

Test Valley Borough Council

Strategic Housing Land Availability Assessment (SHLAA)

Appendix 5

Southern Test Valley Rural Sites Submitted for the SHLAA

Final Version as at 1st April 2014

July 2014

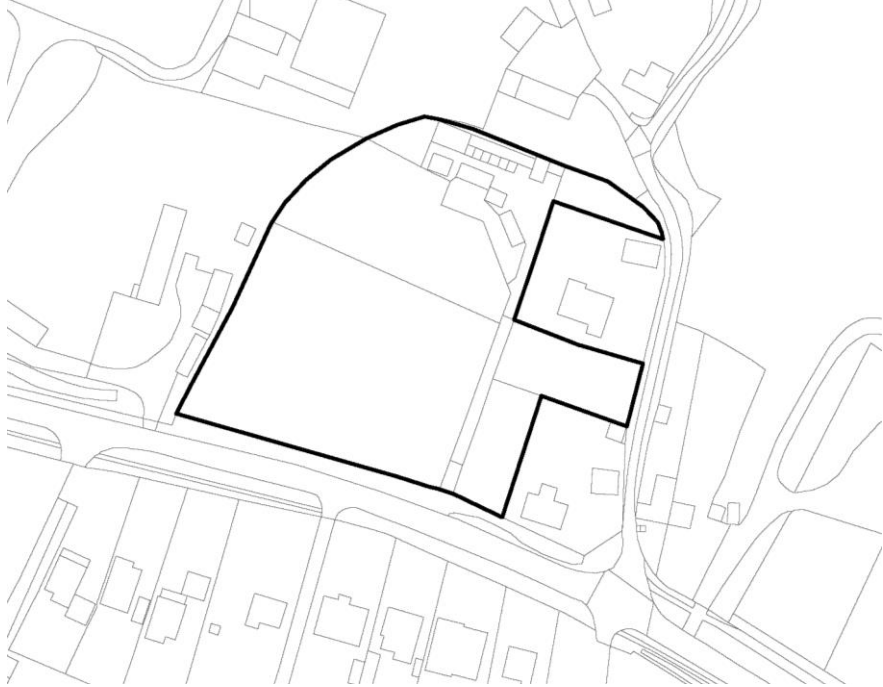
i Disclaimers

- 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.
- i) The base date of this document Final Version is 1st April 2014.
- ii) The information is based on submissions received from landowners. Where information has not been provided in relation to site capacity or expected delivery the Council has estimated supply. These sites are marked with an asterisk.

Table 15: Southern Test Valley Rural Sites Submitted for the SHLAA

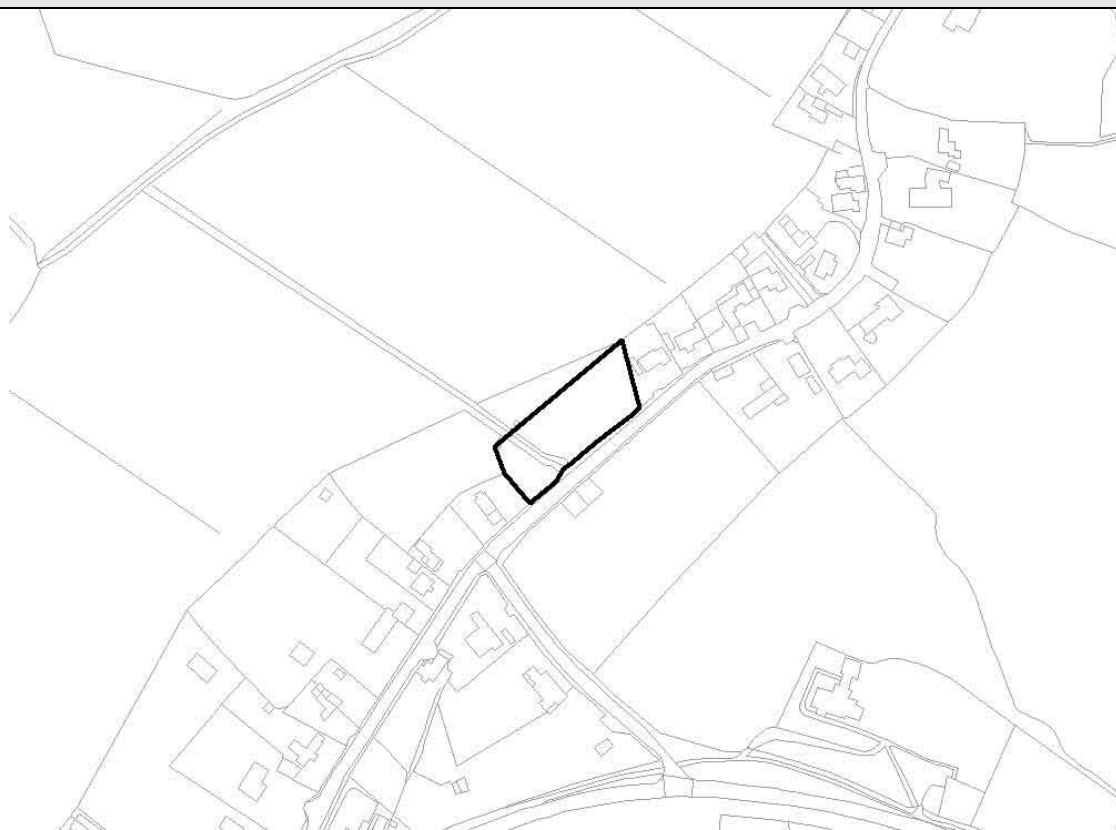
Site no.	Site Name	Settlement	Parish	Capacity	Housing Completions in Year Categories		
					1-5	5-10	10-15
					1-5	5-10	10-15
067	Land at Ampfield Hill	Ampfield	Ampfield	5*	5*		
028	Land at Knapp Lane	Ampfield	Ampfield	5	5		
059	Land at Sleepy Hollow Farm	Ampfield	Ampfield	33	33		
189	Land south of 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

Site	Land at Ampfield Hill, Ampfield	Site Reference	067	
Site Use	Agricultural	Site Area (approx.)	0.72 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is on towards the edge of the village but surrounded by existing low density development. There are existing agricultural buildings on the site. It is adjacent to a Conservation Area and Listed Building. Ampfield is in the settlement hierarchy. Most facilities are within walking distance of the site.			
Achievability	The site is promoted and opposite residential development which has recently been completed. Development is considered achievable within 10 years.			
Deliverability / Developability	The site is considered available and achievable; however, no definite timescale of development can be given.			
Constraints / Actions	<ul style="list-style-type: none"> - Adjacent to Conservation Area - Adjacent to a number of listed buildings - Landscape impact - Tree belt on site - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	5*	-	-	5*
Site Location Plan (not to scale)				
 <p>The site location plan shows a large, irregularly shaped site outlined in black, situated within a village. The site is adjacent to a road on the left and a stream or watercourse on the right. Several buildings and structures are visible within and around the site boundary.</p>				
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Site	Land at Knapp Lane, Ampfield	Site Reference	028	
Site Use	Grazing Land	Site Area (approx.)	0.23 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site represents a gap between pockets development in an area of the village with residential buildings fronting Knapp Lane. It is partially within a Conservation Area and adjacent to a Listed Building. Ampfield is in the settlement hierarchy. Most facilities are within walking distance of the site.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is considered available and achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Partially within a Conservation Area - Adjacent to a Listed building - Public footpath crosses site 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	5	-	-	5

Site Location Plan (not to scale)

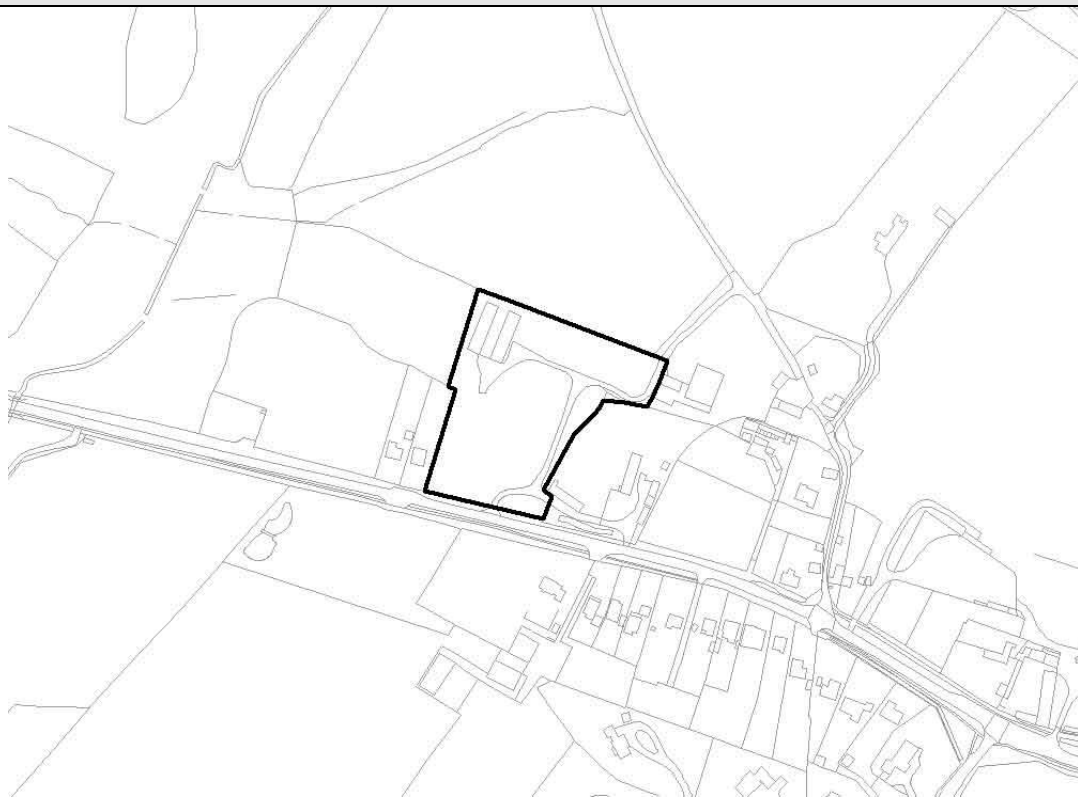


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This document forms part of the evidence base for the Revised Local Plan. It provides information on available land, it does not allocate sites for housing. See page 3 of the main report for more information on its status.

Site	Land at Sleepy Hollow, Ampfield	Site Reference	059	
Site Use	Former chicken sheds and agricultural land	Site Area (approx.)	1.1 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is to the west of the village and although bordered by residential development to the east and west, this is towards the edge of the village. The access arrangements to the well used A3090 would be a constraint. Significant solutions may have a landscape impact. Ampfield is in the settlement hierarchy. The site is on the edge of the village, but most facilities are within walking distance.			
Achievability	The site is promoted and development is considered achievable within 10 years.			
Deliverability / Developability	The site is considered available and achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Adjacent to a Listed building - Landscape impact 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	33	-	-	33

Site Location Plan (not to scale)

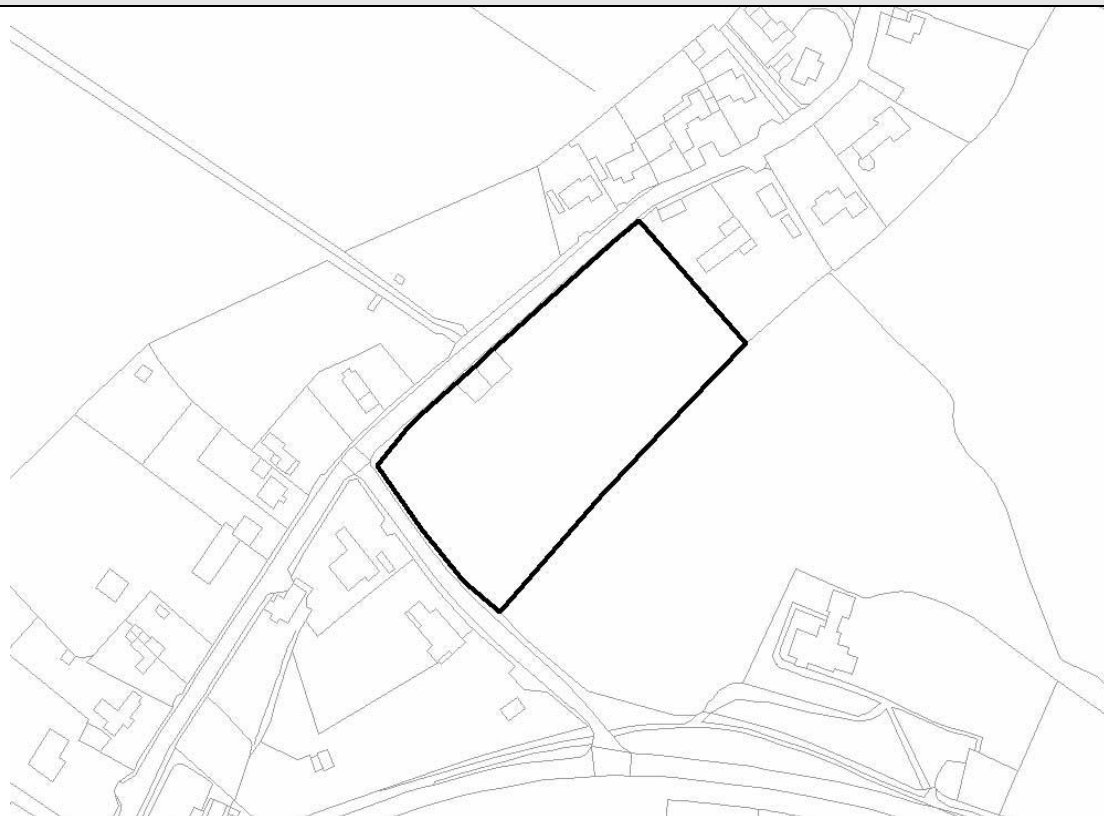


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Site	Land south of Knapp Lane, Ampfield	Site Reference	189	
Site Use	Grazing Land	Site Area (approx.)	0.84 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is an area of grazing land bordered by existing development to the east and west. This area is characterised by low density frontage development, which is proposed as part of the promotion of the site. Ampfield is in the settlement hierarchy. Most facilities are within walking distance of the site.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is an infill between existing frontage development in the small settlement. Development is considered achievable within 5 years should the site be considered suitable.			
Constraints / Actions	<ul style="list-style-type: none"> - Countryside location - Conservation Area - Potential archaeological significance - Opposite Listed Building 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	5	-	5

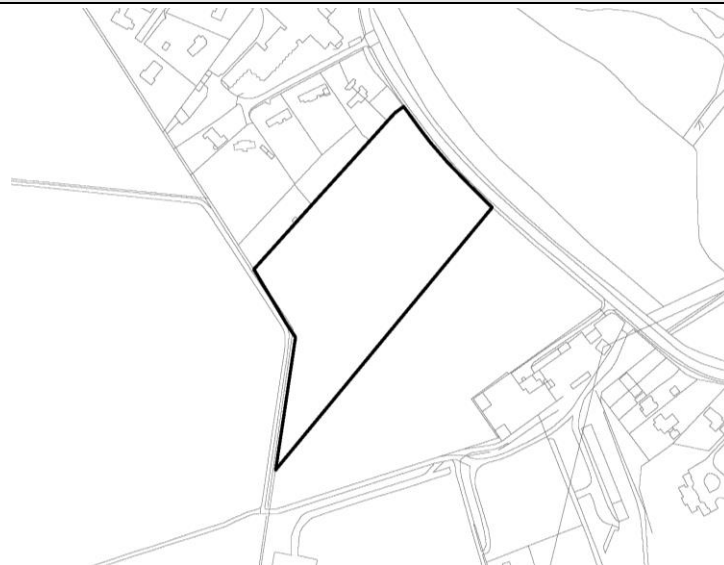
Site Location Plan (not to scale)



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Site	Land adjacent to Hook Road, Ampfield			273
Site Use	Agricultural	Site Area (approx.)		2.00
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is bounded to the north by existing residential development. However, it is a significant site and lies within a designated Local Gap. There may also be a significant landscape impact should the site be developed.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is considered available and achievable with 15 dwellings anticipated to be delivered within the first 5 years.			
Constraints / Actions	<ul style="list-style-type: none"> - Local Gap - Landscape Impact - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	15			15

Site Location Plan



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Site	Land west of the Chase, Ampfield Hill, Ampfield			296
Site Use	Agricultural		Site Area (approx.)	1.5 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is to the west of the village. The access arrangements to the heavily used A3090 would be a constraint. Significant solutions may have a landscape impact. Ampfield is within the settlement hierarchy. The site is on the edge of the village, but most facilities are within walking distance.			
Achievability	The site is promoted with development proposed as achievable within 5 years.			
Deliverability / Developability	The site is considered available and achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Adjacent to Flood Zone 2 & 3 to the west of the site 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	20			20

Site Location Plan



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