

Planning Policy

From: Joanne Prichard <joanne.prichard@savills.com>
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To: Planning Policy
Subject: TVBC Issues and Options - consultation response
Attachments: 180914 Broadlands Estates TVBC Reg 18 reps.pdf

Importance: High

Good afternoon


On behalf of the Broadlands Estates, please find attached a consultation response to the TVBC Issues and Options paper in relation to the emerging Local Plan. This relates to various land parcels in and around Romsey. I would be grateful for confirmation of receipt.

Best regards

Jo

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Test Valley Borough Council Regulation 18 Issues and Options Consultation Representations

Various land parcels in and around Romsey



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1. Introduction

- 1.1. The purpose of this statement is to provide representations to the Test Valley Borough Council (TVBC) Issues and Options (Regulation 18) consultation on the emerging new Local Plan for the period to 2036. The representations are made on behalf of the Broadlands Estates.
- 1.2. This statement addresses the questions raised within the Issues and Options Document to which the consultation relates, as well as providing details of the sites within the Broadlands Estates ownership which are considered to be suitable for development and are therefore promoted for allocation through the emerging Local Plan, to help meet the identified housing and employment needs of the Borough.

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2. Broadlands Estates

- 2.1. Broadlands Estates is the landowner of a wide range of properties and land within the town of Romsey and the surrounding area.
- 2.2. The Estates has put forward a number of these sites to TVBC through their call for sites exercise in October 2017, to allow for the assessment of their suitability for development to support the necessary growth required in the Borough during the Plan Period.
- 2.3. This included 10 small sites of between 0.04 and 1.6 hectares in size within Romsey and adjacent areas, which were promoted to TVBC as being suitable for residential and/or commercial uses. The submission also included three larger sites:
- the land at Burnt Grove Field for around 200 residential units;
 - land at Nursling for around 100 units;
 - land south of Bypass Road for around 110 units and;
 - land at The Grove, a large strategic site.
- 2.4. The small sites and the land at Burnt Grove Field, Nursling and Bypass Road are covered in these representations. However, due to the large strategic scale of the land at The Grove, this site is covered under a separate submission of representations by Broadlands Estates.
- 2.5. The Broadlands Estate is a significant landowner in the Southern Housing Market Area of Test Valley which centres itself around Romsey, and therefore the Estates is well placed to aid the Council in their ambitions to meet the housing and employment needs of the Borough.

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3. Issues and Options Paper

Q4: Should the Local Plan's housing requirement be consistent with Governments standard methodology?

- 3.1. The Local Plan's housing requirement should be consistent with the standard methodology, recognising that this is a baseline and a minimum.
- 3.2. The Revised NPPF, published in July 2018, includes a new standard methodology for calculating an authority's Local housing Need (LHN), based on the anticipated 10-year household growth and includes an uplift based on affordability.
- 3.3. Paragraph 60 of the Revised NPPF states: *"to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach"*.
- 3.4. It is understood that there are no exceptional circumstances in Test Valley that would advocate the use of an alternative approach to assessing housing need. The Government estimates that only around 13% of Test Valley is constrained by designations such as Green Belt, National Parks, Areas of Outstanding Natural Beauty and Sites of Special Scientific Interest (SSSI). This is not a significant coverage and would not justify an alternative approach to housing need assessment. Therefore, the Local Plan's housing requirement should be consistent with the standard methodology and the planning policy guidance for assessing LHN.
- 3.5. It is considered that, due to the housing crisis in Test Valley, with house prices more than 10 times average annual earnings (Paragraph 5.31 of the Issues and Options Consultation Document), and the intention of the standard methodology to account for affordability issues, the housing requirement of the Plan, using the standard methodology, should be a minimum level.

Q5: Should the Local Plan increase its housing requirement to help support economic growth?

- 3.6. The concept of the standard methodology was originally introduced by the Government in March 2018 during the consultation "Planning for the Right Homes in the Right Places". The consultation specifically stated that some local authorities would experience a reduction in local housing need compared to the existing approach, which was attributed to the *"method not making a specific adjustment to take account of anticipated approach"* (Paragraph 28). Therefore, the consultation states that plan makers may put forward proposals that lead to a local housing need above the standard methodology as a result of increased employment.
- 3.7. The emerging Local Plan can propose more homes than the standard methodology if there was an ambition for more employment within the Borough. Given Test Valley's location, and based on the sub-regional and strategic objectives, it is fundamental that there will be employment growth within the emerging Local Plan. It is therefore recommended that TVBC should increase the housing policy above the standard methodology minimum to account for continued employment growth as part of both its local and sub-regional commitments.

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Q6: Do you think the HMA boundary is broadly right? If not, how and why do you think it should be changed?

- 3.8. Test Valley, due to its administrative boundaries, has two clear centres: Andover in the north, and Romsey in the south, and these two locations are where approximately 46% of the population of the Borough is concentrated.
- 3.9. Andover has a high degree of self-containment, and the adopted Local Plan states that 70% of the residents living in the town also work there. Southern Test Valley however is less self-contained due to its strong relationship with South Hampshire and its good transport links, meaning it experiences much more in- and out-commuting for both employment and other facilities such as leisure and retail.
- 3.10. Given the geography of the Borough, and the key differences between the north and south, and the travel to work areas that separate the Borough, it is felt that the division of Test Valley in to two HMAs is the correct approach. This has been the consistent approach in previous planning policies and the currently adopted Local Plan.

Q8: Do you have any comments on the approaches suggested above?

- 3.11. In order to deliver the housing need, the Mixed Approach set out in Paragraph 5.26 would be supported. A combination of the options would include:
- Community led schemes;
 - Parish development in sustainable smaller villages; and
 - Large scale developments, as advocated in Paragraph 72 of the Revised NPPF.
- 3.12. Whilst there are benefits of community led and proportionate distribution approaches to housing allocation, allowing local people to have a say in the siting and type of development proposed at a proportionate level, it should be noted that there are key strategic benefits to larger scale sites which cannot be realised if the spatial strategy focuses too heavily on community or parish led schemes. A mixed approach is therefore the most appropriate approach to the Borough's spatial strategy.

Q9: How should the settlement boundaries be defined in the next Local Plan?

- 3.13. The approach of drawing settlement boundaries around the urban edge of a settlement is well established. Where the growth of a settlement is required, such as in and around Romsey, the settlement boundary should be adjusted accordingly so that it can accommodate the level of planned growth across the plan period, allowing for windfall sites to come forward. As such, the emerging Local Plan should redefine the settlement boundary of Romsey to allow for future housing and employments sites to come forward, either through site allocations or via small windfall sites.

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Q10: Do you think we should continue with seeking up to 40% of new homes to be affordable, or should we change the percentage?

- 3.14. Any policy to be included in the emerging Local Plan, which sets a level of affordable housing that should be provided within new housing developments, needs to be adequately flexible to allow for changes in the market and for site specific circumstances, such as land contamination and remediation costs on brownfield sites. It is therefore recommended that any emerging policy includes the caveat that affordable housing will be provided, at a level that is supported by the Council's evidence base, subject to financial viability. This is supported by the revised NPPF (Paragraph 63) which states that *"to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount"*.
- 3.15. Should the provision of affordable housing make a scheme unviable, a viability statement should be provided to the Council against which the appropriate level of provision can be determined.

Q11: What should the trigger be for seeking affordable housing?

- 3.16. In November 2014, a Ministerial Written Statement by the then-Minister of State for Housing and Planning altered the national planning policy stance on the provision of affordable housing on small-scale housing developments. The statement brought into force the restriction on LPA's seeking contributions towards affordable housing, stating that such provision or contribution should not be sought on developments of less than 10 dwellings or 1,000sqm, in order to alleviate the financial burden that this places on developers of small-scale schemes.
- 3.17. This stance was formalised in July 2018 through the revised NPPF (Paragraph 63) which states that: *"Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)."*
- 3.18. As such, it is considered that the emerging Local Plan policy on affordable housing should not include a trigger for affordable housing provision or contributions for minor schemes of 10 units or less.

Q12: Should we allow market housing on rural affordable exception sites?

- 3.19. As acknowledged in paragraph 5.35 of the Issues and Options paper, the NPPF (paragraph 77) supports rural exception sites for affordable housing outside of urban areas where housing would usually be confined to. This helps to support the rural community by providing housing that meets local needs. However, the Issues and Options paper also acknowledges that paragraph 77 of the NPPF also allows for market housing to be provided within such schemes in order to achieve financial viability and therefore facilitate the provision of affordable rural housing.
- 3.20. It is therefore considered that the affordable housing policy of the merging Local Plan includes flexibility to allow for rural exception sites to include market housing where it would facilitate the sites deliverability and meet a need for rural housing outside of defined settlements.

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Q16: Should we include a policy that requires a mix and type of housing, or should the housing market inform what mix and type of housing policy to build?

3.21. The housing market is dynamic and constantly changing. A policy that is too prescriptive about the mix and type of houses may restrict different types of development as the housing market changes, even if they seek to meet a distinct need. Therefore, in order to remain flexible to future changes, and to recognise the different market areas within the Borough, the Local Plan should not include a policy requiring a specific housing mix or type, and instead this should be driven by the housing market.

Q18: Should the Council establish density standards in the Local Plan?

3.22. It is recommended, in line with the Revised NPPF Paragraph 123, that minimum density standards are only adopted for the defined town centres of Romsey and Andover, and not for any other part of the Borough. There are benefits in applying minimum density standards such as making the most effective use of land, particularly in town centres. However, careful consideration needs to be made for the local character of the area when determining proposals which should be done on a case by case basis, particularly outside of key settlements.

Q19: Do you think we should established internal space standards for future homes?

3.23. In March 2015, the Government introduced Nationally Described Space Standards for future residential dwellings. These optional standards can only be applied where there is evidenced local need for the introduction of minimum space standards, and where viability of development is not compromised. If there is evidential data within Test Valley to demonstrate that minimum space standards should be introduced, there is no requirement to deviate from the Nationally Described Space Standards.

Q20: Do you think we should establish standards for accessible, adaptable and wheelchair user dwellings?

3.24. The Building Regulations include optional standards for accessibility. This should be used to determine the number of accessible, adaptable and wheelchair user dwellings on a site-by-site basis, taking into account details such as the current market demand, development type and location. Paragraph 16(f) of the Revised NPPF states that local plans should avoid unnecessary duplication, therefore policies should not be included if the details are already covered by adopted regulations. It is recommended that no specific standards are necessary in the Local Plan in relation to accessibility.

Q25: Should we continue to protect all existing community facilities and services?

3.25. Existing community facilities and services can have a significant impact on the lives of local people, particularly in rural areas where the access to such amenities is limited, and therefore they should be afforded some protection. However, it should be recognised where an existing community facility and/or service is not delivering the optimum quality for the local community, its replacement with a new, better, more efficient facility may be appropriate. It is important to note that quantity or size of a facility does not necessarily mean quality and efficiency, and any policy should allow the loss of these amenities if a proposal includes the re-provision or enhancement in whole or in part of a new community facility, even if a new facility will be of a reduced size by a better quality.

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Q26: Should we allocate more land to enable more choice and flexibility to the market?

- 3.26. The allocation of employment land is crucial to the success of the emerging Local Plan in that it must seek to meet the employment needs of the Borough and also support the level of proposed housing. The NPPF (paragraph 20) sets out the Council's obligation to set out an overall strategy for the pattern, scale and quality of development, including employment space.
- 3.27. As acknowledged in paragraph 6.2 of the Issues and Options paper, the provisions of sufficient employment space within the Borough helps to minimise the travel distances that residents must travel in order to obtain employment. It also helps to boost the investment potential of the Borough. As such, it is agreed that TVBC should allocate sufficient land for employment use through the emerging Local Plan, to be supported by the evidence base currently being produced.

Q27: What are your views on promoting smaller workspaces within the Borough?

- 3.28. As set out in the Issues and Options paper (paragraph 6.7), the number of small businesses operating in the Borough continues to grow significantly, with TVBC suggesting that these small businesses are "more likely to offer the potential for economic growth and innovation". As such, it is considered that the allocation of small employment sites, which are flexible in their use and are capable of meeting the needs of a variety of different businesses through flexible workspaces, is an important topic for the emerging Local Plan. Paragraph 6.7 of the paper goes on to say that the promotion of smaller workspace sites would be supported by parish councils.

Q31: What should be included in any tourism policy in the next local plan?

- 3.29. The NPPF promotes the inclusion of tourism policies with Local Plans, particularly in rural areas. Paragraph 83 of the NPPF states that "planning policies and decisions should enable: c) sustainable rural tourism and leisure developments which respect the character of the countryside". The Issues and Options paper recognises that the Borough is a popular tourist designation but that "the Council's Economic Strategy (2017-2019) identifies that improvements can be made to the tourism sector within the Borough to help it grow further".
- 3.30. To support the continued growth of the tourism sector within the Borough, particularly within rural locations, it is considered that the emerging Local Plan should make allocations for tourism uses that will help to promote the Borough as a destination and support the local economy.

Q38: Should the Local Plan encourage energy efficiency when constructing new development?

- 3.31. The Local Plan should apply Fabric First principles in order to encourage energy efficiency in new developments. This method ensures that energy efficient methods of design, such as optimising natural ventilation and maximising air-tightness, minimises the need for energy consumption. This is advocated in national policy through Paragraph 150 of the Revised NPPF which states that new development should be planned for in ways that:

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- i. Avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and*
- ii. Can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.*

3.32. It is not considered appropriate for the Local Plan to impose other targets or principles that may restrict the delivery and viability of future development, and may also now allow flexibility as new technology comes forward. Therefore it is recommended that the Local Plan only refers to energy efficiency targets adopted through national planning policy.

4. Sites in and around Romsey

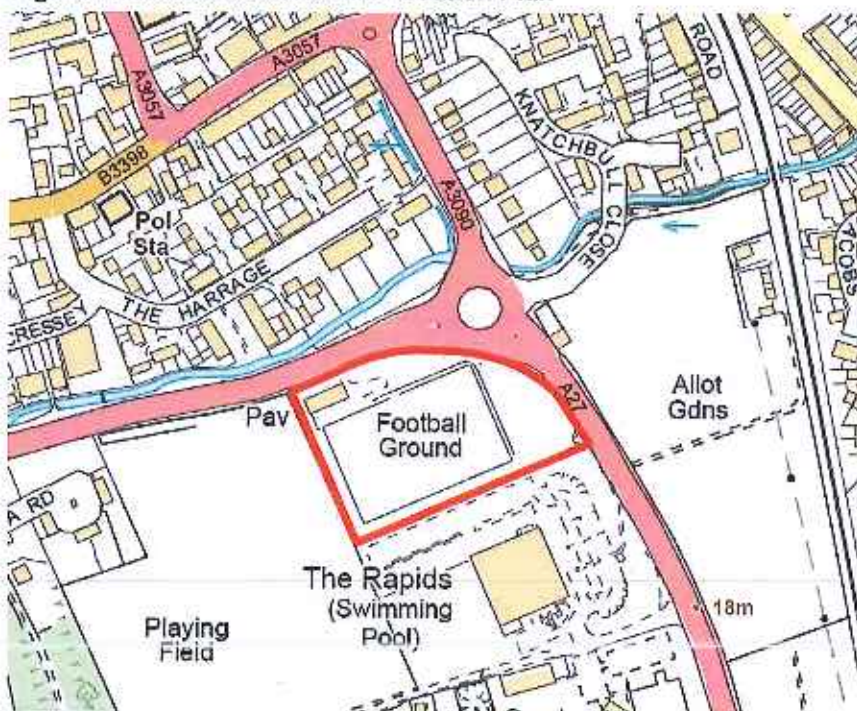
4.1. There are 13 sites which are put forward to TVBC for consideration by the Broadlands Estate, which are considered to be suitable for development and which would help meet the Borough's housing and employment needs. The sites are in and around the town of Romsey and this section provides details of each, including the proposed development opportunity and the site benefits and constraints.

Football Ground, Bypass Road, Romsey

Site Description

- 4.2. The Football Ground site at Bypass Road, Romsey is a 1.6ha site towards the south of the town, and is located to the south west of the roundabout which joins Bypass Road (A27) to Southampton Road (A3090). The site is bounded by Bypass Road to the north and east, Romsey Rapids Swimming Pools to the south and playing fields to the west. The site falls within the settlement boundary of Romsey (in accordance with the provisions of the Test Valley Revised Local Plan DPD).
- 4.3. The site is accessed via an existing access way off of Bypass Road, providing links to Romsey town centre and key transport routes via the A27.
- 4.4. Given the existing use of the site as a football ground with associated outbuildings, the site can be considered as a brownfield site which has been previously developed.

Figure 1: Football Ground Site Location Plan



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Proposed Development Opportunity

- 4.5. The site is considered to be suitable for residential redevelopment. The site is capable of accommodating around 70 – 90 dwellings, based on an indicative density of around 45-55 dwellings per hectare (dpa). The actual density and number of dwellings would depend on the mix of dwellings proposed.

Site Benefits

- 4.6. The key benefits to the development of this site would include:
- Provision of much needed housing within the Borough
 - Effective use of a brownfield site within the settlement boundary
 - Proximity to local services and facilities
 - Ease of access to public transport
 - Potential to provide a mix of new homes (including affordable housing subject to viability)
 - Availability for development within the first 5 years of the Plan Period (2017-2022)

Constraints

- 4.7. Mature trees are planted around the site boundary (intermittently in some places) and it is understood some of these may be subject to TPOs.
- 4.8. The site is also within the 5.6km buffer zone of the New Forest Special Protection Area (SPA). This constraint would be dealt with via a tariff based mitigation contribution towards the Solent Recreation Mitigation Strategy (SRMS) as is standard within the Borough as well as other authorities within the buffer zone.
- 4.9. Development subject to agreement with the Football Club and relocation of the football ground.

Summary

- 4.10. It is considered that the site is suitable for residential development in the first 5 years of the plan period, being located within the settlement boundary of Romsey. The site would make an important contribution to the required housing supply of the area.

Lee Manor Farm, Lee Lane, Romsey

Site Description

- 4.11. The land at Lee Manor Farm is a 0.84ha site falling with an agricultural use. The site has been vacant for a number of years and comprises a complex of former agricultural buildings.

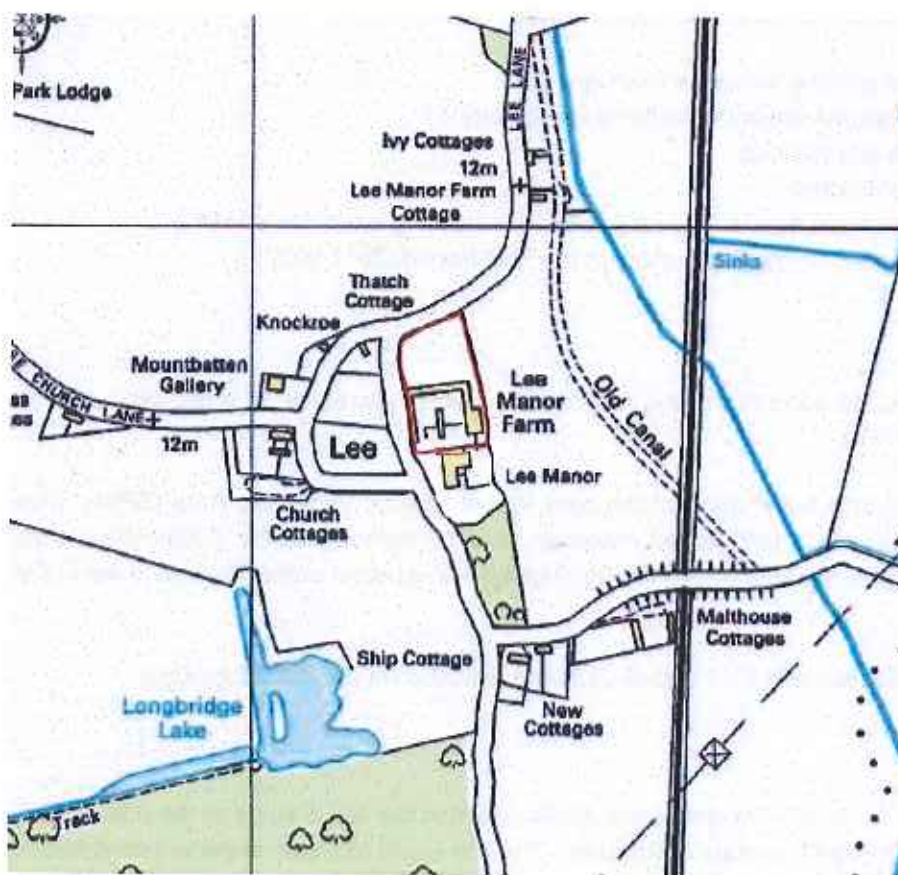
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- 4.12. The site is located in the rural settlement of Lee and is accessed directly via Lee Lane. A bed and breakfast is situated south of the site, with residential dwellings to the west along Lee Church Lane which adjoins Lee Lane. Agricultural fields surround the built form and road network within Lee. A railway line runs to the east of the site in a north/south direction, approximately 185 m from the eastern site boundary.
- 4.13. Given the level of built form on the site, the site can be considered as a brownfield land.

Figure 2: Lee Manor Farm Site Location Plan



Proposed Development Opportunity

- 4.14. The site is considered to be suitable for residential redevelopment with the site being capable of accommodating around 10 dwellings. Through the conversion of the existing agricultural buildings, the opportunity exists to bring this previously developed site back into a viable use through sensitive redevelopment. It is envisaged that the site could be redeveloped as a scheme of residential dwellings, in a design and layout which is sensitive to the rural surroundings and reflects the historic farmyard setting.

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Site Benefits

- 4.15. The key benefits to the development of this site would include:
- Provision of much needed housing within the Borough
 - Effective use of a vacant brownfield site
 - Redevelopment of a vacant, derelict site for a new viable use
 - Potential for the development to support the needs of the rural community and economy
 - Potential to provide a mix of new homes (including affordable housing subject to viability)
 - Availability for development within the first 5 years of the Plan Period (2017-2022)

Constraints

- 4.16. There is a very small area of flood risk (Flood Zone 2), in the north east corner of the site, and any proposed development would be designed to be located outside of this area.
- 4.17. The site is also located outside of the settlement boundary. However, the site is capable of providing a modest scheme to help meet the housing needs of rural areas of the Borough.

Summary

- 4.18. It is considered that the land at Lee Manor Farm is suitable for a small scale rural residential housing development in the first 5 years of the plan period. The site has the potential to help meet the rural housing needs of the Borough.

Nursling Site, Lee Lane, Romsey

- 4.19. The Nursling site at Lee Lane is a 3.95ha greenfield land parcel. The site is classed as agricultural land but is currently leased to a paintball operator.
- 4.20. The site lies outside the built up area of Romsey, adjacent to Lee Lane which connects with the town to the north. The site is located within easy access of the M27 to the east. To the south of the site is a recycling facility and to the west is a mature woodland. Further built form is located in close proximity, to the south of the site along Church Lane and Upton lane, including a retirement village, production house, a church and a number of local businesses. Agricultural land lies to the east and north east of the site, beyond Lee Lane.

Proposed Development Opportunity

- 4.21. The site presents the opportunity to provide a mixed use scheme, including residential, open space and leisure uses, which would be designed to respect the rural setting of the site. It is considered that the site could accommodate around 100 dwellings at a density of around 30dpa. The actual density and number of dwellings would depend on the mix of uses proposed and would take account of the rural setting.

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- 4.22. Any future development would provide appropriate buffer distance between the adjoining recycling centre and woodland.

Figure 3: Nursling Site Location Plan



Site Benefits

- 4.23. The key benefits to the development of this site would include:
- Provision of much needed housing within the Borough
 - Provision of complementary leisure uses and public open space
 - Potential for the development to support the needs of the rural community and economy
 - Potential to provide a mix of new homes (including affordable housing subject to viability)
 - Availability for development within the first 5 years of the Plan Period (2017-2022)

Constraints

- 4.24. The site is located outside of the settlement boundary. However, the site is capable of providing housing and leisure uses to help meet the housing needs of rural areas of the Borough and support the local rural economy.

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- 4.25. It is understood that there is limited noise from the nearby recycling centre. Mitigation measures can be put in place where necessary.
- 4.26. The site is also within the 5.6km buffer zone of the New Forest SPA. This constraint would be dealt with via a tariff based mitigation contribution towards the SRMS.
- 4.27. Development subject to agreement with the current operator and relocation of their business.

Summary

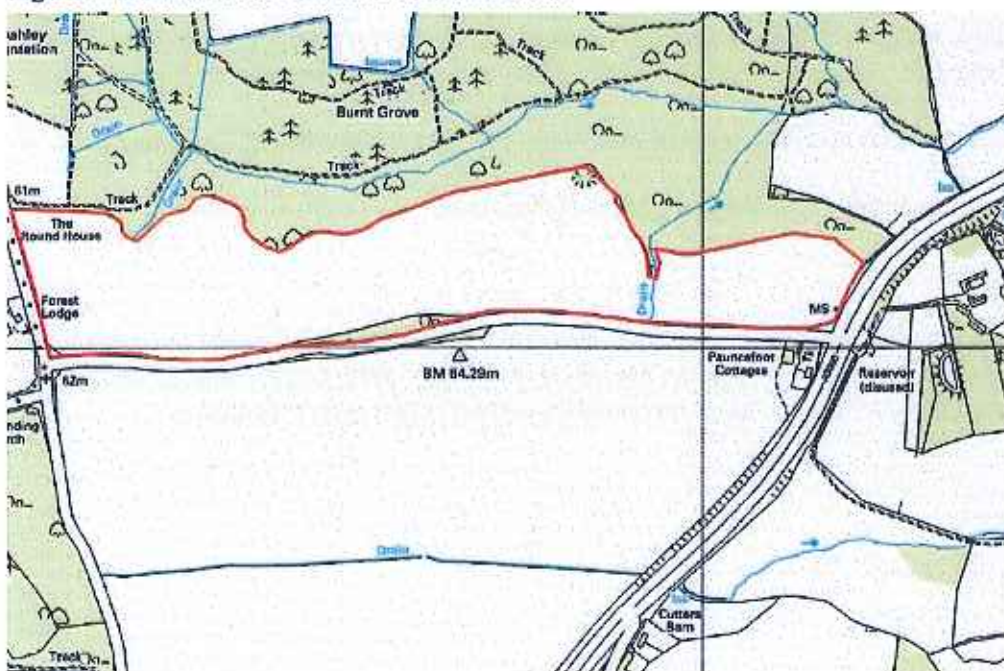
- 4.28. It is considered that the land at the Nursing Site is suitable for a residential housing development in the first 5 years of the plan period. The site has the potential to help meet the rural housing needs of the Borough and support the local rural economy through the provision of leisure uses.

Burnt Grove Field, Ryedown Lane, Romsey

Site Description

- 4.29. Burnt Grove Field is a 17.6ha greenfield site located to the east of East Wellow. The site is detached from the main settlement of Romsey but benefits from good access to main routes into and out of Romsey, via the A3090 and A27. Burnt Grove woodland is located to the north and Ryedown Lane to the south, with agricultural fields to the south beyond the road. Existing rural residential dwellings and employment sites are located to the west of the site along Gardeners Lane. Rural dwellings are also situated in close proximity to the east of the site, along the A3090/Pauncefoot Hill.

Figure 4: Burnt Grove Field Site Location Plan



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Proposed Development Opportunity

- 4.30. It is considered that the site could accommodate a low density residential development of around 200 dwellings as part of a mixed used scheme, as the site also presents the opportunity to provide leisure and tourism uses (for example a holiday caravan park), which would be designed to respect the rural setting of the site.

Site Benefits

- 4.31. The key benefits to the development of this site would include:
- Provision of much needed housing within the Borough
 - Provision of complementary leisure and tourism uses
 - Potential for the development to support the needs of the rural community and economy
 - Potential to provide a mix of new homes (including affordable housing subject to viability)
 - Availability for development within the first 5 years of the Plan Period (2017-2022)

Constraints

- 4.32. The site is located outside of the settlement boundary. However, the site is capable of providing housing and leisure uses to help meet the housing needs of rural areas of the Borough and support the local rural economy.
- 4.33. The site is also within the 5.6km buffer zone of the New Forest SPA. This constraint would be dealt with via a tariff based mitigation contribution towards the SRMS.
- 4.34. Burnt Grove Woodland to the north is designated as a Site of Importance for Nature Conservation (SINC). Any development would be designed to retain a suitable buffer to protect the trees and biodiversity value.
- 4.35. A Registered Historic Park and Garden is located west of the site, on the other side of Gardeners Lane.
- 4.36. Parts of the site are also situated within a Mineral Consultation Area.

Summary

- 4.37. It is considered that the land at Burnt Grove Field is suitable for a residential led mixed use development in the first 5 years of the plan period. The site has the potential to help meet the rural housing needs of the Borough and support the local rural economy through the provision of leisure and tourism uses.

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Land South of Bypass Road, Romsey

Site Description

4.38. The land south of Bypass Road is a 3.8ha Greenfield site to the south of the town of Romsey. It lies adjacent to the settlement boundary of the town and is located immediately to the west of the Football Ground site set out in this report. There is residential development to the west and north of the site and to the east and south-east is the Romsey Rapids leisure centre, sports centre and playing fields.

Figure 5: Land south of Bypass Road Site Location Plan



Proposed Development Opportunity

- 4.39. It is considered that the site is capable of accommodating up to 110 houses at a density of approximately 30 dwellings per hectare. The actual density and number of dwellings would depend on the mix of dwellings proposed.
- 4.40. In addition, it is considered that the site would offer a suitable location for other uses such as a care home/ and or retirement use, which could form part of a residential development, and provide local employment opportunities.

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Site Benefits

- 4.41. The key benefits to the development of this site would include:
- Provision of much needed housing within the Borough adjacent to the existing settlement boundary
 - The potential to provide a retirement or care home use and the employment opportunities that this creates
 - Proximity to local services and facilities
 - Ease of access to public transport
 - Potential to provide a mix of new homes (including affordable housing subject to viability)
 - Availability for development within the first 5 years of the Plan Period (2017-2022)

Constraints

- 4.42. Broadlands Estate Registered Historic Park and Garden adjoins part of the southern and western site boundaries. It is also understood that there may be some TPO'd trees within or close to the site.
- 4.43. In addition, the boundary of the Romsey Conservation Area lies to the north-west of the site.
- 4.44. The site is also within the 5.6km buffer zone of the New Forest SPA. This constraint would be dealt with via a tariff based mitigation contribution towards the SRMS.

Summary

- 4.45. Being located adjacent to the settlement boundary of Romsey, it is considered that the site is suitable for residential development in the first 5 years of the plan period. The proposed development of around 110 dwellings would make an important contribution to the required housing supply of the area.

Land at Burma Road, Romsey

Site Description

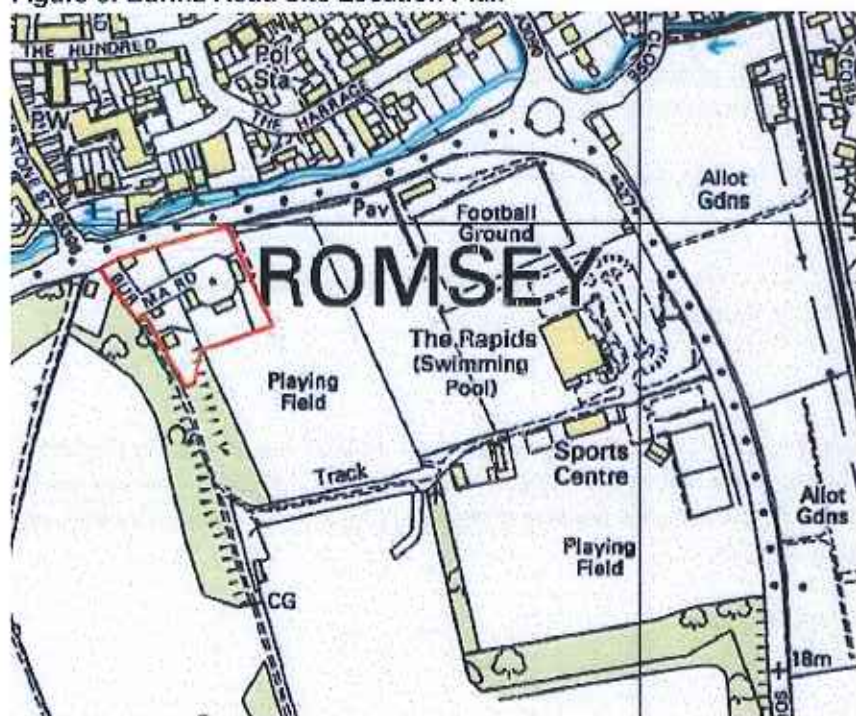
- 4.46. The land at Burma Road is a 0.94ha brownfield site to the south of the town of Romsey. The site currently comprises a number of residential properties.
- 4.47. The site is adjacent to the settlement boundary of the town and is located immediately to the west of the land south of Bypass Road as discussed above. There is residential development to the north of the site beyond Bypass Road and the entrance to Broadlands House is located to the west. To the east and south is the Romsey Rapids leisure centre, sports centre and playing fields.

Test Valley Borough Council Regulation 18 Issues and Options Consultation Representations



Various land parcels in and around Romsey

Figure 6: Burma Road Site Location Plan



Proposed Development Opportunity

4.48. It is considered that the site is capable of accommodating up to 30-35 houses. The site is in a central location, close to the town centre of Romsey and the existing services and facilities, benefitting from good pedestrian, cycle and bus links. It is considered this site offers the potential for increased residential development to deliver additional homes within Romsey.

Site Benefits

- 4.49. The key benefits to the development of this site would include:
- Provision of much needed housing within the Borough adjacent to the existing settlement boundary
 - More efficient use of a brownfield site
 - Proximity to local services and facilities
 - Ease of access to public transport
 - Potential to provide a mix of new homes (including affordable housing subject to viability)
 - Availability for development within the first 5 years of the Plan Period (2017-2022)

Constraints

4.50. The western edge of the site is located within Flood Zone 3, with a small area of Flood Zone 2. Any proposed development would be designed to be located outside of this area.

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Various land parcels in and around Romsey

- 4.51. Red Lodge is a Grade II Listed Building located on the entrance at the north western corner of the site. The western edge of the site is located within the Broadlands Estate Registered Park and Garden. The remainder of the site is not subject to any policy designations. Romsey Conservation Area boundary is located north of the site, beyond Bypass Road which contains a number of listed buildings.
- 4.52. It is understood that some of the trees on site, located along the boundary and within the site itself, are subject to TPOs.
- 4.53. The site is also within the 5.6km buffer zone of the New Forest SPA. This constraint would be dealt with via a tariff based mitigation contribution towards the SRMS.

Summary

- 4.54. It is considered that the site is suitable for the residential development of 30-35 new homes in the first 5 years of the plan period, being located adjacent to the settlement boundary of Romsey. The site would assist in making a contribution towards the required housing supply of the area and make more efficient use of the existing residential use of the site.

Land at Eastwood Court, Broadwater Road, Romsey

Site Description

- 4.55. The land at Eastwood Court is a 0.04ha brownfield site within the settlement boundary of Romsey. The site is located behind a range of properties along Broadwater Road and Palmerston Street, including a restaurant, guest house and local businesses. The site adjoins a larger public car park which serves the town centre. The main shopping area of Romsey is situated in close proximity to the north of the site, with the potential to link the site to existing pedestrian, cycle and bus routes.

Figure 7: Land at Eastwood Court Site Location Plan



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Various land parcels in and around Romsey

Proposed Development Opportunity

4.56. It is considered that the site is capable of accommodating up to 5 houses. The site is in a central location, close to the town centre of Romsey and the existing services and facilities, benefitting from good pedestrian, cycle and bus links. The proposed access would be via the existing access from Broadwater Road.

Site Benefits

- 4.57. The key benefits to the development of this site would include:
- Provision of much needed housing within the Borough
 - Effective use of a brownfield site within the settlement boundary
 - Proximity to local services and facilities
 - Ease of access to public transport
 - Potential to provide a mix of new homes
 - Availability for development within the first 5 years of the Plan Period (2017-2022)

Constraints

- 4.58. The site is situated within the Romsey Conservation Area and is set behind a number of Listed Buildings located along Palmerston Street. Any future development would be designed sensitively to respect the historic setting of the site and surroundings. Trees are present on the site boundaries and protected under TPO associated with the Conservation Area.
- 4.59. The site is also within the 5.6km buffer zone of the New Forest SPA. This constraint would be dealt with via a tariff based mitigation contribution towards the SRMS.

Summary

4.60. It is considered that the site is suitable for the residential development of around 5 units in the first 5 years of the plan period. The site would make the effective use of a brownfield site within the settlement boundary of Romsey.

Eastwood Court Buildings, Broadwater Road, Romsey

Site Description

4.61. The site known as Eastwood Court Buildings is 0.1ha in size and comprises a terrace of existing office buildings with a car parking area to the rear. The site is situated within the settlement boundary of Romsey and close to a range of facilities and services. The existing buildings front onto Broadwater Road, and sit opposite a residential care home, community hall and car park. To the rear of the site is a public car park which serves the town centre and a supermarket. The main shopping area of Romsey is situated in close proximity to the north of the site, with the potential to link the site to existing pedestrian, cycle and bus routes.

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Various land parcels in and around Romsey



Figure 8a: Eastwood Court Buildings Site Location Plan



Figure 8b: Eastwood Court Buildings Frontage (Source: Google Maps)



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Various land parcels in and around Romsey



Proposed Development Opportunity

- 4.62. It is considered that the site is capable of accommodating around 10 residential units, through the conversion of the existing buildings. The proposed access would be via the existing access from Broadwater Road.

Site Benefits

- 4.63. The key benefits to the development of this site would include:
- Provision of much needed housing within the Borough
 - Effective use of a brownfield site within the settlement boundary
 - Proximity to local services and facilities
 - Ease of access to public transport
 - Potential to provide a mix of new homes (including affordable housing subject to viability)
 - Availability for development within the first 5 years of the Plan Period (2017-2022)

Constraints

- 4.64. The site is situated within the Romsey Conservation Area and is set behind a number of Listed Buildings located along Palmerston Street. Any future development would be designed sensitively to respect the historic setting of the site and surroundings. Trees are present on the site boundaries and protected under TPO associated with the Conservation Area.
- 4.65. The site is also within the 5.6km buffer zone of the New Forest SPA. This constraint would be dealt with via a tariff based mitigation contribution towards the SRMS.

Summary

- 4.66. It is considered that the site is suitable for the residential development of around 10 units in the first 5 years of the plan period. The site would make the effective use of a brownfield site within the settlement boundary of Romsey.

Land at Pouncefoot Farm, Pouncefoot Hill, Romsey

Site Description

- 4.67. The land at Pouncefoot Farm is a 1.3ha brownfield site located around 0.5 miles to the south-west of Romsey. The site comprises a number of vacant agricultural buildings, formed in a courtyard layout, with surrounding agricultural land and an access track from the A3090/Pouncefoot Hill.
- 4.68. Three Listed granaries are situated adjacent to the agricultural buildings, extending to approx. 15 – 20 sqm each, and are in need of refurbishment.

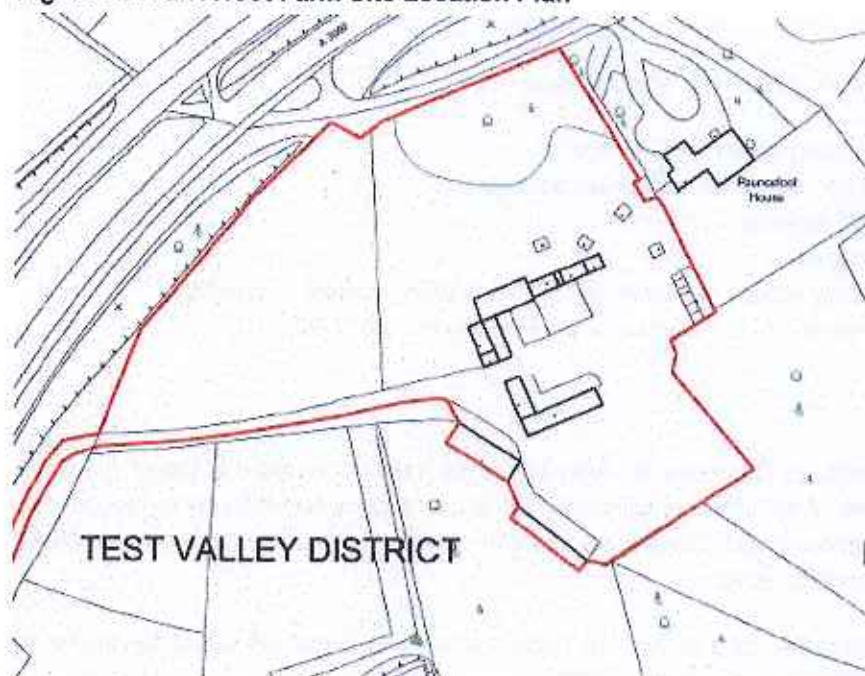
Test Valley Borough Council Regulation 18 Issues and Options Consultation Representations

Various land parcels in and around Romsey



- 4.69. Whilst the site is not within or adjacent to an established settlement, it benefits from good access to main routes into and out of Romsey, via the A3090 and A27. Pouncefoot House is located to the north of the site, a woodland copse to the south and agricultural fields to the south west. The A3090 bounds the site to the west and north west, separated by dense vegetation at the roadside edge.

Figure 9: Pouncefoot Farm Site Location Plan



Proposed Development Opportunity

- 4.70. It is considered that the site is capable of accommodating around 15 dwellings, potentially through conversion of existing buildings, subject to the appropriate building surveys to assess suitability.

Site Benefits

- 4.71. The key benefits to the development of this site would include:
- Provision of much needed housing within the Borough
 - Effective use of a brownfield site
 - Potential to provide a mix of new homes (including affordable housing subject to viability)
 - Availability for development within the first 5 years of the Plan Period (2017-2022)

Constraints

- 4.72. The site contains three Grade II Listed granaries, extending to approx. 15 – 20 sqm each. These could be retained and refurbished as part of any future residential led development scheme. Pouncefoot House to the north is a Grade II Listed Building.

Test Valley Borough Council Regulation 18 Issues and Options Consultation Representations



Various land parcels in and around Romsey

4.73. The site is located outside of the settlement boundary of Romsey.

Summary

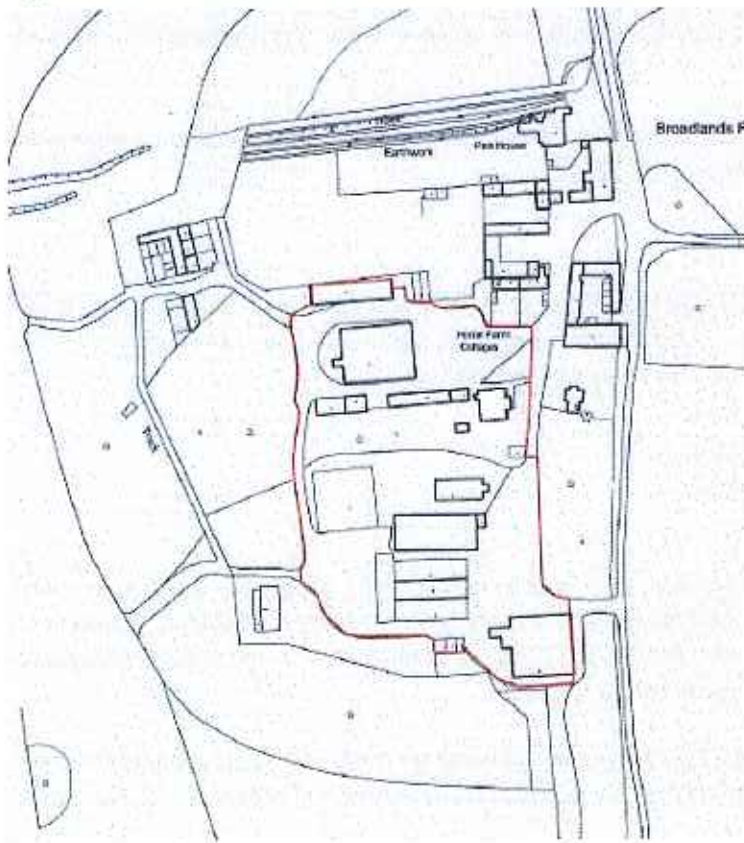
4.74. It is considered that the land at Pouncefoot Farm is suitable for a residential development of around 15 dwellings, potentially through the conversion of the existing buildings on site. This is achievable within the first 5 years of the plan period. The site has the potential to help meet the rural housing needs of the Borough and support the local rural community.

Broadlands Home Farm, Broadlands Estate, Romsey

Site Description

4.75. The land at Broadlands Home Farm is a 1.6ha brownfield site located to the south of Romsey. The site is set within Broadlands Estate Registered Park and Garden and surrounded by agricultural fields and rural dwellings. The site comprises a range of former agricultural buildings which are currently vacant. The existing buildings are in varying states of repair. The site is outside of the settlement boundary of Romsey.

Figure 10: Broadlands Homes Farm Site Location Plan



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Various land parcels in and around Romsey



Proposed Development Opportunity

- 4.76. It is considered that the site is suitable for a mixed use development for commercial, office and industrial uses, through the potential conversion of the existing buildings on site. Due to the condition of the former agricultural buildings, building condition surveys would need to be undertaken to assess their suitability for reuse and conversion. The redevelopment of this site would provide an opportunity to bring this previously developed site back into a viable new use.

Site Benefits

- Efficient use of a brownfield site
- Opportunity for employment creation
- Provision of commercial/office/industrial workspaces to support local economy
- Suitable location given existing surroundings
- Availability for development within the first 5 years of the Plan Period (2017-2022)

Constraints

- 4.77. The site is located within the Broadlands Estate Registered Park and Garden designation. There are no Listed buildings within the site, however Listed buildings are situated within the Registered Park and Garden.
- 4.78. The site is also within the 5.6km buffer zone of the New Forest SPA. This constraint would be dealt with via a tariff based mitigation contribution towards the SRMS.

Summary

- 4.79. The site is suitable for the redevelopment to include a mix of employment uses such as office, industrial and commercial, which complement the surrounding agricultural nature of the surroundings. The development would be achievable within the first 5 years of the Plan.

Longbridge Farm, Lee, Romsey

Site Description

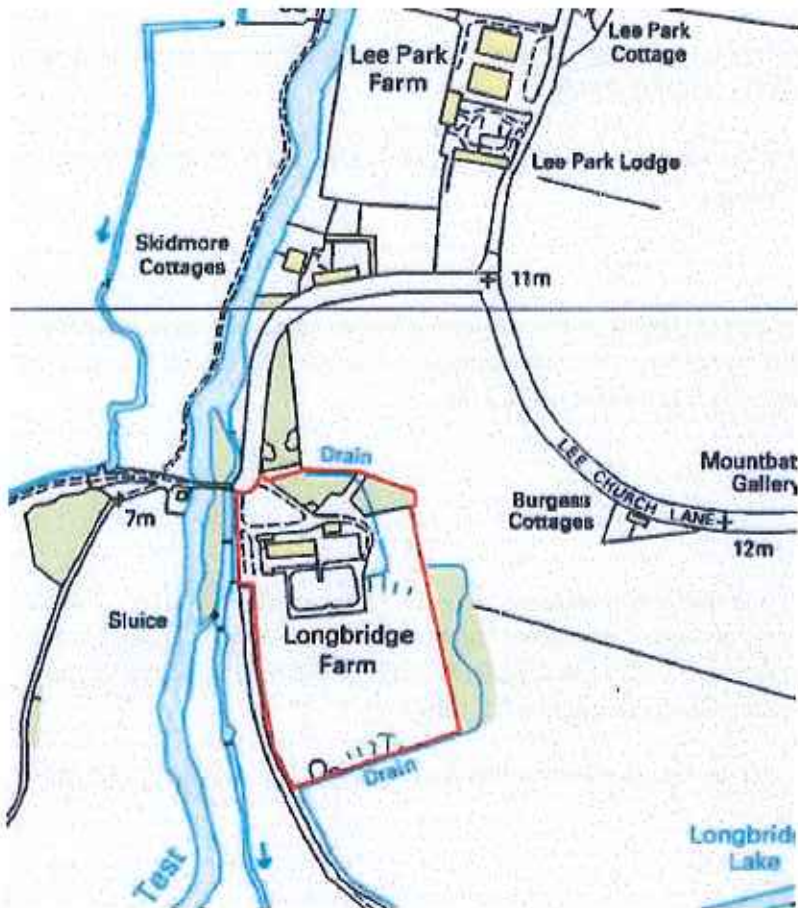
- 4.80. The site is situated close to the rural village of Lee, and benefits from existing linkages to Nursling by road. There are a number of rural dwellings in close proximity to the site, with Skidmore Cottages to the north of the site, and the village of Lee further east. The River Test is located along the western boundary and agricultural fields surround the site to the south, east and north.
- 4.81. In the past, the site contained vacant agricultural buildings, including an open barn, cow shed and milking parlour, with ancillary agricultural land. The site has since been cleared following the collapse of the vacant building.

Test Valley Borough Council Regulation 18 Issues and Options Consultation Representations

Various land parcels in and around Romsey



Figure 11: Longbridge Farm Site Location Plan



Proposed Development Opportunity

4.82. The opportunity exists to bring this previously developed site back into a viable use through sensitive redevelopment. It is envisaged that the site could be redeveloped as a mixed use leisure and employment site which benefits from and utilises the adjoining river. Future development would incorporate a design and layout which is sensitive to the rural surroundings and reflects the historic farmyard setting.

Site Benefits

- Efficient use of a brownfield site
- Opportunity for employment creation
- Provision of commercial/office/industrial workspaces to support local economy
- Provision of leisure facility within the local area
- Available for development within the first 5 years of the Plan Period (2017-2022)

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Various land parcels in and around Romsey



Constraints

- 4.83. The site is also within the 5.6km buffer zone of the New Forest SPA. This constraint would be dealt with via a tariff based mitigation contribution towards the SRMS.
- 4.84. The River Test is situated to the west of the site, which is designated as Flood Zone 3, however the site is not situated within an area at risk of flooding.

Summary

- 4.85. The site is suitable for the redevelopment to include a mix of leisure and employment uses, potentially utilising the riverside location, which can complement the rural, agricultural nature of the surroundings. The development would be achievable within the first 5 years of the Plan.

Skidmore Barns, Lee, Romsey

Site Description

- 4.86. The land at Skidmore Barns is a 0.173ha site and is situated close to the rural village of Lee. The site benefits from existing linkages to Nursling by road. There are a number of rural dwellings in close proximity to the site, with Skidmore Cottages to the west of the site, Lee Park Lodge to the north, and the village of Lee further east. The River Test is located along the western boundary.
- 4.87. Planning permission for B1/Light Industrial Use was implemented on the site and, as such, the site is classed as previously developed land.

Figure 12: Skidmore Barns Site Location Plan



Test Valley Borough Council Regulation 18 Issues and Options Consultation Representations



Various land parcels in and around Romsey

Proposed Development Opportunity

- 4.88. It is considered that the site is suitable for residential redevelopment and could accommodate 5 dwellings. The actual density and number of dwellings would depend on the mix of dwellings proposed. It is proposed that the redevelopment would consist of the refurbishment and repurposing of Skidmore Barn, a Grade II listed building.

Site Benefits

- Provision of much needed housing within the Borough
- Efficient use of brownfield land
- Potential for the development to support the needs of the rural community
- Potential to provide a mix of new homes (including affordable housing subject to viability)
- Availability for development within the first 5 years of the Plan Period (2017-2022)

Constraints

- 4.89. Skidmore Barn is a Grade II Listed Building, which would be retained and enhanced as part of any future redevelopment, subject to the necessary building surveys. Skidmore Cottages to the west are designated as a Grade II Listed Building. Redevelopment of the site would respect the setting of the Listed Buildings.
- 4.90. The site is also within the 5.6km buffer zone of the New Forest SPA. This constraint would be dealt with via a tariff based mitigation contribution towards the SRMS.
- 4.91. The River Test is situated to the west of the site, which is designated as Flood Zone 3, however the site is not situated within an area at risk of flooding.

Summary

- 4.92. It is considered that this brownfield site can be redeveloped for around 5 residential units through the conversion of the Grade II listed building on site. The development would be achievable within the first 5 years of the Plan.

The Old Dairy, Broadlands Estate, Romsey

Site Description

- 4.93. The Old Dairy is a 0.119ha brownfield site which comprises existing buildings used for storage purposes. The site is set within Broadlands Estate Registered Park and Garden and surrounded by agricultural buildings, agricultural fields and rural dwellings.

Test Valley Borough Council Regulation 18 Issues and Options Consultation Representations

Various land parcels in and around Romsey



Figure 13: The Old Dairy Site Location Plan



Proposed Development Opportunity

4.94. It is considered that the site is suitable for a mixed use redevelopment proposal, to include both residential and office uses. The site could accommodate approximately 5 dwellings. The actual density and number of dwellings would depend on the mix of dwellings proposed. Development of this site provides an opportunity to bring this previously developed site back into a viable new use through sensitive redevelopment.

Site Benefits

- Provision of much needed housing within the Borough
- Efficient use of brownfield land
- Provision of employment space
- Potential for the development to support the needs of the rural community and economy
- Potential to provide a mix of new homes (including affordable housing subject to viability)
- Availability for development within the first 5 years of the Plan Period (2017-2022)

Constraints

4.95. The site is located within the Broadlands Estate Registered Park and Garden designation. There are no Listed buildings within the site, however Listed buildings are situated within the Registered Park and Garden.

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Various land parcels in and around Romsey

- 4.96. The site is also within the 5.6km buffer zone of the New Forest SPA. This constraint would be dealt with via a tariff based mitigation contribution towards the SRMS.

Summary

- 4.97. It is considered that this brownfield site can be redeveloped for around 5 residential units along with office space through a design which would complement the agricultural nature of the surroundings. The development would be achievable within the first 5 years of the Plan.

5. Recommendations and Conclusions

- 5.1. The representations presented in this report have responded to multiple questions raised within the Issues and Options paper on the emerging TVBC Local Plan, to which the following recommendations can be drawn:
- The Local Plan should use the standard methodology for calculating housing need, with the resultant figure being the minimum level of housing required. An uplift should be applied to account for employment growth targets;
 - The mixed approach, as set out in the Issues and Options paper, of combining community and parish led schemes with large strategic sites is the most appropriate and effective approach for the emerging Local Plan;
 - Settlement boundaries should be redefined to allow for the planned level of growth;
 - The affordable housing policy of the Plan should be flexibly worded to allow for site specific circumstances that could impact a scheme's viability and should follow the NPPF in seeking affordable housing provision on major schemes only;
 - Market housing should be accepted on rural exception sites where it would facilitate the development of a scheme which would help meet an identified local need;
 - The affordable housing mix of new developments should be dictated by the local housing market;
 - Density standardised should only be applied within the town centres of Romsey and Andover;
 - If there is appropriate evidence to support the use of Nationally Described Space Standards, there is no reason to deviate from this guidance;
 - There is no requirement for a specific accessible dwelling policy as such standards are covered by Building Regulations;
 - Community facilities should be awarded some protection where they are still serving a purpose to the community, but it should be acknowledged that some facilities no longer provide an effective service. Any policy on this matter should focus on the quality rather than quantity of community facilities;
 - Employment land to meet the different needs of the borough should be allocated through the emerging Local Plan, including provision for smaller workspaces;
 - Tourism policies and allocations should be made to bolster the Borough's tourism potential, particularly within rural areas; and
 - Any energy standards policy should reflect the energy efficient targets adopted through national policy.
- 5.2. These representations also promote 13 sites in the Borough for the development of residential, employment and leisure uses. It is considered that all of the sites put forward are suitable, available and can be achieved within the first 5 years of the Plan. As such, it is recommended that TVBC considers the allocation of these sites through their site selection processes.
- 5.3. Should the Council wish to obtain any further information on any of the sites promoted within this document, or to visit any of the sites, Savills would welcome the opportunity to discuss the matter with officers.

Jonathan Steele
Director



