uses that could be a source of pollution.

Flooding

- 3.24 Within this section, flood risk from rivers, sea, surface water and reservoirs has been considered, along with potential susceptibility to groundwater flooding. Mapping data from the Council's Strategic Flood Risk Assessment (SFRA)¹⁴ has been used, alongside the latest data release from the Environment Agency for flood risk from rivers, the sea and surface water published in March 2025. The SFRA sets out some of the limitations and assumptions in relation to these datasets. The Sequential Test Statement (2025) has informed the assessment of flood risk.

Landscape and character

- 3.25 This topic has sought to consider the relationship with settlements, local green space designations (in made Neighbourhood Development Plans), relationship with designated landscapes, landscape sensitivity, and the location of trees subject to Tree Preservation Orders (TPOs).
- 3.26 For landscape sensitivity, where relevant, the position within the Council's landscape sensitivity study¹⁵ for the draft Regulation 18 Stage 2 Local Plan has been drawn on. Further landscape sensitivity work will be undertaken prior to the Regulation 19 stage, to finalise our evidence on this matter.

Historic Environment

- 3.27 A high level assessment was undertaken in relation to certain heritage designations, including listed buildings, conservation areas, scheduled monuments, and registered parks and gardens.
- 3.28 Where available, additional advice in relation to archaeology has also fed into the consideration of sites and has informed allocation policies, where mitigation measures have been incorporated. No sites were assessed as being unsuitable due to archaeological constraints, based on the assessment to date. Where necessary, appropriate mitigation may be required at the planning application stage, where further detail on archaeology would be included in an Historic Impact Assessment.

¹³ This national dataset predates the split of grade 3 agricultural land into 3a and 3b, which is relevant to the identification of best and most versatile agricultural land. Additionally, localised variations may mean that the identified classification from the national data does not represent the specific circumstances of a site.

¹⁴ Available: <https://www.testvalley.gov.uk/planning-services/planningpolicy/evidence-base/evidence-base-environment>

¹⁵ Landscape Sensitivity Study, Stephenson Halliday, 2024.

Biodiversity and habitats

- 3.29 A high level assessment has been undertaken using mapping data on the relationship of a site to certain nature conservation designations, irreplaceable habitats, and priority habitats. This has included Sites of Special Scientific Interest (SSSIs), Sites of Importance for Nature Conservation (SINCs), and Local Nature Reserves (LNRs). Additionally, where a site lies within an established zone of influence for an international nature conservation designation¹⁶, this has been identified. At this stage, areas identified through the emerging Hampshire Local Nature Recovery Strategy (LNRS) were not considered as they were not available in time for this assessment. They will be considered prior to the Regulation 19 stage.

Education infrastructure

- 3.30 This topic identifies the current catchment schools (primary and secondary) for the sites. It is noted that catchments may change over time.
- 3.31 Through engagement with Hampshire County Council (as education authority) it has been identified that in some cases sites, or combinations of sites, within a certain catchment may result in challenges with school capacity. This has been noted within the site assessment for primary schools where possible; however it is recognised that this position may evolve over time. In some cases it is possible / appropriate to expand existing schools, whereas in other cases new primary schools may need to be delivered to support the intended level of growth.
- 3.32 For some primary schools, should there be significant growth within a catchment, this may also trigger a need for new primary school. Some schools also currently accept pupils from out of catchment, the scope to do this may alter should additional development come forward within the catchment.
- 3.33 As secondary schools serve much larger catchments in the borough, this is not something that is reasonable to be picked up site by site. Hampshire County Council has advised that there are likely to be challenges with capacity of secondary schools in Andover, which may generate the need for an additional secondary school to be provided, rather than purely to seek to expand existing schools.

Other on site considerations

- 3.34 The matters considered in this topic would not necessarily preclude a site being identified as preferred. It includes whether a site lies within a mineral consultation area, whether there are any public rights of way within the vicinity (namely crossing the site or along the boundaries of the site), and the presence of overhead pylons.

¹⁶ Special Area of Conservation (SAC), Special Protection Area (SPA), or Ramsar site.

Planning status

- 3.35 Some of the sites that have been assessed have planning applications under consideration or granted for all or part of the site. This has been recognised under this topic for information.

4 Outcome of site selection process

- 4.1 Appendices 1 and 2 provide a summary of the outcome of the site selection process. Appendix 1 sets out all the sites that have been considered through the site assessment process and the stage in the process that they reached. This has been provided by settlement, for those settlements in tiers 1 to 3 in the hierarchy¹⁷. Appendix 1 also includes a list of sites that are not associated with a settlement in tiers 1 to 3 of the settlement hierarchy, and did not progress to stage 5. Appendix 2 provides the summary of the outcome of the detailed assessment of site options through stage five in the process.
- 4.2 In bringing together a combination of preferred sites for allocation, the Council had had regard to the proposed spatial strategy, which includes Andover, Romsey and other larger settlements being a key focus for sustainable growth, while we will seek to maintain the role of our rural settlements through supporting appropriate growth to help sustain existing services and facilities. The settlement hierarchy can be used as a basis for this, whilst also having regard to settlements that are outside but close to the borough, such as Ludgershall. In some cases, a lack of suitable sites may result in no preferred allocations within a settlement.
- 4.3 Within this section, consideration is given to preferred sites for allocation, which is set out by settlement¹⁸. Those settlements within tiers one to three of the hierarchy that are not referred to below do not included a preferred site for allocation – more information can be found in Appendix 1 on a summary of the reason why sites are not preferred.
- 4.4 Although there is a planning justification for the recommendations, the difference in sustainability between some of the sites is marginal in some cases. Reflecting the approach set out above, for rural areas the summary for each site set out in the recommendations row in Appendix 2 is compared to other sites in that settlement.
- 4.5 A high-level capacity assessment of the preferred sites has been undertaken. This has involved considering the level of infrastructure required on site, appropriate densities for development and the scale of land needed to mitigate constraints or impacts. This has drawn on information provided by site promoters (where available). For most sites, it concluded that the promoted capacity is reasonable, however there are a number of cases where a lower figure has been proposed. Also, in some cases, a smaller site extent

¹⁷ Where a summary for a settlement in tiers 1 to 3 of the hierarchy is not provided, this indicates no relevant sites were submitted for inclusion in the SHELAA.

¹⁸ It is noted that a number of the sites are located in a different parish to the settlement name. They may also be close to more than one settlement, so one has been selected for the purpose of presenting this information but the relationship is recognised in the understanding of the options.

has been proposed. This is important to consider in the context of ensuring we plan to meet the housing requirement.

Andover

- 4.6 Andover is the largest town in the borough and provides a range of services and facilities. A number of preferred sites have been identified around the town, including to the north, east, south and west. This includes all of the sites that were preferred at the Regulation 18 Stage 2 draft Local Plan.
- 4.7 Land south of London Road, to the east of Andover, comprises a combination of sites that partly overlaps with an adopted Local Plan allocation. It is proposed for approximately 90 dwellings. This site is sustainably located and well connected to services, facilities and public transport. It is a relatively unconstrained site. The shape of the site has led to the capacity of the site being reduced from what was promoted. It forms a logical sustainable extension to the adopted Local Plan allocation site (policy COM6A) and provides an opportunity to extend Harewood Common.
- 4.8 To the north of Andover, land at Manor Farm is proposed for 900 dwellings. This is an increase of 100 dwellings compared to the proposal at Regulation 18 Stage 2, reflecting consideration of the site capacity in the intervening period. The site is sustainably located and well connected to services and facilities, including at Saxon Fields, and to public transport. Development can be located outside sensitive landscape areas, in a way that allows the retention of separation between communities, and avoids adverse impacts on heritage assets, when focused towards Saxon Fields. As a result, the site has a reduced extent to that promoted. The site offers the opportunity to deliver significant open space towards the north of the site.
- 4.9 Land at Bere Hill is promoted for 1,400 dwellings through a combination of three sites located to the south of Andover. It is sustainably located adjacent to Andover and is well connected to services, facilities and public transport in southern Andover. The site is bounded by the A303 which provides a natural boundary to the site. Development can be appropriately located with consideration of Ladies Walk (including the Local Nature Reserve) and the listed iron bridge to the north, and impacts of road noise. There is the opportunity to enhance Ladies Walk and connections with the countryside. The site would deliver a new primary school and significant open space. The allocation is made up of three separate land parcels that have been combined to deliver one comprehensive site allocation.
- 4.10 Land at Finkley Down Farm, to the east of Andover, is proposed for 1150 dwellings. The allocation does not include all of the land promoted, but recommends a smaller site at a reduced capacity to reflect landscape and heritage sensitivities. It is sustainably located adjacent to Augusta Park to the east of Andover and is well connected to services, facilities and public transport in eastern Andover. The southern boundary abuts the railway line where noise mitigation measures are likely to be required.

- 4.11 This site also provides an opportunity to enable the delivery of a new primary and a new secondary school, given its scale and its location. There is currently no secondary school in the northeast of Andover, and this location is where Hampshire County Council advise one is needed. There may be cumulative impacts of development around Andover on Enham Arch and further transport evidence will be required.
- 4.12 Also to the east of Andover, is land east of Smannell Road, which is proposed for approximately 200 dwellings. This site would integrate with Land at Finkley Down Farm to provide a sustainably located development to the east of Andover, which is close to services and facilities at Augusta Park.
- 4.13 Land west of Andover is made up of a combination of sites and is allocated for up to 200 dwellings. The allocation comprises three site submissions, and the capacity reflects a slightly reduced capacity to that proposed. The Harroway public right of way to the north of the site provides walking and cycling connections to Andover. The southern boundary is close to the A342 and the A303 where noise mitigation measures are likely to be required. Development would lead to an amended Local Gap between the Portway Industrial Estate and Penton Corner but would be contained by Harroway to the north and Short Lane to the west.

Romsey

- 4.14 The market town of Romsey is the largest settlement in the south of the borough, with a range of services and facilities available. There is an outstanding allocation in the adopted Local Plan for land at Whitenap, to the south of Romsey, with a planning application pending. A number of allocations are proposed in Romsey, including to the north east, east and south west of the town. This includes all of the sites that were preferred at the Regulation 18 Stage 2 draft Local Plan.
- 4.15 Land to the south of Ganger Farm is proposed for approximately 340 dwellings. It is adjacent to the recent development at Ganger Farm, which provides sports pitches, pavilion and open space. The proposed allocation is sustainably located and is well connected to services, facilities and public transport in northern Romsey. Development can be located to avoid adverse impacts on the ancient woodland and SINCS. There is a resolution to grant outline planning permission for the majority of this site, subject to further liaison with Natural England and Hampshire County Council.
- 4.16 Land to the south of the Bypass is proposed for approximately 110 dwellings. It is located relatively close to the town centre and is well connected to the services, facilities and public transport available. Development can be located and designed to minimise its impact on Romsey conservation area and the Broadlands Park registered park and garden. The site contains an area of surface water flood risk and a sequential approach to layout will be required.
- 4.17 Land at Halterworth, to the east of Romsey, is proposed for approximately 1070 dwellings. It is made up of a number of promoted sites, one of which

now has outline planning permission¹⁹. The capacity reflects officer assessment of the combined capacity of the sites. This location coincides with one of the potential 'broad areas of search for growth' identified within the Partnership for South Hampshire Spatial Position Statement. The site is sustainably located on the eastern edge of Romsey, with access to services, facilities and public transport. Further transport evidence is required to assess the impact of development on the highway network and inform any mitigation.

- 4.18 Land north of Highwood Lane is proposed for approximately 100 dwellings. It is also located to the east of Romsey and is immediately north of the proposed allocation at Halterworth. The boundary and capacity of the site has been amended from the promoted land to reflect an area of flood risk to the north. The site will integrate with the land at Halterworth to the south.
- 4.19 Bentry Nursery is located to the north east of Romsey and is proposed for 245 dwellings. There is a pending application under consideration for this site, and the capacity of the site reflects the planning application. The allocation is close to recent development at Ganger Farm and will include links to the services and facilities available there. There are ecological and heritage sensitivities which can be addressed through appropriate layout, design and landscaping.

Ludgershall

- 4.20 Ludgershall is a settlement located just outside Test Valley, within Wiltshire, but is adjacent to the borough boundary. This market town is equivalent to those identified in tier two of the settlement hierarchy. For the Regulation 18 Stage 2 draft Local Plan, two sites were proposed for allocation adjoining this settlement.
- 4.21 Land to the east of Ludgershall is proposed for 350 dwellings. It is well connected to services, facilities, and public transport in Ludgershall and further afield in Andover via a good quality bus service. The site is fairly unconstrained and development can be located so as to avoid adverse impacts on the North Wessex Downs National Landscape to the north.
- 4.22 Land south east of Ludgershall is proposed for approximately 1,363 dwellings, through a combination of two sites. This is larger in extent than the site proposed at Regulation 18 Stage 2, reflecting an additional site having been promoted and considered through the site assessment process. The capacity reflects an officer assessment of the combined capacity of the sites. The site is well connected to services, facilities and public transport in Ludgershall and further afield in Andover via a good quality bus service. The site is to the east of land proposed as a strategic location for housing growth in the emerging Wiltshire Local Plan, where improvements in infrastructure and facilities are identified. Access to the site in Test Valley would need to be provided via a new bridge over the railway line that is used by the Ministry of Defence. Development can be located to avoid adverse impacts on the landscape character to the south.

¹⁹ This relates to an appeal decision issued after 1 April 2025.

Charlton

- 4.23 Land east of Hatherden Road is proposed for approximately 135 dwellings, through a combination of two sites. The capacity reflects officer assessment of the capacity of both sites. The site is sustainably located within Charlton, to the north of Andover, with access to services and facilities. The site is relatively free from constraints.

North Baddesley

- 4.24 Land at Packridge Farm is proposed for approximately 180 dwellings, through a combination of two sites one of which is not included at the full extent promoted to the Council. The site is sustainably located on the southern edge of North Baddesley with access to services and facilities. The boundary and capacity of the allocation reflects landscape sensitivity associated with the southern portion of the site.

Nursling and Rownhams

- 4.25 These communities are located to the south of the borough, adjacent to the boundary with Southampton city. Residential and employment allocations were proposed in this area at Regulation 18 Stage 2. These sites continue to be proposed.
- 4.26 Land at Upton Lane is proposed for approximately 80 dwellings. It is sustainably located with access to facilities and services in the communities with suitable access across the M27. This parcel is specifically proposed for residential development, with a proposal for land to the north west for employment land. In bringing this site forward, mitigation will need to be provided in relation to noise from the M27, located to the south.
- 4.27 Fields Farm, to the south east of Rownhams, is proposed for approximately 100 dwellings. The capacity is lower than the submitted capacity, to reflect ecological sensitivities associated with woodland within and adjacent to the site. It is a sustainably located site well connected to services, facilities and public transport in Nursling and Rownhams.

Stockbridge

- 4.28 Stockbridge is located relatively centrally in the borough, with a number of facilities and services clustered within and in the vicinity of the High Street. This includes a secondary school that serves a large part of rural Test Valley, namely Danebury School.
- 4.29 Land at Danebury School is proposed for approximately 100 dwellings. This relates to one promoted site but overlaps with two others (as set out within the appendices). The site is sustainably located to provide access to services and facilities within Stockbridge. The capacity of the site reflects landscape and heritage sensitivities, and further assessments will inform the layout and design of development. The school sports pitches are currently located within the north east corner of the site, and will need to be relocated.

Valley Park

- 4.30 Valley Park is located to the south east of the borough, adjacent to the boundary with Eastleigh borough, with Chandler's Ford located close to Valley Park (within Eastleigh borough). The sites that were preferred at the Regulation 18 Stage 2 draft Local Plan continue to be proposed. It is recognised there was a significant level of objection raised to this scheme during the previous consultation. The comments have been taken into consideration, alongside the evidence for the Local Plan.
- 4.31 Land at Velmore Farm is made up of two promoted sites and is proposed for approximately 1,070 dwellings. This location coincides with one of the potential 'broad areas of search for growth' identified within the Partnership for South Hampshire Spatial Position Statement. The site is located adjacent to Valley Park and is well connected to nearby services, facilities and public transport – including those provisions within Eastleigh borough. There are existing employment areas near to the site. Development can be located in areas of lower landscape sensitivity and to maintain separation between nearby settlements. Development will also be located to avoid adverse impacts on heritage assets including the Roman road. The site is large enough to mitigate this. Development of the site offers the opportunity to potentially deliver a local centre, employment development, and a new primary school.
- 4.32 Land adjacent Ampfield Meadow is proposed for approximately 44 units of Use Class C2 extra care accommodation. There is a planning application pending for this site, which is located adjacent to land with permission for development as a care village. The site is located close to parts of Ampfield and Chandler's Ford. Development can be located to avoid an adverse impact on Trodds Copse SSSI.
- 4.33 Land at Flexford Road is located to the north of Valley Park and is proposed for approximately 200 dwellings. A noise buffer may be required to mitigate noise from the railway that runs to the northeast of the site. Development can be brought forward in a way that conserves and enhances the habitats on and adjacent to the site. Development can also be brought forward in a way that preserves a gap between Ampfield and Valley Park.

Abbotts Ann

- 4.34 Land at Bulbery Field off Duck Street is proposed for approximately 60 dwellings. The site is sustainably located within Abbotts Ann, close to the primary school. The site is relatively free from constraints.

Appleshaw

- 4.35 Land south of Eastville is proposed for approximately 35 dwellings, which is a slightly lower capacity than submitted, but reflects local character. The site is adjacent to the primary school and would provide a modest scale development on this site that is relatively free from constraints.

Barton Stacey

- 4.36 The Tennis Court Field is proposed for approximately 20 dwellings, which is lower than the submitted capacity but reflects what can be achieved on the site in a way that preserves the ecological sensitives and protected trees on site. The site has access to local services and facilities.

Braishfield

- 4.37 Land west of Braishfield Road is proposed for approximately 54 dwellings – this relates to part of the site promoted to the Council. The boundary and capacity of the site reflect officers' assessment of an appropriate scale and density for the site taking into account the character of the settlement, neighbouring development and the adjoining conservation area. The site is well located to access services and facilities within Braishfield.

Broughton

- 4.38 Land adjacent to Hyde Farm is proposed for approximately 45 dwellings. Broughton is a sustainable settlement with a range of services and facilities and development of this site would represent a modest extension to the village that respects its linear character.

Chilbolton

- 4.39 Land to the north east of Drove Road is proposed for approximately 65 dwellings. The boundary of the allocation does not reflect the full extent of the submitted site, but has been reduced to reflect the scheme being brought forward by the parish council through the establishment of a Community Land Trust. The capacity has also been adjusted downwards accordingly.

Enham Alamein

- 4.40 Land west of Newbury Road is proposed for approximately 100 dwellings. This site is less sensitive than other sites in the village in landscape terms and does not have the same access constraints as other sites. There are some ecological sensitivities to the north of the site. Development would allow linkages through to active travel routes into Andover.

Goodworth Clatford

- 4.41 Land at Barrow Hill is proposed for approximately 40 dwellings. The site has a resolution to grant planning permission for 40 dwellings. The site is relatively unconstrained and has access to services and facilities within the village.

Lockerley

- 4.42 Land west of Holbury Lane is proposed for approximately 50 dwellings. The capacity is lower than the submitted capacity but reflects officers' assessment of the site and its surroundings. Development can be brought forward in a way that preserves and enhances the habitats on and adjacent to the site, namely

the mature trees that bound the site and the ecology associated with the River Dun to the north of the site.

Palestine and Grateley Station

- 4.43 Land north of Streetway Road is proposed for approximately 80 dwellings. The capacity of the site reflects officers' assessment of an appropriate density taking into account neighbouring development. The site is within walking distance of Grateley Station and is relatively free from constraints.

Thruxton

- 4.44 Land to the northeast of Thruxton is proposed for approximately 80 dwellings, through a combination of two sites. The boundary of the allocation does not reflect the full extent of the submitted sites and has been amended to remove areas of flood risk and local green space. It also allows for two access points for the site, to the north and south. Planning permission has been granted for 14 homes on part of the site.

Upper Clatford

- 4.45 Land north of Red Rice Road is proposed for approximately 20 dwellings. The site is relatively free from constraints and would provide a modest scale development within the village. There are limited services and facilities within Upper Clatford, but it benefits from being close to Andover, with walking and cycling routes available.

Wellow

- 4.46 Land south of Romsey Road is proposed for approximately 100 dwellings. The capacity of the site is lower than the submitted capacity to reflect officers' assessment of an appropriate density for this site taking account of the River Blackwater. The site is centrally located within Wellow, with access to a range of services and facilities. Development can come forward in a way that preserves the ecological sensitivities adjacent to the site in connection with the River Blackwater.

Weyhill

- 4.47 Weyhill is a dispersed settlement located to the west of Andover, which includes a mix of residential and employment areas. A number of sites have been promoted in this area that are fairly unconstrained with some facilities available to support the sites. There is not a primary school at Weyhill at present, however bringing forward a number of these sites through a larger expansion would enable this, bringing a benefit to both existing and future residents. As such, a combination of multiple promoted sites is proposed with a total of approximately 1,034 dwellings. Development would be focussed south of the A342 Andover Road and north of the A303 and could be brought forward in a comprehensive way to deliver a strategic expansion to Weyhill that benefits from being on a public transport corridor.

- 4.48 Cumulative impacts on the transport network will be considered through further evidence and improvements to the provision of water supply and wastewater provision will be required.

5 Conclusion and next steps

- 5.1 This paper has sought to provide an overview of the approach taken for the selection of preferred sites for residential development. It needs to be read alongside other evidence and reports prepared to support the draft Local Plan.
- 5.2 Comments received as part of the consultation on the Revised Regulation 18 draft Local Plan will be considered, alongside the relevant evidence base, to inform the Council's approach for the next stage of the process (Regulation 19).

