

Test Valley Borough Council

Strategic Housing Land Availability Assessment (SHLAA)

Appendix 4

**Northern Test Valley Sites Where a Change in Policy is Required for 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 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.

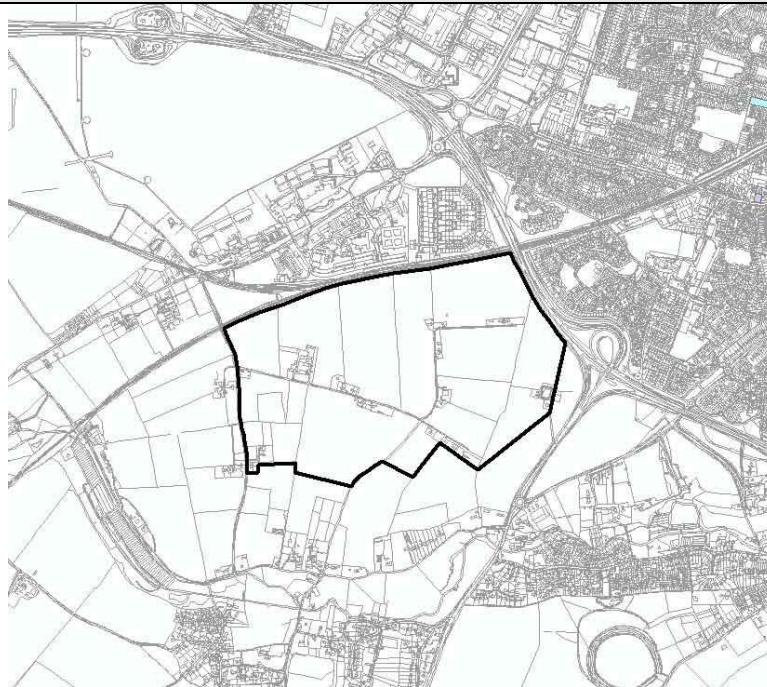
Site no.	Site Name	Settlement	Ward / Parish	Capacity	Housing Completions in Year Categories		
					1-5	5-10	10-15
					1-5	5-10	10-15
004	Littlebridge, Andover	Andover	Abbotts Ann	2000	740	1260	
052	Land to east of A343	Andover	Andover Alamein	100	100		
051	Land to north of Saxon Way	Andover	Andover 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		

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(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* ¹		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* ¹		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 ¹ Includes completions post the 15 year time period () Brackets indicate where the site forms a part of a larger promoted site.</p>							

Site	Littlebridge, Andover		Site Reference	004
Site Use	Mixture of agricultural land and small areas of previously developed land.		Site Area (approx.)	104 ha
Availability	The site is promoted for residential development by the landowner and a developer and is therefore considered available.			
Suitability	The site is adjacent to the built up area of Andover and close to the employment site at Andover Business Park. However it is separated from the town by the A303 and London Waterloo to Exeter railway line which limits accessibility. It is also within a ground water protection zone, a sensitive open area between settlements and is predominately Grade 2 and 3a agricultural land.			
Achievability	The site is being actively promoted and subject to further work on the potential impact on the ground water protection zone, the commencement of development is considered achievable in the first 5 years.			
Deliverability / Developability	The site is being actively promoted and given its proximity to the town and employment areas it is considered deliverable and developable. However, although close in distance, there is significant separation of the site from the town by the road and railway which would need to be addressed.			
Constraints / Actions	<ul style="list-style-type: none"> - Ground water protection zone - Sensitive area between settlements - Tree Preservation Orders - Vehicular access - Impact on Highway network 		<ul style="list-style-type: none"> - Setting of Conservation Areas - Potential archaeological interest - Landscape impact - Agricultural land quality - Bounded by the A303 and railway line 	
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	740	1260	-	2000

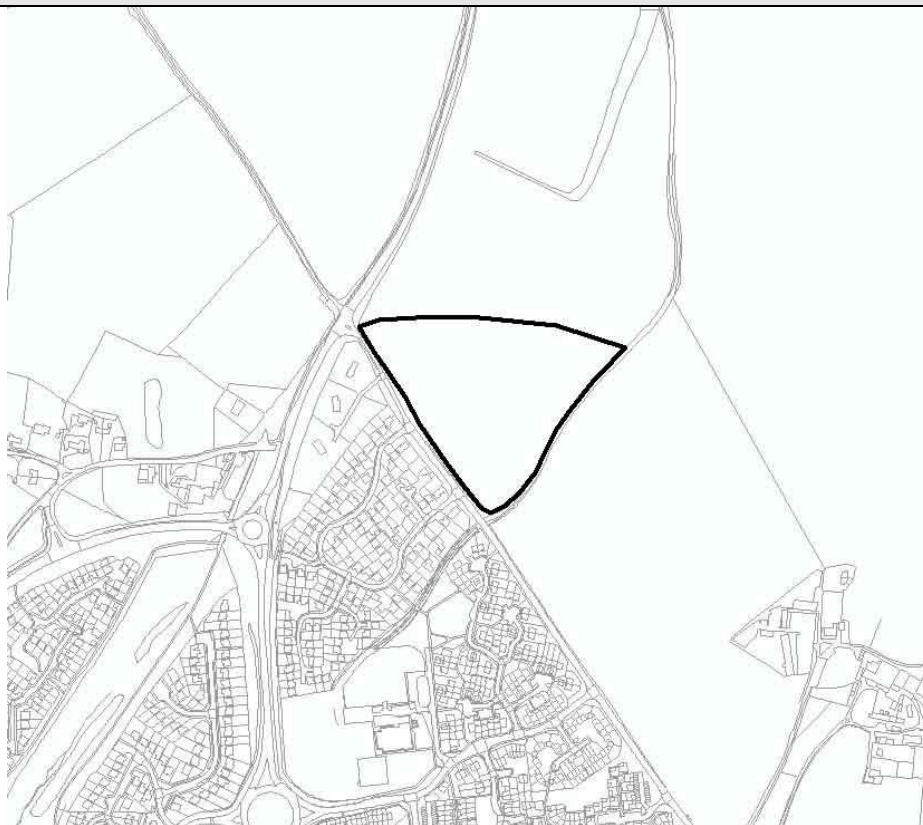
Site Location Plan (not to scale)



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Site	Land to east of A343, Andover	Site Reference	052	
Site Use	Agricultural	Site Area (approx.)	3.9 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site lies between the existing built development on Saxon Way (to the west) and is adjacent to the East Anton site with permission for 2500 new dwellings (to the east). The site would move development further from the town centre but could be suitably designed to link with these two developments and provide access. It is Grade 3a agricultural land.			
Achievability	The site is promoted and could be developed within 5 years.			
Deliverability / Developability	The site is between two areas of residential development, however it would extend development away from the town centre and towards a sensitive area between settlements.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Sensitive location between settlements - Ground water protection zone - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	100		-	100

Site Location Plan (not to scale)

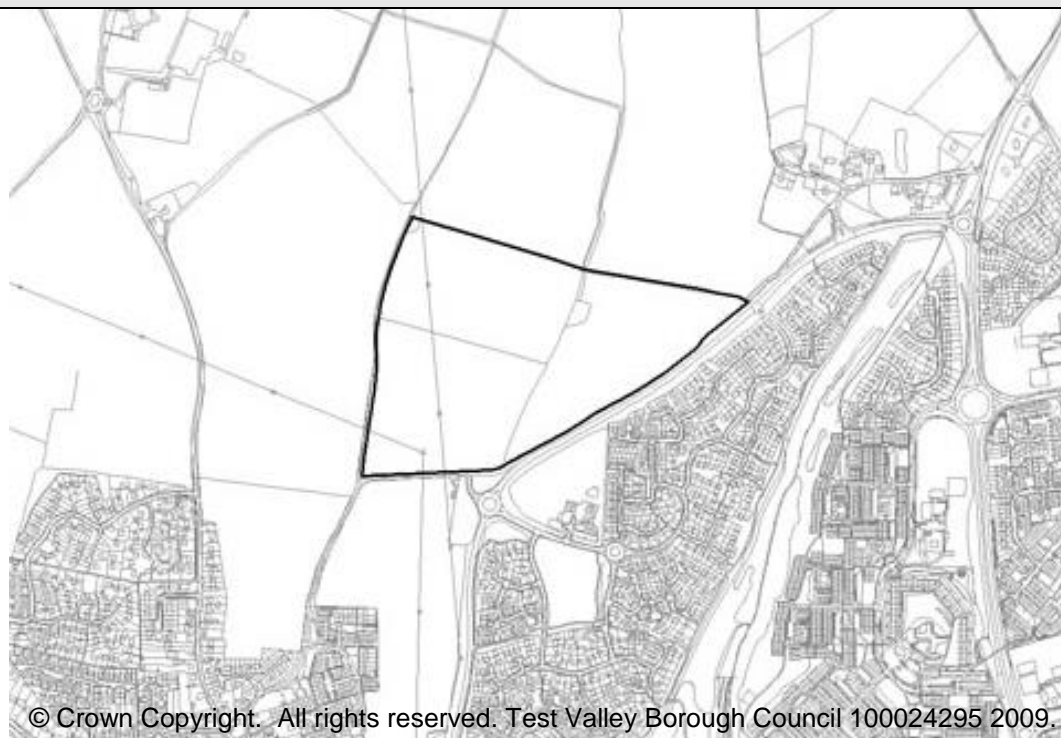


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Site	Land north of Saxon Way, Andover	Site Reference	051	
Site Use	Agricultural	Site Area (approx.)	30.5 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site borders recent development at Saxon Way but extends further away from the town centre. The site as promoted includes areas of community facilities (community hall, supermarket, school, playing fields and parkland) to benefit the existing and potential housing areas. There are existing pedestrian routes into town. The site is Grades 2 and 3a agricultural land.			
Achievability	The site is promoted and could be developed but not with completion in the first 5 years.			
Deliverability / Developability	The site is close to the existing built form on one side (south east) but extends further into the countryside. Development is proposed on the eastern half, approximately 11.4 ha, with parkland and open space to the west. However, this distance and landscape impact need to be balanced with the benefits of the site. Overhead power cables cover part of the site to be included as open space.			
Constraints / Actions	<ul style="list-style-type: none"> - Overhead power cables - Setting of listed buildings - Adjacent Tree Preservation Orders - Agricultural land quality - Landscape impact 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	200	156	-	356

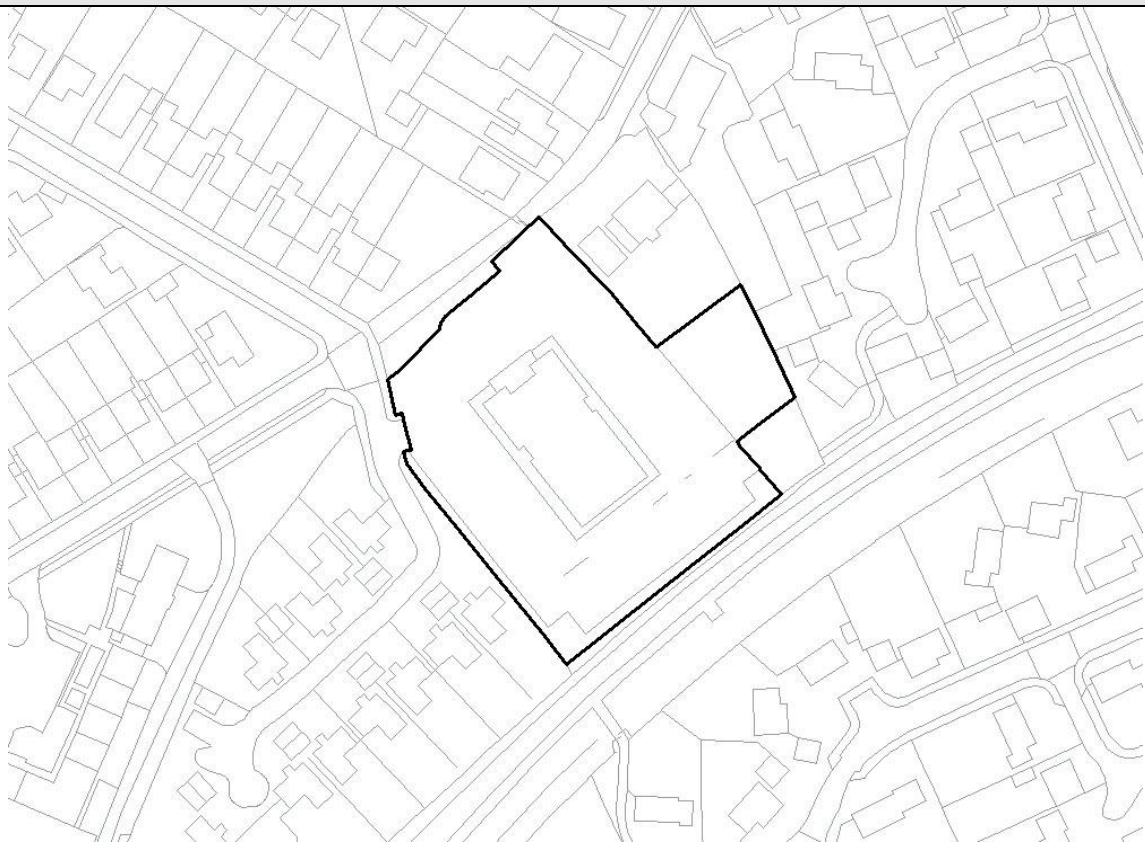
Site Location Plan (not to scale)



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Site	Meeting Hall, Lansdowne Avenue, Andover		Site Reference	214
Site Use	Meeting Hall		Site Area (approx.)	0.6 ha
Availability	The site is promoted by the landowner and is therefore considered available.			
Suitability	The site is within the settlement boundary of Andover and is currently used as a meeting hall. It is surrounded by residential development and borders the River Anton to the south.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is within the built up area of Andover, close to facilities but is currently used as a meeting hall which current policies would seek to retain for community use. At a density of 30 dwellings per hectare, the site may accommodate 18 dwellings.			
Constraints / Actions	<ul style="list-style-type: none"> - Existing use - Proximity of the River - Small area of flooding 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	18*	-	-	18*

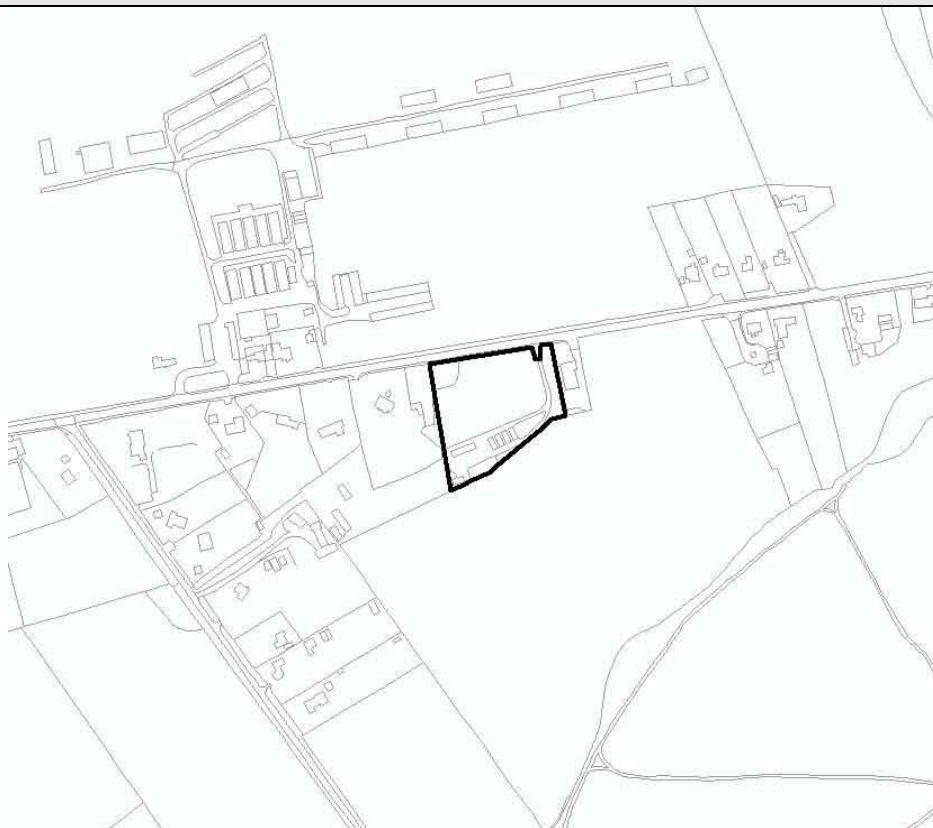
Site Location Plan (not to scale)



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Site	Land at London Road, Andover Down	Site Reference	087	
Site Use	Agricultural and storage	Site Area (approx.)	0.45 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is within a small settlement adjacent to Andover which is close to the future development permitted at Picket Twenty. The site is used for agricultural and storage purposes.			
Achievability	The site is considered achievable as there is a reasonable prospect of development occurring within 5 years if permission was granted.			
Deliverability / Developability	The site is within a small settlement just outside of Andover. However, the permitted development of 1200 dwellings at Picket Twenty (TVN.09275) to the south of the site will need to be considered.			
Constraints / Actions	- Character of the area			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	12	-	-	12

Site Location Plan (not to scale)

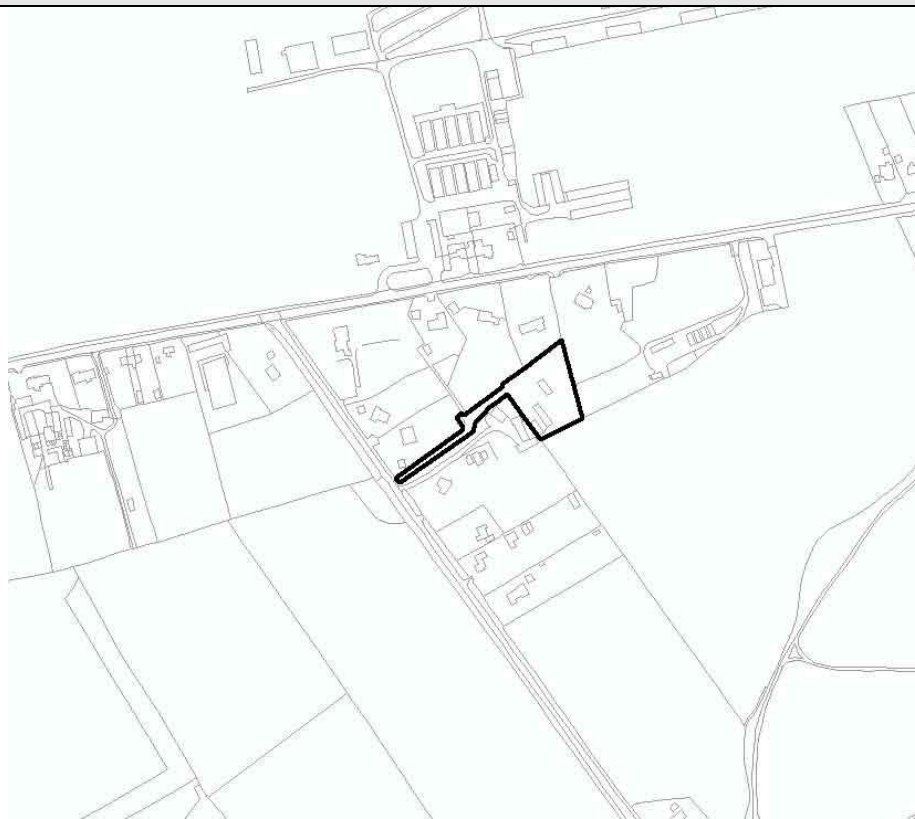


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Site	Land at Middleway Road, Andover Down	Site Reference	086	
Site Use	Agricultural	Site Area (approx.)	0.38 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is within a small settlement adjacent to Andover which is close to the future development permitted at Picket Twenty. The site is situated to the rear of existing development characterised by frontage development.			
Achievability	The site is considered achievable as there is a reasonable prospect of development occurring within 5 years if permission was granted.			
Deliverability / Developability	The site is within a small settlement just outside of Andover. However, the permitted development of 1200 dwellings at Picket Twenty (TVN.09275) to the south of the site will need to be considered.			
Constraints / Actions	- Character of the area			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	5	-	-	5

Site Location Plan (not to scale)

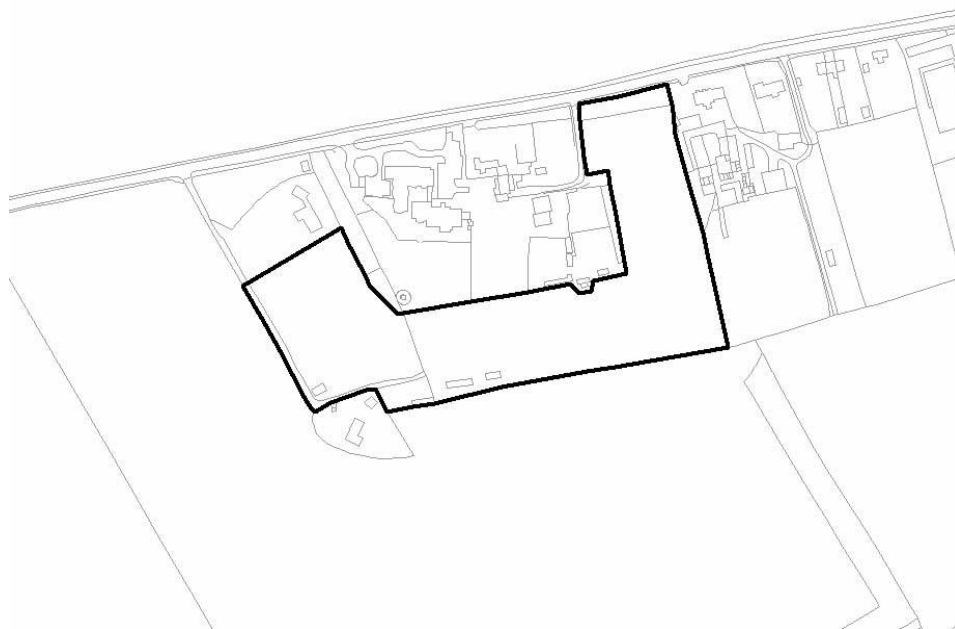


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Site	Land to rear of Down House, London Road, Andover Down	Site Reference	184	
Site Use	Agricultural land	Site Area (approx.)	2.6 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is adjacent to the built form on two sides. It is within close proximity to the Picket Twenty development, adjacent to the proposed extension (SHLAA site no 131) and would benefit from the proximity of services.			
Achievability	The site is promoted and development is proposed within 3 years of granting permission. Development is considered achievable.			
Deliverability / Developability	The site is within a small settlement just outside of Andover. However, the permitted development of 1200 dwellings at Picket Twenty (TVN.09275) to the south of the site will need to be considered. Development could be achieved within 3 years of permission therefore it is likely that development would be started in the first time period and completed in 5-10 years.			
Constraints / Actions	<ul style="list-style-type: none"> - Character of the area - Landscape impact 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	50	30	-	80

Site Location Plan (not to scale)



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Site	Land south of London Road, Andover Down	Site Reference	194	
Site Use	Dwelling and outbuildings	Site Area (approx.)	0.62 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is within a small settlement adjacent to Andover which is close to the future development permitted at Picket Twenty. There are few facilities currently within Andover Down, however this may increase as part of the neighbouring residential development. There are a number of trees on site.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is within a small settlement just outside of Andover. However, the permitted development of 1200 dwellings at Picket Twenty (TVN.09275) to the south of the site will need to be considered. The density proposed would require careful design in this peripheral location close to the countryside.			
Constraints / Actions	<ul style="list-style-type: none"> - Character of the area - Adjacent to a SINC 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	5	-	20	25

Site Location Plan (not to scale)

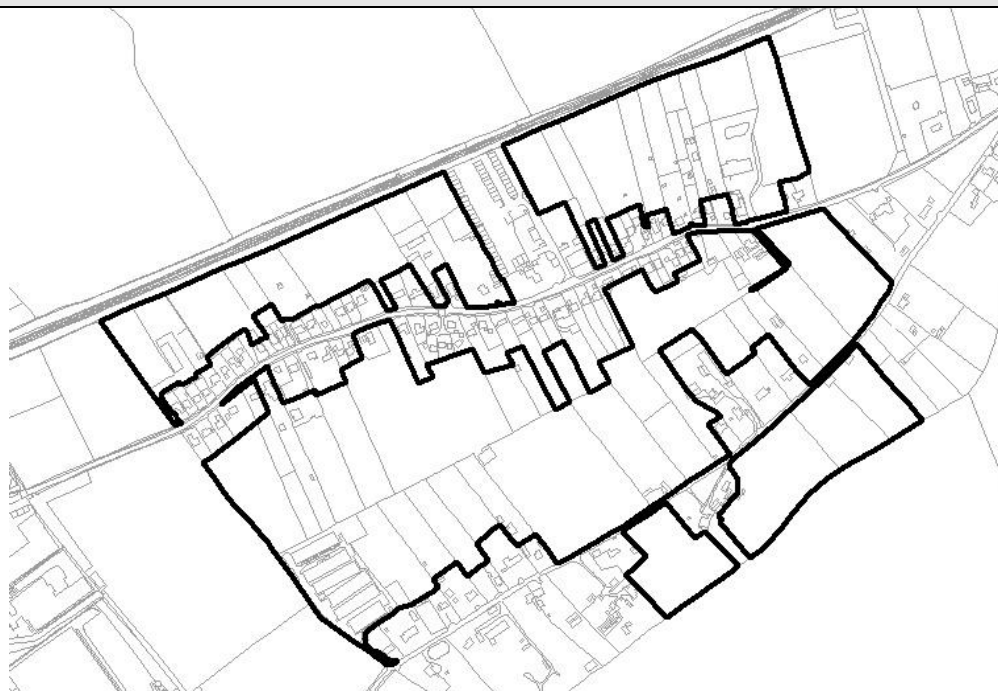


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Site	Land at Picket Piece, Andover	Site Reference	158	
Site Use	Dwellings, curtilages and countryside	Site Area (approx.)	40.5 ha	
Availability	The site is promoted for residential development by the landowner and an agent and is therefore considered available.			
Suitability	The site is a mixture of residential curtilages and countryside. The redevelopment of this area would benefit from the proximity of employment areas and enhance existing public transport routes. However, suitable design would be required to ensure that the new development integrates with the retained buildings. There are also potential landscape impacts and an area of flood zone 3. Permission has been granted at Appeal for 530 dwellings on part of this site (10/00242/OUTN).			
Achievability	The area surrounds existing dwellings which are proposed to be retained, with residential development proposed to integrate with these. The development around these existing dwellings is considered achievable after the first 5 year timeframe.			
Deliverability / Developability	The site presents the redevelopment of an existing neighbourhood of Andover enhancing the facilities available. However the constraints of multiple ownership, securing appropriate integration and safeguarding the amenity of existing and future occupants would require careful planning.			
Constraints / Actions	<ul style="list-style-type: none"> - Potential land contamination - Adjacent to Railway line - Small area of flooding - Impact on Highway network - Potential archaeological interest - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	350	350	200	900

Site Location Plan (not to scale)

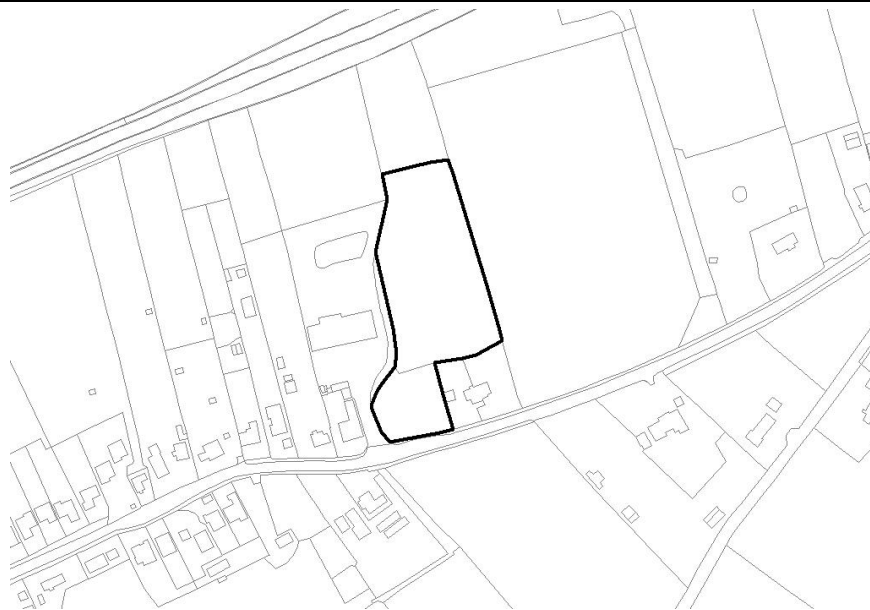


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Site	Land adjacent to 9A Picket Piece, Andover	Site Reference	195	
Site Use	Agricultural land	Site Area (approx.)	0.86 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available. The site forms an area of the larger promoted site covering Picket Piece (SHLAA site no. 158). It is promoted as available for development independently of the larger development site if required.			
Suitability	The site is on the edge of Picket Piece bordering the countryside to the east and existing warehouse development to the west. There are few facilities within Picket Piece, however the site would benefit from facilities and accessibility increased as part of the promoted wider Picket Piece redevelopment.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site lies on the edge of Picket Piece which has limited low density development. Should residential redevelopment be considered appropriate the site is considered deliverable. It is noted that outline permission has been granted for residential development in close proximity to this site (under reference 10/00242/OUTN).			
Constraints / Actions	<ul style="list-style-type: none"> - Character of the area - Neighbouring amenity of adjacent employment site - Proximity of railway line 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	25	-	-	25

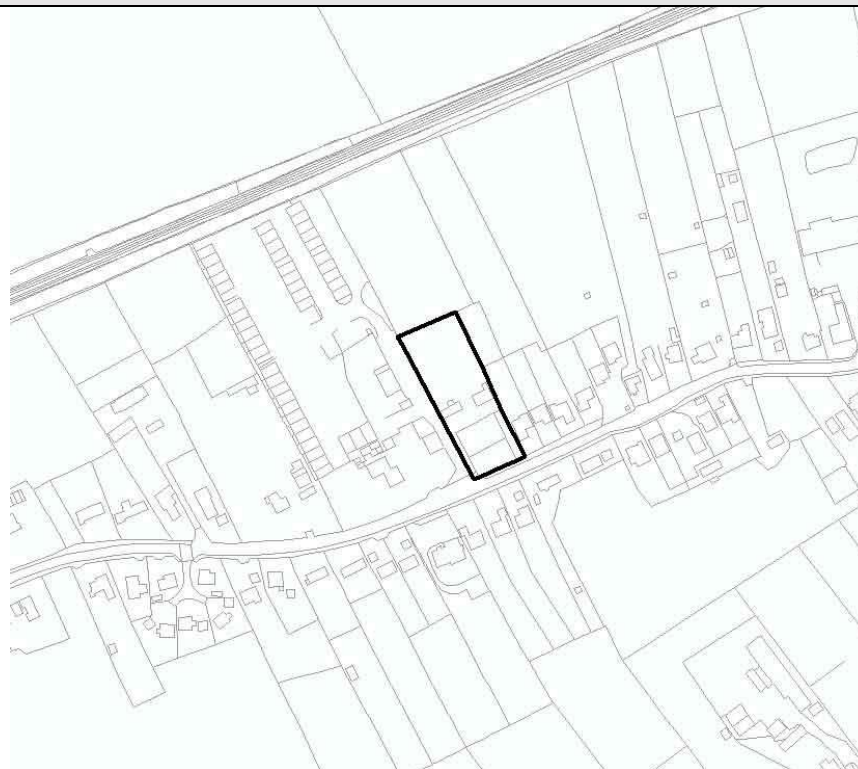
Site Location Plan (not to scale)



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Site	Land at 5 Walworth Road, Picket Piece, Andover	Site Reference	137	
Site Use	Dwelling and curtilage	Site Area (approx.)	0.3 ha	
Availability	The site is promoted for residential development by the landowner and a developer and is therefore considered available. The site forms an area of the larger promoted site covering Picket Piece (SHLAA site no. 158).			
Suitability	The site is within the centre of Picket Piece and adjacent to the Commercial Centre on Walworth Road. The site is within a flood zone 3 area.			
Achievability	The site is owned by a housebuilder who would develop the site themselves and could be developed within 3 years from planning permission. However, details of flood zone impact would have to be addressed.			
Deliverability / Developability	The site is adjacent to employment provision and offers an opportunity for a small scale development as it is owned by a housebuilder. However, it forms part of the Picket Piece promoted area and it may be more appropriate to consider it as part of the wider scheme. It is noted that outline permission has been granted for residential development close to this site (under reference 10/00242/OUTN).			
Constraints / Actions	<ul style="list-style-type: none"> - Flooding - Character of the area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	3	3	-	6

Site Location Plan (not to scale)

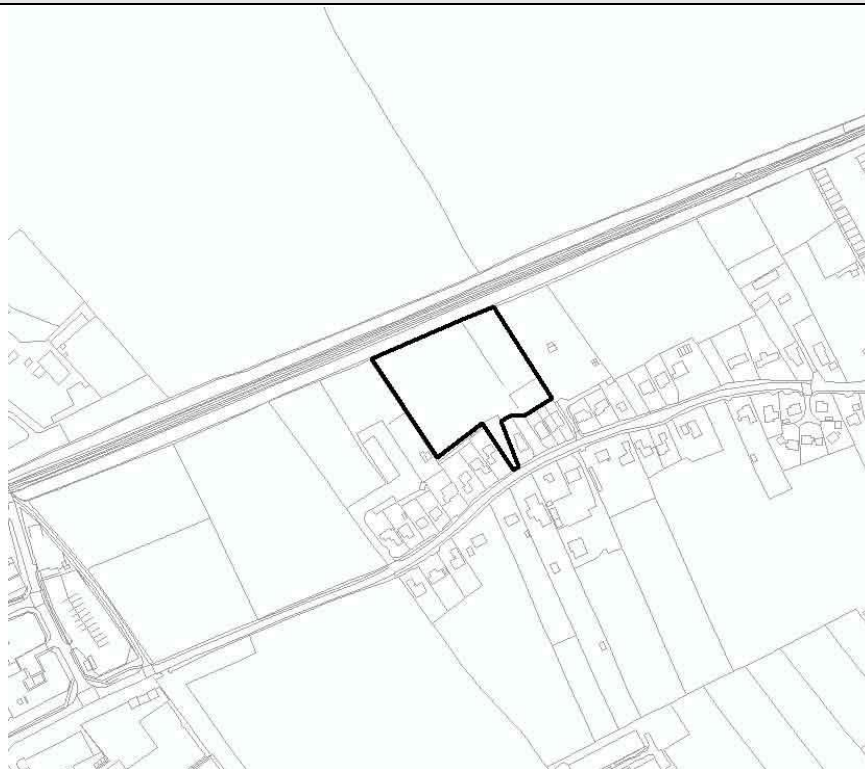


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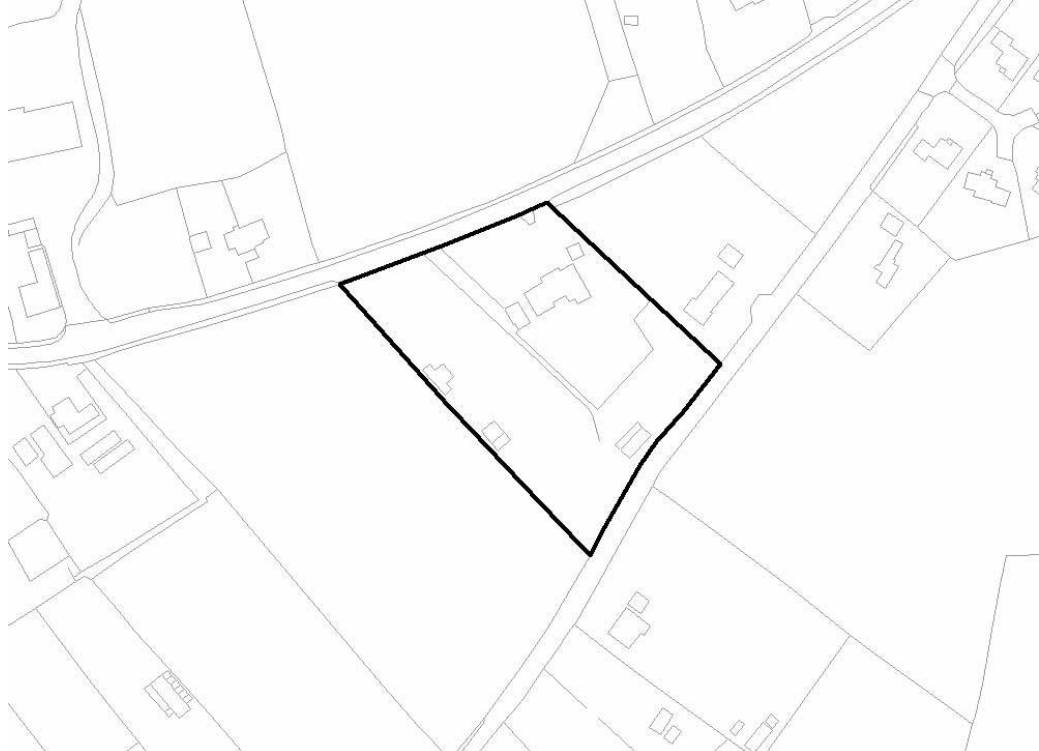
Site	Land at north of Walworth Road, Picket Piece, Andover		Site Reference	106
Site Use	Dwelling and paddock		Site Area (approx.)	1.25 ha
Availability	The site is promoted for residential development by the landowner and a developer and is therefore considered available. This forms a small part of a wider promoted development area known as Picket Piece (site 158). The landowner details that this can be brought forward independently of the larger area.			
Suitability	The site is close to the built up area of Andover, although development in the form proposed would currently be contrary to policy (Test Valley Borough Council Local Plan 2006). The site lies within a flood zone 3 area.			
Achievability	The site is promoted separately by a landowner and could be developed within 5 years.			
Deliverability / Developability	The site is adjacent an area of built form and is close to employment sites with the potential to link into existing public transport routes. However, this is a countryside location and given the form of the development proposed it may be more suitable to consider as part of the larger promoted Picket Piece site. It is noted that outline permission has been granted for residential development close to this site (under reference 10/00242/OUTN).			
Constraints / Actions	<ul style="list-style-type: none"> - Flooding - Character of the area - Adjacent to the Railway line - Landscape impact 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	20	-	-	20

Site Location Plan (not to scale)



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Site	Land at Landfall, Picket Piece, Andover		Site Reference	161
Site Use	Residential and paddock		Site Area (approx.)	0.85ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is on the edge of Andover within Picket Piece. It comprises of a dwelling and paddock land with a significant number of trees and hedgerows. The site is immediately adjacent to SHLAA site 158 (Picket Piece) and there are relatively few constraints on site.			
Achievability	The site is relatively free from constraints and development is considered achievable.			
Deliverability / Developability	The site is available and considered achievable. The site is close to public transport links and facilities within Andover. However, development to the density proposed may be out of character with the surrounding area which is characterised by low density frontage development. It is noted that outline permission has been granted for residential development adjacent to this site (under reference 10/00242/OUTN).			
Constraints / Actions	<ul style="list-style-type: none"> - Character of the area - Trees on site - Landscape impact 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	25	-	-	25
Site Location Plan (not to scale)				
				
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Site	Land north of Ox Drove Rise, Picket Piece	Site Reference	211	
Site Use	Grazing land	Site Area (approx.)	0.6 ha	
Availability	The site is promoted for mixed development by the landowner and is therefore considered available.			
Suitability	The site is located to the east of Picket Piece, Andover, with low density residential development bordering the land on all three sides. The site is close to SHLAA site 158 (Picket Piece) and there are relatively few constraints on site, however the shape of the site and rural character may constrain its capacity and suitability.			
Achievability	The site is relatively free from constraints and development is considered achievable.			
Deliverability / Developability	The site is available and considered achievable. The site is close to public transport links and facilities within Andover. It is noted that outline permission has been granted for residential development close to this site (under reference 10/00242/OUTN).			
Constraints / Actions	- Character of the area			
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 E of 10 Walworth Road, Picket Piece	Site Reference	212	
Site Use	Grazing land and agricultural building	Site Area (approx.)	3.2 ha	
Availability	The site is promoted development by the landowner and is therefore considered available.			
Suitability	The site is located to the east of Picket Piece, Andover, with very low density residential development bordering the site on the boundary with Walworth Road. The site is immediately adjacent to SHLAA site 158 (Picket Piece) and there are relatively few constraints on site, although this is a rural area.			
Achievability	The site is relatively free from constraints and development is considered achievable.			
Deliverability / Developability	The site is available and considered achievable. The site is close to public transport links and facilities within Andover. At a density of 30 dwellings per hectare, the capacity of the site is 96 dwellings. It is noted that outline permission has been granted for residential development adjacent to this site (under reference 10/00242/OUTN).			
Constraints / Actions	<ul style="list-style-type: none"> - Character of the area - Landscape impact - Adjacent to the Railway line 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	96*	-	-	96*

Site Location Plan (not to scale)

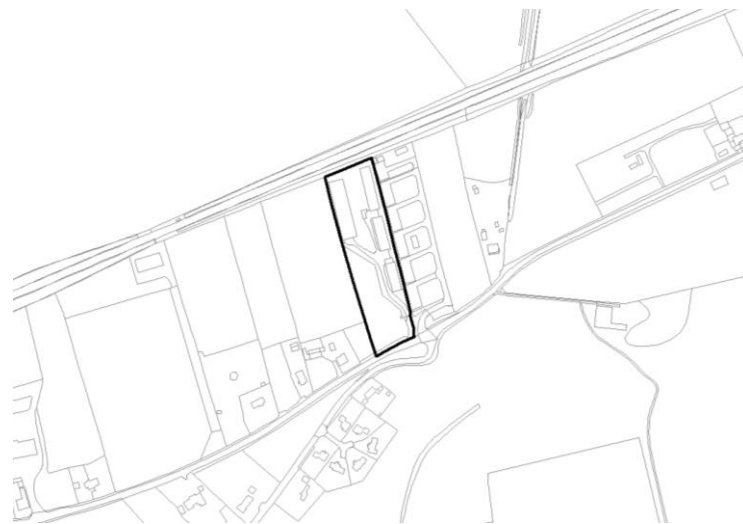


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Site	Valley View Business Park, Picket Piece			282
Site Use	Redundant farm / commercial use		Site Area (approx.)	1.2 ha
Availability	The site is promoted by the landowner and is therefore considered available.			
Suitability	The site is in a rural location on the edge of Andover within Picket Piece, characterised with low density residential development. There are few facilities within Picket Piece, however the site would benefit from increased facilities and accessibility as part of the promoted wider Picket Piece redevelopment.			
Achievability	The site is relatively free from constraints and development is considered achievable.			
Deliverability / Developability	The site is adjacent to an area of future built form and is close to employment sites with the potential to link into existing public transport routes. However, development to the density proposed may be out of character with the surrounding area which is characterised by low density frontage development.			
Constraints / Actions	<ul style="list-style-type: none"> - Character of the area - Adjacent to the railway line 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	20	10		30

Site Location Plan



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Site	Land south of Ox Drove, Picket Piece			292
Site Use	Agriculture		Site Area (approx.)	0.5 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available. In addition to the promoted site, the landowner is willing to offer a further 2.15 ha of land adjoining the site for use as informal public open space and nature conservation as part of the development.			
Suitability	The site is on the edge of Andover within Picket Piece. There are few facilities within Picket Piece, however, the site would benefit from facilities and accessibility increased as part of the promoted Picket Piece redevelopment.			
Achievability	The site is promoted and considered achievable within 5 years.			
Deliverability / Developability	The site is available and considered achievable. The site is close to public transport links and facilities within Andover.			
Constraints / Actions	- Character of the area			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	5			5

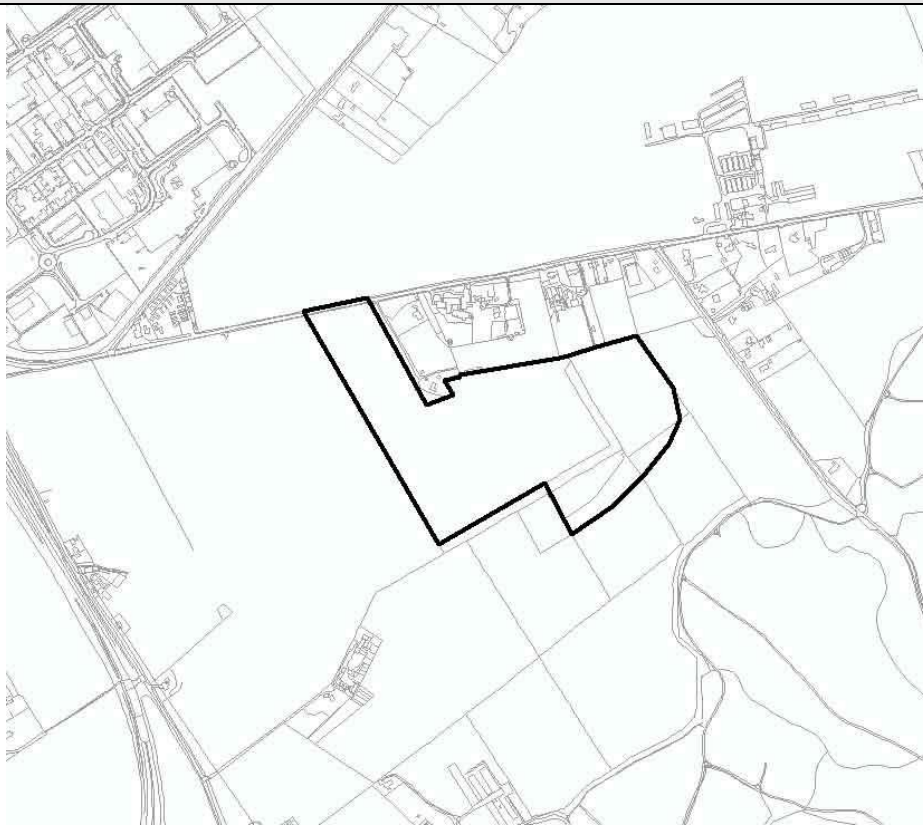
Site Location Plan



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Site	Picket Twenty Extension, Andover	Site Reference	131	
Site Use	Agricultural	Site Area (approx.)	27 ha	
Availability	The site is promoted for residential development by the landowner and a developer and is therefore considered available.			
Suitability	The site is adjacent to the Picket Twenty development, with the SHLAA submission stating that the majority of development will occur within 400 metres of the proposed local centre. The development will extend further towards the Harewood Forest SINC and may have wider landscape impacts.			
Achievability	The site is controlled by a major housebuilder and promoted for development at the end of the phasing for the existing permission. The development is considered achievable.			
Deliverability / Developability	The site is considered available and achievable and benefits from the proximity of the new permitted local centre and existing employment at Walworth Business Park. However, the landscape and ecological impacts will have to be suitably addressed.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Impact on Highway network - Agricultural land quality - Extant permission shows this area as open space, this aspect not yet implemented - Potential archaeological interest - Tree Preservation Order 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	-	300	300

Site Location Plan (not to scale)

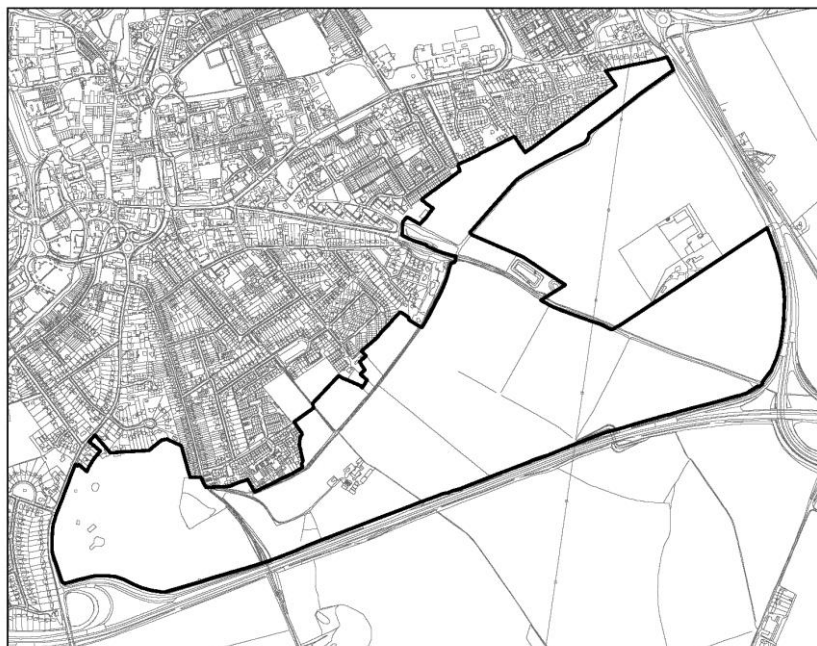


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Site	Land at Bere Hill Farm, Andover	Site Reference	198	
Site Use	Agricultural land	Site Area (approx.)	111 ha	
Availability	The site is promoted for residential and mixed use development by a landowner and is therefore considered available.			
Suitability	The site is adjacent to the built up area of Andover and close to employment facilities. However given the topography of the town, it has the potential to have a significant landscape impact. There are also tree preservation orders, areas of Grade 3a agricultural land, areas of third party land, an area proposed for open space in the current Local Plan and potential archaeological remains.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is adjacent to the built up area and permitted site of Picket Twenty (TVN.09275) to the east. It is close to a number of facilities and is proposed as a mixed use scheme; however there may be a significant landscape impact.			
Constraints / Actions	<ul style="list-style-type: none"> - Rights of Way crossing the site - Tree Preservation Orders - Landscape impact - Potential archaeological interest - Overhead power cables - Agricultural land quality <ul style="list-style-type: none"> - SINC designation - Existing Open Space allocation 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	250	500	250	1000

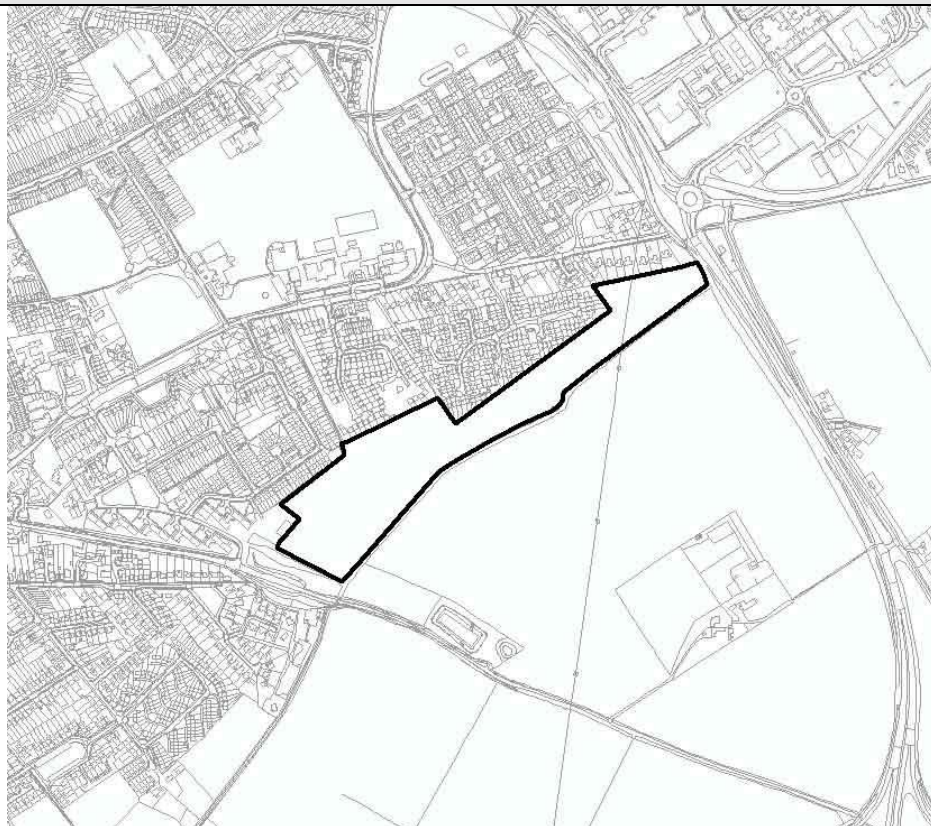
Site Location Plan (not to scale)



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Site	Land at Micheldever Road, Andover	Site Reference	018	
Site Use	Agricultural land	Site Area (approx.)	8.3 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available. It is promoted for residential development to bring forward the Open Space allocation of the Local Plan. It is proposed that 2.4 ha of the site would be developed. This forms a smaller parcel of the Bere Hill Farm site (SHLAA no 198) above.			
Suitability	The site is located close to existing facilities, employment areas and the centre of town. However, this area is significantly raised and the landscape impacts will have to be detailed. Development of the full extent of the site has not been promoted by the landowners to highlight this consideration.			
Achievability	The site is available, promoted and it is projected that completion could occur in two years following planning consent.			
Deliverability / Developability	The site is close to facilities and available, however the contours of the area mean that the site is sensitive in landscape terms and potentially prominent within the town.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Public footpath bounds the site - Existing Open Space allocation - Overhead power cables 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	60	-	-	60

Site Location Plan (not to scale)

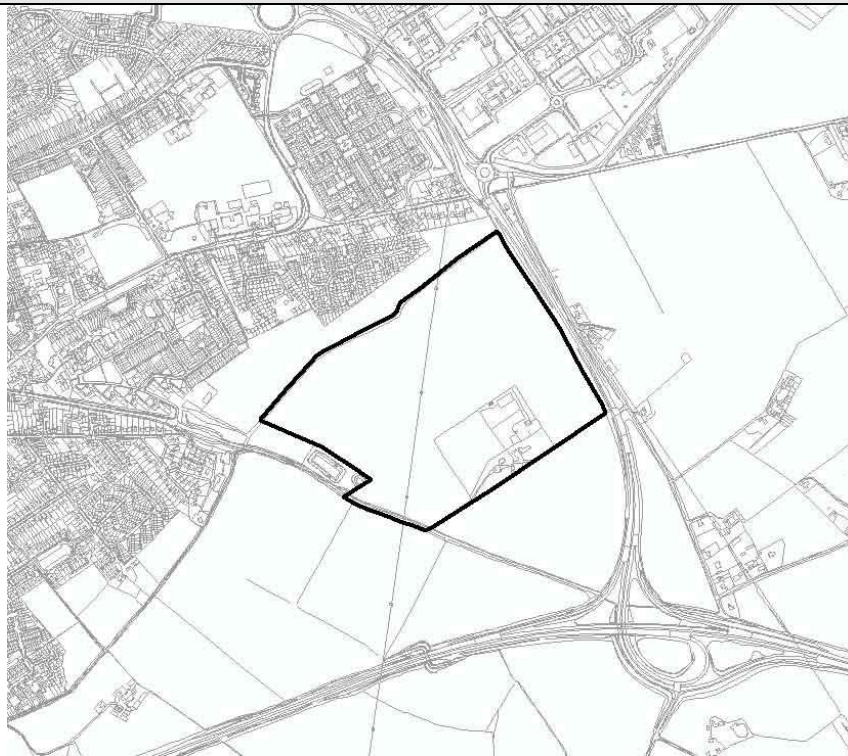


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Site	Land at Bere Hill and the Grange, Andover	Site Reference	008	
Site Use	Agricultural land and buildings	Site Area (approx.)	22.5 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available. It has been the subject of two outline planning applications (06/01499/OUTN and TVN.09385). The site is adjacent to SHLAA site 198.			
Suitability	The site has good potential accessibility to the town and is close to the existing employment opportunities at the Walworth Business Park and Andover Down. However, given the topography of the site, it has the potential to have a significant landscape impact. There are also tree preservation orders, areas of Grade 3a agricultural land and potential mitigation of archaeological remains.			
Achievability	The site is actively promoted by the land owner and property agents and development is considered achievable.			
Deliverability / Developability	The site has good accessibility to town and is adjacent to existing, and planned, built environment. However, the landscape impact may be significant.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Tree Preservation Orders - Potential archaeological interest - Overhead power cables - Agricultural land quality - Adjacent Right of Way 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	350	300		650

Site Location Plan (not to scale)

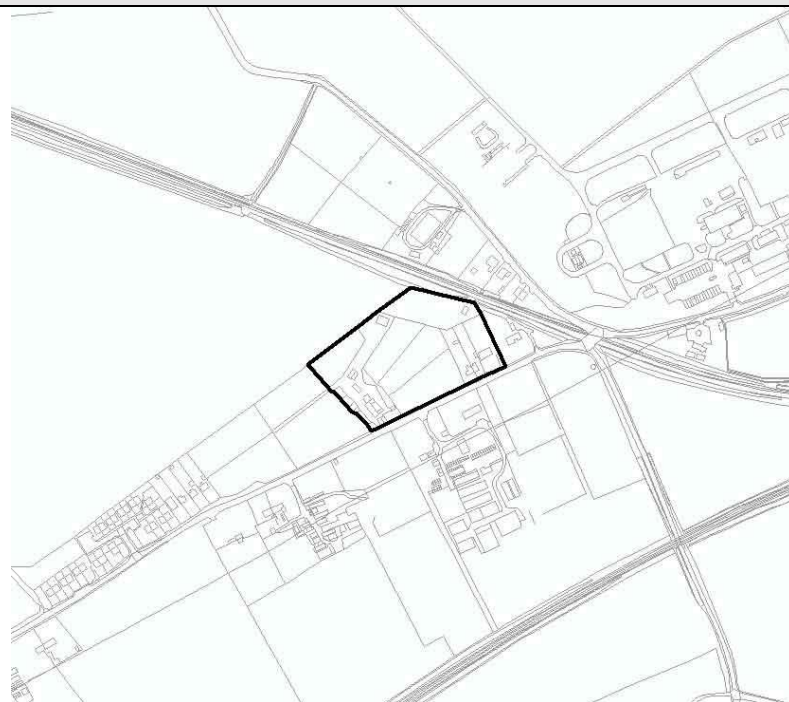


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Site	Land at Red Post Bridge, Andover		Site Reference	147
Site Use	Dwellings, curtilage and small holding		Site Area (approx.)	2.2 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is outside of the town of Andover, separated by the A303 and the railway line within a sensitive location between settlements. However, it is adjacent to the Andover Business Park which has permission for a large storage and distribution warehouse and other facilities. Therefore the site has some links with the built up area.			
Achievability	The site is immediately available and development is considered achievable, should the site be considered appropriate for residential development.			
Deliverability / Developability	Information has not been provided on expected delivery of housing or an estimated timeframe. Therefore a site area of 2.2 ha at 30 dwellings per hectare would yield 66 dwellings, a net gain of 60. Given that the landowner is at the early stages of investigating the potential of development this would be unlikely to be deliverable within 5 years. The site is in a sensitive countryside location in proximity to the development at Andover Business Park. However, given the size of the site and relative lack of other development in the area, the site may not be appropriate.			
Constraints / Actions	<ul style="list-style-type: none"> - Ground water protection zone - Separation from Andover - Sensitive location between settlements 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	60*	-	60*

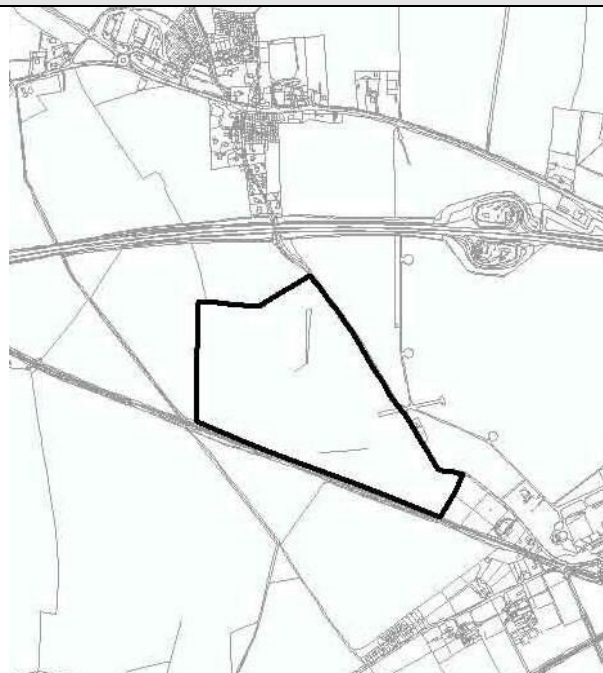
Site Location Plan (not to scale)



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Site	Land at Red Post Lane, Andover		Site Reference	148
Site Use	Agricultural land		Site Area (approx.)	30.5 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is outside of the town of Andover, separated by the A303 within the countryside. However, it is adjacent to the Andover Business Park which has permission for a large storage and distribution warehouse and other facilities. Therefore the site has some links with the built up area.			
Achievability	The site is immediately available and development is considered achievable, should the site be considered appropriate for residential development.			
Deliverability / Developability	Information has not been provided on expected delivery of housing or an estimated timeframe. Therefore a site area of 30.5 ha at 30 dwellings per hectare would yield 915 dwellings. Given that the landowner is at the early stages of investigating the potential of development this would be unlikely to be deliverable within 5 years. The site is in a sensitive countryside location in proximity to the development at Andover Business Park. However, given the size of the site and relative lack of other development in the area, the site may not be appropriate.			
Constraints / Actions	<ul style="list-style-type: none"> - Ground water protection zone - Separation from Andover - Landscape impact - Impact on Highway network 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	500	415	915

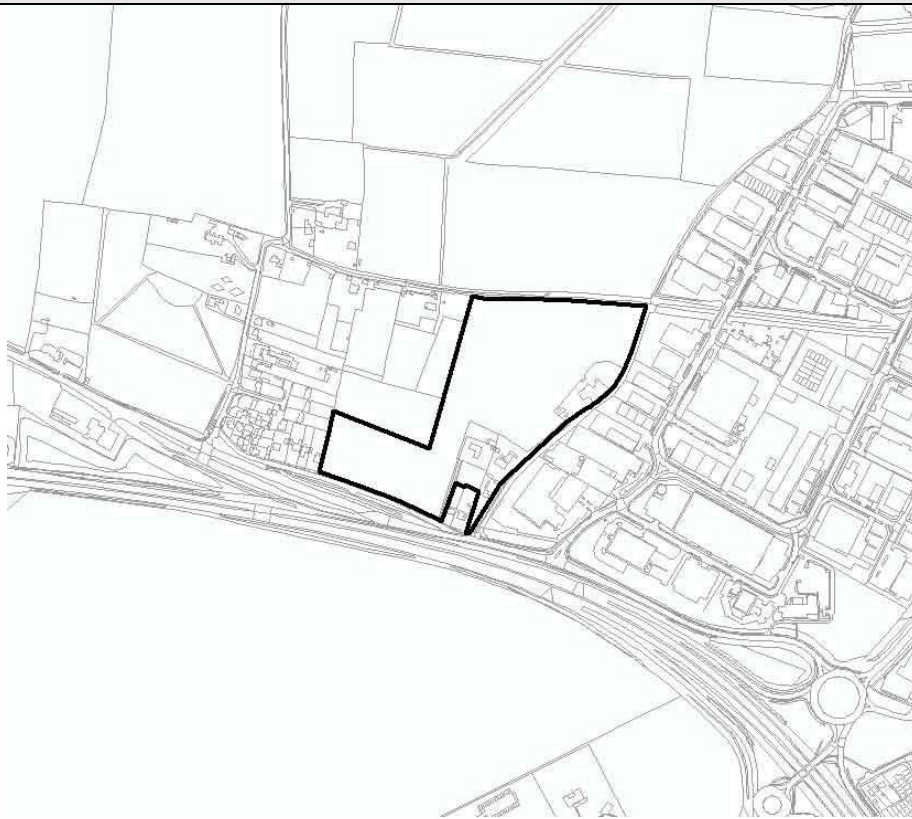
Site Location Plan (not to scale)



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Site	Land at Homestead Farm, Weyhill Road, Andover	Site Reference	029a	
Site Use	Predominately agricultural	Site Area (approx.)	7 ha	
Availability	The site is promoted for either residential or mixed use development by the landowner and is therefore considered available. This SHLAA entry relates to solely residential use.			
Suitability	The site is close to Andover and bounded by development to the east and west. It is within walking distance of existing employment provision. However, the site is in a sensitive location between settlements which policies have sought to restrict development to maintain this openness and contains areas of Grades 2 and 3a agricultural land.			
Achievability	The site is promoted and could be developed but not with total completion in the first 5 years.			
Deliverability / Developability	The site is close to existing built form and employment areas but lies within a sensitive area between settlements.			
Constraints / Actions	<ul style="list-style-type: none"> - Sensitive location between settlements - Groundwater protection zone - Potential for a small part of the site to be contaminated - Impact on Highway network - Landscape impact - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	210	-	-	210

Site Location Plan (not to scale)

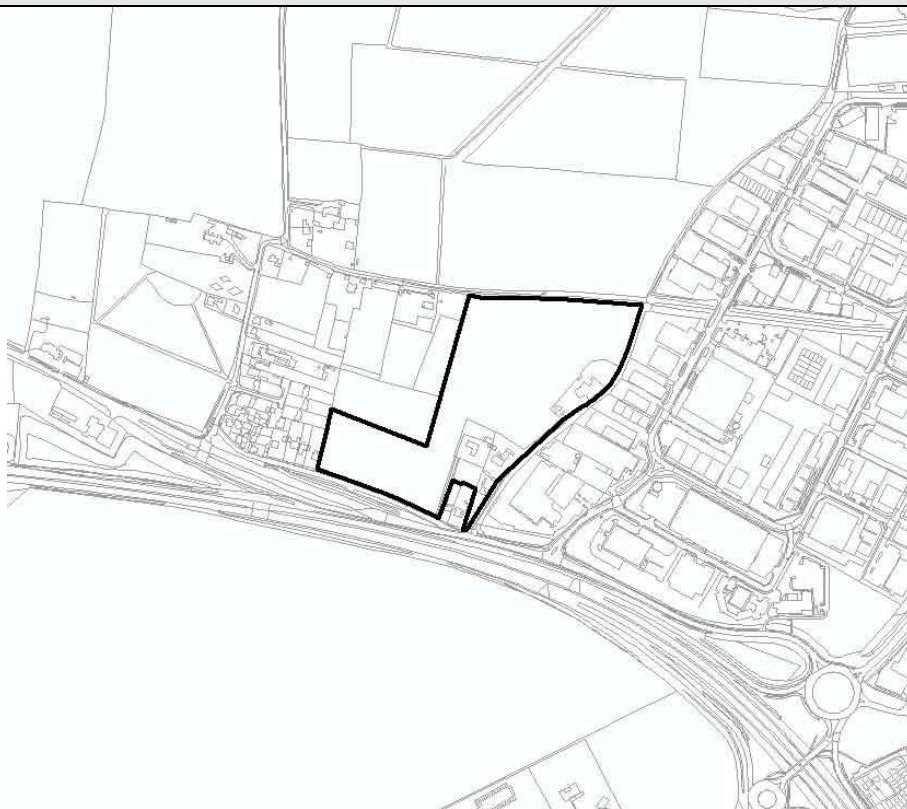


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Site	Land at Homestead Farm, Weyhill Road, Andover	Site Reference	029b	
Site Use	Predominately agricultural	Site Area (approx.)	7 ha	
Availability	The site is promoted for either residential or mixed use development by the landowner and is therefore considered available. This SHLAA entry relates to mixed use development of employment and residential.			
Suitability	The site is close to Andover and bounded by development to the east and west. It is within walking distance of existing employment provision. However, the site is in a sensitive location between settlements which policies have sought to restrict development to maintain this openness and contains areas of Grades 2 and 3a agricultural land.			
Achievability	The site is promoted for mixed use with completion in the first 5 years.			
Deliverability / Developability	The site is close to existing built form and employment areas but lies within a sensitive area between settlements.			
Constraints / Actions	<ul style="list-style-type: none"> - Sensitive location between settlements - Groundwater protection zone - Potential for a small part of the site to be contaminated - Impact on Highway network - Landscape impact - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	98	-	-	98

Site Location Plan (not to scale)

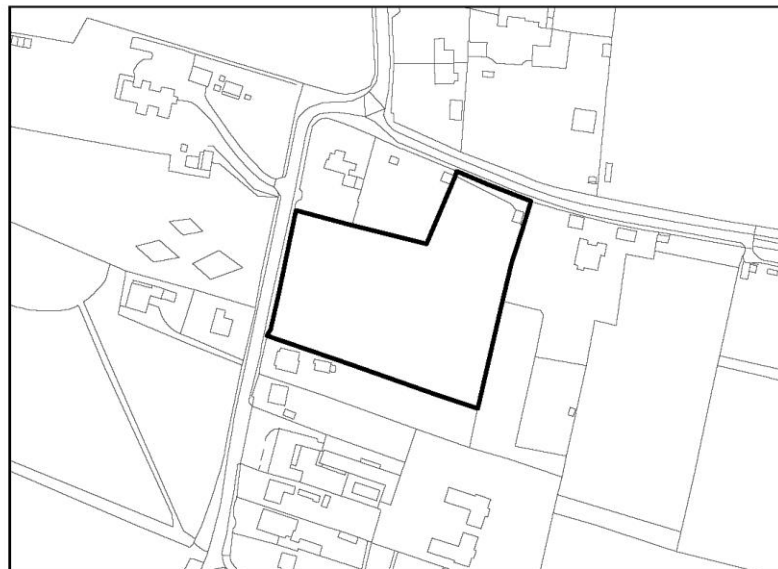


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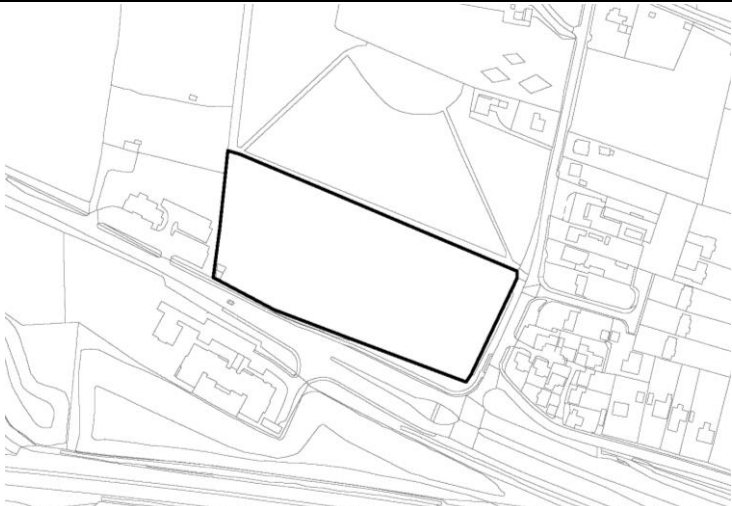
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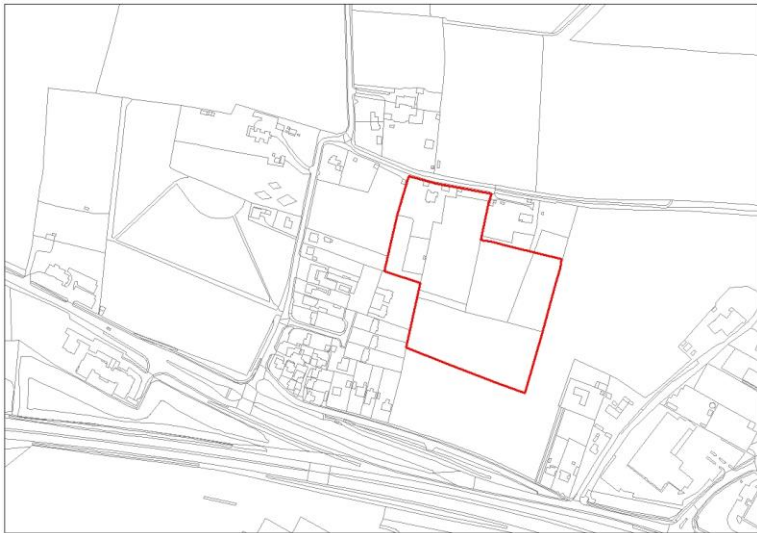
Site	Land at Penton Corner, Penton Harroway	Site Reference	243	
Site Use	Paddock	Site Area (approx.)	0.7 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is close to the built up area of Andover and bounded by development to the north and south. However it is located within a sensitive area between Andover and Weyhill.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is adjacent to the built up area however is within a sensitive area between settlements. The site is available and achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Ground water protection zone - Sensitive location between settlements 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	15	-	-	15

Site Location Plan (not to scale)



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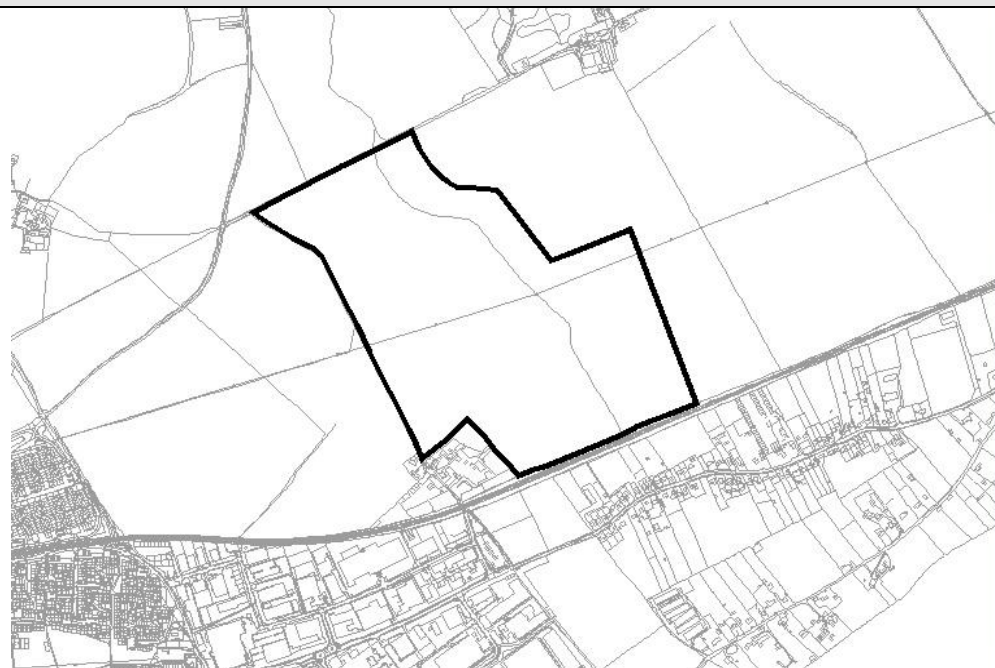
Site	Land at Short Lane, Penton Corner			264
Site Use	Agricultural		Site Area (approx.)	1.73ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	This site is located immediately north of Weyhill Road (A342) with access available from Weyhill Road or Short Lane immediately to the east of the site. There is residential development to the immediate east of the site. The site is on a bus and cycle route. The site is located within a Local Gap designation.			
Achievability	Housing development is considered achievable should the site be considered appropriate. The landowner states that delivery of housing could be provided within 5 years.			
Deliverability / Developability	Subject to overcoming constraints, the site is considered available and achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Sensitive location between settlements - Ground Water Protection Zone - Noise and amenity impact from Weyhill Road (A342) 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	50 - 75			50 - 75
Site Location Plan				
				
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Site	Croft House, Harrow Way, Andover			293
Site Use	Residential and vacant land		Site Area (approx.)	3.18 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is close to Andover and bounded by development to the west. The site adjoins SHLAA site 029 (Land at Homestead Farm) and SHLAA site 243 (Land at Penton Corner). Vehicular access would be from the adjoining Homestead Farm. The site is within sensitive location between settlements.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is adjacent to the built up area however the site is within a sensitive location between settlements.			
Constraints / Actions	<ul style="list-style-type: none"> - Sensitive location between settlements - Ground Water Protection Zone 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	90			90
Site Location Plan				
				
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Site	Land east of East Anton, Andover		Site Reference	144
Site Use	Agricultural land		Site Area (approx.)	47 ha
Availability	The site is promoted for residential development by the landowner and a developer and is therefore considered available.			
Suitability	The site is adjacent outline permission TVN.09258 (dated 13.08.2008) for 2500 new dwellings but lies in the countryside. The site could integrate with the phasing of development at the larger site and may be suitable for development. There is an area of Grade 3a agricultural land.			
Achievability	The site is in the control of a major housebuilder and the site is considered achievable at the later phase of the plan period.			
Deliverability / Developability	The site is controlled by a developer and could integrate with the final phases of neighbouring development, should the site be considered appropriate. The site is available, close to the proposed local centre and existing employment sites. However, this does take the built form further from the town centre. The development would represent a later phase of East Anton development and therefore be considered deliverable in starting 5 - 10 years.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Ground water protection zone - Impact on Highway network - Overhead power cables - Agricultural land quality - Mineral consultation area - Potential archaeological interest - Adjacent to railway line 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	500	1250	1750

4

Site Location Plan (not to scale)

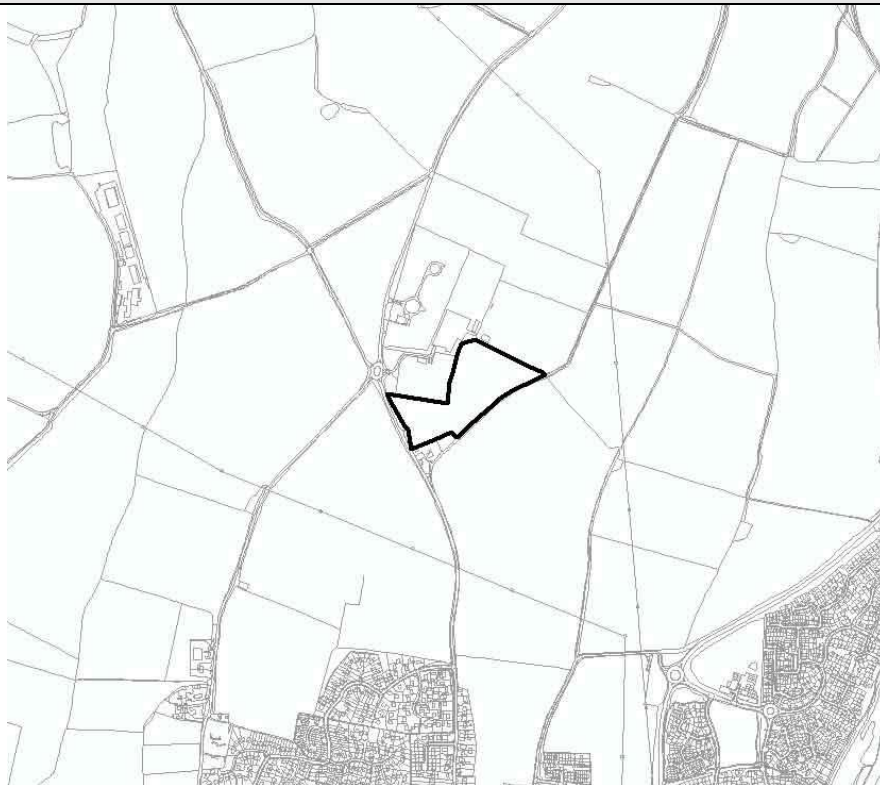


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Site	Land at Charlton Nursery, Charlton	Site Reference	032
Site Use	Agricultural land with planning permission for Crematorium	Site Area (approx.)	4.18 ha
Availability	The site is considered available and is being promoted by the landowner for low density residential development.		
Suitability	The site is outside of the town of Andover, separated from Charlton by a large open area with many protected trees on site. However, the site has permission for a Crematorium (TVN.03232/3) and the landowner is seeking alternatives uses for the site as this is considered unviable. The site is next to the football, rugby and archery facilities and includes an area of Grade 2 agricultural land.		
Achievability	Low density larger housing is proposed to take account of the trees on site, the character of the area and make the site viable for development. It is considered achievable at this level should this be considered acceptable.		
Deliverability / Developability	This is a location separated from the main town but with some public transport links. There is significant separation from the built up area of Andover.		
Constraints / Actions	<ul style="list-style-type: none"> - Separation from Andover - Tree Preservation Orders - Agricultural land quality 		

Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	30	-	-	30

Site Location Plan (not to scale)

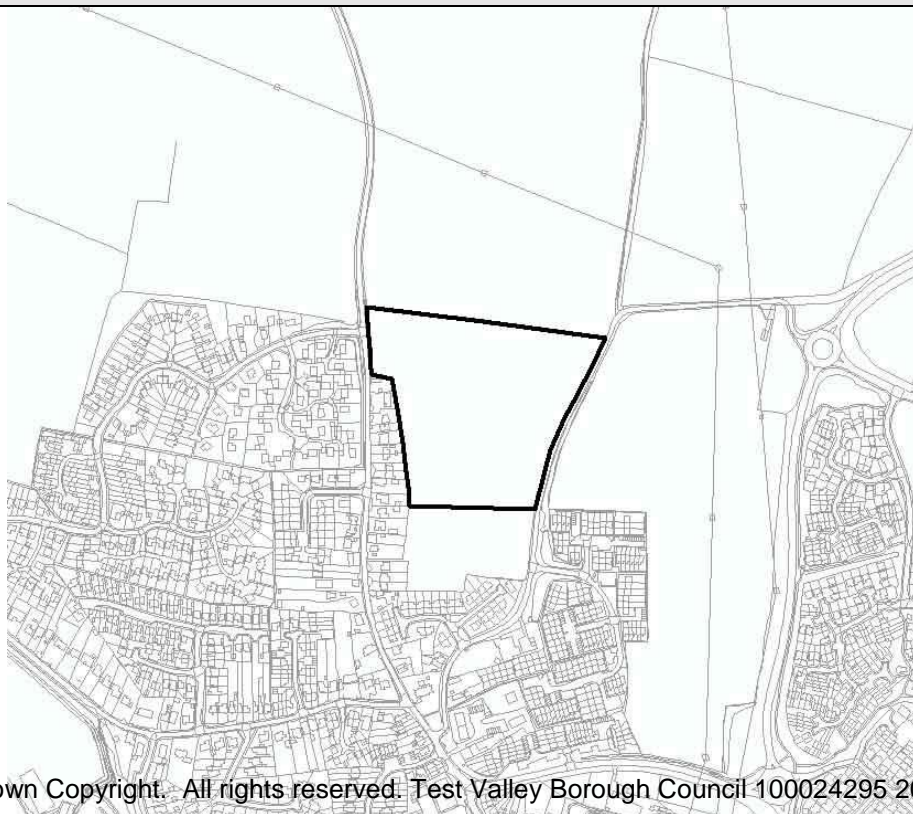


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Site	Land at Enham Lane, Charlton	Site Reference	130	
Site Use	Agricultural land	Site Area (approx.)	4.06 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is bounded by development to the west by the built up area of Charlton. It is part of a perceived gap between Andover and Charlton and is split by a significant area of flood zone 3. Due to the location and proximity to Andover, Charlton is considered a sustainable location subject to impact on the landscape character of the area.			
Achievability	The site promotion and size means that development is considered achievable.			
Deliverability / Developability	The site is close to the built up area of Charlton and is considered suitable for development subject to the constraints of the site listed below. The land to the south is also being separately promoted (Site reference 041) which could be considered as part of a comprehensive scheme. The site is formed of Grades 2 and 3a agricultural land.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Flooding - Potential archaeological remains - Agricultural land quality - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	115	-	-	115

Site Location Plan (not to scale)



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Site	Land at Foxcotte Lane, Charlton	Site Reference	169	
Site Use	Timber fence sales and storage building	Site Area (approx.)	0.3 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site contains existing buildings and is adjacent to residential development to the south, however this is low density and the site is slightly separated from the main built up area of the village. However, there are a number of facilities within the village itself and the land borders a larger promoted site to the east.			
Achievability	Services exist on site and development is considered achievable subject to the relocation of the existing business within the Andover area.			
Deliverability / Developability	The site is available and achievable.			
Constraints / Actions	- Separated from main settlement			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	10	-	-	10

Site Location Plan (not to scale)



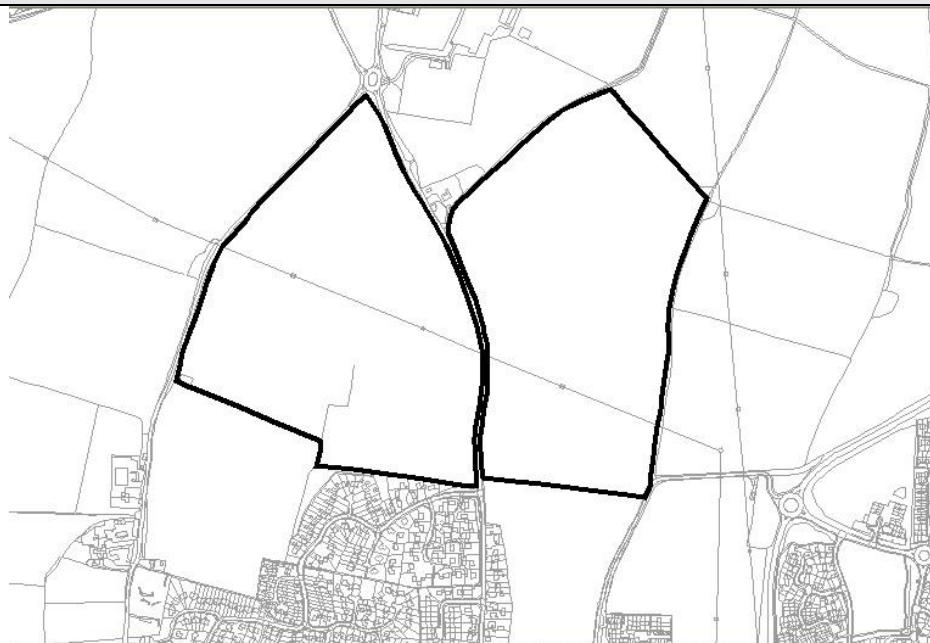
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Site	Land at Foxcotte Manor Farm, Charlton		Site Reference	155
Site Use	Agricultural land		Site Area (approx.)	40 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is close to the village of Charlton which is considered a sustainable location due to the location and proximity to Andover. However, the site is large and separated from the village and may have a significant impact in the countryside away from the more built up area of Charlton and Andover. The site is formed of Grades 2 and 3a agricultural land.			
Achievability	The site has not been promoted for inclusion in the SHLAA and therefore is not considered achievable in the first 5 years. However, should the location be considered favourably, the site may come forward.			
Deliverability / Developability	Information has not been provided on expected delivery of housing or an estimated timeframe. Therefore a site area of 40 ha at 30 dwellings per hectare would yield 1200 dwellings. The site has not been promoted for the update of the SHLAA and given the size of site and infancy of proposals it is unlikely the development would significantly result in completions until after the 5-10 year period. The site would result in development further away from Charlton, and Andover, and have an impact on the countryside as it is separated from the built up area.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Flooding - Impact on Highway network - Overhead power cables - Impact on existing settlement - Mineral consultation area - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	300*	600*	1200*¹

¹ Final 300 completed post the 15 year time period

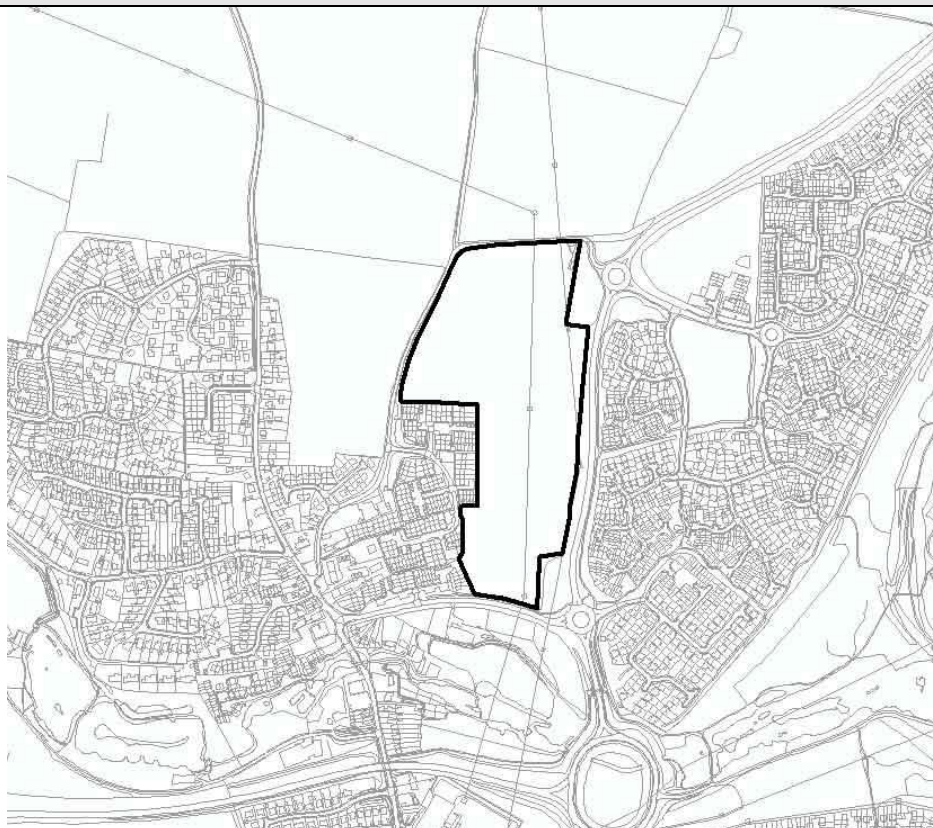
Site Location Plan (not to scale)



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Site	Land at Goch Way, Charlton	Site Reference	019	
Site Use	Agricultural land	Site Area (approx.)	2.5 ha	
Availability	The site is promoted for residential development to the western area of the site (2.25 ha) by the landowner and a developer and is therefore considered available. The site is subject to an outline planning application (14/00061/OUTN) for 85 residential dwellings.			
Suitability	The site is between two large areas of housing (to the east and west) and offers reasonable accessibility to the town. However, the natural landscape is valuable as a distinction between the town and the village of Charlton.			
Achievability	There are power lines crossing the site, but with these diverted and the development located to one side, the site is considered achievable. The developers state that the site could be achieved within 2 years of gaining planning and building regulations consent.			
Deliverability / Developability	The site is well located to the town, surrounded on three sides by built up area. However, it is a sensitive location between Andover and Charlton.			
Constraints / Actions	<ul style="list-style-type: none"> - Overhead power cables - Tree Preservation Orders - Sensitive location between settlements 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	85	-	-	85

Site Location Plan (not to scale)

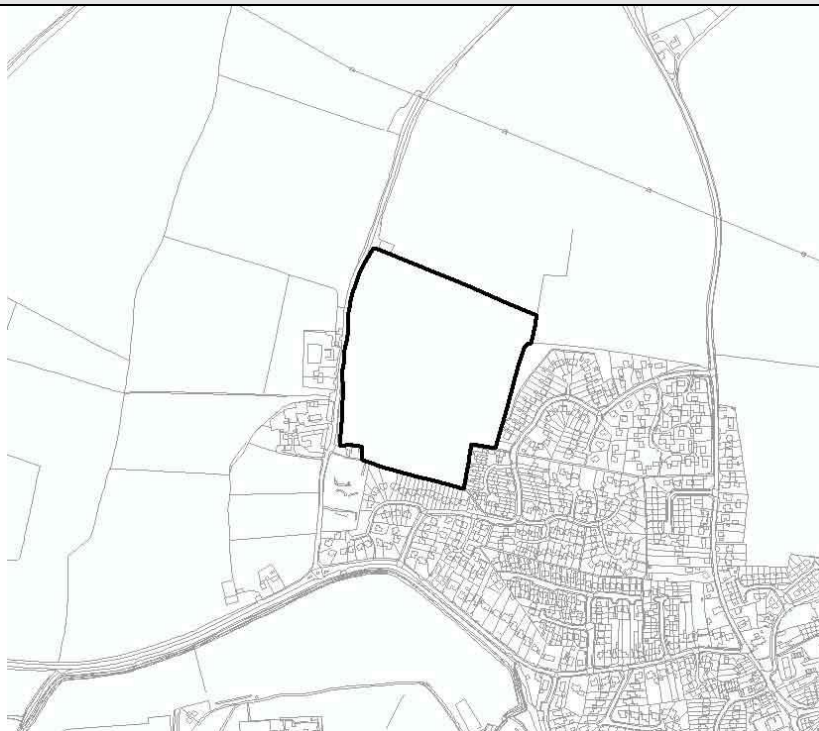


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Site	Land to east of Foxcotte Lane, Charlton	Site Reference	042	
Site Use	Agricultural land	Site Area (approx.)	8.3 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is bounded on two sides by significant development within Charlton village. Due to the location and proximity to Andover, Charlton is considered a sustainable location although development may have a landscape impact.			
Achievability	The site is promoted and considered achievable.			
Deliverability / Developability	Information has not been provided on expected delivery of housing or an estimated timeframe. Therefore a site area of 8.3 ha at 40 dwellings per hectare (given the rural village but reflecting the proximity of Andover) would yield 330 dwellings. The site is close to the built up area of Charlton and is considered suitable for development. However, progression of site detail is in its infancy and therefore the site is not considered deliverable in the first 5 years.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Impact on Highway network - Setting of listed building - Agricultural land quality <p style="text-align: right;">- Potential archaeological interest</p>			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	220			220

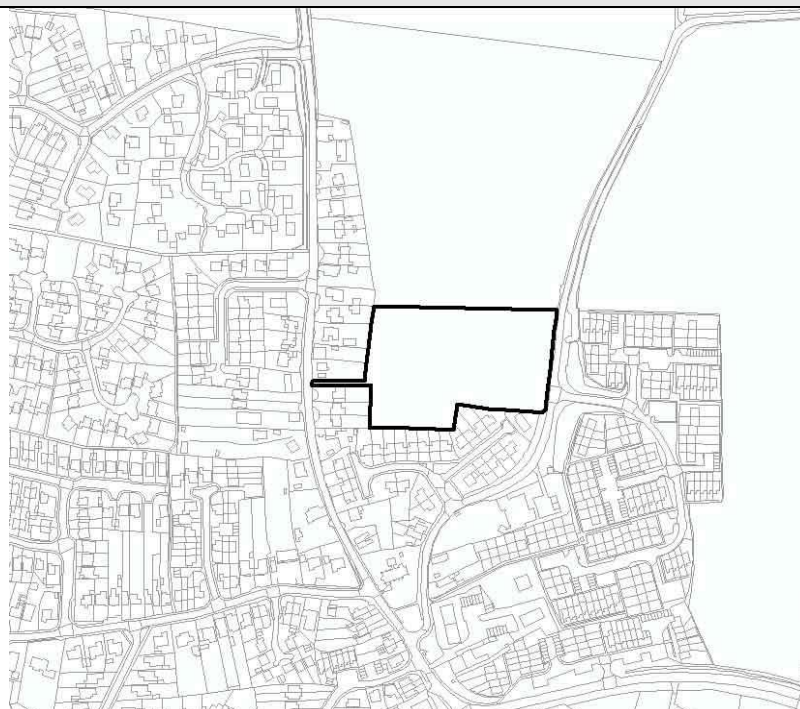
Site Location Plan (not to scale)



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Site	Land at rear of Hatherden Road, Charlton	Site Reference	041	
Site Use	Agricultural land	Site Area (approx.)	1.36 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is bounded on three sides by development within Charlton village. Due to the location and proximity to Andover, Charlton is considered a sustainable location. However, the relative merits of the site compared to others will need to be considered. There is a significant central area of flood zone 3 and Grades 2 and 3a agricultural land.			
Achievability	The site is promoted and considered achievable.			
Deliverability / Developability	Information has not been provided on expected delivery of housing or an estimated timeframe. Therefore a site area of 1.36 ha at 40 dwellings per hectare (given the rural village but reflecting the proximity of Andover) would yield 54 dwellings. The site is close to the built up area of Charlton and is considered suitable for development. However, progression of site detail is in its infancy and therefore the site is not considered deliverable in the first 5 years.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Access - Flooding - Potential archaeological interest - Agricultural land quality - Setting of listed buildings 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	54*	-	54*

Site Location Plan (not to scale)



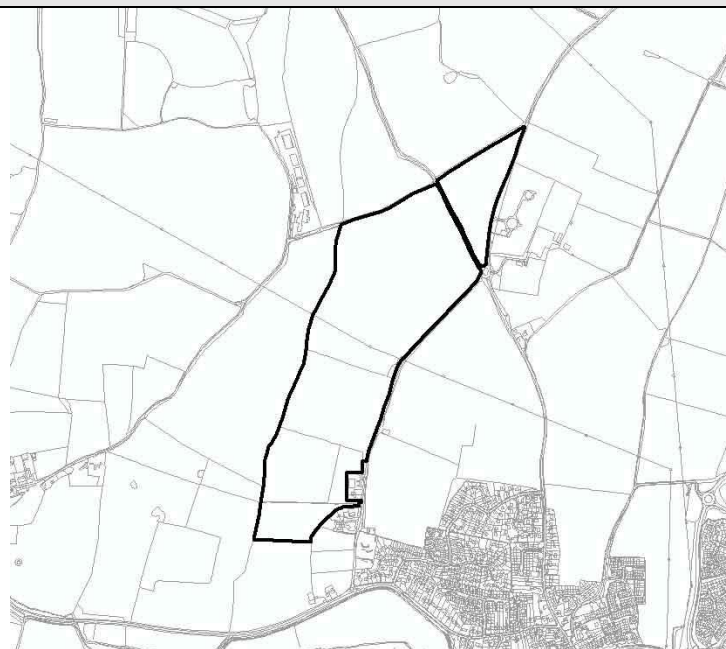
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Site	Land at west of Foxcotte Lane, Charlton		Site Reference	149
Site Use	Agricultural land		Site Area (approx.)	44 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is close to the village of Charlton which is considered a sustainable location due to the location and proximity to Andover. However, the site is large and separated from the village and may have a significant impact in the countryside away from the more built up area of Charlton and Andover.			
Achievability	The site promotion and size means that development is considered achievable.			
Deliverability / Developability	Information has not been provided on expected delivery of housing or an estimated timeframe. Therefore a site area of 44 ha at 30 dwellings per hectare (given the facilities and services that will be individually required for a development of this size) would yield 1320 dwellings. Given that the landowner is at the early stages of investigating the potential of development this would be unlikely to be deliverable within 5 years and would be likely to extend beyond 15 years. The site would result in development further away from Charlton, and Andover, and have an impact on the countryside as it is separated from the built up area.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Potential archaeological interest - Impact on Highway network - Overhead power cables - Impact on existing settlement - Setting of listed building - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	500*	500*	1320^{1*}

¹ Final 320 completed post the 15 year time period

Site Location Plan (not to scale)



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Site	Land to west of Manor Farm, Knights Enham		260	
Site Use	Countryside	Site Area (approx.)	0.4 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is within a countryside location in close proximity to the settlement boundary of Andover. The site fronts onto Saxon Way and is close to the A343 Newbury Road. The site is served by road, pedestrian, public transport and cycleway infrastructure thus linking the site to Andover town centre.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is available for development and is considered deliverable.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Order (TPO) - Setting of Listed Buildings 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	5 - 10			5 - 10

Site Location Plan

