

# **Test Valley Borough Council**

## **Strategic Housing Land Availability Assessment (SHLAA)**

Final Version as at 1<sup>st</sup> April 2014

July 2014



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**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 only identifies sites with development potential, it does 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. The most appropriate development sites given the balance of constraints will be assessed separately in the Sustainability Appraisal before policy decisions are made in the Revised Local Plan.
- iii) The base date of this document is at 1<sup>st</sup> April 2014.

## 1. Introduction

### *What is a SHLAA?*

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a technical document that forms part of the evidence base for the preparation of Local Plans. The assessment identifies a potential supply of land, which has been promoted by landowners that are suitable, available and achievable for housing development. This helps to inform the strategic allocations made within the Revised Local Plan. The SHLAA also provides data on how many houses the land could provide and the potential phasing for when housing could be delivered and therefore forms the basis for the Council's five year housing land supply assessment.
- 1.2 The SHLAA does not allocate sites for development. The National Planning Practice Guidance (NPPG)<sup>1</sup> states that the SHLAA does not in itself determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development. It is the role of the SHLAA to provide information on the range of sites which are available to meet need, but it is for the development plan itself to determine which of those sites are the most suitable to meet those needs.
- 1.3 The SHLAA focuses on housing development (houses and flats) and is not an assessment of specialist types of homes such as residential care homes and hotels. This document does not include an assessment of Gypsy and Traveller accommodation as this will be assessed separately.

## 2. Policy Context

### *National Planning Policy Framework*

- 2.1 The requirement to undertake a SHLAA is set out in the National Planning Policy Framework (NPPF). The NPPF was published on 27 March 2012 and supersedes Planning Policy Statements (PPS). The NPPF is a more concise document and one that follows the government's pro-growth agenda. The NPPF (para 159) sets out that Local Planning Authorities should have a clear understanding of housing needs in their area and should prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.
- 2.2 The Council, in accordance with the requirements of the NPPF, has undertaken and updated a SHLAA to form part of the evidence base for its new Revised Local Plan to identify potential opportunities for residential development. In accordance with paragraph 47 of the NPPF, the Council through the SHLAA, is required to identify and update annually a supply of specific **deliverable** sites to provide five years' worth of housing against their housing requirements as well as identifying a supply of specific,

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<sup>1</sup> National Planning Practice Guidance (2014):

<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

**developable** sites or broad locations for growth, for years 6 – 10 and, where possible, for years 11 – 15.

Definition of **deliverable** and **developable** as provided in the NPPF is provided below (NPPF, p. 12, footnotes 11 & 12):

<p>To be considered <b>deliverable</b></p>	<p>Sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.</p>
<p>To be considered <b>developable</b></p>	<p>Sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.</p>

- 2.3 The NPPF (para 48) recognise that Local Planning Authorities may need to make an allowance for windfall sites in the five year housing land supply should there be evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any windfall allowance should have regard to the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens.

*National Planning Practice Guidance*

- 2.4 On 6 March 2014, the Department of Communities and Local Government (DCLG) launched National Planning Practice Guidance (NPPG) in the form of a web based resource following public testing consultation (known as ‘Beta’)<sup>2</sup>. DCLG has cancelled the previous planning practice guidance which has now been replaced by the material on this new web-based resource.
- 2.5 The NPPG provides guidance on ‘housing availability assessment’ which sets out a methodology for the assessment of land availability which identifies a future supply of land which is suitable, available and achievable for housing over the plan period. The ‘housing availability assessment’ broadly follows the methodology set out within the cancelled SHLAA Practice Guidance (2007). The Council has reviewed the SHLAA assessment methodology within the context of the NPPG.

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<sup>2</sup> National Planning Practice Guidance: <http://planningguidance.planningportal.gov.uk/>

### *Background*

- 2.6 Test Valley Borough Council covers a predominately rural area of approximately 250 square miles with a population of 116,400<sup>3</sup> and 46,865 households.
- 2.7 The South East Plan (SEP) was published in May 2009. This document set a housing requirement of 10,020 (net) dwellings to be completed in Test Valley in the period 2006 to 2026 (policy H1). The SEP divided Test Valley into two areas, that area of the Borough within the South Hampshire sub region (an area identified in the SEP) and the area outside of this. For the purposes of this document, these are referred to as Southern Test Valley (area within South Hampshire sub region) and Northern Test Valley (rest of the Borough) respectively. The boundaries of these are shown in Figure 1 below.
- 2.8 The SEP required 6,100 (net) dwellings to be built in Northern Test Valley (policy AOSR2) and 3,920 within Southern Test Valley (policy SH5) in the period 2006 - 2026.
- 2.9 On the 14 February 2013 the Secretary of State announced the Government's decision to revoke the South East Plan. The SEP partial revocation came into force on the 25 March 2013.

### *Local Development Scheme*

- 2.10 The Council's adopted Local Development Scheme (2013 – 2017) was published in January 2014. This sets out the timetable for progressing the Revised Local Plan (RLP). The timetable sets out that the Submission of the RLP to the Secretary of State will take place in July 2014 and an Examination envisaged in autumn 2014. It is estimated that the RLP will be adopted in early 2015.

### *Revised Local Plan Development Plan Document*

- 2.11 The Test Valley Borough Revised Local Plan – Pre - Submission (Regulation 19) has undergone public consultation which commenced on the 24 January 2014 and closed on the 7 March 2014. The Council has undertaken its own up to date assessment of the number of homes it needs in the context of its responsibilities under the Localism Act 2011 and the National Planning Policy Framework (NPPF).
- 2.12 To inform the Revised Local Plan, the Council commissioned additional technical studies to update the evidence base. Nathaniel Lichfield and Partners have prepared an up-to-date Local Housing Requirements Study taking into account of more recent demographic data sets now available, particularly Government population projections. In addition to this, a Test Valley Strategic Housing Market Assessment (SHMA) (2013) has been prepared which covers the whole of the Borough. This takes the form of an addendum to and uses the same methodology as the South Hampshire SHMA which has been prepared jointly with other local authorities within the south Hampshire sub-region through the Partnership for Urban South Hampshire (PUSH) which covers the

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<sup>3</sup> Census 2011, ONS, 2012

southern seven parishes<sup>4</sup> of Southern Test Valley . The addendum took into account the housing position of neighbouring authorities.

- 2.13 The SHMA has confirmed that there are two separate housing market areas within the Borough which justifies maintaining a split housing requirement. For the purposes of identifying the housing requirement in line with the advice in the NPPF, it is the SHMA which forms the key evidence for deciding on the amount of housing proposed in the Revised Local Plan. The SHMA has produced scenarios based on demographic, affordable housing need and economic models.
- 2.14 Having considered the findings of the SHMA, the SHLAA and the sustainability appraisal, it is proposed that the Borough's requirement should be 588 dwellings per annum. The South East Plan figure was 501 dpa. This approach would fully meet all household and population projections, taking account of migration and demographic change and provide economic growth with an increase in labour force of 439 jobs per annum. The Council considers that a figure of 588 dpa is a realistic figure to aim over the plan period (2011 – 2029).

*Test Valley Borough Council Strategic Housing Land Availability Assessment*

- 2.15 The SHLAA seeks to inform the emerging Local Development Framework (LDF) by identifying the level of housing completions since 2006, the delivery of existing commitments and identifying those sites which have been permitted.
- 2.16 In order to meet the Council's Housing Requirements and inform the Council's site allocations, the primary role of the SHLAA is to:
- identify sites and broad locations with potential for development;
  - assess their development potential;
  - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.17 This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use. The information on delivery within the SHLAA also helps justify the Council's Housing Land Supply assumptions.
- 2.18 This document is the latest SHLAA document for 2014 which the Council has produced, following the first document produced in 2008. The SHLAA is a 'live' document as it is updated on an annual basis and must be kept up-to-date as part of the Authority's Monitoring Report in accordance with the guidance within the NPPG. The Council will publish a SHLAA annually to provide a base date position as at 1<sup>st</sup> April.
- 2.19 This document supersedes the SHLAA dated July 2013. It sets out the methodology (section 2) which has been used to assess the availability, suitability and achievability of SHLAA housing sites to fulfil the objectives of the document as listed in paragraph 2.16 above. The Department for Communities and Local Government has produced

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<sup>4</sup> Ampfield, Chilworth, North Baddesley, Nursling & Rownhams, Romsey Extra, Romsey Town, Valley Park

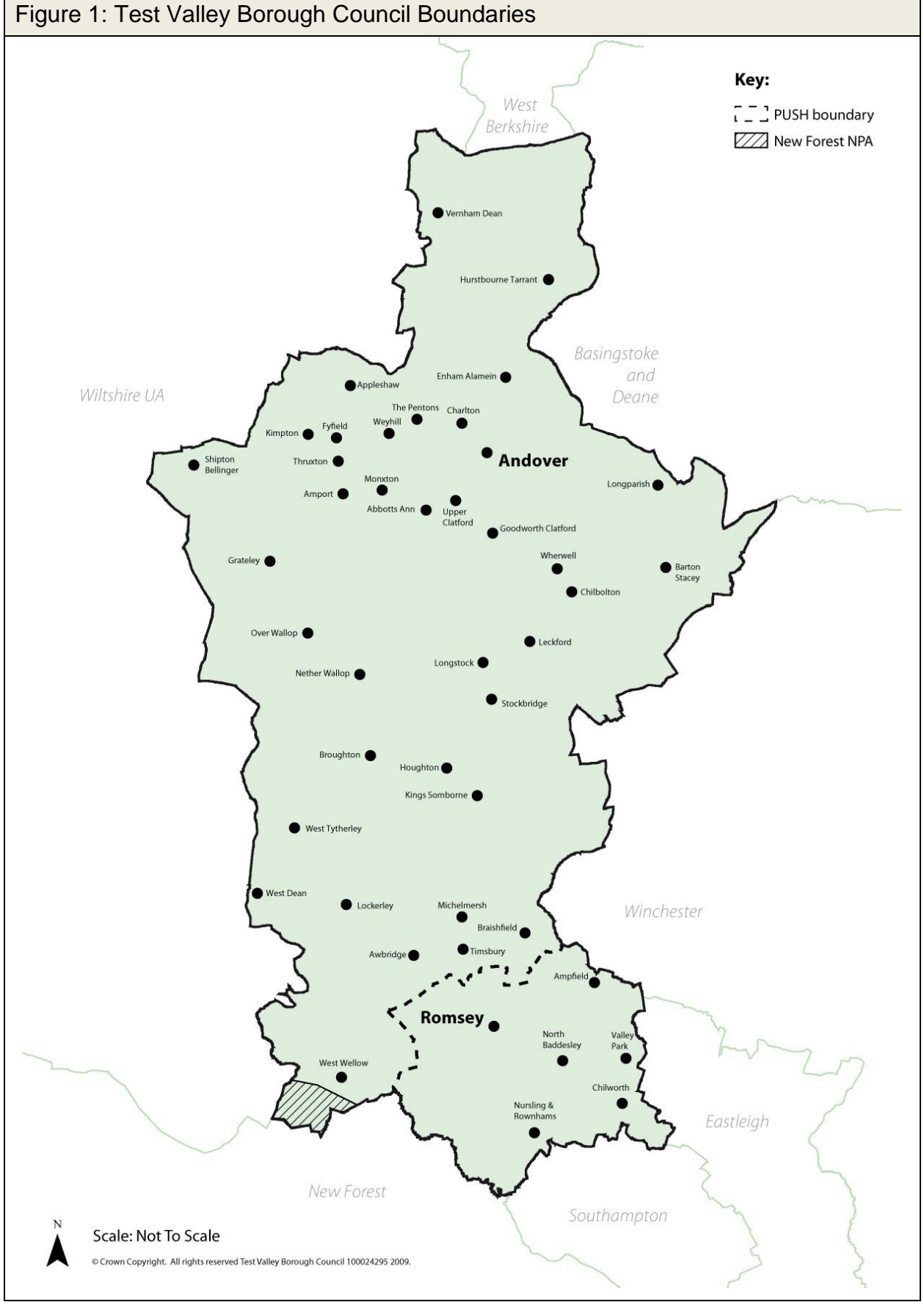


guidance on housing availability assessment contained within the National Planning Practice Guidance<sup>5</sup>. The format of section 3 follows the steps provided within the NPPG to show clearly how the SHLAA has followed good practice.

- 2.20 The SHLAA details potential development sites during the period to 2029.
- 2.21 Sections 5 and 6 contain the results for Southern and Northern Test Valley respectively.
- 2.22 Individual site details are contained in the Appendices to this document.
- 2.23 The document should be read in conjunction with the Council's Test Valley Housing Land Topic Paper (June 2014) and Settlement Hierarchy Topic Paper (June 2014) which can be found on the Council's website.

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<sup>5</sup> The guidance can be found at: <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

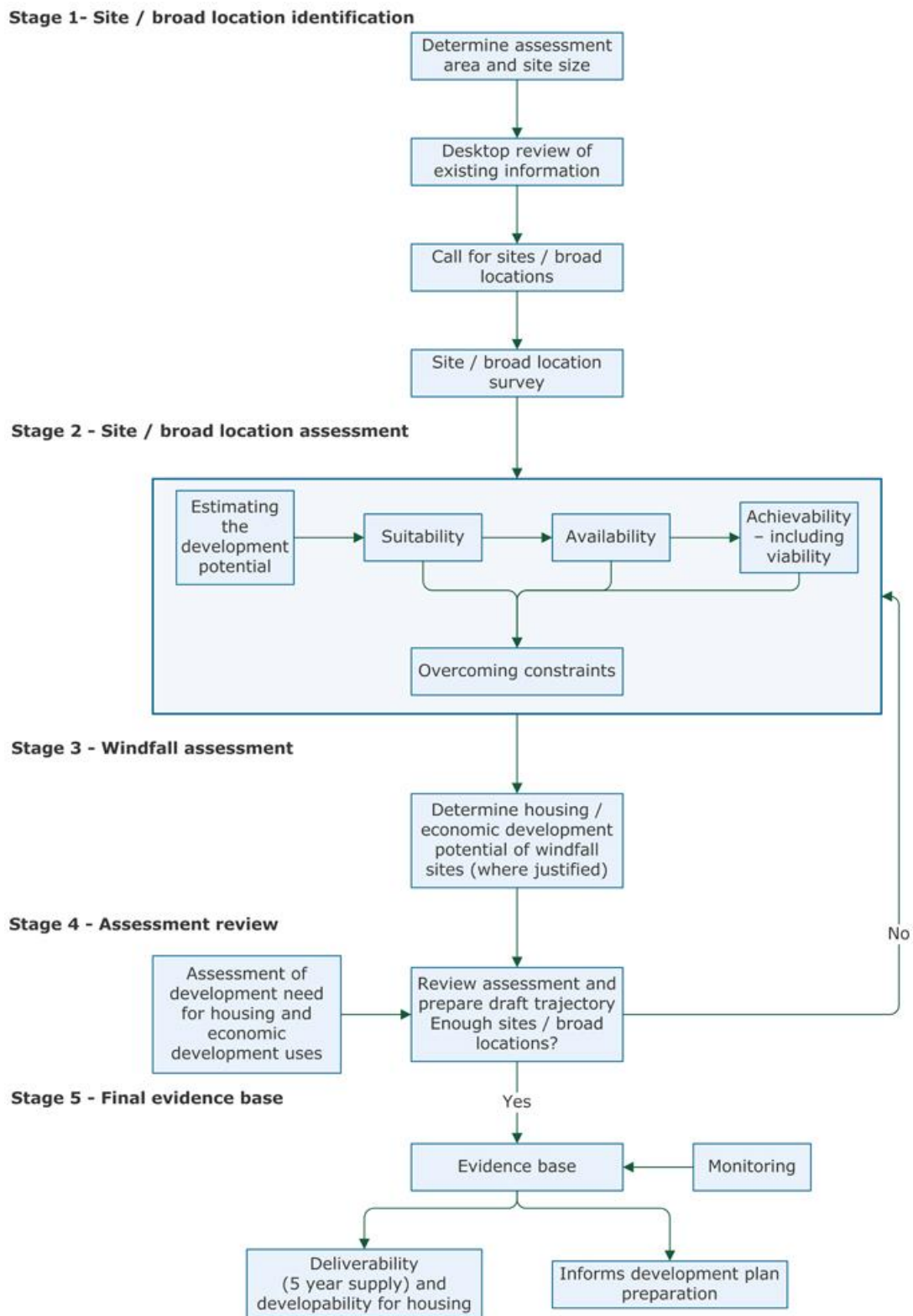


### 3 Methodology

*DCLG National Planning Practice guidance: Housing Availability Assessment*

- 3.1 This section contains the methodology which the Council has used to identify and assess potential housing sites for inclusion within the SHLAA.
- 3.2 The Department for Communities and Local Government has prepared guidance written in the format of National Planning Practice Guidance to complement the National Planning Policy Framework. The NPPG contains information on 'housing availability assessment' to assist local authorities when preparing their SHLAA documentation. This includes a recommended methodology for carrying out the assessment as well as list of core outputs. The guidance strongly recommends the use of this standard methodology for reasons of robustness and transparency. However, it does allow a different methodology to be used if a local authority can justify its approach and set out the reasons for doing so.
- 3.3 The SHLAA has followed the guidance in selecting and assessing potential housing sites and it is considered appropriate to identify clearly the stages followed during the assessment. The NPPG has identified a methodology flow chart comprising of five stages (see Figure 2) to be used when assessing housing land availability. The following pages include a description of the SHLAA assessment split into the different stages.
- 3.4 For ease of reference, the methodology is set out below:

Figure 2: Methodology flow chart - NPPG



## **Stage 1 – Identification of sites and broad locations**

### *Determine assessment area and site size*

- 3.5 The study area for this assessment is the administrative Borough area of Test Valley which is illustrated in Figure 1. Part of the Borough lies within the New Forest National Park. Land to the south of the A36 (T), within the parishes of Melchet Park & Plaitford, and Wellow is within the designated boundary. The New Forest National Park Authority is planning authority for the park and this area is excluded from the SHLAA. The NPPG recommends that the area selected for the assessment should be the housing market area and that the assessment should be undertaken and regularly reviewed working with other local planning authorities in the relevant housing market area in accordance with Duty to Co-operate. In addition, the guidance suggests the inclusion of stakeholders and interested parties within the plan preparation process.
- 3.6 The Council has considered the merits of undertaking the SHLAA with other local authorities within the housing market area. The Council is part of the Partnership for Urban South Hampshire (PUSH) and is part of a PUSH working group to maximise consistency (methodology and assumptions) between individual PUSH authorities' approach to SHLAAs in recognition of Duty to Co-operate. However, given that Test Valley has two housing market areas (Northern Test Valley and Southern Test Valley); it is considered that the Council will undertake its SHLAA independently. The Council is committed to co-operating with neighbouring authorities and organisations particularly where strategic priorities cover a wider area. The Council is a member of the two recently formed Local Enterprise Partnerships (LEP), the Solent LEP and the Enterprise LEP which cover the Borough. The Council has prepared a Strategic Housing Market Assessment (SHMA) which has been undertaken jointly with other PUSH authorities.
- 3.7 The Council published its first draft SHLAA in 2008 following a period of consultation allowing key stakeholders the opportunity to comment on the approach, methodology, assumptions and sites included. This was to ensure that the SHLAA has been developed in accordance with the former CLG SHLAA Practice Guidance 2007.
- 3.8 Following from this, consecutive versions of the SHLAA have been prepared on an annual basis taking into account experience of preparing the previous versions of the SHLAA and comments received from key stakeholders. Those comments made by the Inspector during the Exploratory Meeting in May 2009 have also been taken into account in preparing the SHLAA.
- 3.9 The Council recognises the importance of working with stakeholders and the information they can provide. The assessments of sites included within the SHLAA have been made through consultation with landowners, agents and developers by the Planning Policy and Transport team using considerable experience of the housing market, completions and constraints of the Borough over the past 10 years. Where appropriate, the views of officers relating to highways, landscape and conservation have been included.
- 3.10 In summary, this document and previous reports have been subject to the following public consultation:

2008 Document

- Call for sites - 6<sup>th</sup> June - 1<sup>st</sup> August 2008
- Draft 2008 document consultation - 31<sup>st</sup> October - 12<sup>th</sup> December 2008
- Draft 2008 document available online - 31<sup>st</sup> October 2008 - 26<sup>th</sup> August 2009

2009 Document

- Call for sites and update consultation - 16<sup>th</sup> June - 31<sup>st</sup> July 2009
- 2009 Review document consultation - 30<sup>th</sup> September - 20<sup>th</sup> November 2009
- 2009 Review document available online - 30<sup>th</sup> September 2008 – 28<sup>th</sup> May 2010
- SHLAA Final version (1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010) - 28<sup>th</sup> May 2010 onwards

2010 Document

- Update Consultation - 27<sup>th</sup> July 2010 – 31<sup>st</sup> August 2010
- Housing Land Supply Statement 2011/12 - 2015/16 – September 2010

2011 Document

- Call for sites and update consultation - 11<sup>th</sup> January 2011 – 1<sup>st</sup> March 2011
- 2011 Review document consultation - 27<sup>th</sup> May 2011 – 24<sup>th</sup> June 2011

2012 Document

- Call for sites and update consultation 13<sup>th</sup> July 2012 – 3<sup>rd</sup> August 2012
- SHLAA Final Version October 2012

2013 Document

- Call for sites and update consultation 13<sup>th</sup> May 2013 – 3<sup>rd</sup> June 2013
- SHLAA Final Version July 2013

2014 Document

- Call for sites and update consultation 7<sup>th</sup> March 2014 – 4<sup>th</sup> April 2014
- SHLAA Final Version July 2014

3.11 Landowners and agents of promoted sites, town and parish councils, local Councillors, Natural England, the Environment Agency, the Highways Agency, Scottish and Southern Energy and Southern Water have been consulted on the SHLAA and potential sites. Some statutory undertakers and infrastructure providers have stated that they do not have the resources to provide bespoke advice on SHLAAs and therefore only offer generic advice on key considerations.

3.12 The NPPG recommends that those people and organisations with land interests are involved within the assessment at an early stage. The Council recognises the importance of a Housing Market Partnership (HMP) approach, which should encompass of developers, local property agents and key stakeholders to help develop an approach that accurately reflects the Borough's housing market. However, given the recent economic climate many firms had limited capacity to engage fully in such a group and many housebuilders currently have other operational priorities. The Borough is predominantly rural with limited brownfield sites thus there are few sites which form part

of the supply and may also be part of the reason that local stakeholders did not feel it critical to form part of the partnership.

- 3.13 The Council is exploring its future options for increasing stakeholder involvement in order to test the SHLAA assumptions and site viability information. This may take the form of engaging a 'critical friend' (Housing Market Partnership) and/or internal or district valuers. The results of this will be fed into future documents.
- 3.14 The SHLAA must be a transparent process with the NPPG stating that the assessment should be consistent, accessible and transparent. In the absence of a Housing Market Partnership the Council has contacted the representatives of all the sites with permission for a net gain of 5 dwellings during each SHLAA update. Their projections and current progress of implementation have fed into the housing land supply schedule. On the larger sites exact annual yield projected has also been informed by the recent decisions and findings of appeal inspectors, where they have commented on housing land supply. The Council has benefited from such commentary at a number of appeals in both the north and south of the Borough:

Redbridge Lane, Nursling (09/01706/OUTS), 03 November 2010  
Picket Piece, Andover (10/00242/OUTN), 30 June 2011  
Halterworth (10/00623/OUTS) 16 November 2011  
Nutburn Road, North Baddesley (11/01253/OUTS) 20 June 2012  
Harewood Farm, Andover (12/01611/OUTN) 13 August 2013

The input of the Inspectors' findings has further increased the robustness and credibility of the projections.

- 3.15 The Council keeps the supply of housing under review as part of SHLAA updates and appeal evidence. Currently much of the completions have not deviated significantly from the projections, given the regular monitoring. However, should significant discrepancies be noted as part of the SHLAA or through the Authority's Monitoring Report process, the Council could consider investigating the possibility of establishing a housing market partnership in the future.
- 3.16 The NPPG recommends that the assessment should consider all sites and broad locations capable of delivering five or more dwellings. The Council has applied a minimum site threshold of 5 dwellings. The focus is on the following broad locations: Andover, Charlton, Romsey, Chilworth, North Baddesley, Nursling and Rownhams and Valley Park. The SHLAA assesses a range of different site sizes from small scale sites to opportunities for large scale developments such as town extensions in accordance with the NPPG

*How should sites / broad locations be identified?*

- 3.17 The NPPG advises that plan makers should be proactive in identifying as wide a range as possible of sites and broad locations for development.
- 3.18 With regards to identifying broad locations, the Council has taken the approach of defining a settlement hierarchy through its draft Revised Local Plan. A key role of the

Revised Local Plan is to determine the most sustainable locations for new development. The purpose of the settlement hierarchy is to provide a basis for the distribution of development across the Borough in sustainable locations. The hierarchy is based upon the settlements' current characteristics, population and access to a range of services and facilities.<sup>6</sup>

- 3.19 The hierarchy shows that the settlements with the widest range of facilities are Andover and Romsey which have been identified as Major Centres. Charlton, Chilworth, North Baddesley, Nursling and Rownhams, Valley Park and Stockbridge are identified as Key Service Centres. The hierarchy can be viewed within Table 1.
- 3.20 The level of public transport provision and the access to services and facilities linked to these settlements results in these being considered the most sustainable locations within the Borough. The Council has investigated the level of facilities through a desktop review, site visits and collaboration with Parish Councils.
- 3.21 It was considered appropriate to focus on investigating sites capable of delivering 5 or more dwellings in the major centres and key service centres (as identified in the settlement hierarchy and included in Table 1 below) as these are the most sustainable locations with good access to services and facilities (see Appendix 7). Sites within these settlements are considered to have the most potential to reduce the need to travel and provide sustainable development in accordance with the NPPF. Sites smaller than the identified threshold may be difficult to identify and may have less certainty of being developed. Furthermore, the NPPG reinforces that the assessment should consider all sites and broad locations capable of delivering 5 or more dwellings. The SHLAA also assesses those sites that fall within the rural area.
- 3.22 The Planning Advisory Service guidance on SHLAAs<sup>7</sup> recognises that in many rural areas there will be large numbers of theoretically – possible sites, but that there is no expectation that every possible greenfield site should be assessed. It points to the importance of assessing sites which are reasonable candidates for housing. This is the approach we have followed by focusing our resources on assessing settlements which are sustainable locations capable of accommodating some form of development.

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<sup>6</sup> Services and facilities include shop, bus route, primary school, employment and public house

<sup>7</sup> PAS, Strategic Housing Land Availability Assessment & Development Plan Document Preparation, January 2008



Table 1: Test Valley Settlement Hierarchy (Revised Local Plan 2014)		
Hierarchy Designation	Associated Scale of Development	Settlement
Major Centres	<ul style="list-style-type: none"> <li>- Strategic allocations</li> <li>- Windfalls</li> <li>- Replacement dwellings</li> <li>- Community-led Development</li> </ul>	Andover
		Romsey
Key Service Centres	<ul style="list-style-type: none"> <li>- Strategic allocations</li> <li>- Windfalls</li> <li>- Replacement dwellings</li> <li>- Community-led Development</li> </ul>	Charlton <sup>1</sup>
		Chilworth <sup>2</sup>
		North Baddesley
		Nursling & Rownhams
		Stockbridge
Valley Park		
Rural Villages	<ul style="list-style-type: none"> <li>- Windfalls</li> <li>- Rural Affordable Housing sites</li> <li>- Replacement dwellings</li> <li>- Community-led Development</li> </ul>	Abbotts Ann, Ampfield, Ampport, Appleshaw, Awbridge, Barton Stacey, Braishfield, Broughton, Chilbolton, Enham Alamein, Fyfield <sup>3</sup> , Goodworth Clatford, Grateley, Hatherden <sup>3</sup> , Houghton, Hurstbourne Tarrant, Ibthorpe, Kimpton, King's Somborne, Leckford, Lockerley, Longparish, Longstock, Michelmersh & Timsbury, Monxton, Nether Wallop, Over Wallop, Palestine <sup>4</sup> , Penton Grafton/Mewsey <sup>3</sup> , Shipton Bellinger, Thruxton, Upper Clatford/Anna Valley, Vernham Dean, West Tytherley, West Wellow, Weyhill, Wherwell
Countryside	<ul style="list-style-type: none"> <li>- Replacement dwellings</li> <li>- Reuse of buildings</li> <li>- Rural Affordable Housing sites</li> <li>- Community-led Development</li> </ul>	All other villages

**Notes:**

1. Charlton is included because of its relationship with Andover.
2. Chilworth is included because of its specialist employment provision.
3. These villages are included due to the size and character of the villages.
4. These villages are included due to their proximity with neighbouring villages.

3.23 To ensure a wide range of potential development sites could be assessed, the SHLAA has used a variety of sources as listed in the NPPG which broadly follows the sources identified within the cancelled CLG SHLAA Guidance 2007. These sources are listed below:

**Sites in the planning process:**

- Existing housing development allocations and site development briefs not yet with planning permission
- Planning permissions for housing development that are unimplemented or under construction
- Planning applications that have been refused or withdrawn

**Sites which are not currently in the planning process:**

- Land in the local authority's ownership
- Surplus and likely to become surplus public sector land
- Vacant and derelict land and buildings
- Land in non-residential use which may be suitable for redevelopment for housing such as commercial buildings, or car parks, including as part of a mixed use development
- Additional opportunities in established uses
- Large scale redevelopment and redesign of existing residential areas
- Sites in and adjoining villages or rural settlements and rural exception sites
- Potential urban extensions and new free standing settlements.

3.24 It was considered that given the individual circumstances of Test Valley's larger settlements, some sources were excluded from the assessment. These are addressed below:

Public Car Parks

3.25 Test Valley is predominately rural, therefore the two largest settlements in Test Valley, Andover and Romsey, act as significant service centres for the surrounding rural hinterland where access to public transport is limited. As a result car parking in the towns is well used and redevelopment, or net loss of spaces, is not considered desirable. In addition most are owned by the Council and it is unlikely that these would be developed. Therefore the SHLAA has not directly sought to investigate the housing potential of public car parks as these are unlikely to come forward for residential development. However, "George Yard/Black Swan Yard" in Andover (site number 152) has been included in the document as it is being directly promoted for a mixed use development. This would potentially increase the number of spaces available as well as providing additional dwellings as part of a proposed mixed use town centre redevelopment. The Former Council Offices, Duttons Road in Romsey (site number 281) has been included in the SHLAA as it is being promoted for sheltered accommodation and when taking account of existing and future provision of public car parking in Romsey.

Public Open Space (POS)

3.26 The Council has a Green Spaces Strategy and a Public Open Space Audit. The Audit shows a deficit in the larger settlements of particular types of open space (at the current population levels). It was considered appropriate to omit POS sites from assessment as until specific development sites have been formally allocated it cannot be reliably

determined which POS areas in the towns may be surplus to requirements, as new housing allocations may exacerbate current deficiencies (or consume existing surpluses). Access to POS makes an important contribution to the health and well-being of communities. NPPF (para 74) states that existing open space, including playing fields should not be built on, unless justified. In addition, allotment sites have not been assessed from the outset for similar reasons. However, should sites be proposed which detail that the POS is not longer required, could be relocated elsewhere or are deficient, an assessment may be made on a site by site basis.

#### Employment Land

- 3.27 The current Employment Land Review (ELR) concludes that existing large employment sites are required to accommodate employment floorspace needs. Therefore it was not considered appropriate to investigate the reuse of the employment. The smaller sites, such as those above existing shops, are considered too small to investigate as part of this strategic document on a site by site basis. The publication of the NPPF and the ministerial statement on 'Planning for Growth' (March 2011) have been taken into account in reaching the conclusion of not investigating reuse of employment land for the reasons set out above.

#### Community Facilities

- 3.28 Those sites which contain community facilities have not been included in the initial assessment and desktop search for sites. It is important as part of creating sustainable, mixed communities that there are sufficient facilities to support economic growth. This is recognised in paragraph 28, point (iii) of the NPPF. It was therefore not considered appropriate to assess the housing potential of such sites at the outset, but where they may be presented to the Council, accompanied with valid justification, these may be considered.

#### Other Issues

- 3.29 Other than those sources given above, the assessment has not been constrained by existing policy in order to ensure a wide range of potentially appropriate sites are reviewed. However, where sites are subject to existing national or Borough Local Plan policies, the objective of these are referred to in the constraints listed.
- 3.30 Similarly, those sites which are within Flood Zones 2 and 3 may not be appropriate for strategic development, however those sites only partially within this designation may have areas suitable for development with an appropriate mitigation or suitable design. Therefore sites within this designation were not ruled out prior to the individual site assessment as it was considered beneficial to have a more complete document, and investigate a greater number of potential sites, rather than to have no information on whether these identified sites may potentially be suitable.

*Desktop Review of Existing Information*

- 3.31 The NPPG states that Local Planning Authorities should consider all available types of sites and sources of data that may be relevant in the assessment process. The Council has used the following types of data sources:

**Sites in the planning process:**

- Test Valley Borough Local Plan 2006
- Planning applications weekly list
- Permissions under construction – data from Hampshire County Council
- Dwelling starts/completions – data from Hampshire County Council
- Unimplemented allocations
- Planning refusals
- Development briefs
- Development Management Officer comments

**Sites which are not currently in the planning process:**

- National Land Use Database
- Call for Sites form
- Land identified in previous SHLAAs
- Developers' submissions to previous consultations
- Council record of promoted land
- Council's GIS and aerial photography systems

- 3.32 A desk top survey of possible land was also undertaken to identify possible sites which could accommodate 5 or more units and had not been previously promoted within the main urban areas. No sites were found which were not constrained or could not be directly accessed.

*Call for sites / broad locations*

- 3.33 An important part of creating a robust and credible evidence base of deliverability and developability of sites is to work in partnership with key stakeholders such as home builders, landowners and agents. In 2008, the Council performed its first 'call for sites' exercise which involved the Council writing to a range of groups for information on potential sites, to be assessed within the SHLAA. These have included:

- Planning agents on the TVBC database,
- Planning agents or land owners who have promoted sites for inclusion within the Local Plan,
- Planning agents or land owners with unimplemented permissions for a net gain of 5 or more dwellings, and
- Planning agents with applications which have been refused for a net gain of 5 or more dwellings (where the principle of development is not contrary to policy)

3.34 Information was requested on:

- site identification
- site availability
- possible deliverability constraints

3.35 The Council received a significant response. Following the decision to review the SHLAA document in more depth in 2009, a further consultation was undertaken in June to August 2009 to ensure that information held in the SHLAA was as up to date as possible. This included writing to those that had previously submitted land for the SHLAA to request information on the following topics:

- Availability (is the site still being proposed for development, if not when would it be likely to be available)
- Site Constraints (what constraints are there to development, what is needed to overcome these and how long would this take for resolution)
- Site Capacity (number of dwellings)
- Suitability (an assessment of the suitability for residential development)
- Time Period (when the site could be brought forward and the likely completion rate, in 1-5, 6-10 or 11 to 15 years from now)
- Map/Site Plan (to identify the site and to confirm if the site boundaries have changed)

3.36 The responses to these consultations have guided the assessment and proved extremely useful, particularly when providing developer's intentions when carrying out the investigation into the delivery of sites.

3.37 The SHLAA has also been informed by further consultations as set out in paragraph 3.10 with further 'Call for Sites' exercises being carried out in 2011, 2012, 2013 and 2014. The Council consider it beneficial to conduct a Call for Sites as this exercise provides one of the main sources of information for the assessment. The proposed phasing and approach to housing land supply has also been informed by debate at recent planning appeals for Picket Piece, Redbridge Lane, Nutburn Road and Harewood Farm (see Tables 4 and 9).

3.38 It is considered that those sites promoted in response to the SHLAA 'Call for Sites' request could be considered available given that landowners or agents were involved in their promotion, unless accompanying information stated otherwise. Similarly, sites previously promoted for inclusion within the Council's previous Local Plans or during the Core Strategy and Revised Local Plan consultations, but which details had not been provided in response to the letters sent for the SHLAA were considered to be less likely to be available and so have been considered to be potentially developable (i.e. available in the second 5 years of supply rather than deliverable in the first 5 years).

*What characteristics should be recorded during the survey?*

- 3.39 All new identified sites promoted through the 'Call for Sites' technical exercise are surveyed and assessed for any site constraints. The following characteristics are recorded for each site in accordance with the requirements set out within the NPPG:
- Site size, boundaries and location
  - Current land use and character
  - Land uses and surrounding area
  - Physical constraints such as access, contamination, steep slopes, flooding, landscaping, location of infrastructure and utilities
  - Potential environmental constraints
  - Where relevant, development progress (e.g. ground works completed, number of units started, number of units completed)
  - Initial assessment of whether the site is suitable for a particular type of use or as part of a mixed use development.
- 3.40 The characteristics identified for each site during the survey assessment are presented in a standard proforma for consistency purposes. The proformas and site location maps for promoted sites can be found within the Appendices to this document.
- 3.41 At each SHLAA update, the SHLAA is reviewed and where appropriate site details are updated following from new information received from promoters. This may include additional evidence to support the suitability, availability or achievability of a site.

***Stage 2 – Site / broad location assessment***

*Estimating the development potential*

- 3.42 The NPPG suggests that the development potential of each site should be guided by using existing or emerging plan policy including locally determined policies on density. Paragraph 47 of the NPPF recommends that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances. The SHLAA has assessed sites on an individual basis.
- 3.43 As a base point, the capacity of the site suggested by the site promoter has been used given their knowledge and prior research into the site. Where this is not provided, the Council has made an assessment based on a range of 30-50 dwellings per hectare (dph). Where this has been calculated it will be identified in the site assessments (contained in the Appendices to this document).
- 3.44 Sites have been assessed having regard to constraints which could be considered to influence the future character of development and the surrounding area. This includes areas of nature conservation and hydrological protection, buffer zones for overhead power lines, existing trees and planting, topography, highway and amenity issues. Further information on these constraints is contained within the 'suitability' section.

- 3.45 In Andover and Romsey it is considered appropriate to assume a minimum of 30 dph unless the developable area is significantly reduced by on site constraints (e.g. trees). Some town centre locations, particularly in Andover have significantly higher density so site by site assessment is considered the most appropriate.

*What factors should be considered for when & whether sites are likely to be developed*

- 3.46 Assessing the **suitability**, **availability** and **achievability** of sites including whether the site is economically viable provides the information on which the Council can assess as to whether a site can be considered **deliverable** over the plan period in accordance with the requirements of paragraph 47 of the NPPF. Please refer to paragraph 1.5 for definitions for deliverability and developability.
- 3.47 The Council also estimates housing delivery and yield rates given in year categories (i.e. 0 - 5, 5 - 10 & 10 - 15 years). The data is received from landowners and developers and is based on their projections for the delivery of the site. Yield and delivery rates for sites with permission are reviewed on a regular basis to help calculate the Council's five year housing land supply position for Northern Test Valley and Southern Test Valley.
- 3.48 The housing yield of large sites that are outside of the settlement boundary (i.e. in the countryside) has been provided based on the date from permission being granted. These are indicative as the sites can be at the early stages of promotion rather having concluded detailed masterplanning. The yields will be reviewed should any planning application be submitted, the site be allocated for housing development or as part of the SHLAA annual update reflecting any changes in circumstances. It is based on the best available information available from the site representatives.

*Suitability*

- 3.49 The former CLG SHLAA Guidance 2007 defines suitability is when a site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.
- 3.50 The NPPG suggests that assessing the suitability of sites or broad locations for development should be guided by:
- the development plan, emerging plan policy and national policy
  - market and industry requirements in that housing market or functional economic market area.
- 3.51 The guidance states that when assessing sites against the development plan, plan makers will need to take account of how up to date the plan policies are. The Borough Local Plan forms part of the Development Plan. Following a direction from the Secretary of State, the policies that are relevant to the SHLAA assessment are saved in accordance with paragraph 1 (3) of Schedule 8 of the Planning and Compulsory Purchase Act (2004). The National Planning Policy Framework (NPPF) reinforces that the Borough Local Plan (BLP) remains the primary consideration (see paragraphs 2, 12, and 211).

- 3.52 The emerging Revised Local Plan sets out strategic priorities and housing allocations in light of new housing need as identified through the Strategic Housing Market Assessment (SHMA).
- 3.53 In recognition of the above, the Council considers that those sites with planning permission can be considered as deliverable and developable (unless the Council has received information to the contrary). The Council has been in contact with landowners/agents of these sites which are unimplemented to manage the 5 year housing land supply requirement. Trajectories are contained in Tables 4 and 9.
- 3.54 Those sites which are already within defined settlement boundaries (Policy SET 01: Settlement boundaries) in the Test Valley Borough Local Plan 2006 are more likely to be deliverable as any application would be acceptable in principle and work to overcome any constraints may already be underway. These constraints are discussed in further detail in paragraph 3.57. However, development outside of the settlement boundary would need a change in policy stance (Policy SET 03: Development in the countryside) to gain permission and therefore would need to be assessed for suitability as well as availability and achievability. Other policy restrictions include:
- SET02 Residential Areas of Special Character
  - SET04/05 Defined Gaps (the development pattern in Test Valley includes a number of gaps preventing coalescence of settlements)
- 3.55 These policies have been reviewed as part of the Revised Local Plan policies. The Council's Local Development Scheme (LDS)<sup>8</sup> contains the proposed timetable for this. However, the existing Local Plan (2006) policy SET01 establishes the principle of development.
- 3.56 The assessment has been drawn from submissions received from landowners, agents and developers as it highlights whether sites have controlling interests from development professionals and are therefore more likely to be developed. Sites without developer control have not been discounted as not deliverable within 5 years as a developer may be found should permission be granted.
- 3.57 Correspondence received from agents, developers and landowners before publishing the annual update of the SHLAA document will be important to help identify the effects of the recent economic recession on the Council's housing delivery. The cost of relevant infrastructure is likely to have an effect on site viability. A separate Infrastructure Delivery Framework (IDP) has been prepared by the Council to inform the Revised Local Plan. The IDP is a 'live' document as will be updated as when necessary.
- 3.58 In addition to the above policy considerations, the guidance recommends the following factors to be considered to inform the suitability of the site for development now or in the future:

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<sup>8</sup> Local Development Scheme 2013 – 2017 (January 2014):

<http://www.testvalley.gov.uk/resident/planningandbuildingcontrol/planningpolicy/local-development-framework/lds/>



Factors to be considered	Constraints and sources of information
<p><b>1. Physical limitations</b></p>	<p><b>Access</b></p> <ul style="list-style-type: none"> <li>• Planning History</li> <li>• SHLAA submissions</li> </ul> <p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Electricity Pylons (Scottish and Southern Electric, Council records)</li> <li>• Highways / Local Road network (Highways Officer &amp; Highways Agency)</li> </ul> <p><b>Ground Water Protection Zone</b></p> <ul style="list-style-type: none"> <li>• Environment Agency</li> </ul> <p><b>Flood risk – river and tidal based flooding</b></p> <ul style="list-style-type: none"> <li>• Environment Agency</li> </ul> <p><b>Land contamination</b></p> <ul style="list-style-type: none"> <li>• SHLAA submissions</li> </ul>
<p><b>2. Potential impacts</b></p> <p>Including the effect upon landscapes such as landscape features, nature and heritage conservation</p>	<p><b>Tree Preservation Orders</b></p> <ul style="list-style-type: none"> <li>• Council records</li> </ul> <p><b>Conservation Areas</b></p> <ul style="list-style-type: none"> <li>• Council records</li> </ul> <p><b>Listed buildings</b></p> <ul style="list-style-type: none"> <li>• English Heritage</li> </ul> <p><b>Landscape/townscape impact</b></p> <ul style="list-style-type: none"> <li>• Officer and Landscape Officer</li> </ul> <p><b>Separation of settlement</b></p> <ul style="list-style-type: none"> <li>• Policy</li> </ul> <p><b>Character of the area</b></p> <ul style="list-style-type: none"> <li>• Officer and Landscape Officer</li> </ul> <p><b>Potential of Archaeological Interest</b></p> <ul style="list-style-type: none"> <li>• Hampshire County Council</li> <li>• SHLAA submissions</li> </ul> <p><b>Historic parks and gardens</b></p> <ul style="list-style-type: none"> <li>• English Heritage</li> </ul> <p><b>Protected species</b></p> <ul style="list-style-type: none"> <li>• Natural England</li> <li>• SHLAA submissions</li> </ul> <p><b>Agricultural land quality (Grades 1 to 3a)</b></p> <ul style="list-style-type: none"> <li>• Council records</li> </ul> <p><b>Mineral Consultation Areas</b></p> <ul style="list-style-type: none"> <li>• Hampshire County Council Records</li> </ul>
<p><b>3. Appropriateness and likely market attractiveness for the type of development proposed</b></p>	
<p><b>4. Contribution to regeneration priority areas</b></p>	<p>There are no identified Regeneration Priority Areas within the Borough</p>
<p><b>5. Environmental / amenity impacts experienced by would be occupiers and neighbouring areas</b></p>	<ul style="list-style-type: none"> <li>- Railway line (Ordnance survey)</li> <li>- Rights of Way (Hampshire County Council)</li> <li>- Neighbouring uses (Council records)</li> </ul>

- 3.59 Test Valley contains a large number of sites of ecological importance, therefore where sites include (or are adjacent to) local, national or international designations, this is noted in the site constraints. The NPPF (para 118) states that any development likely to have an adverse effect on a Site of Special Scientific Interest should not normally be permitted.
- Ecological Designations
    - SINC (Hampshire Biodiversity Information Centre)
    - SSSI (Natural England)
    - Ramsar (Natural England)
    - SPA (Natural England)
    - SAC (Natural England)
- 3.60 The Council has a duty under Section 85 Countryside and Right of Way Act 2000 to have regard to the purpose of the North Wessex Downs AONB designation in any land use making decision. It similarly has a duty under Section 11A National Parks and Access to the Countryside Act 1949 with regard to the purposes of designation of the New Forest National Park.
- 3.61 The Council has not sought sites within areas where there is an existing preference to retain the existing uses, such as employment and community sites. However, where these have been promoted as suitable, the sites have been included within the SHLAA with the existing use added to the site constraints.
- Existing Uses
    - Community Uses (Council records, SHLAA submissions)
    - Open Space (Public Open Space Audit 2012, Council records)
    - Parking (Council records, SHLAA submissions)
    - Employment (Council records, SHLAA submissions)
- 3.62 The site proformas contained within the Appendices to this document sets out key constraints on the delivery of promoted sites. The Council has identified constraints for information purposes, however, it must be noted that constraints may have varying levels of severity and impact on development. In circumstances where developers have sought to rectify potential delivery issues (e.g. infrastructure capacity) or have provided the Council with an update of new information or evidence (e.g. technical evidence that minerals are not workable/viable), the constraints will remain in the SHLAA Appendices for information and consistency. The impact of the constraints, alongside any evidence or information provided, will be reviewed to inform site selection as part of the Sustainability Appraisal process.

#### *Availability*

- 3.63 The NPPG states that a site is considered available for development:

*“when on the best information available, (confirmed by the call for sites and information from land owners and legal searches where appropriate) there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom*

*strips, tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.” (NPPG, Housing Availability Assessment, para 20)*

- 3.64 Consideration should also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions. A site which benefits from planning permission will not automatically be assumed to be available, because persons who do not have an interest in the land can make planning applications.
- 3.65 Therefore, all the sites which have been promoted or received through the ‘call for sites’ are considered available unless information has been provided indicating that this is not the case. Those sites within the planning process or with unimplemented planning consents have been contacted to ascertain their intentions and the reasons for the possible delay in development. Those with availability restrictions will have this noted in the site constraints. Future updates to the assessment and any subsequent call for sites will help to better inform the availability of new sites as well as those previously assessed.

#### *Assessing Achievability including Viability*

- 3.66 A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is a judgement about the economic viability of a site and the capacity of the developer to complete, let or sell the development over a certain period. This includes the following factors to be taken into account:
1. Market factors;
  2. Cost factors; and
  3. Delivery Factors
- 3.67 The Council recognise that the ability of the development industry is a constraining factor. Viability and market capacity may limit development in the short term in the light of the recession and slow recovery. However these factors are outside the control of the planning system. This was recognised by an Inspector at an appeal in Romsey in 2011<sup>9</sup> who in her decision considered that *“I am not aware of what more the Council could do that would reliably assist the housing supply position; it seems largely to be down to developers taking a judgement on the economic viability of the site; their chance of competing and selling houses and deciding against proceeding – or proceeding at a cautious rate. All the main elements of these calculations are outside local authority control.”*
- 3.68 There are currently two New Neighbourhoods in Andover (Northern Test Valley) which have permission (East Anton with 2,500 dwellings and Picket Twenty with 1,200 new dwellings) and are in the process of implementation as at 1<sup>st</sup> April 2014. Picket Piece (530 dwellings) was allowed at appeal on 30 June 2011. Harewood Farm (150

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<sup>9</sup> Para 18, Halterworth Appeal Decision, November 2011, APP/C1760/A/11/2149410

dwelling) was allowed at Appeal (13 August 2013). Romsey (Southern Test Valley) is a historic market town with considerable character. It represents a desirable location for development, with traditionally high demand and house prices. During 2009-2010 permission was granted for 800 new dwellings at Abbotswood (permission 5 January 2010) and the large site of Grove Place, Nursling was completed. Redbridge Lane was allowed at Appeal (3 November 2010) and planning permission was granted for up to 350 dwellings. Land at Nutburn Road was allowed at Appeal (20 June 2012) and planning permission was granted for 44 dwellings. Land at Morleys Lane, Ampfield has got outline consent for 39 dwellings (12/01133/OUTS). Housing sites continue to be pursued and implemented and therefore it is considered that there is still a market within Test Valley for new development.

- 3.69 In rural locations, there is traditionally a high market demand for new dwellings. This is due to the relative proximity of regular rail services direct to London and the South West, the attractive character of many of the historic villages and the general restraint on development in such locations. The general policy of restraint, with tightly drawn development boundaries and low levels of previously developed land (PDL), has contributed to the limited supply of new dwellings. It is therefore thought reasonable to consider development generally achievable in the rural locations in terms of market factors, unless information provided proves otherwise. Representations on the previous SHLAA documents have not challenged this assumption.
- 3.70 The Council seeks developer contributions towards particular infrastructure provision with all planning applications that result in a net gain in population and therefore have place an increased burden on facilities and services provided. This can be in the form of financial contributions, land transfers or building provision on new sites. The Borough Council currently primarily seeks contributions towards Public Open Space provision, affordable housing and enhancing sustainable modes of transport in line with Local Plan policies and adopted Supplementary Planning Documents. These have been considered during the assessment of sites. These contributions are set out clearly in the Council's adopted Supplementary Planning Documents. These are easily accessible<sup>10</sup>, therefore such costs can be factored in at an early stage, reflected in the price paid for the land, and should not preclude development. However, where land has been acquired prior to the market turndown, viability may need to be investigated. It is expected that this will be raised by the developer or landowner during the SHLAA process.
- 3.71 Hampshire County Council also seeks contributions towards services which it provides. These vary on a site by site basis depending on the potential impact of development and the current status of services (e.g. existing surpluses on the school roll). These are acknowledged but due to their technical nature with the contribution negotiated directly with the County Council; these have not been directly factored into assessments.
- 3.72 Where mitigation of identified constraints is required, this may incur an additional cost to the developer and have implications on achievability.

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<sup>10</sup> These are available on the Council's website, at <http://www.testvalley.gov.uk/resident/planningandbuildingcontrol/planningpolicy/local-development-framework/supplementary-planning-documents/>

- 3.73 The responses of landowners and developers to the SHLAA consultations has informed consideration of delivery factors, with many large sites providing estimated build rates. The Council is investigating options for increasing professional involvement in viability considerations.
- 3.74 The Borough has limited available previously developed land (PDL) and most large available sites are on Greenfield land where the cost of site preparation is unlikely to be an issue.
- 3.75 However, meeting previous strategic housing requirements over a long period of time has meant that most of the less constrained sites have been developed. Therefore those sites which are being assessed and promoted in the SHLAA are likely to be subject to some constraints. Any suitable, available and achievable sites would require a more detailed viability study before being considered for allocation.

#### *Overcoming constraints*

- 3.76 Those constraints which may impact on the suitability, availability and achievability have been identified for each site (recorded in the site proformas in the Appendices) included in the suitability section above. These may have significant implications to delivery, such as infrastructure capacity, or on the suitability of a site for housing, such as an adverse impact on the wider landscape. However, they may also include factors such as Conservation Areas which may affect the design and appearance of the sites rather than the principle of development.
- 3.77 Views of key stakeholders, such as infrastructure providers, has been sought to advise further on these, or identify those which have yet to be addressed. This has included contacting:
- Environment Agency
  - Home Builders Federation
  - Highways Agency
  - Natural England
  - National Grid
  - Scotia Gas Networks
  - Scottish and Southern Energy
  - Southern Water, and
  - Parish Councils
- 3.78 Many of the sites which have been promoted do not have significant constraints which prevent delivery, such as infrastructure capacity, however many are subject to constraints which may affect suitability, such as landscape or ecological impacts. These would be considered through the Sustainability Appraisal process and site selection in the Revised Local Plan. Set out below are the general recommendations of how the main constraints can be overcome. These have not been listed on each of the site assessments as the actual method of resolving the constraint will be based on the specifics of any future proposal. When these constraints would be overcome would be

dependent on detailed negotiations during the planning application process or as part of the Revised Local Plan process should the site be identified.

- Archaeology – Undertake a programme of archaeological investigation and mitigation dependent on the specification of the scheme.
- Conservation Area – Undertake a character appraisal.
- Ecology – An ecological survey and assessment may be required identifying protected species and habitats and what approach would be required to mitigate their impact.
- Flooding – Undertake a Flood Risk Assessment in accordance with the NPPF. Physical works may be required.
- Highways – A traffic impact assessment would be required to identify impact on the highway network and what mitigation would be required.
- Tree Preservation Orders – An arboricultural impact appraisal and method statement would be undertaken.

### ***Stage 3 – Windfall assessment where justified***

3.79 A windfall allowance may be justified in the five year supply if the Council has compelling evidence as set out in paragraph 48 of the NPPF. The NPPF is clear on windfall sites within the housing projections. Paragraph 48 states:

*“Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.”*

3.80 The NPPF defines windfalls (Annex 2: Glossary) as:

*“Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.”*

3.81 This sets out the need based on clear evidence. It also excludes residential gardens from the definition. The NPPG reiterates that a windfall allowance can be justified in the five year housing land supply, however, it also goes further than the NPPF which is silent on the issue of windfall beyond the five year period. The NPPG states that LPA’s have the ability to identify broad locations in years 6 – 15, which could include a windfall allowance based on geographical area as using the same criteria as set out in para 48 of the NPPF.

3.82 Windfall housing development is that development which is unplanned and arises from unidentified sources during the plan period i.e. not allocated sites. The Borough has historically benefited from this form of housing supply, often from redevelopment within the settlement boundaries set out in the Local Plan 2006 or from reuse of buildings in

the rural area. By projecting a windfall supply within the housing supply it allows the Council to take account of this form of development and better forecast housing supply expected during the plan period.

- 3.83 Such completions are outside the control of the Plan and the Council, however, it is expected that such supply will continue throughout the plan period from the proposed changes to the settlement boundaries, the supportive policies relating to Affordable Exception Sites and Community Led Development in the Countryside and the NPPF positive approach to planning and reuse of buildings. Therefore this is a difficult balancing act.
- 3.84 Based on the guidance contained within the NPPF, the Council will continue to consider the inclusion of windfalls within the housing land supply. Based on past trends it is considered that windfall supply will continue to provide a consistent level of completions in Test Valley.
- 3.85 The Council considered it appropriate to include an allowance for windfall sites (referred to as 'unplanned sites' within the plan period in the Revised Local Plan). This is based on past trends and future expectations for sites to come forward which have not been specifically allocated. A projection of 16 per annum has been included for Southern Test Valley (STV - that area within the South Hampshire sub-region) and 43 for Northern Test Valley, based on past evidence<sup>11</sup>.

#### ***Stage 4 – Assessment Review***

- 3.86 The SHLAA will be reviewed annually alongside the Council's Housing Land Supply as this will help to inform a deliverable 5 year supply of housing as well ensuring that those barriers to delivery can be identified. The results of the SHLAA will be assessed and used to inform housing policy via the Sustainability Appraisal and strategic allocations made within the Revised Local Plan. The work done at that stage will include consideration as to how the proposed allocations will contribute to our Housing Trajectory in a manner that will address our objectively assessed need.
- 3.87 The results of the SHLAA are used to inform the Council's indicative Housing Trajectory for Northern Test Valley and Southern Test Valley. The Housing Trajectories can be viewed within the SHLAA Appendices, Council's Housing Topic Paper (June 2014) and the Authority's Monitoring Report. If the housing trajectory indicates that there are insufficient sites / broad locations to meet the objectively assessed need then the Council will revisit the assessment. It is considered that there are sufficient detailed sites to meet the strategic housing need.

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<sup>11</sup> Test Valley Housing Topic Paper, 2014

### **Stage 5 – Final Evidence Base**

- 3.88 The NPPG specifies that following the assessment, the following set of standard outputs should be produced to ensure consistency, accessibility and transparency:
- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
  - an assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
  - contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
  - the potential type and quantity of development that could be delivered on each site/broad location, including how any barriers to delivery could be overcome and when;
  - an indicative trajectory of anticipated development and consideration of associated risks.
- 3.89 The results of the assessment are found within the Appendices accompanying this document which is publicly available on the Council's website.

### *Summary*

- 3.90 The Council has sought to demonstrate how the SHLAA has been carried out primarily in accordance with Government guidance. Where alternative approaches have been used these have been justified.
- 3.91 The input of key stakeholders was sought from the outset to guide the document.
- 3.92 The following sections contain the results of the SHLAA Borough wide and for Southern and Northern Test Valley respectively. Site details which have informed these results are contained in the Appendices.
- 3.93 For those sites which are currently within the designated countryside and therefore require a change in policy, the constraints are listed. These sites provide the options to meet the housing requirement for the Borough. In order to ensure that policy decisions are clearly made in later documents and in accordance with SHLAA guidance, the sites have not been ranked.
- 3.94 The SHLAA forms one part of the process that the Council will use in order to identify where development should take place. The Sustainability Appraisal process will also be undertaken before strategic housing allocations are made in the Revised Local Plan.
- 3.95 The document should be read alongside the Council's Test Valley Housing Topic Paper (June 2014) which is available on the Council's website.



#### 4 Test Valley (Borough Wide)

- 4.1 The Revised Local Plan (Regulation 19) has proposed an annual requirement of 588 dwellings per annum which has been informed by evidence base studies, previous completions rates, the SHLAA and the findings of the Sustainability Appraisal. Policy COM1: Housing provision 2011 – 2029 proposes that the housing requirement for 2011-2029 is 10,584 dwellings with 67:33 split between Northern Test Valley and Southern Test Valley. The apportionment for NTV is 7,092 homes and 3,492 homes for STV.

	<b>Number of Dwellings</b>	<b>Total</b>
Requirement 2011 – 2029	+10,584	10,584
Completions 2011/12 – 2013/14	1,735	8,849
Existing Commitments	4,867	3,982
SHLAA sites where the principle of development is acceptable (identified capacity)	1,103	2,879
Windfall 2015/16 – 2028/29	714	2,165
<b>Total</b>		<b>2,165</b>

Figures exclude the part of Test Valley that are within the New Forest National Park.

- 4.3 It is noted that the housing allocation is not a ceiling and this residual figure assumes completions of all the sites identified. The results of annual monitoring and developer/landowner feedback will be used to inform, whether due to market conditions and other factors, existing permission can be implemented as currently expected.
- 4.4 Since the 1980s the housing requirement for the Borough has been split between Northern Test Valley (NTV) and Southern Test Valley (STV). This split has been recognised by successive Hampshire Structure Plans and the South East Plan. The current Partnership for Urban South Hampshire (PUSH) boundary includes seven southern parishes<sup>12</sup>. The boundaries of these areas are contained in Figure 1.
- 4.5 The primary purpose of a split housing figure is to recognise that within the Borough there are two distinct housing market areas. STV is part of the Southampton and South Hampshire market, and the remainder of the Borough (NTV) part of the North Hampshire Market. It is considered that a split housing requirement should be maintained, as it recognises the separate housing markets and local circumstances of the different parts of the Borough to be individually taken into account in setting the strategy for future housing provision.
- 4.6 The following two sections contain more detailed results for Southern and Northern Test Valley.

<sup>12</sup> Ampfield, Chilworth, North Baddesley, Nursling & Rownhams, Romsey Town, Romsey Extra and Valley Park.

## **5 Southern Test Valley (STV)**

### *Strategic Housing Requirement*

- 5.1 The draft Revised Local Plan (Regulation 19) proposes a housing requirement figure of 3,492 for STV within the plan period 2011 – 2029. It is the Council's proposed approach to allocate sufficient housing sites within the Revised Local Plan to meet this requirement.
- 5.2 The SHLAA will be used to inform these allocations by:
- Identifying the levels of housing completions since 2011
  - Assessing existing sites with permission to determine the likelihood of delivery and any barriers to supply, (to calculate the impact on the residual housing figure)
  - Assessing the level of potential supply within the settlement boundaries or where there is an existing policy principle of development (in the larger settlements), (to calculate the impact on the residual housing figure)
  - Assessing the level of potential supply provided by sites unlikely to come forward without a change in policy, (to identify the potential level of housing land availability to meet the residual housing figure and guide whether broad location assessments or windfall allowance is required)
  - Assessing the 'developability' and 'deliverability' of sites in the larger settlements, unlikely to come forward without a change in policy, (to guide the policy decisions on which sites may be the most appropriate to meet the residual housing requirement)
  - Assessing the 'developability' and 'deliverability' of sites in the rural settlements, unlikely to come forward without a change in policy (to guide the policy decisions on which sites may be the most appropriate to meet the residual housing requirement).

*Completions Since 2011*

5.3 Housing completions within Southern Test Valley since 2011 are included in the summary table below.

<b>Table 3: Southern Test Valley Housing Land Supply</b>		
	<b>Number of Dwellings</b>	<b>Total</b>
Requirement 2011 - 2029	+3,492	3,492
Completions 2011/12 – 2013/14	472	3,020
<b>Total</b>		<b>3,020</b>

*Unimplemented Permissions*

- 5.4 Existing unimplemented planning permissions (sites under construction and those with extant planning consents) for a net gain of 5 or more have been reviewed and agents and/or landowners consulted to monitor the deliverability of these sites.
- 5.5 Sites have been included within the SHLAA to the timescales identified by the landowners / agents unless evidence has been provided to the contrary. Updates on likely deliverability will be undertaken annually.
- 5.6 Existing unimplemented planning permissions for sites with a net gain of less than 5 dwellings also contribute to the supply. In line with the Housing Topic Paper (June 2014), these sites have been accounted for with a 10% discount applied to take account of potential uncertainty regarding exact number of permissions that will be implemented. Table 4 sets out the supply of housing from unimplemented permissions in Southern Test Valley.

Table 4: Southern Test Valley Unimplemented Housing Permissions (1<sup>st</sup> April 2014)

Application Reference	Site Address	No. Dwellings Remaining (at 1st April 2014)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
08/00475/OUTS	Abbotswood, Romsey	423	160	176	87			
09/01706/OUTS	Redbridge Lane, Nursling	350		22	43	43	43	43
TVS.00515/43	Romsey Brewery, Princes Road, Romsey	198	10	10	10	10	10	10
11/01015/OUTS 13/00881/RESS	Romsey Infants School, Winchester Road, Romsey	34		34				
11/01253/OUTS	Land at Nutburn Road, North Baddesley	43	20	23				
12/00583/FULLS	Land at Sandy Lane, Romsey	31	20	11				
12/01683/FULLS	Coopers House, The Horsefair, Romsey	8	8					
12/02727/FULLS	35 The Hundred, Romsey	7	7					
12/02613/FULLS	Rayco Ford, Winchester Road, Romsey	29		29				
13/00930/FULLS	Land Rear of 20 The Hundred, Romsey	5		5				
13/01382/FULLS	18 Hadrian Way, Chilworth	7					7	
13/02103/FULLS	Dairy House & Roke Manor Farm, Old Salisbury Lane, Romsey	7	7					
12/01133/OUTS*	Morleys Green, Morleys Lane, Ampfield	39					39	
13/00727/OUTS	Baddesley Close, North Baddesley	37		37				
13/02172/FULLS*	Hillier Garden Centre, Romsey	40			40			
14/00432/PDJS	Horsefair House, The Horsefair, Romsey	10		10				
Unimplemented permissions for net gain 1 – 4 dwellings (with a 10% deduction)		56						
<b>Totals</b>		<b>1,324</b>	<b>232</b>	<b>357</b>	<b>180</b>	<b>53</b>	<b>99</b>	<b>53</b>

\* When calculating the Council’s Housing Land Supply position, the Council monitors those planning applications that fall within the settlement boundary (with a presumption in favour of residential development) proposing five or more dwellings. For consistency between the SHLAA and HLS, Table 4 includes those planning applications that have a resolution for permission as at 1<sup>st</sup> April 2014.

*Potential Supply within Existing Settlement Boundaries (as defined within Borough Local Plan 2006)*

- 5.7 The SHLAA process has identified a number of sites where the principle of redevelopment for housing is considered acceptable. These sites can be developed without a change in the current policy approach and may therefore be considered deliverable or developable.
- 5.8 The level of potential supply within the existing settlement boundaries without the need for a change policy can inform the expected capacity of settlements. This has the result of potentially reducing the need to allocate additional Greenfield housing sites outside the built up area, depending on investigation into the developability of these sites, as they may be subject to constraints which prevent them from being delivered for housing.
- 5.9 The table below shows the sites which are considered deliverable or developable.

Table 5: Southern Test Valley SHLAA Sites (where there is an existing policy presumption in favour of development)							
Site no.	Site Name	Settlement	Ward	Capacity	Housing Completions in Year Categories		
					1 - 5	5 - 10	10-15
020	Eastwood Court	Romsey	Romsey Abbey	5	5		
281	Former Council Offices, Duttons Road	Romsey	Romsey Abbey	56	56		
286	Nightingale Lodge	Romsey	Romsey Cupernham	42	42		
	10% discount <sup>1</sup> applied to year categories 5-10 and 10+						
	<b>Total (inc discount)</b>			<b>103</b>	103		
<sup>1</sup> 10% Discount applied for non-implementation							

- 5.10 An overall discount of 10% are applied to sites which are considered to be deliverable within the period 5-10 years or 10+ years. This discount is to take account of the current potential level of uncertainty, regarding the number of dwellings which these could

deliver. This approach is considered to provide the appropriate level of confidence and degree of flexibility in the figures at the present time. A precise number of dwellings will be specified for each individual site as the statement is updated and sites are moved into the 1-5 year period of deliverability, and included within the five year housing land supply. However, at present all of the SHLAA sites are considered to be deliverable within the period 1 – 5 years, therefore no discount has been applied. The SHLAA assessments of these sites are contained in Appendix 1.

- 5.11 The current capacity of sites within the existing settlement boundaries within Southern Test Valley is 103.
- 5.12 Therefore, aggregating these sources together, the housing requirement for Southern Test Valley is given in the table below:

<b>Table 6: Southern Test Valley Residual Housing Requirement</b>		
	<b>Number of Dwellings</b>	<b>Total</b>
Requirement 2011 - 2029	+3,492	3,492
Completions 2011/12 – 2013/14	472	3,020
Existing Commitments	1,324	1,696
SHLAA sites where the principle of development is acceptable (identified capacity)	103	1,593
Windfall 2015/16 – 2028/29 at 16 units / year	224	1,369
<b>Total</b>		<b>1,369</b>

- 5.13 It is noted that the housing allocation is not a ceiling and this residual figure assumes completions of all the sites identified.
- 5.14 The Housing Land Supply position will be updated annually.

*Potential Supply from Sites Requiring a Change in Policy*

- 5.15 To address the remaining requirement, the SHLAA process has recognised that a number of sites could contribute to the housing supply in Southern Test Valley that would require a change in policy. Those that are considered potentially developable, depending on the spatial strategy preferred and the balance of constraints that the sites may have, have been assessed and are included in Appendix 2. Section 7 and Appendix 5 includes those sites that fall within the rural area of Southern Test Valley.
- 5.16 The potential supply of these sites is given below:

Table 7: 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
093	St James' Mobile Home Park	Chandler's Ford	Ampfield	33		33	
187	Land adjoining Denys Holme	Chilworth	Chilworth	5	5		
140	Land at Manor Road	Chilworth	Chilworth	5*		5*	
141	Land at The Orchard	Chilworth	Chilworth	50		50	
162	Land between Bracken Place and Bracken Hall	Chilworth	Chilworth	80 <sup>†</sup>	80 <sup>†</sup>		
210	Land at Thimble Hall	Chilworth	Chilworth	40	40		
256	Land at Nyewood Gardens	Chilworth	Chilworth	5 - 10	5 - 10*		
285	Land north of Botley Road	Chilworth	Chilworth	600			600
257	Land at Velmore Farm	Chandler's Ford	Chilworth	180 - 220	180 - 220*		
027	Park Farm, North Stoneham	Eastleigh	Chilworth	75	40	35	
142	Land at Lord's Wood	Lords Hill	Chilworth	1000		1000*	
104	Little Meads, Castle Lane	N Baddesley	Chilworth	33	33		
143	Land South of Bracken Road	N Baddesley	Chilworth / Nursling & Rownhams	150	150		
221	Grove Farm and Grove Lodge, Nursling	N Baddesley	Chilworth / Nursling & Rownhams	1500	500	500	500
220	Packridge Farm	N Baddesley	N Baddesley	70	70		
024	Land at Roundabout Copse	N Baddesley	N Baddesley / Chilworth	70	70		
127	Hoe Farm	N Baddesley	N Baddesley / Romsey Extra	300	250	50	
026	Land South of Hoe Lane	N Baddesley	Nursling & Rownhams	55	55		
186a	Bargain Farm	Nursling	Nursling & Rownhams	150	150		
(186b)	Bargain Farm	Nursling	Nursling & Rownhams	(20-30)	20-30		
136	Field's Farm, Rownhams Lane, Rownhams	Rownhams	Nursling & Rownhams	120	120		
025	Fairfield, Greenhill Lane	Nursling & Rownhams	Nursling & Rownhams	26	10	16	
073	Land to rear of Ferndown, Greenhill Lane	Nursling & Rownhams	Nursling & Rownhams	10	8	2	

017	Parkers Farm	Nursling & Rownhams	Nursling & Rownhams	550	450	100	
270	Land to the north of Adanac Park	Nursling & Rownhams	Nursling & Rownhams	106	106		
222	Land at Eastwood Court Buildings, Romsey	Romsey	Romsey Abbey	10	10		
202	Baroona, Cupernham Lane	Romsey	Romsey Extra	25	25		
272	Land opposite Belbins Industrial Estate	Romsey	Romsey Extra	20-25	20-25		
283	Belbins, Cupernham Lane	Romsey	Romsey Extra	17	17		
177	'Our Bungalow' Sandy Lane	Romsey	Romsey Extra	10	6	4	
219	Land N of Sandy Lane	Romsey	Romsey Extra	129	129		
077	Bracken Wood, Jermyns Lane	Romsey	Romsey Extra	40		40	
021	Burma Road	Romsey	Romsey Extra	30	30		
009	Ganger Farm	Romsey	Romsey Extra	800	275	525	
(196)	Pond Cottage	Romsey	Romsey Extra	(90)	90		
224	Land east of Primrose Cottages, Crampmoor, Romsey	Romsey	Romsey Extra	17	17		
033a	Land at Crampmoor Lane	Romsey	Romsey Extra	40	40		
(033b)	Land at Crampmoor Lane	Romsey	Romsey Extra	(6)	6		
058	Land at Cupernham Lane	Romsey	Romsey Extra	44	44		
007	Land at Halterworth	Romsey	Romsey Extra	1600	500	1100	
(005)	Land north of Highwood Lane, Halterworth, Romsey	Romsey	Romsey Extra	(120)	120		
(006)	Land south of Highwood Lane, Halterworth, Romsey	Romsey	Romsey Extra	(400)	150	250	
(206)	Land at corner of Highwood Lane, Halterworth	Romsey	Romsey Extra	(59)	59		
(078)	Land at Lodge Farm, Halterworth	Romsey	Romsey Extra	(440)	100	340	
(190)	Land west of Highwood Lane, Halterworth,	Romsey	Romsey Extra	(320*)	100*	220*	
(191)	Land north of Botley Road, Halterworth,	Romsey	Romsey Extra	(320*)	100*	220*	
183	Land at Peel Close	Romsey	Romsey Extra	20	20		
126	Land at Whitenap	Romsey	Romsey Extra	1300	300	750	250
062	Land to east of Braishfield Road	Romsey	Romsey Extra	45	45		
284	Land adjoining Abbotswood House	Romsey	Romsey Extra	65-70	65-70		
084	Oxlease Farm, Cupernham Lane	Romsey	Romsey Extra	150	150		
023	Pauncefoot Farm	Romsey	Romsey Extra	15	15		



145	Land at LuzBorough House	Romsey	Romsey Tadburn	58	58		
124	Castle Lane Farm, Castle Lane	Valley Park	Chilworth	650*	50*	600*	
110	Land north of Flexford Road	Valley Park	N Baddesley	100	100		
121	Land to North and South of Flexford Road	Valley Park	N Baddesley	1300	150	950	200
(120)	Land to North and South of Flexford Road (1)	Valley Park	N Baddesley	(400)	50	350	
(122)	Land to North and South of Flexford Road (2)	Valley Park	N Baddesley	(150)	50	100	
(123)	Land to North and South of Flexford Road (3)	Valley Park	N Baddesley	(750)	50	500	200
107	Land at Great Covert	Valley Park	N Baddesley / Valley Park	300	200	100	

<sup>†</sup> Includes completions post the 15 year time period

\* Asterisks indicate where information has not been provided and the Council has estimated potential supply

() Brackets indicate where the site forms a part of a larger promoted site

<sup>†</sup> Care Home units may not be considered dwellings for the purposes of the housing supply.

- 5.17 There is a potential supply of sites in the larger settlements of Southern Test Valley to meet the housing requirement.
- 5.18 The decision of which sites to be selected in the Revised Local Plan will be carried out separately following the Sustainability Appraisal process. It should also be noted that further sites may come forward following additional consultation or annual review.

## **6 Northern Test Valley (NTV)**

### *Strategic Housing Requirement*

- 6.1 The draft Revised Local Plan (Regulation 19) proposes a housing requirement figure of 7,092 for NTV within the plan period 2011 – 2029. It is the Council's proposed approach to allocate sufficient housing sites within the Revised Local Plan to meet this requirement.
- 6.2 The SHLAA will be used to inform these allocations by:
- Identifying the levels of housing completions since 2011 (this reduces the residual figure to be allocated)
  - Assessing existing sites with permission to determine the likelihood of delivery and any barriers to supply (to calculate the impact on the residual housing figure)
  - Assessing the level of potential supply within the settlement boundaries or where there is an existing policy principle of development (in the larger settlements) (to calculate the impact on the residual housing figure)
  - Assessing the level of potential supply provided by sites unlikely to come forward without a change in policy (to identify the potential level of housing land availability to meet the residual housing figure and guide whether broad location assessments or windfall allowance is required)
  - Assessing the 'developability' and 'deliverability' of sites in the larger settlements unlikely to come forward without a change in policy (to guide the policy decisions on which sites may be the most appropriate to meet the residual housing requirement)
  - Assessing the 'developability' and 'deliverability' of sites in the rural settlements unlikely to come forward without a change in policy (to guide the policy decisions on which sites may be the most appropriate to meet the residual housing requirement).
- 6.3 This section follows the same format as Southern Test Valley for consistency.

### *Completions Since 2011*

- 6.4 Housing completions within Northern Test Valley since 2011 are included in the summary table below.

<b>Table 8: Northern Test Valley Housing Land Supply</b>		
	<b>Number of Dwellings</b>	<b>Total</b>
Requirement 2011 - 2029	+7,092	7,092
Completions 2011/12 – 2013/14	1,263	5,829
<b>Total</b>		<b>5,829</b>

#### *Unimplemented Permissions*

- 6.5 Existing unimplemented planning permissions (sites under construction and those with extant planning consents) for a net gain of 5 or more have been reviewed and agents and/or landowners consulted to monitor the deliverability of these sites.
- 6.6 Sites have been included within the SHLAA to the timescales identified by the landowners / agents unless evidence has been provided to the contrary. Updates on likely deliverability will be updated annually.
- 6.7 Existing unimplemented planning permissions for sites with a net gain of less than 5 dwellings also contribute to the supply. In line with the Housing Topic Paper (June 2014), these sites have been accounted for with a 10% discount applied to take account of potential uncertainty regarding exact number of permissions that will be implemented. Table 9 sets out the supply of housing from unimplemented permissions in Northern Test Valley.

Table 9: Northern Test Valley Unimplemented Housing Permissions

Application Reference	Site Address	No. Dwellings Remaining (at 1st April 2014)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
TVN.09258	East Anton (Augusta Park), Andover	1640	111	111	111	111	111	111
10/00242/OUTN	Picket Piece, Andover	530	121	112	89	86	90	32
TVN.09275	Picket Twenty, Andover	695	150	150	150	140	80	25
11/01233/FULLN	13-17 Bridge Street, Andover	12	12					
11/00527/EXTN	24A High Street, Andover	7	Unlikely within this period					
12/00061/FULLN	97 Weyhill Road, Andover	13	13					
07/01466/FULLN	Anton Laundry, Marlborough Street, Andover	14	14					
13/01252/FULLN	Former Household Waste Recycling Centre, Andover	19	19					
11/02729/OUTN	Land at Former Shepherd Spring Schools, Smannell Road, Andover	50		50				
11/00689/OUTN	Land at Roman Way School, Andover	12	12					
10/02764/FULLN	Land rear of 22 Highlands Rd, Andover	6	6					
13/01150/FULLN	Purbeck, Oak Bank, Andover	7	7					
12/00690/FULLN	12 Wolvesdene Road, Andover	7	7					
12/02768/OUTN	Andover Lawn Tennis Club, Eardley Av, Andover	14			14			
11/01425/FULLS	Home Farm, Embley Lane, East Wellow	8			8			
13/00095/FULLS	Home Farm, Embley Lane, East Wellow	5	Unlikely within this period					
13/00946/FULLS	Home Farm, Embley Lane, East Wellow	6			6			
08/02374/OUTS	Stanbridge Earls School, Awbridge	2	2					
11/01397/FULLN	Wades Farm, Barton Stacey	19		19				

13/01899/FULLN	Weyhill Gardens, Weyhill	13	13					
12/00666/FULLN	Ecosse, Dauntsey Drove, Ampert	21	5	10	6			
12/01611/OUTN	Harewood Farm	150			20	50	65	15
13/01366/FULLN	Land between the former Borough Arms Public House & The Lardicake Public House	7	7					
13/01859/FULLN	Land at Weston Court, Enham Alamein	10					10	
13/01545/PDJN	Unit 7 Harewood Forest Works, Longparish	12						12
13/02650/FULLN	Land at Junction of Chantry St / West St, Andover	65				50	15	
Unimplemented permissions for net gain 1 – 4 dwellings (with a 10% deduction)		199						
<b>Totals</b>		<b>3,543</b>	<b>499</b>	<b>452</b>	<b>404</b>	<b>437</b>	<b>371</b>	<b>195</b>

6.8 Since 2006 there have been two large housing permissions granted (East Anton for 2,500 and Picket Twenty for 1,200 dwellings) which are currently being implemented following allocation in the current Local Plan (adopted in 2006). Picket Piece (June 2011) and Harewood Farm (August 2013) were granted permission at Appeal.

*Potential Supply within Existing Settlement Boundaries (as defined within Borough Local Plan 2006)*

6.9 The SHLAA process has identified a number of sites where the principle of redevelopment for housing is considered acceptable. These sites can be developed without a change in the current policy approach and may therefore be considered deliverable or developable.

6.10 The level of potential supply within the existing settlement boundaries without the need for a change policy can inform the expected capacity of settlements. This has the result of potentially reducing the need to allocate additional Greenfield housing sites outside the built up area, depending on investigation into the developability of these sites, as they may be subject to constraints which prevent them from being delivered for housing.

6.11 The table below shows the sites which are considered deliverable or developable.

Table 10: Northern Test Valley SHLAA Sites (where there is an existing policy presumption in favour of development)

Site no.	Site Name	Settlement	Ward / Parish	Capacity	Housing Completions in Year Categories		
					1-5	5-10	10-15
014	Children's Playgroup, Cricketers Way	Andover	Andover Alamein	7	7		
152	George Yard/Black Swan Yard	Andover	Andover St Marys	100		100	
138	Land at River Way	Andover	Andover St Marys	123		123	
001b	Picket Twenty (density increase)	Andover	Andover St Marys	125		125	
14/00245/FULLN	Anton Laundry, Marlborough Street*	Andover	Andover St Marys	14	14		
003b	East Anton (density increase)	Andover	Smannell	300		200	100
133 (12/02497/OUTN)	East Anton Secondary School Site	Andover	Smannell	350		175	175
250	Cherry Orchard, Windsor Road	Andover	Andover Millway	21	21		
150	Land at Hillside Villas	Charlton	Charlton	6	6		
280	Andover Railway Station	Andover	Andover Millway	60		60	
	<b>Total (excl. discount)</b>			1106	48	783	275
	10% discount <sup>1</sup> applied to year categories 5-10 and 10+					-78	-28
	<b>Total (inc. discount)</b>			<b>1000</b>	48	705	247

<sup>1</sup> 10% Discount applied for non-implementation

\*

When calculating the Council's Housing Land Supply position, the Council monitors those planning applications that fall within the settlement boundary (with a presumption in favour of residential development) proposing five or more dwellings. For consistency between the SHLAA and HLS, Table 10 includes those planning applications that have a resolution for permission as at 1st April 2014.

14/00245/FULLN this planning application is for a net gain of 14 units in addition to the existing commitment of 14 units

Picket Twenty (density increase) – the capacity has been reviewed with the option holder and therefore the capacity has been amended to 125 units.

6.12 An overall discount of 10% has been applied to sites identified which are considered to be deliverable within the period 5-10 years or 10+ years. This discount is to take

account of the current potential level of uncertainty, regarding the number of dwellings which these could deliver. This approach is considered to provide the appropriate level of confidence and degree of flexibility in the figures at the present time. A precise number of dwellings will be specified for each individual site as the statement is updated and sites are moved into the 1-5 year period of deliverability, and included within the five year housing land supply. The SHLAA assessments of these sites are contained in Appendix 3.

- 6.13 The current capacity of sites in Northern Test Valley in and around Andover & Charlton within the existing settlement boundary and allocations is 1,000.
- 6.14 Therefore, aggregating these sources together, the housing requirement for Northern Test Valley is given in the table below:

<b>Table 11: Northern Test Valley Residual Housing Requirement</b>		
	<b>Number of Dwellings</b>	<b>Total</b>
Requirement 2011 - 2029	+7,092	7,092
Completions 2011/12 – 2013/14	1,263	5,829
Existing Commitments	3,543	2,286
SHLAA sites where the principle of development is acceptable (identified capacity)	1,000	1,286
Windfall sites 2015/15 – 2028/29 at 35 units / year	490	796
<b>Total</b>		<b>796</b>

- 6.15 It is noted that the housing allocation is not a ceiling and this residual figure assumes completions of all the sites identified.
- 6.16 The Housing Land Supply position will be updated annually.

*Potential Supply from Sites Requiring a Change in Policy*

- 6.17 While Table 11 identifies a surplus in supply, the SHLAA process has recognised that a number of sites could contribute to the housing supply in Northern Test Valley that would require a change in policy. Those that are considered potentially developable, depending on the spatial strategy preferred and the balance of constraints that the sites may have, have been assessed and are included in Appendix 4. Section 7 and Appendix 6 includes those sites that fall within the rural area of Northern Test Valley.
- 6.18 The potential supply of these sites is given below:

Site no.	Site Name	Settlement	Ward / Parish	Capacity	Housing Completions in Year Categories		
					1-5	5-10	10-15
004	Littlebridge, Andover	Andover	Abbotts Ann	2000	740	1260	
052	Land to east of A343	Andover	Andover Alamein	100	100		
051	Land to north of Saxon Way	Andover	Andover Alamein	356	200	156	
214	Meeting Hall, Lansdowne Avenue, Andover	Andover	Andover Millway	18	18		
087	Land at London Road, Andover Down	Andover	Andover St Marys	12	12		
086	Land at Middleway Road, Andover Down	Andover	Andover St Marys	5	5		
184	Land to rear of Down House, London Road, Andover Down	Andover	Andover St Marys	80	50	30	
194	Land to south of London Road, Andover Down	Andover	Andover St Marys	25	5		20
158	Picket Piece	Andover	Andover St Marys	900	350	350	200
(195)	Land adjacent to 9A Picket Piece	Andover	Andover St Marys	(25)	25		
(137)	Land at 5 Walworth Road, Picket Piece	Andover	Andover St Marys	(6)	3	3	
(106)	Land north of Walworth Road, Picket Piece	Andover	Andover St Marys	(20)	20		
161	Land at Landfall, Picket Piece	Andover	Andover St Marys	25	25		
211	Land N of Ox Drove Rise, Picket Piece	Andover	Andover St Marys	5	5		
212	Land E of 10 Walworth Road, Picket Piece	Andover	Andover St Marys	96	96		
282	Valley View Business Park, Picket Piece	Andover	Andover St Marys	30	20	10	
292	Land south of Ox Drove, Picket Piece	Andover	Andover St Marys	5	5		
131	Picket Twenty Extension	Andover	Andover St Marys	300			300
198	Land at Bere Hill Farm, Andover	Andover	Andover Winton	1000	250	500	250
(018)	Land at Micheldever Road	Andover	Andover Winton	60	60		
008	Land at Bere Hill and The Grange	Andover	Andover Winton	650	350	300	
147	Land at Red Post Bridge	Andover	Monxton	60		60	
148	Land at Red Post Lane	Andover	Monxton / Penton Grafton	915		500	415
29a	Land at Homestead Farm	Andover	Penton Mewsey	210	210		
(29b)	Land at Homestead Farm	Andover	Penton Mewsey	(98)	98		



243	Land at Penton Corner	Andover	Penton Mewsey	15	15		
264	Land at Short Lane	Andover	Penton Mewsey	50-75	50-75		
293	Croft House, Harrow Way	Andover	Penton Mewsey	90	90		
144	Land East of East Anton	Andover	Smannell	1750		500	1250
032	Land at Charlton Nursery	Charlton	Charlton	30	30		
130	Land at Enham Lane	Charlton	Charlton	115	115		
169	Land at Foxcotte Lane	Charlton	Charlton	10	10		
155	Land at Foxcotte Manor Farm	Charlton	Charlton	1200* <sup>1</sup>		300*	600*
019	Land at Goch Way	Charlton	Charlton	85	85		
042	Land to east of Foxcotte Lane	Charlton	Charlton	220	220		
041	Land to rear of Hatherden Road	Charlton	Charlton	54*		54*	
149	Land to West of Foxcotte Lane	Charlton	Charlton	1320* <sup>1</sup>		500*	500*
260	Land to West of Manor Farm	Knights Enham	Enham Alamein	5 - 10	5 - 10		
<p>* Asterisks indicate where information has not been provided and the Council has estimated potential supply  <sup>1</sup> Includes completions post the 15 year time period                  () Brackets indicate where the site forms a part of a larger promoted site.</p>							

6.19 The decision of which sites to be selected in the Revised Local Plan will be carried out separately following the Sustainability Appraisal process. It should also be noted that additional sites may come forward following additional consultation or annual review.

## 7 Rural Test Valley

- 7.1 As set out in the methodology, the sites in the rural area were not included in the general assessment as part of the SHLAA.
- 7.2 The Council is currently reviewing the settlement boundaries of the rural settlements in the Revised Local Plan. The consequences of new policies and a different approach is likely affect the amount of development in the rural area. However, the quantity of this is difficult to predict.
- 7.3 The SHLAA and the settlement hierarchy are important documents in reviewing these boundaries to ensure that policy designations are drawn appropriately, balancing relative sustainability credentials with the individual rural and historic character of the villages, which is of significant value to the character of Test Valley.
- 7.4 Therefore where sites have been promoted in rural locations, the housing potential has been assessed following the SHLAA methodology to assist the evidence base for the Council's Revised Local Plan. Each site is noted whether or not it is within the proposed settlement hierarchy. The facilities within each settlement are listed in Appendix 7.
- 7.5 For ease of reference these sites have been separated into Northern and Southern Test Valley in the following two tables.

### Rural Sites with Southern Test Valley

- 7.6 Southern Test Valley sites submitted are summarised below, with the assessments contained in Appendix 5.

Site no.	Site Name	Settlement	Parish	Capacity	Housing Completions in Year Categories		
					1-5	5-10	10-15
067	Land at Ampfield Hill	Ampfield	Ampfield	5*	5*		
028	Land at Knapp Lane	Ampfield	Ampfield	5	5		
059	Land at Sleepy Hollow Farm	Ampfield	Ampfield	33	33		
189	Land south of Knapp Lane	Ampfield	Ampfield	5		5	
273	Land adjacent to Hook Road	Ampfield	Ampfield	15	15		
296	Land west of the Chase	Ampfield	Ampfield	20	20		

\* Asterisks indicate where information has not been provided and the Council has estimated potential supply

*Rural Sites with Northern Test Valley*

7.7 Northern Test Valley sites submitted are summarised below, with the assessments contained in Appendix 6.

Site no.	Site Name	Settlement	Parish	Capacity	Housing Completions in Year Categories		
					1-5	5-10	10-15
146	Land adjacent to new primary school	Abbots Ann	Abbots Ann	30	30		
088	Land at Bulbery	Abbots Ann	Abbots Ann	100	100		
089	Land at Little Ann Road	Abbots Ann	Abbots Ann	8*	8*		
223	Land east of Manor Close	Abbots Ann	Abbots Ann	100	100		
090	Land at Mill Lane	Abbots Ann	Abbots Ann	8*	8*		
070	Land to rear of Webbs Lane	Abbots Ann	Abbots Ann	20	20		
075	Land to south of Salisbury Road	Anna Valley	Abbots Ann	58	20	38	
240	Land adj to 25 Cattle Lane Farm	Abbots Ann	Abbots Ann	24		24	
241	Land E of Red Post Lane	Abbots Ann	Abbots Ann	36		36	
269	Land off Abbots Hill	Abbots Ann	Abbots Ann	10	10		
168	Land at Bury Hill Poultry Farm	Anna Valley	Upper Clatford	16	16		
291	Era Park, Balksbury Hill	Anna Valley	Upper Clatford	14	14		
167	Land adjoining Church Lane	Awbridge	Awbridge	11*		11*	
108	Land at Church Lane, Awbridge	Awbridge	Awbridge	26*		26*	
200	Land east of Danes Road	Awbridge	Awbridge	10*	10*		
201	Land to rear of Fairhaven	Awbridge	Awbridge	6*	6*		
047	Land at Butlers Farm	Awbridge	Awbridge / Lockerley	177		177	
125	Old School House	Barton Stacey	Barton Stacey	12	12		
230	Land to rear of Wades Farm Cottages	Barton Stacey	Barton Stacey	10		10	
215	Land S of Lion Wood	Braishfield	Braishfield	15	15		
248	Land at Fairbournes Farm, Braishfield	Braishfield	Braishfield	10	10		
249	Land at Megana Way, Braishfield	Braishfield	Braishfield	25	25		
231	Land adjacent to Hyde Farm	Broughton	Broughton	45*	45*		
182	Land north of School Lane	Broughton	Broughton	15	15		
050	Land south of School Lane	Broughton	Broughton	28	28		
259	Land south of Buckholt Road	Broughton	Broughton	70	40	30	
271	Land at Brightside Farm	Broughton	Broughton	6	6		
072	Land at Drove Road	Chilbolton	Chilbolton	20	20		
180	Red House Hotel	Cholderton	Shipton Bellinger / Thruxton	35	35		
275	Home Farm	Cholderton	Amport	20	20		
278	Thruxton Farm	Cholderton	Penton Bellinger / Thruxton	5	5*		
069	Former Railway Goods Yard	Dunbridge	Mottisfont	15	15		

160	Manor Farm	East Cholderton	Amport	20	20		
082	Land to rear of Iona, Crawley Hill	East Wellow	Wellow	27	27		
132	Enham Village	Enham	Enham Alamein	395	40	200	155
170	Land at Stanbury Road	Fyfield	Fyfield	15		15	
171	Land adj Honeysuckle Cottage, Longstock Road	Goodworth Clatford	Goodworth Clatford	12	12		
193	Land adjacent to Twin Acres, Church Lane	Goodworth Clatford	Goodworth Clatford	12	12		
071	Land at Goodworth Clatford	Goodworth Clatford	Goodworth Clatford	30	30		
076	Land to north of Barrow Hill	Goodworth Clatford	Goodworth Clatford	106	28	20	58
288	Land off Barrow Hill	Goodworth Clatford	Goodworth Clatford	30	30		
091	Hill View Farm, Wallop Road	Grateley	Grateley	35-40	35-40		
117	Land at Old Stockbridge Road	Grateley	Grateley	275*	75*	200*	
234	Land adj to Tabora	Grateley	Grateley	27		27	
289	Land at Station Road	Grateley	Grateley	136-182	136-182		
252	Land to the north of Rose Cottage	Houghton	Houghton	6	6		
253	Land north of Stevens Drove	Houghton	Houghton	60	60		
045	Hill View Farm, Mill Road	Hollom Down	Nether Wallop	13		13	
255	Broadmeadow, Station Road	Middle Wallop	Nether Wallop	30	30		
113	Land north of Cow Lane	Kimpton	Kimpton	30	30		
128	Land to East of Eldon Road	King's Somborne	King's Somborne	100	100		
207	Land at Winchester Road	King's Somborne	King's Somborne	90	90		
208	Land S of Winchester Road	King's Somborne	King's Somborne	20	20		
225	Allotments, Church Road, King's Somborne	King's Somborne	King's Somborne	25	25		
209	Land E of Church Road	King's Somborne	King's Somborne	40	40		
044	Land to west of Furzedown Road	King's Somborne	King's Somborne	234		234	
239	Land E of Allotments, Church Road	King's Somborne	King's Somborne	20	20		
251	Land at Spencers Farm, Muss Lane	King's Somborne	King's Somborne	50	25	25	
079	Abbot's Manor Farm	Leckford	Leckford	12	12		
056	Land at Holbury Lane	Lockerley	East Dean / Lockerley	135*			135*
030	Land at Top Green	Lockerley	Lockerley	5	5		
159	Land north of East Dean Lane	Lockerley	Lockerley	36*			36*
095	Land to north of Lockerley Primary School	Lockerley	Lockerley	10	10		
228	Longparish Village Hall Overflow Car Park, adj to Church Farm Cottage	Longparish	Longparish	8		8	
229	Lower Farm Buildings	Longparish	Longparish	10		10	
081	Charity Farm Dairy, Longstock Road	Longstock	Longstock	10		10	

112	Land at Andover Lane, Faberstown	Ludgershall	Kimpton	50	50		
111	Land at Great Shoddesden	Ludgershall	Kimpton	25	25		
061	Land between Burwood & Silverlea, New Rd	Michelmersh	Michelmersh & Timsbury	12	12		
060	Land to north of Milburns, New Road	Michelmersh	Michelmersh & Timsbury	10	10		
043	Land to west of Church Road	Michelmersh	Michelmersh & Timsbury	5		5	
216	Land at Haccups Lane	Michelmersh	Michelmersh & Timsbury	5	5		
217	Land at Oak Tree Farm	Michelmersh	Michelmersh & Timsbury	30	30		
295	Land between Hillside Cottage and 4 Hilltop Cottages, Haccups Lane	Michelmersh	Michelmersh & Timsbury	8-10	8-10		
294	The Herons, Heron Lane	Timsbury	Michelmersh & Timsbury	5	5		
116	Former Middle Wallop Air Field	Middle Wallop	Over Wallop	75	75		
097	Land at Knockwood Lane	Nether Wallop	Nether Wallop	9	9		
277	Land at Green Gables	Nether Wallop	Nether Wallop	40	40		
096	Land at School Lane	Nether Wallop	Nether Wallop	5	5		
036	Land at Station Road	Over Wallop	Over Wallop	65	65		
094	Land to rear of Pound Road	Over Wallop	Over Wallop	75	75		
092	Land at Streetway Road	Palestine	Grateley	70	70		
118	Land at Mount Hermon Road	Palestine	Over Wallop	10	10		
235	Land at Station View Farm	Palestine	Over Wallop	90	45	45	
236	Land at Station View Farm	Palestine	Over Wallop	10	10		
237	Land at Station View Farm	Palestine	Over Wallop	45	45		
238	Land at Station View Farm	Palestine	Over Wallop	45	45		
115	Land adj to the School House	Quarley	Quarley	10	10		
185	Land at Quarley Manor	Quarley	Quarley	5	5		
066	Land opposite the Village Hall	Quarley	Quarley	27	27		
119	Land to rear of Village Hall	Quarley	Quarley	12	12		
279	Land to rear of Laundry Bungalows	Quarley	Ampport	5	5*		
046	Land at Melchet Park	Sherfield English	Sherfield English	100		100	
010	Land adjoining Gilberts Farm	Shipton Bellinger	Shipton Bellinger	65			65
085	Manor Farm, High Street	Shipton Bellinger	Shipton Bellinger	140*			140*
166	Land adjoining Gwynfa,	Shootash	Wellow	11*		11*	
031	Land at Shootash Poultry Farm	Shootash	Wellow / Romsey Extra	10	10		
039	Land adj to Test Valley School	Stockbridge	Longstock	46	46		
011	Site of Former Lancaster House	Stockbridge	Stockbridge	5			5
299	Winton Hill	Stockbridge	Stockbridge	6-10	6-10		
258	Land at Rear of 11 Lambourne Close	Thruyton	Thruyton	25	25		
178	Land at Bury Ring Farm	Upper Clatford	Upper Clatford	100	100		
035	Land west of Church View	Upper Clatford	Upper Clatford	45	45		
213	Orchard Hill Farm	Upper Clatford	Upper Clatford	171	171		
099	Rear of Rectory Hill Cottages	West Dean	West Tytherley & Frenchmoor	5	5		

290	Land east of Red Lion House	West Dean	West Tytherley & Frenchmoor	40	40		
037	Church Farm	West Tytherley	West Tytherley & Frenchmoor	15	15		
057	Land to west of Dean Road	West Tytherley	West Tytherley & Frenchmoor	46	25	21	
103	Land at Bridge Farm	West Wellow	Wellow	200	200		
188	Land at Maury's Mount	West Wellow	Wellow	25	25		
203	Land off Maury's Lane	West Wellow	Wellow	25	25		
274	Land east of School Lane	West Wellow	Wellow	20	20		
174	Land at Amesbury Road	Weyhill	Amport	144		144	
245	Land N and S of Amesbury Rd	Weyhill	Amport	200	200		
175	Land south of Andover Road	Weyhill	Amport	735		500	235
074	Land to east of Dauntsey Drove	Weyhill	Amport	24	24		
233	The Ridings, Dauntsey Lane	Weyhill	Amport	20	20		
263	Land west of Dauntsey Lane	Weyhill	Amport	5-6	5-6		
242	Land adj to Millway House	Weyhill	Amport	300			300
254	Land to rear of Red House, Dauntsey Lane	Weyhill	Amport	20	20		
261	Land at Mayfield House	Weyhill	Amport	40	40		
266	Land west of Ordance Lane	Weyhill	Amport	75 - 150	25 - 50	25 - 50	25 - 50
034	Land at Dauntsey Drove,	Weyhill	Fyfield	30	30		
244	Land west of Dauntsey Lane	Weyhill	Thrupton	70	70		
247	Land west of Weyhill	Weyhill	Thrupton	30	30		
265	Land north of Amesbury Road	Weyhill	Thrupton	5-6	5-6		
* Asterisks indicate where information has not been provided and the Council has estimated potential supply							

## 8 Conclusions

- 8.1 The Council's 2014 SHLAA provides a robust assessment of the areas of land submitted with respect to its potential for development, in accordance with the NPPF and NPPG where appropriate.
- 8.2 There is not a significant change in the results of the document, which highlights the high level of housing supply in the north of the Borough and the need to identify significant additional Greenfield sites in the south to meet the housing requirement.
- 8.3 The SHLAA forms one part of the process that the Council has used to order to identify where development should take place. The large sites in major centres and key service centres will be assessed as part of the Sustainability Appraisal process before being considered in the Revised Local Plan.
- 8.4 The final allocation of development sites to meet the Borough's housing requirement will be made in the Revised Local Plan before being submitted for Examination in Public.
- 8.5 The document should be read alongside the Revised Local Plan which was made available for public consultation between January – March 2014. The timetable for the Local Plan is set out in the Council's Local Development Scheme 2013 – 2017 (January 2014), which is available at the following link:  
<http://www.testvalley.gov.uk/resident/planningandbuildingcontrol/planningpolicy/local-development-framework/lds/>