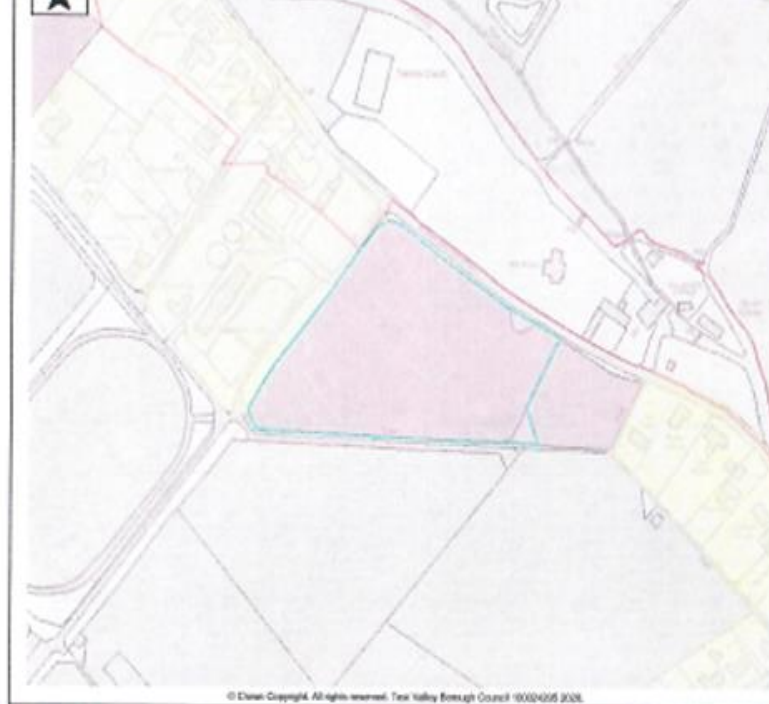


Broughton Parish Council

Presentation on proposal to build 45 homes on Land adjacent to
Hyde Farm SHELAA reference 116

Land adjacent to Hyde Farm, Broughton – TVBC proposal

- A housing allocation of approximately 45 dwellings is proposed at Land adjacent to Hyde Farm, Broughton.
- Development will be permitted subject to:
 - a) Access to the development via Horsebridge Road; and
 - b) Submission of a Heritage Impact Assessment to demonstrate how the layout, landscaping and design of the development will respond sensitively to heritage assets in the vicinity, including the adjoining conservation area.



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SHELAA Ref	116	Site Name	Land adj. to Hyde Farm				
		Settlement	Broughton				
Parish/Ward	Broughton		Site Area	1.62 Ha	Developable Area	1.62 Ha	
Current Land Use	Paddock		Character of Surrounding Area	Dwellings and agriculture			
Brownfield/PDL	Greenfield	<input checked="" type="checkbox"/>	Combined	Brownfield/PDL	Ha	Greenfield	Ha
Site Constraints							
Countryside (COM2)	<input checked="" type="checkbox"/>	SINC		Infrastructure/ Utilities	Other (details below)	<input checked="" type="checkbox"/>	
Local Gap (E3)		SSSI	<input checked="" type="checkbox"/>	Land Ownership	Mottisfont Bats SSSI/SAC Foraging Buffer		
Conservation Area (E9)	<input checked="" type="checkbox"/>	SPA/SAC/Ramsar		Covenants/Tenants	Flood Alert Areas		
Listed Building (E9)	<input checked="" type="checkbox"/>	AONB (E2)		Access/Ransom Strips	Village Design Statement		
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding			

Proposed Development

Availability	
Promoted by land owner	✓
Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Interest	
Promoted by developer	
Developer interest	
No developer interest	✓
Deliverability	
Could commence in 5yrs	
Unlikely to commence in 5yrs	✓
Possible self build plot provision	
Yes	
No	✓

Residential	✓	45	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted

Year 1	
Year 2	45
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	45
Not Known	

This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it does not allocate sites.

Summary

The site is available and promoted for development by the land owner, but to date has had no interest from developers.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Broughton which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

Habitat Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing "Woodland/ Scrub", "Neutral Grassland" or "Calcareous Grassland".



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Questions to TVBC Planning Department

- How was the proposal for 45 dwellings on Hyde Farm calculated?
Was the number proposed by the developer and not questioned?
- Has the suitability of Horsebridge Road been questioned with TVBC Highways? The Planners at the TVBC presentation last week said, it had, but we would like confirmation.

Current statistics indicate that there would, on average, be 4 car movements from/to each property every day from each dwelling. That equates to 180 movements and 45 during peak hour.

Cllr David Drew

Questions to TVBC Planning Department

- Why hasn't a Site Appraisal been performed on the Site?
- Are the Trees at the rear of the site subject to TPO?, if so the available space for development will be reduced.
- There is a Monument on the Site which we believe to be an Anderson Shelter. Has this been considered when calculating the potential number of dwellings?
- Can Broughton Parish propose a mixture of different sites?

There are three sites on the top of School Lane that could provide a total of 21 dwellings. Would that number of dwellings be sufficient for the purposes of this exercise?

Sites considered by TVBC (in order of date submitted)

- Land north of School Lane, Site area 0.49 Ha, proposed housing 10
Not preferred (No reason given)
- Land northwest of Hayters Farm, Site area 1 Ha, proposed housing 20
Not preferred (Access via a single-track lane and flood risk)
- Coolers Farm Field, Site area 1,25 Ha, proposed housing 19
Not preferred (Access, adjacent to the conservation area, trees subject to TPO)
- Land adjacent to Hyde Farm, Site area 1.62 Ha, proposed housing 45
Preferred
- Old Donkey Field, Site area 0.3 Ha, proposed housing 5
Discounted as less than 10 dwellings
- Land at Brightside Farm, Site area 0.4 Ha, proposed housing 6
Discounted as less than 10 dwellings
- Land north of School Lane. Site area 0.4 Ha, proposed housing 5
Discounted as less than 10 dwellings

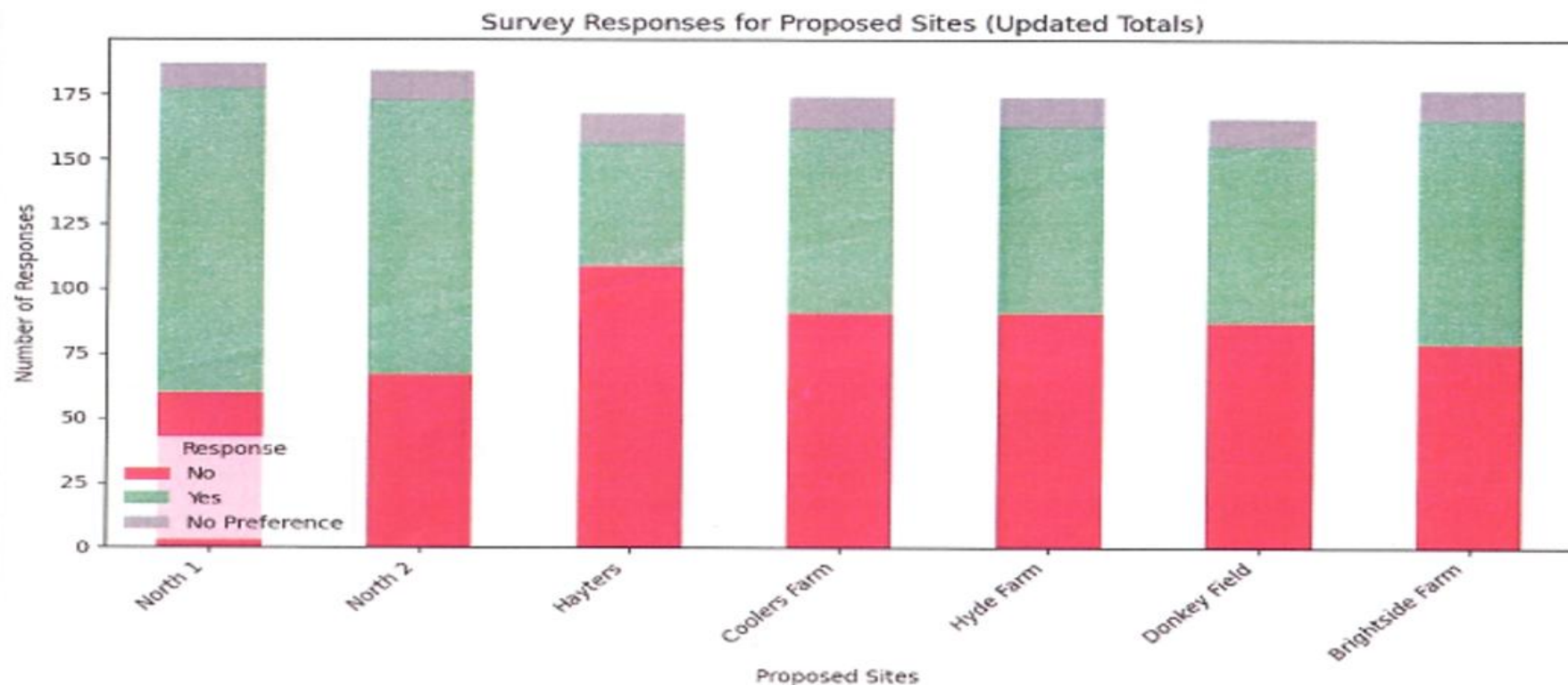
Proposed Housing density – Broughton Sites

SHELAA Ref		Residential	Site Area Ha	Houses Per Ha
116	Hyde Farm	45	1.62	0.036
20	Land north of School Lane	10	0.49	0.049
225	Land at Brightside Farm	6	0.4	0.067
273	Land north of School Lane	5	0.4	0.080
		21	1.29	0.061
	Current School Lane	31	2.73	0.088

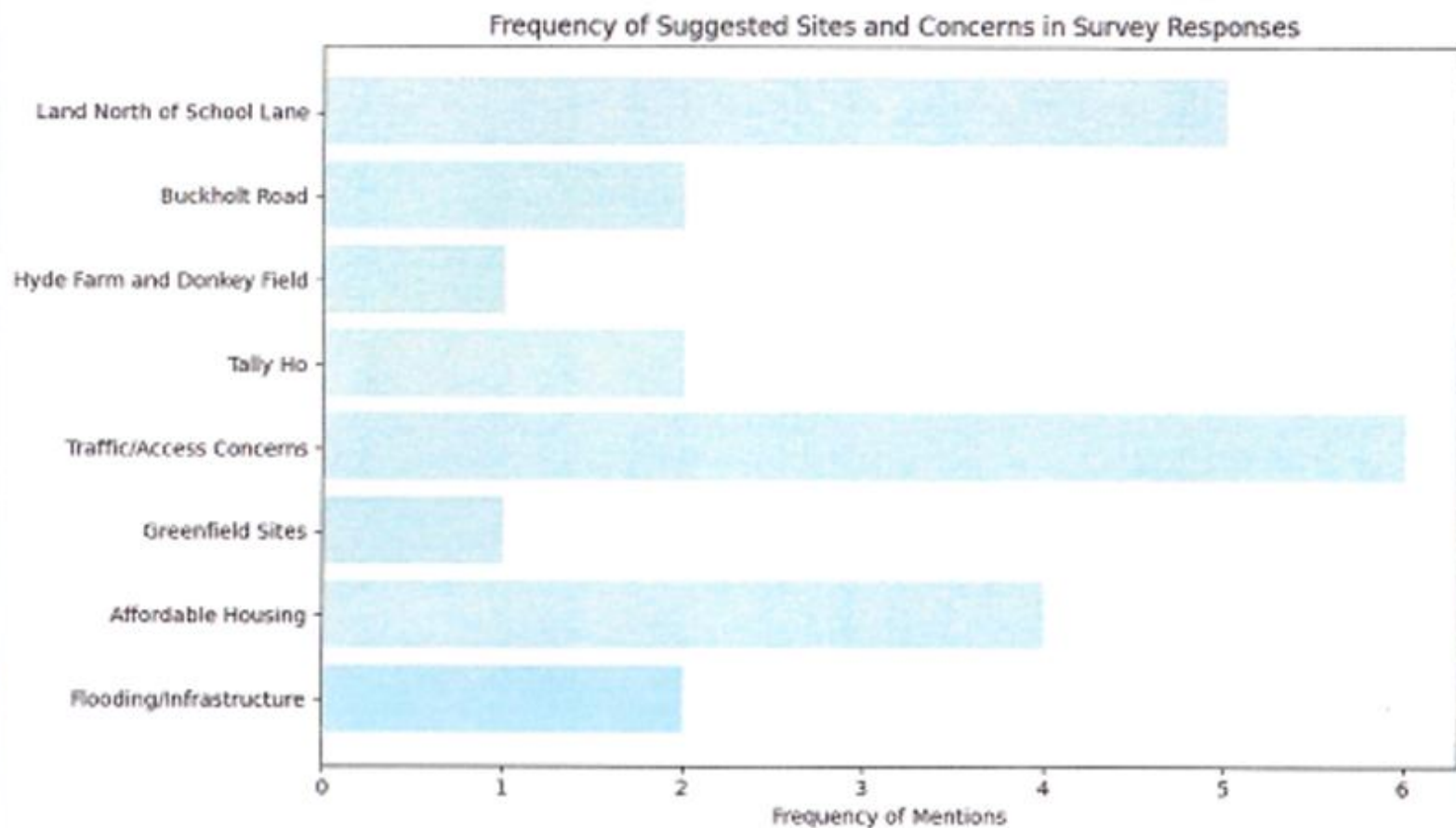
Affordable Housing

- Any site with 10 or more dwellings has to include 40% affordable homes

Question 10: "These sites are currently proposed by landowners for housing in the parish; 1. Land north of School lane (Area 0.49 Acres) 2. Land North of School lane (0.4 Acres) 3. Land North West of Hayters Farm (1 Acre), 4. Coolers Farm Field (1.25 Acres), 5. Land adjacent to Hyde Farm (1.62 Acres), 6. Old Donkey Field (0.35 Acres) 7. Land at Brightside Farm (0.4 Acres). Please indicate: a. No - Should not be developed, b. Yes - Could be developed, c - Have no preference



Qn. 11: 'Are there other potential sites that may be suitable for new housing?'



Qn.12: 'Are there any particular areas in the village you consider to be unsuitable for new houses?'

