

Test Valley Borough Council

Strategic Housing Land Availability Assessment (SHLAA)

Addendum

Appendix 2

**Southern Test Valley Sites Where a Change in Policy is Required for Residential
Development**

Final Version as at 1st April 2015

June 2016

i Disclaimers

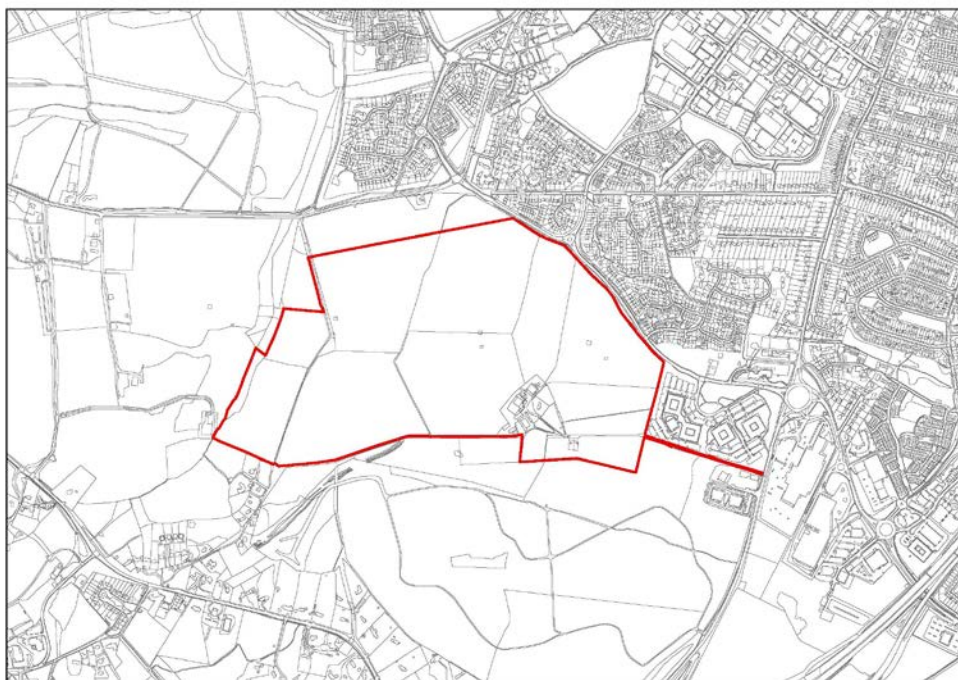
- i) The SHLAA document is an important component of the evidence base for the Test Valley Borough Local Development Framework (LDF). It seeks to identify and assess land available with housing potential to inform future housing allocations. The Council is required to carry out, maintain and update its SHLAAs.
- ii) The key points that should be acknowledged when referring to this document are:
- The SHLAA and Addendum only identify sites with development potential, they do not allocate sites.
 - The SHLAA is based on the most up to date information available (supplied and researched) at the time of the documents preparation. Therefore factors may be subject to change over time and may have an effect on any site. They may include (but are not limited to):
 - Site boundaries
 - Assessment information
 - Constraints may be mitigated/overcome or additional factors may be identified
 - Likely development timescales may be subject to change
 - Site capacity or densities may be subject to change as additional information is developed and masterplanning detail takes place.
 - The availability of the site may be reassessed by the landowner
 - The inclusion of a site within this document does not imply that the Council would necessarily grant planning permission for residential use.
 - The inclusion of a site within the document does not preclude them for being developed for other uses.
 - The sites which are considered to have a potential for strategic housing allocation would be assessed separately in the Sustainability Appraisal before policy decisions are made in the Revised Local Plan.
 - SHLAA sites have not been ranked or discounted for existing constraints or potential delivery delays.
- iii) The base date of this document is 1st April 2015.
- iv) The information is based on submissions received from landowners. Where information has not been provided in relation to site capacity or expected delivery the Council has estimated supply. These sites are marked with an asterisk.

Table A2: Southern Test Valley SHLAA Sites where a change in planning policy is required

Site no.	Site Name	Settlement	Parish/Ward	Capacity	Housing Completions in Year Categories		
					1-5	5-10	10-15
317	Land at Velmore Farm 2, Bournemouth Road	Chandler's Ford	Chilworth	550 - 750		550 - 750	
302	Fairground Site, south of Bypass Road	Romsey	Romsey Extra	110	110		
304	Football Ground, Bypass Road	Romsey	Romsey Extra	48	48		
305	Lee Manor Farm, Lee Lane	Romsey	Romsey Extra	10	10		
306	Nursling Site, Lee Lane	Romsey	Romsey Extra	100	100		
307	Burnt Grove Field	Romsey	Romsey Extra	400	200	200	

Site	Land at Velmore Farm 2, Bournemouth Road		Site reference	317
Site Use	Agricultural land		Site Area (approx.)	68.23 ha
Availability	The site is promoted for development by the landowner and is therefore considered available.			
Suitability	The site is located in the countryside in the Strategic Gap between Chilworth, North Baddesley and Chandlers Ford. It is adjacent to woodland designated in Forest Park territory, as well as bordering employment land and existing residential developments. The site is within close proximity to the M27 and M3, and located near to existing facilities and employment opportunities.			
Achievability	The site is promoted with development proposed as achievable within 10 years.			
Deliverability / Developability	The site is available now, with a reasonable prospect to deliver up to 750 dwellings plus employment land within a 10 year time period.			
Constraints / Actions	<ul style="list-style-type: none"> - Sensitive location between settlements - Landscape Impact - Impact on highway network - Adjacent to SINC designation - Adjacent to Forest Park allocation - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
		550 - 750		550 - 750

Site Location Plan

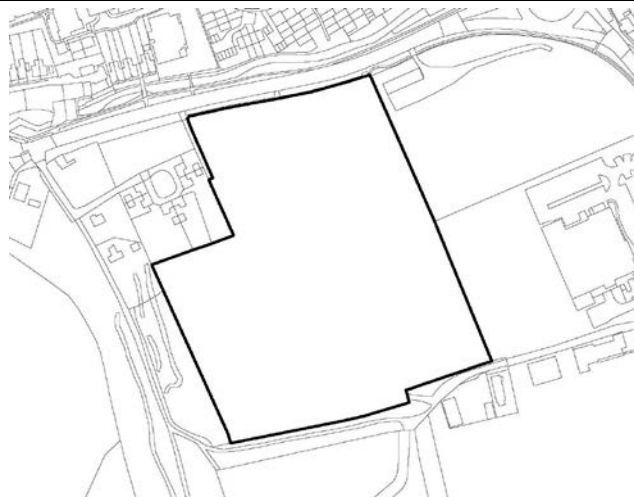


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Site	Fairground Site, south of Bypass Road, Romsey			302
Site Use	Playing Field		Site Area (approx.)	3.8 ha
Availability	The site forms part of the Broadlands Estate and is promoted for residential development by the landowner therefore the site is considered available. It is also considered that the site has potential for other uses such as a care home which could form part of a residential development.			
Suitability	The site lies to the south of Romsey and is immediately adjacent to the proposed settlement boundary for Romsey. There is residential development to the north and west of the site and to the east and south-east is Romsey Rapids leisure centre, sports centre and playing fields. The site is adjacent to Broadlands Estate which is a Registered Historic Park and Garden which extends to the south and south-east. There are protected trees on site with potential for bats to be present.			
Achievability	The site is promoted and it is considered achievable that dwelling completions could be achieved within 5 years.			
Deliverability / Developability	The site is considered deliverable should the site be considered appropriate and constraints resolved.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Order - Potential for protected species on site (bats) - Adjacent to Registered Historic Park and Garden - Flood Risk - Mineral Consultation Area - Impact on highway network 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	110			110

Site Location Plan



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Site	Football Ground, Bypass Road, Romsey		Site Reference	304
Site Use	Sports facilities		Site Area (approx.)	1.6 ha
Availability	The site has been promoted for residential development and is therefore considered available. It forms part of the Broadlands Estate which is controlled by the landowner.			
Suitability	The site lies adjacent to the Romsey settlement boundary to the south, located within the countryside. To the south is Romsey Rapids leisure centre and housing and the town lies to the north. It is situated next to the A27 Bypass road, which links to the M27 and is easily accessible from the town. There are a number of protected trees that border the north and west of the site. The site offers the potential for redevelopment to provide a range of uses, including residential, retail or alternative leisure facilities.			
Achievability	The site is promoted and development is considered achievable providing relocation of the existing use.			
Deliverability / Developability	The site is promoted for 48 dwellings, at a density of 30 dwellings per hectare, however it is acknowledged that the actual density and number of dwellings would depend on the mix of uses proposed. Subject to the relocation of the football club, the site offers a suitable location for development now with the prospect of accommodating development within a five year period.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Order - Close to Historic Park and Garden - Impact on highway network - Mineral Consultation Area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	48			48

Site Location Plan



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Site	Lee Manor Farm, Lee Lane, Romsey		Site Reference	305
Site Use	Agricultural land and buildings		Site Area (approx.)	0.87ha
Availability	The site has been promoted for development by the landowner and is therefore considered available. It forms part of the Broadland Estate which is controlled by the landowner.			
Suitability	The site is located in the countryside in rural surroundings; however it has access to the nearby M271 and M27. The site comprises a complex of former agricultural buildings, which have been vacant for a number of years and are in a poor state of repair.. Due to the condition of the buildings they are not capable of re-use or conversion, but it is envisaged that the site be redeveloped as a complex of residential dwellings, in a design and layout which is sensitive to the rural surroundings and reflects the historic farmyard setting.			
Achievability	The site has been promoted for development and, subject to removal/demolition of the existing farm buildings, is considered achievable.			
Deliverability / Developability	The site is promoted for 10 dwellings within a courtyard setting, designed to respect the rural setting.			
Constraints / Actions	<ul style="list-style-type: none"> - Countryside location - Potential for bats or other protected species to be present within the site and existing buildings. Prior to development coming forward, relevant surveys would be carried out and any necessary mitigation measures would be incorporated into development proposals. - Very small area of flood risk (in zone 2) in north-east corner of site; proposed development would be designated outside of this area - Mineral Consultation Area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	10			10
Site Location Plan				
				
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Site	Nursling Site, Lee Lane, Romsey		Site Reference	306
Site Use	Agricultural land		Site Area (approx.)	3.95 ha
Availability	The site has been promoted for development by the landowner and is therefore considered available. The site forms part of the Broadland Estate and is in full control of the landowner.			
Suitability	The site is located in the countryside, outside the settlement of Romsey. It is located in proximity to the M27. The site is currently leased to a paintball operator and planning permission for change of use has been sought prior to this (ref. 06/00518/FULLS), so development is subject to the relocation of the existing use.			
Achievability	The site is promoted for development, and is considered achievable within 5 years.			
Deliverability / Developability	The site is currently leased to a paintball company; subject to the relocation of the existing facility, the site could accommodate development within a five year period. The site is promoted for development of 100 dwellings at a density of 30 dwellings per hectare; however it is acknowledged that actual density and number of dwellings would depend on the mix of uses proposed and would take account of the rural surroundings.			
Constraints / Actions	<ul style="list-style-type: none"> - Adjacent to woodland; any development would incorporate a suitable landscape buffer to ensure protection of adjacent trees. - Overhead power cables cross the site ; the location of these would be taken into account when determining a suitable layout. - Mineral Consultation Area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	100			100

Site Location Plan



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Site	Burnt Grove Field, Ryedown Lane	Site Reference	307	
Site Use	Agricultural land	Site Area (approx.)	17.82 ha	
Availability	The site has been promoted for residential led mixed use development, which could include the provision of a caravan park or other leisure/ tourist facility. The site forms part of the Broadland Estate and is in full control of the land owner.			
Suitability	The site is situated to the south-west of the settlement of Romsey and is located in the countryside. There is access to the town centre via the A3090 and A27 which are both located nearby. The site has protected trees and hedgerows, and Burnt Grove woodland lies to the north of the site. This woodland is designated as a SINC.			
Achievability	The site is promoted and considered to be achievable within a five year period.			
Deliverability / Developability	The site is considered to be available now with the potential to deliver development within a five year period. It is considered the site could accommodate up to 400 dwellings at a density of 25 per hectare but the actual number would depend on mix of uses proposed. The site lies within the countryside and the provision of a tourist facility such as caravan park could be acceptable in principle subject to complying with policy LE18 of the emerging Revised Local Plan.			
Constraints / Actions	<ul style="list-style-type: none"> - SINC designated woodland to the north of the site - Tree Preservation Orders - Landscape impact - Impact on highway network - Mineral Consultation Area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	200	200		400

Site Location Plan



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