

Test Valley Borough Council

Strategic Housing Land Availability Assessment (SHLAA)

Appendix 3

Northern Test Valley Sites with a Presumption in Favour of Residential Development

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 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.

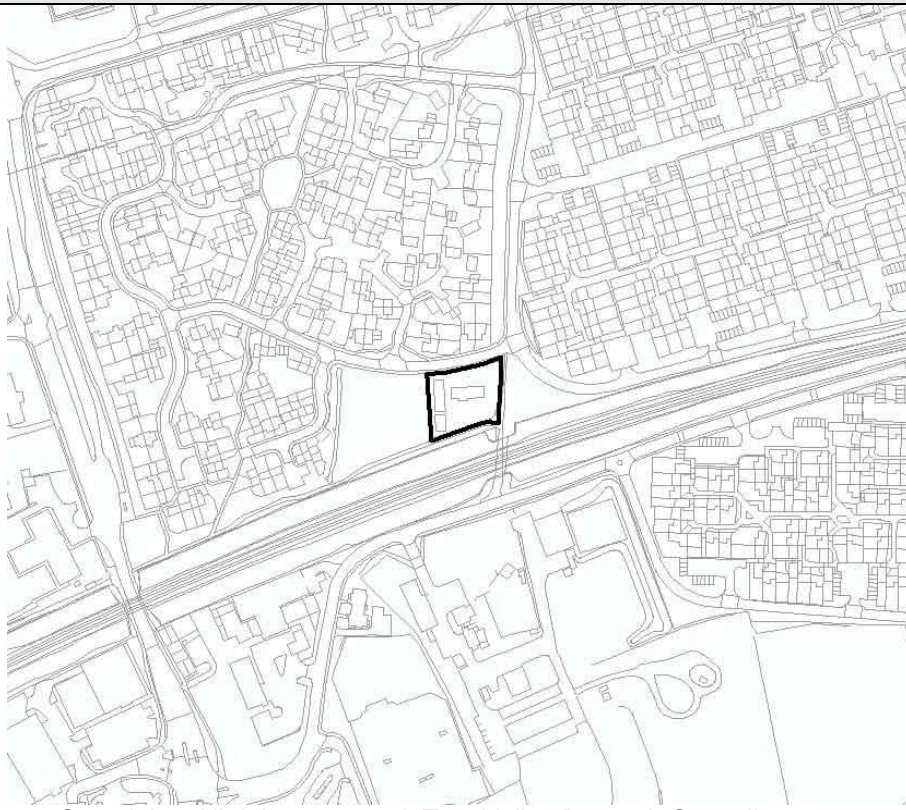
Table A3: Northern Test Valley SHLAA Sites (where there is an existing policy presumption in favour of development)

Site no.	Site Name	Location	Ward / Parish	Capacity	Housing Completions in Year Categories		
					1-5	5-10	10-15
					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	100		100	
003b	East Anton (density increase)	Andover	Smannell	300		200	100
133	East Anton Secondary School Site	Andover	Smannell	350		175	175
250	Cherry Orchard, Windsor Road	Andover	Andover Millway	21	21		
280	Land adjoining northern platform of Andover Railway Station	Andover	Andover Millway	60	60		
150	Land at Hillside Villas	Andover	Charlton	6	6		
	Totals			1067	217	575	275

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

Site	Children's Play Group, Cricketers Way, Andover		Site Reference	014
Site Use	Pre-School building		Site Area (approx.)	0.52 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available. The centre is surplus to Hampshire County Council's (HCC) educational requirements.			
Suitability	The site is within the built up area of Andover and is previously developed land. The relocation of the facilities means that the facility is no longer required and the site is now vacant.			
Achievability	The site is being promoted by HCC and there is a reasonable prospect of the development being completed within 5 years.			
Deliverability / Developability	The site is within the built up area where the principle of residential development is acceptable and HCC are actively pursuing residential development on the site. The site is considered developable and deliverable.			
Constraints / Actions	<ul style="list-style-type: none"> - Completion of the replacement facility - Ground water protection zone - Adjacent to railway line - Loss of existing use 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	7	-	-	7

Site Location Plan (not to scale)

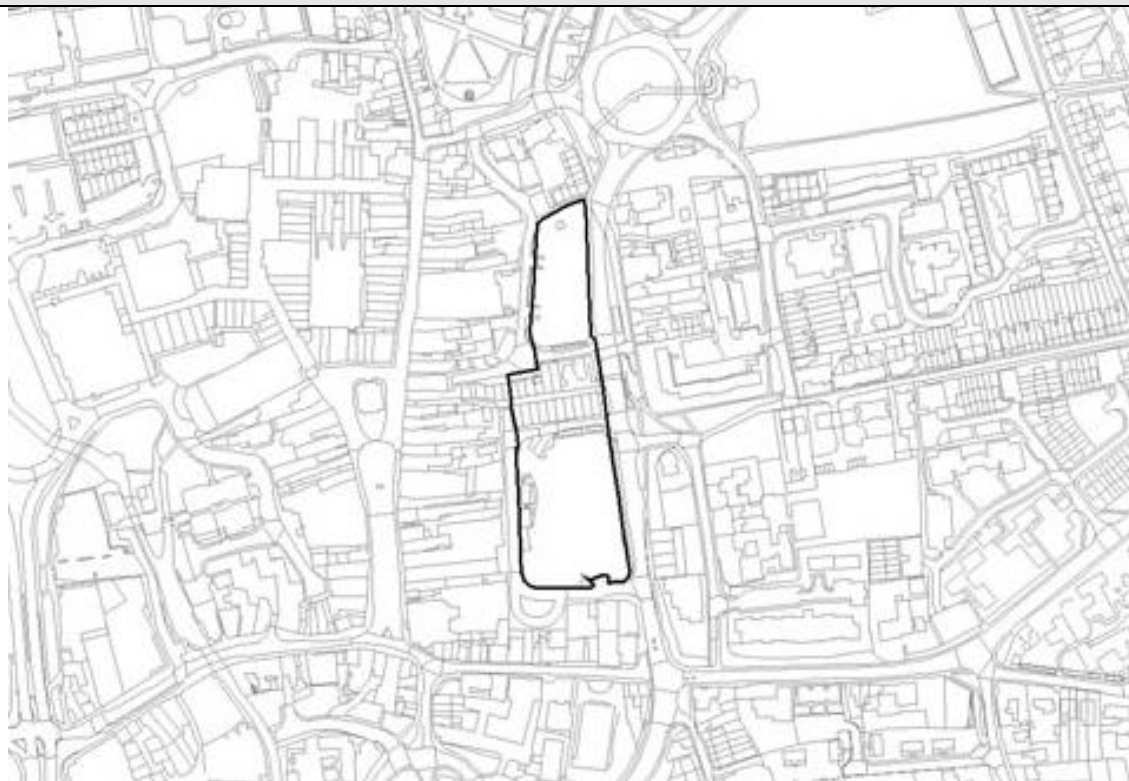


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Site	George Yard/Black Swan Yard, Andover	Site Reference	152	
Site Use	Mixed use of car park and existing retail units	Site Area (approx.)	1.18 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available. Test Valley Borough Council owns the majority of the site which is investigating a mixed use development including for housing and retail purposes. The site will become available in the 5 to 10 year time period.			
Suitability	The site is within the built up area of Andover where the principle of development is acceptable. The existing uses will be accommodated with additional car parking provision. The site is considered suitable for development and the Council's Retail Capacity Study and Andover Town Centre Redevelopment Proposals (Nov 2008) indicate that the proposal is developable.			
Achievability	The site is mainly owned by the Council (although may involve some third party land) and therefore envisages achievability of the scheme in 5 to 10 years.			
Deliverability / Developability	The site is a prominent one within the built up area of Andover and has the potential to link to existing public transport and pedestrian routes and provide an important new retail area.			
Constraints / Actions	<ul style="list-style-type: none"> - Potential Archaeological interest - Conservation Area - Setting of Listed Buildings - Re-provision of existing uses 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	100*	-	100*

Site Location Plan (not to scale)



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Site	Land at River Way, Andover	Site Reference	138	
Site Use	Redundant water pumping station	Site Area (approx.)	3.6 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is within the built up area of Andover where the principle of development is acceptable. However, there are constraints of flood zone 3 and ground water protection which will need to be addressed.			
Achievability	The landowners have carried out modelling to demonstrate that the site is no longer within a flood zone 3 and should the issue of ground water protection be fully addressed, the site is considered achievable.			
Deliverability / Developability	The site is within the built up area of Andover and has the potential to link to existing public transport and pedestrian routes. However, there are some constraints to address.			
Constraints / Actions	<ul style="list-style-type: none"> - Flooding - Ground water protection - Tree Preservation Orders - Impact on highway network - Overhead pylons 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	123	-	-	123

Site Location Plan (not to scale)

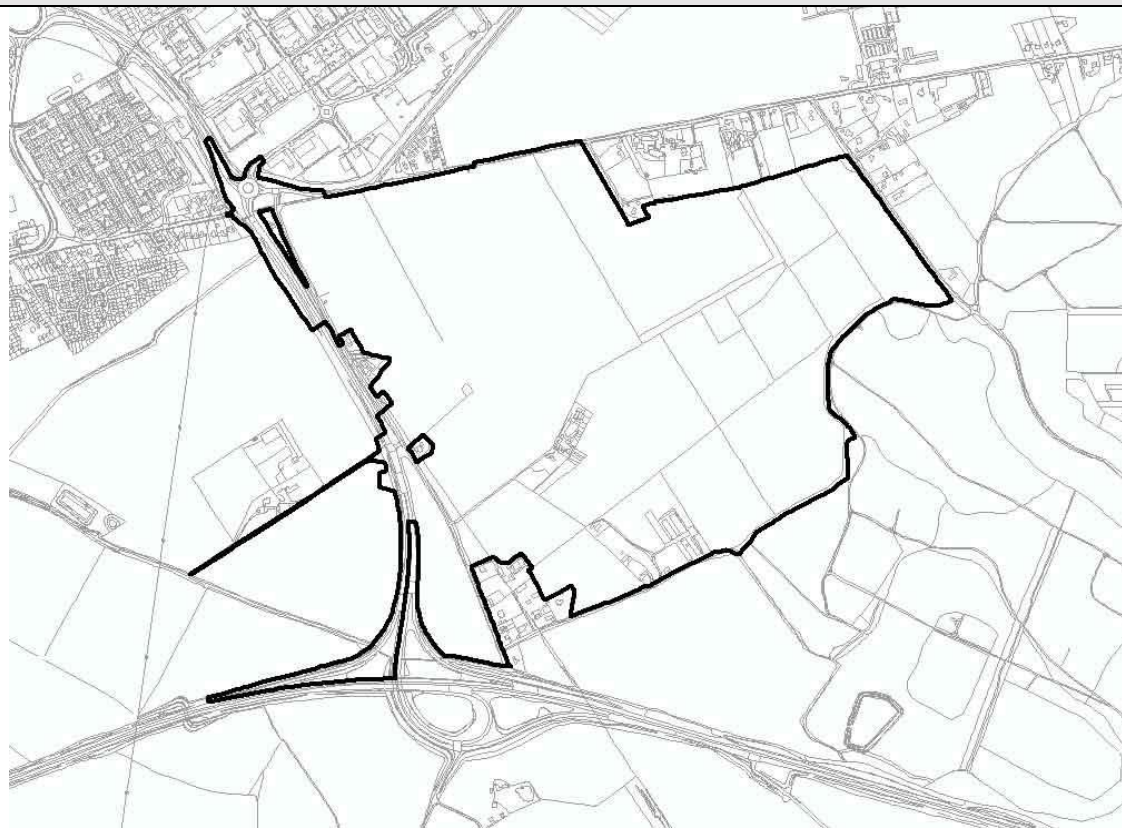


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Site	Land at Picket Twenty, Andover	Site Reference	001b	
Site Use	Permission for residential development	Site Area (approx.)	120 ha	
Availability	The site is promoted for residential development by the landowner and a developer and is therefore considered available.			
Suitability	The site has outline permission TVN.09275 (dated 31.01.2008) for 1200 new dwellings on a developable area of approximately 40 ha. Increased development would benefit from the services and facilities provided as part of the development and make more efficient use of the land. Completions are underway for the site.			
Achievability	The site is in the control of a major housebuilder and detailed applications, reserved matters have been submitted to the Council for Phase 1a, 1b, 2, 3 & 4.			
Deliverability / Developability	The site has permission for 1200 dwellings, however detailed design work has identified the capacity for 200 additional units on site by raising the density from 30 dwellings per hectare (dph) to 35 dph. It is considered that the site is suitable and available with these additional units achievable in the 5 to 10 year period.			
Constraints / Actions	Continuation of detailed design work is required to demonstrate that the acceptability of layout and design. - Impact on highway network			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	100	-	100

Site Location Plan (not to scale)

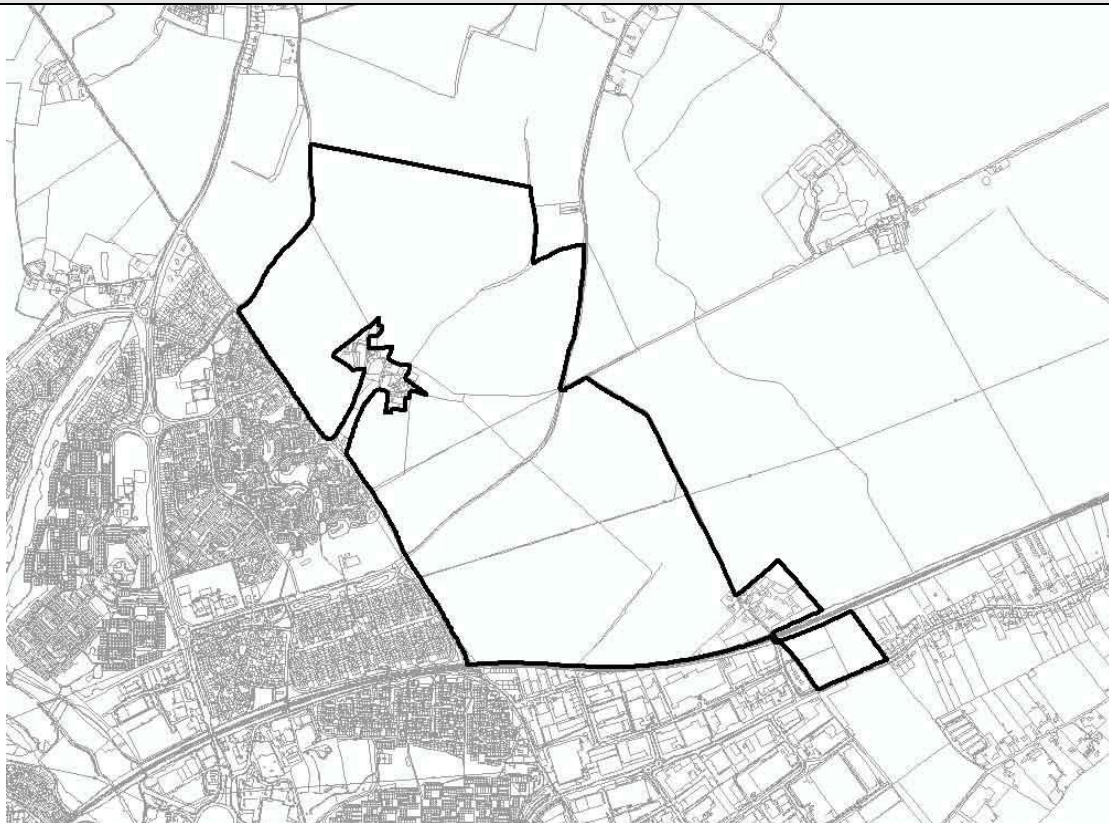


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Site	Land at East Anton, Andover	Site Reference	003b	
Site Use	Permission for residential development	Site Area (approx.)	52 ha	
Availability	The site has permission for 2500 new dwellings and has completed a significant number of houses in the last 2 years.			
Suitability	The site has outline permission TVN.09258 (dated 13.08.2008) for 2500 new dwellings and has completed over 400 units.			
Achievability	The site is in the control of a major housebuilder and has completed over 400 units to date. The developer considers it likely that the density achievable on site is higher than originally planned and could accommodate more dwellings across the site as phases are completed.			
Deliverability / Developability	It is considered that the development is achievable, and realised at the end of the phasing of development, subject to detailed consents on each phase.			
Constraints / Actions	<ul style="list-style-type: none"> - Masterplanning - Accessibility - Impact on highway network - Overhead power cables 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	200	100	300

Site Location Plan (not to scale)

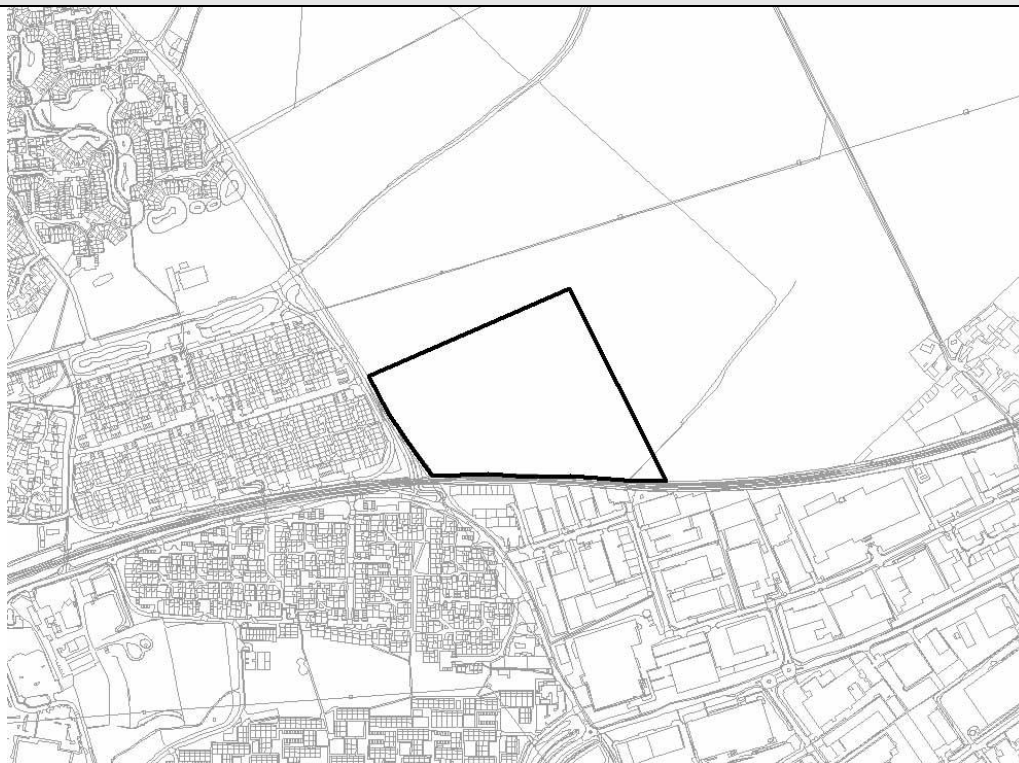


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Site	East Anton School Site, Andover	Site Reference	133	
Site Use	Safeguarded secondary school site	Site Area (approx.)	9 ha	
Availability	The site is promoted for residential development by the landowner and a developer and is therefore considered available. The land is controlled by a housebuilder and forms part of the East Anton permission for 2500 dwellings and associated infrastructure. The site is safeguarded for the provision of a secondary school, however it has been indicated that it is no longer required. An outline planning application has been submitted (12/02497/OUTN).			
Suitability	The site forms part of a wider development and is in a suitable location to the south west. The possible development has been included in the masterplanning stage to ensure that a suitable development can occur if residential use is considered acceptable			
Achievability	The possible development forms part of a wider development currently being implemented and has been included at the infrastructure planning stage. It is considered achievable.			
Deliverability / Developability	The development is in a suitable location and is achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Confirmation of availability of land - Ground water protection zone - Impact on highway network - Proximity of the railway line 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	80	200	70	350

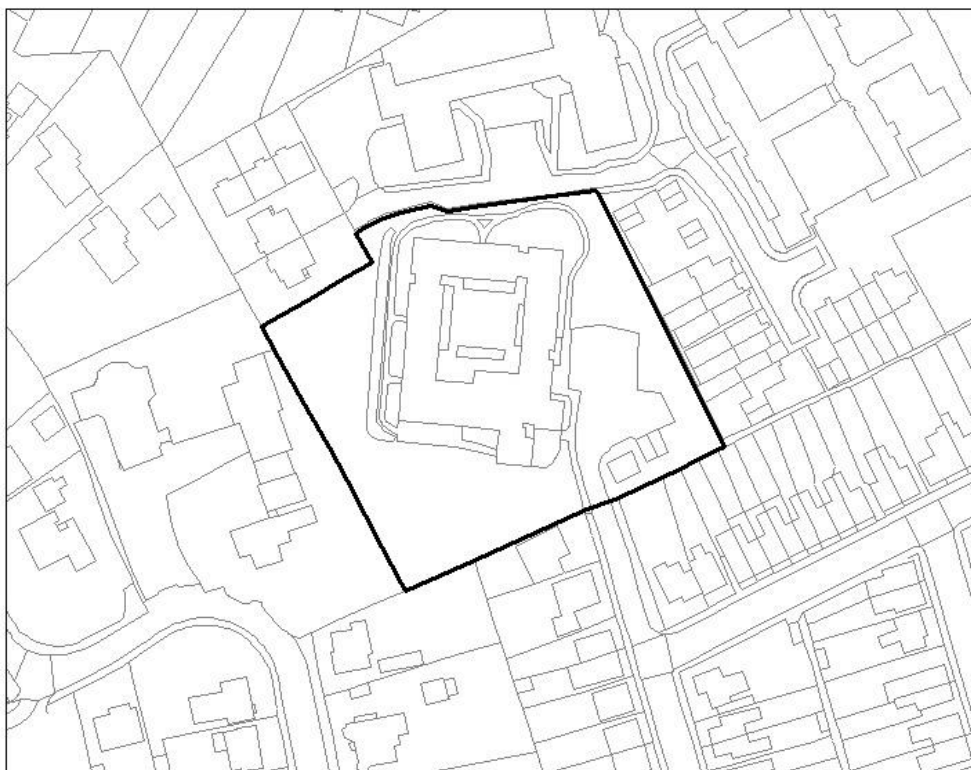
Site Location Plan (not to scale)




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Site	Cherry Orchard, Windsor Road, Andover	Site Reference	250	
Site Use	Vacant care home	Site Area (approx.)	0.69 ha	
Availability	The care home closed in November 2011. The vacant site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is within the settlement boundary of Andover, surrounded by existing development. There are a number of trees on site.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is considered available and achievable.			
Constraints / Actions	- Trees on site			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	21	-	-	21

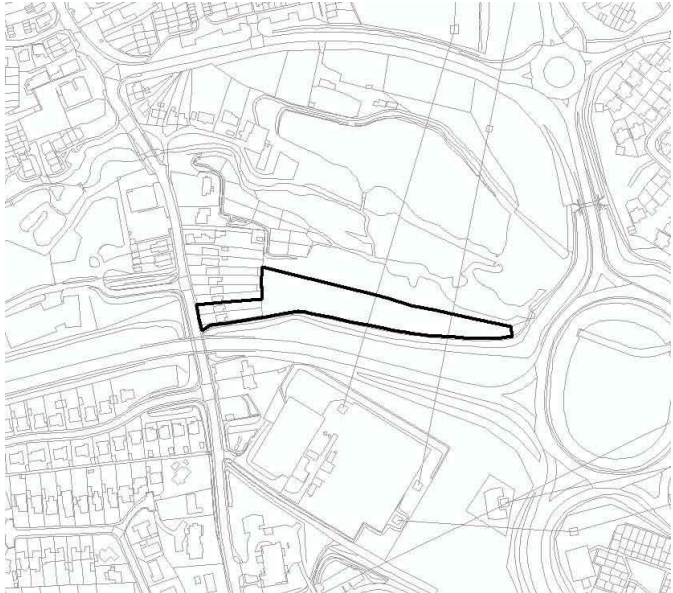
Site Location Plan (not to scale)



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Site	Land adjoining northern platform of Andover Railway Station, Andover			280
Site Use	Employment	Site Area (approx.)		1.9 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is within the built up area of Andover where the principle of residential development is acceptable. The site has the potential to link to existing public transport and pedestrian routes. The site is currently in employment use; however the Council's Employment Land Review identifies a surplus of employment land in Andover. Initial capacity exercises indicate between 35 – 60 units, depending on the mix of units, in combination with 200 parking spaces serving the railway station could be provided. The estimated number of units may increase should the aspiration for decked parking on the existing southern car park be realised thus reducing the area for the 200 parking spaces. Given the proximity to the railway site, noise and amenity constraints will have to be addressed.			
Achievability	The landowner confirms that there is a reasonable prospect of the development being completed within 5 years.			
Deliverability / Developability	The site is considered developable and deliverable.			
Constraints / Actions	<ul style="list-style-type: none"> - Noise and amenity impact from Andover Railway Station - Proximity to Railway Station - Proximity of Listed Building 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	60			60
Site Location Plan				
				
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Site	Land at Hillside Villas, Andover			150
Site Use	Vacant residential plots		Site Area (approx.)	0.59 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is within the built up area of Andover where the principle of residential development is acceptable. The site has the potential to link to existing public transport and pedestrian routes. HCC are offering redevelopment of the site which could involve demolishing and replacing one or both of the existing buildings. However, the site falls within Flood Zone 2 and 3 which will need to be addressed.			
Achievability	The site is being promoted by HCC and there is a reasonable prospect of the development being completed within 5 years.			
Deliverability / Developability	The site is considered developable and deliverable.			
Constraints / Actions	<ul style="list-style-type: none"> - Flooding - Over-head power lines 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	6			6
Site Location Plan				
				
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