

Test Valley Borough Council

Strategic Housing and Economic Land Availability Assessment (SHELAA)

Appendix 1

Sites identified within Revised Local Plan Allocations

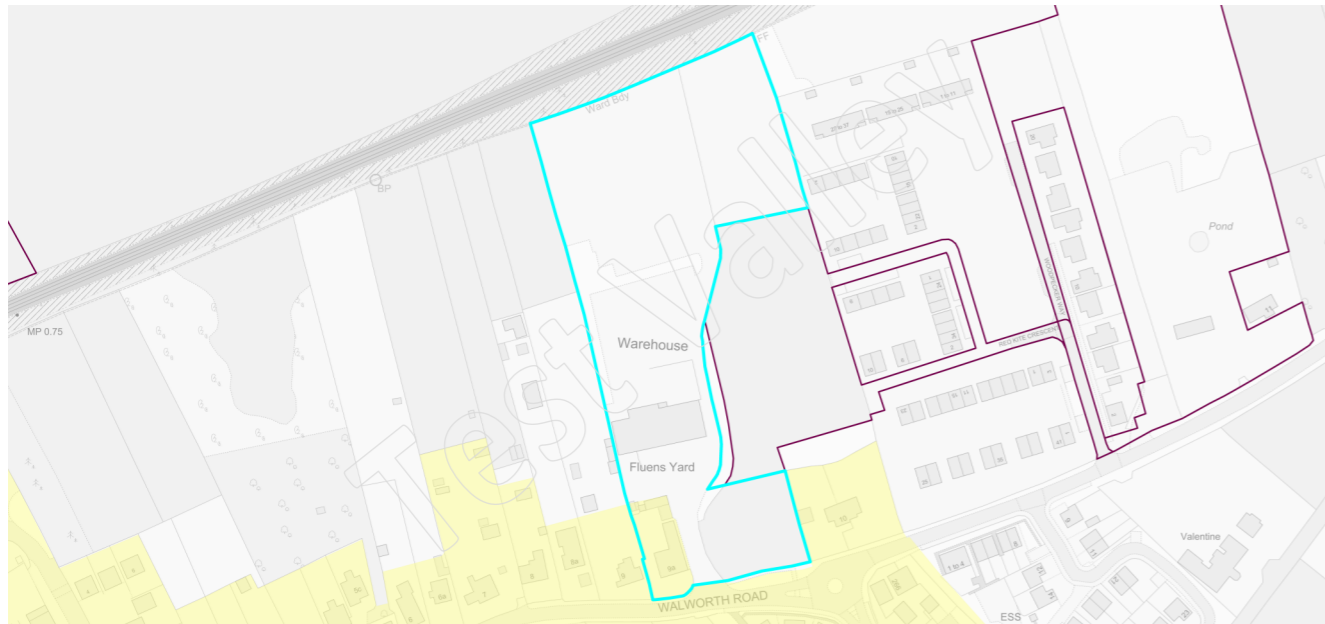
Disclaimer

- i) The SHELAA document is an important component of the evidence base for Test Valley Local Development Framework (LDF). It seeks to identify and assess land available with housing and economic potential to inform future allocations for housing and employment. The Council is required to carry out, maintain and update its SHELAA's.
- ii) The key points that should be acknowledged when referring to this document are:
 - a. The SHELAA only identifies sites with development potential, it does not allocate sites
 - b. The SHELAA is based on the most up to date information available (supplied and researched) at the time of the document's preparation. Therefore factors may be subject to change over time and may have an effect on any site. This may include (but not be limited to):
 - i. Site boundaries
 - ii. Assessment information
 - iii. Constraint may be mitigated/overcome or additional factors may be identified
 - iv. Likely development timescales may be subject to change
 - v. Site capacity or densities may be subject to change as additional information is developed and masterplanning detail takes place
 - vi. The availability of the site may be reassessed by the landowner
 - c. The inclusion of a site within this document does not imply that the Council would necessarily grant planning permission for residential or employment use
 - d. The inclusion of a site within the document does not preclude them from being developed for other uses
 - e. Sites which are considered to have potential for strategic housing allocation may be assessed separately in a Sustainability Appraisal before policy decisions are made in the next Local Plan
 - f. SHELAA sites have not been ranked or discounted for existing constraints or potential delivery delays.

- iii) The information is based on submissions received from landowners and agents. Where information has not been provided in relation to site capacity or expected delivery the Council has estimated supply. These are marked with an asterisk.
- iv) The base date of this document is June 2021

Table A1: Sites identified within Revised Local Plan Allocations							
Ref No.	Site Name	Parish/ Ward	Capacity	Proposed Use	Housing Completions in Years		
					1-5	6-10	11-15+
31	9a Walworth Road	Andover: Downlands	50	Dwellings		50	
76	Land to the rear of Down House	Andover: Downlands	80	Dwellings	80		
195	Land west of The Commercial Centre	Andover: Downlands	50	Dwellings	50		
197	Land rear of 10 Walworth Road	Andover: Downlands	22	Dwellings	22		
197 a	Land north of 11 Walworth Road	Andover: Downlands	64	Dwellings	64		
203	Land at London Road	Andover: Downlands	95	Dwellings	95		
298	Residual Land Parcel L, East Anton	Andover: Romans	50	Dwellings	50		
311	Land at East Anton	Andover: Romans	5	Dwellings	5		

* An asterisk indicates where information has not been provided and the Council has estimated potential supply



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Site Details

SHELAA Ref	31	Site Name	9a Walworth Road			
		Settlement	Picket Piece			
Parish/Ward	Andover Downlands		Site Area	1.82 Ha	Developable Area	1.82 Ha
Current Land Use	Commercial storage yard		Character of Surrounding Area	Dwellings, commercial and agriculture		
Brownfield/PDL	✓	Greenfield		Combined		Greenfield

Site Constraints

Countryside (COM2)	✓	SINC	Infrastructure/ Utilities	Other (details below)	✓	
Local Gap (E3)		SSSI	Land Ownership	Picket Piece - Strategic Site NIL rated for CIL		
Conservation Area (E9)		SPA/SAC/Ramsar	Covenants/Tenants			
Listed Building (E9)		AONB (E2)	Access/Ransom Strips			
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/Element	✓
No	

Residential	✓	50	Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	50
Years 11-15	
Years 15+	
Total	50
Not Known	

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

Summary

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

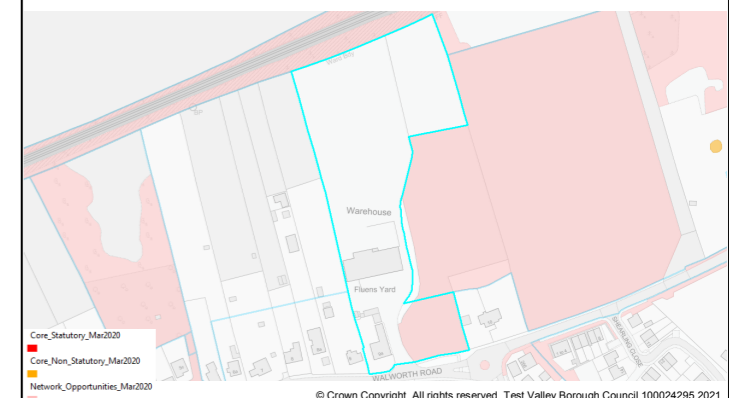
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is within the Picket Piece allocation boundary east of Andover. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.

Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

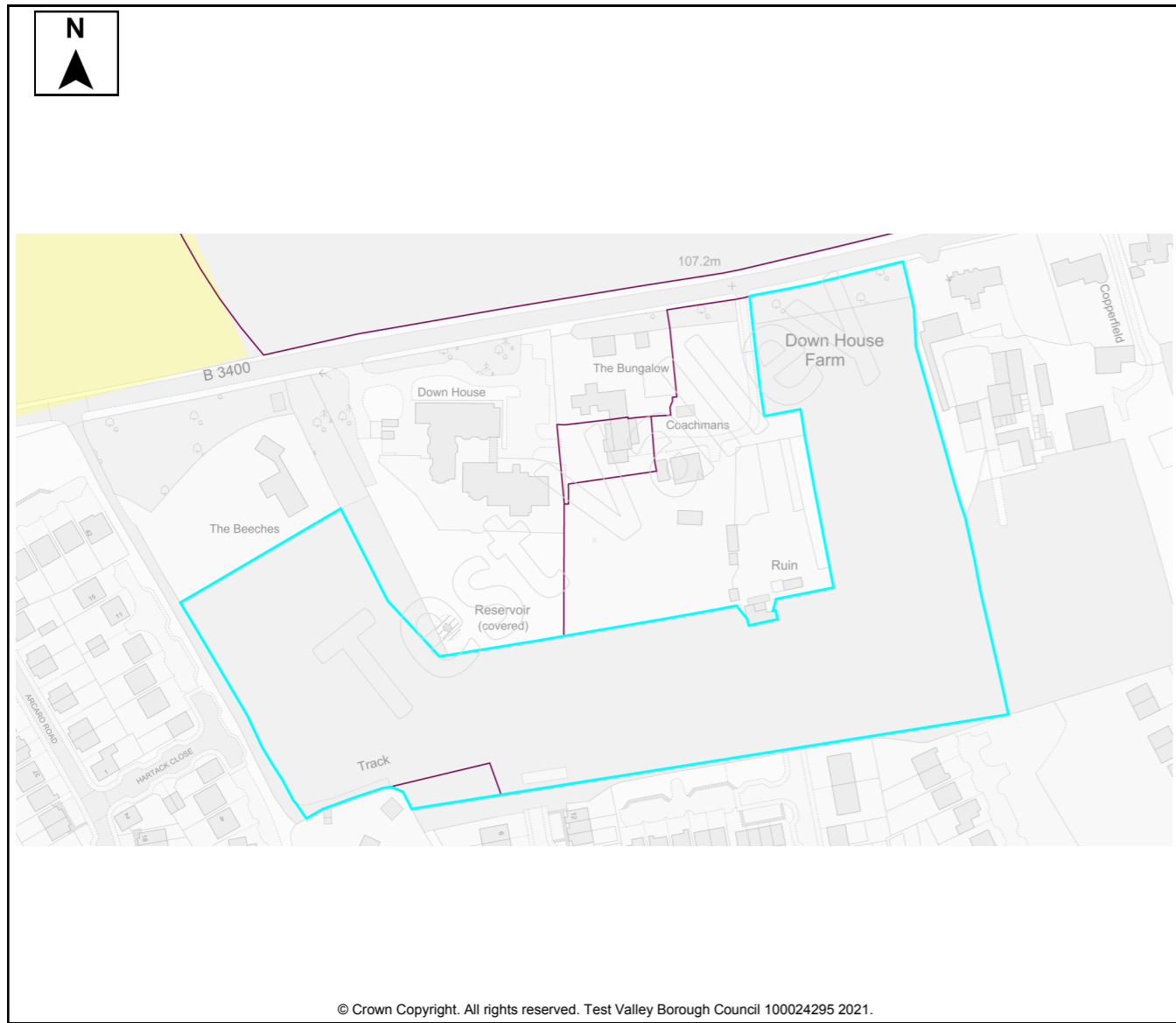
Pollution indicated above relates to noise of the adjacent railway

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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Site Details

SHELAA Ref	76	Site Name	Land to the rear of Down House			
		Settlement	Andover Down			
Parish/Ward	Andover Downlands		Site Area	2.5 Ha	Developable Area	2.5 Ha
Current Land Use	Disused land, former agricultural		Character of Surrounding Area	Dwellings, permitted development and agriculture		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Greenfield

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	✓	Picket Twenty - Strategic Site Policy COM6A	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
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/Element	✓
No	

Residential	✓	80	Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	25
Year 4	40
Year 5	15
Years 6-10	
Years 11-15	
Years 15+	
Total	80
Not Known	

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

Summary

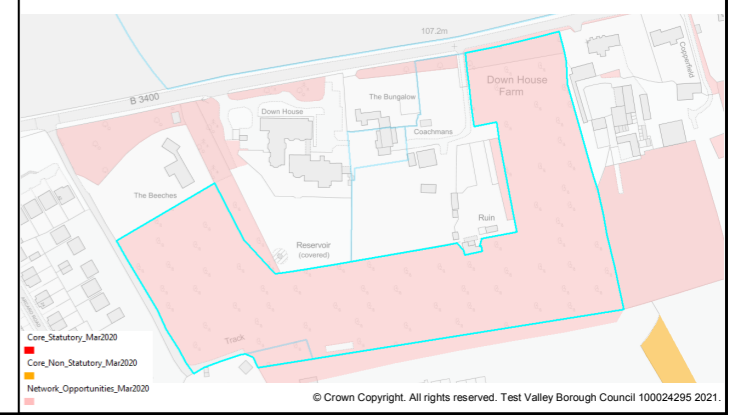
The site is available and promoted for development by a potential developer.

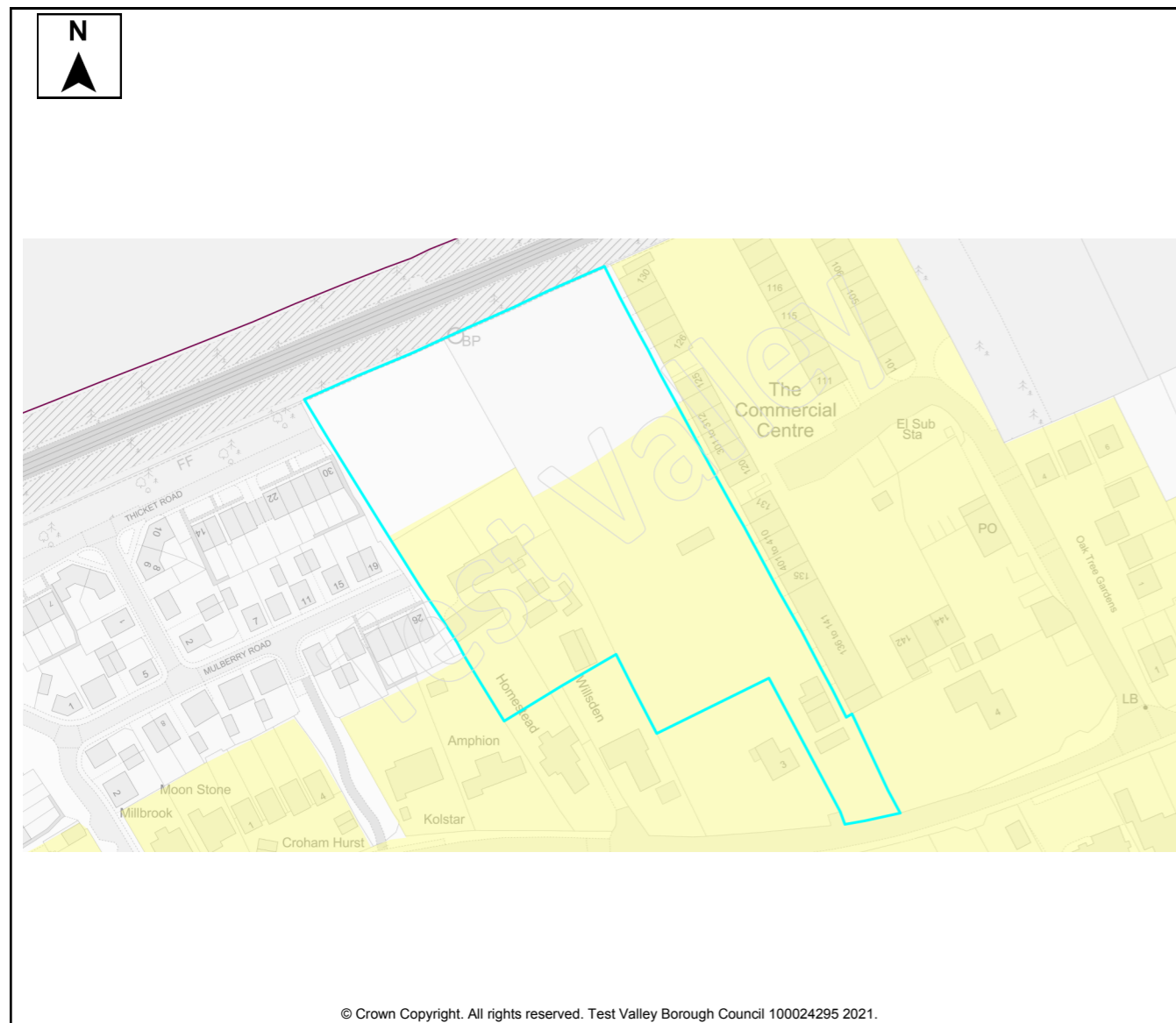
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the Picket Twenty extension boundary south east of Andover. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.

Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

Hbic 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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Site Details

SHELAA Ref	195	Site Name	Land west of The Commercial Centre						
		Settlement	Picket Piece						
Parish/Ward	Andover Downlands		Site Area	1.489 Ha	Developable Area	1.489 Ha			
Current Land Use	Industrial Units		Character of Surrounding Area	Residential and commercial					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.869 Ha	Greenfield	0.62 Ha

Site Constraints

Countryside (COM2)		SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Picket Piece - Strategic Site NIL rated for CIL	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
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	✓	50	Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			

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Phasing if permitted (Dwellings only)	
Year 1	
Year 2	26
Year 3	24
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	50
Not Known	

Summary

The site is available and promoted for development by the potential developer.

The site is located partially within and partially outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is within the Picket Piece allocation boundary east of Andover. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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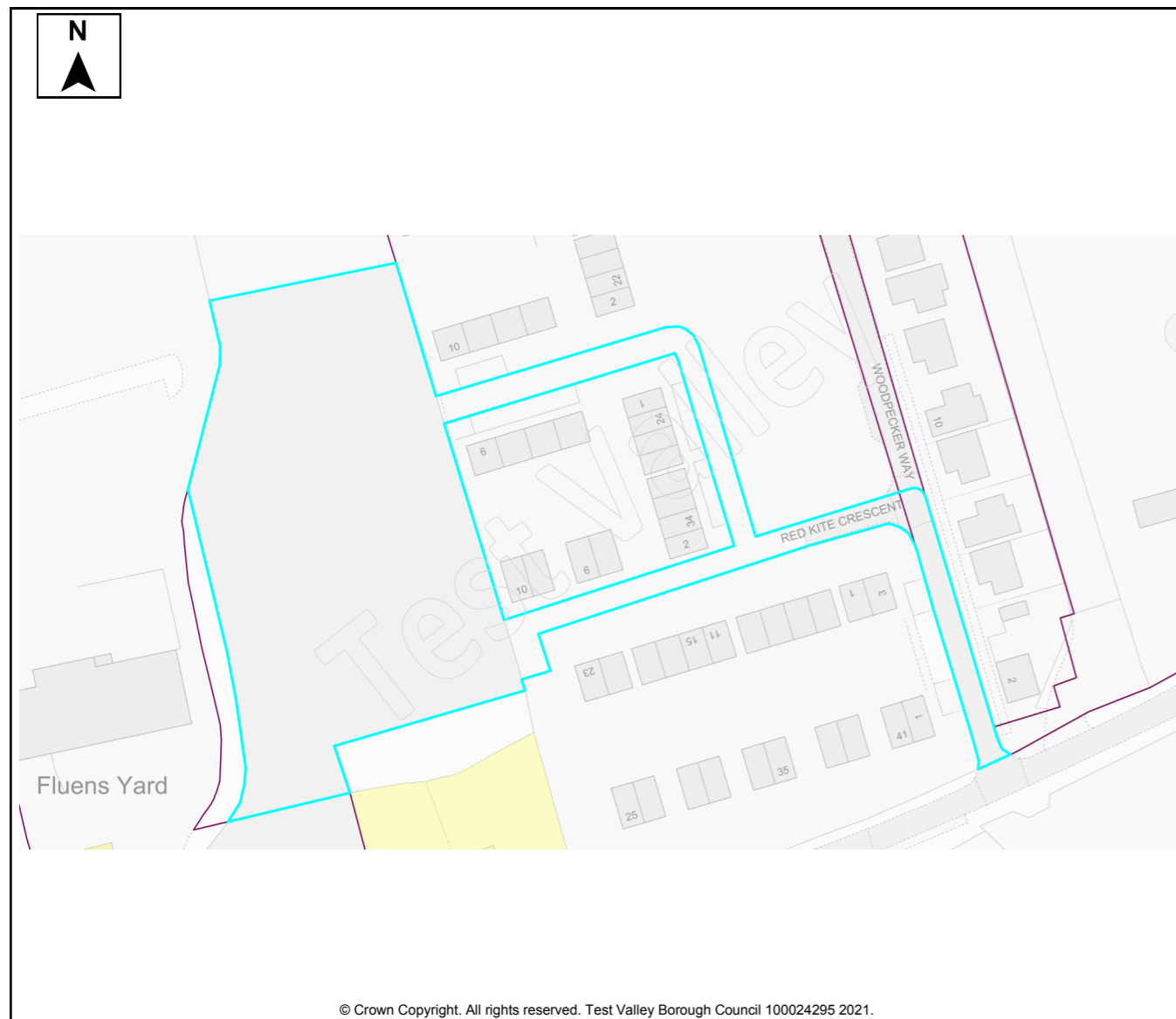
Pollution indicated above relates to noise of the adjacent railway

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 does not include any of the features identified in the ecological network.



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Site Details

SHELAA Ref	197	Site Name	Land rear of 10 Walworth Road				
		Settlement	Picket Piece				
Parish/Ward	Andover Downlands		Site Area	0.84 Ha	Developable Area	0.84 Ha	
Current Land Use	Agricultural land		Character of Surrounding Area	Residential and agriculture			
Brownfield/PDL		Greenfield	✓	Combined			
				Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Picket Piece - Strategic Site NIL rated for CIL	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
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	✓	22	Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	17
Year 2	5
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	22
Not Known	

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Summary

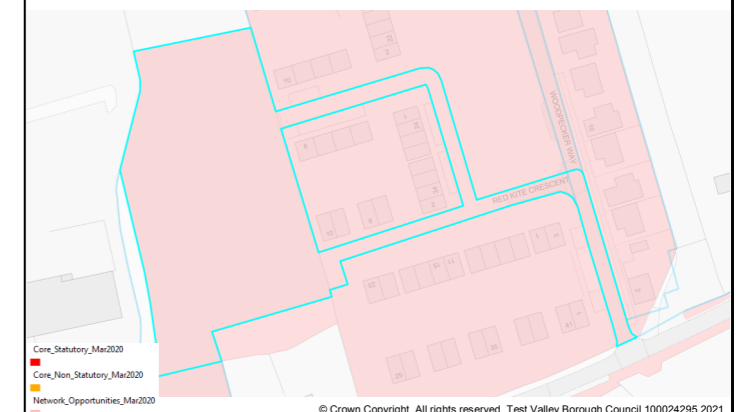
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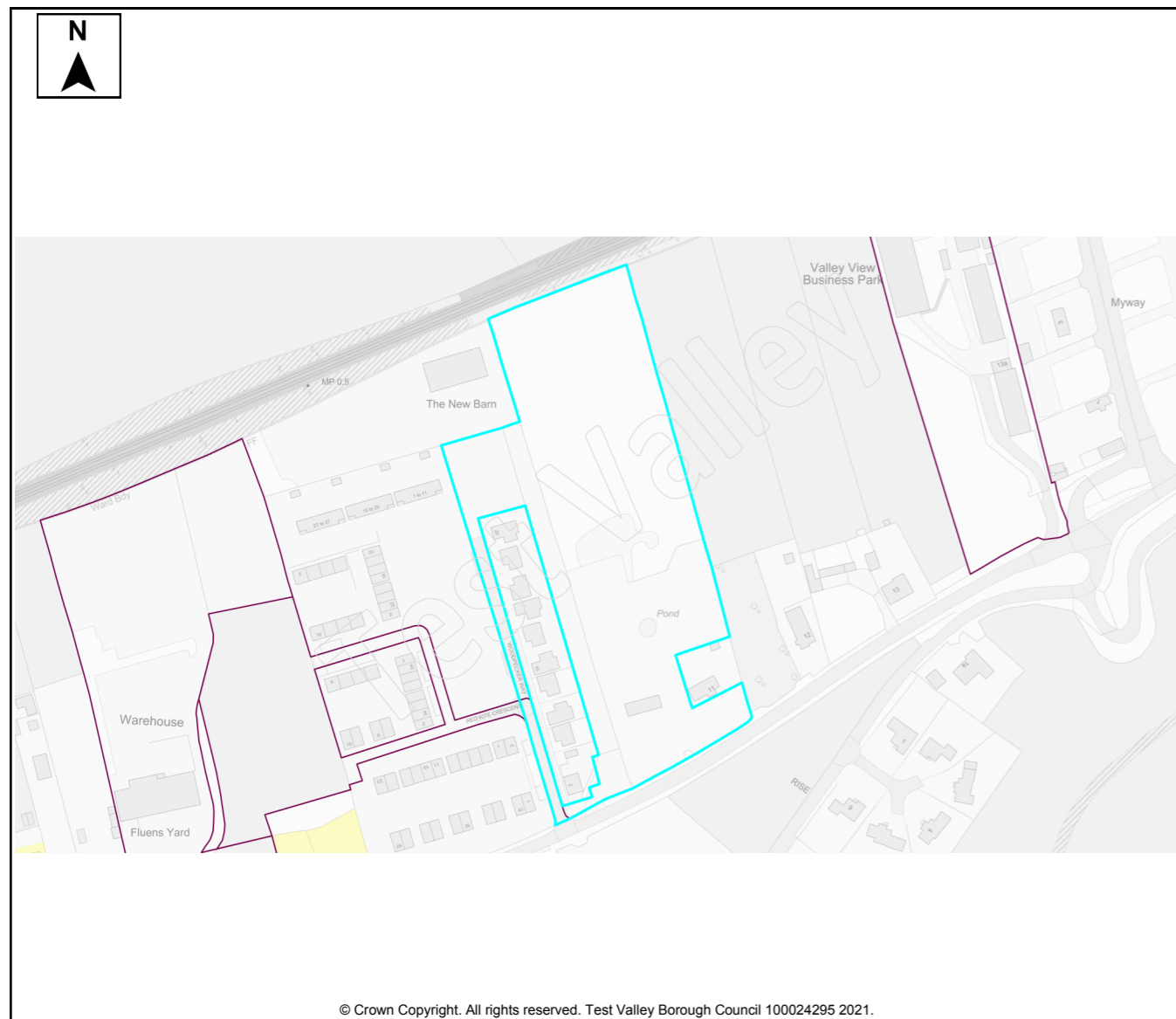
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Site Details

SHELAA Ref	197a	Site Name	Land north of 11 Walworth Road						
		Settlement	Picket Piece						
Parish/Ward	Andover Downlands		Site Area	2.20 Ha	Developable Area	2.20 Ha			
Current Land Use	Residential curtilage		Character of Surrounding Area	Residential, agriculture railway line to the north					
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	0.5 Ha	Greenfield	4.629 Ha

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Picket Piece - Strategic Site NIL rated for CIL	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
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	✓	64	Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			

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Phasing if permitted (Dwellings only)	
Year 1	17
Year 2	47
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	64
Not Known	

Summary

The site is available and promoted for development by the potential developer.

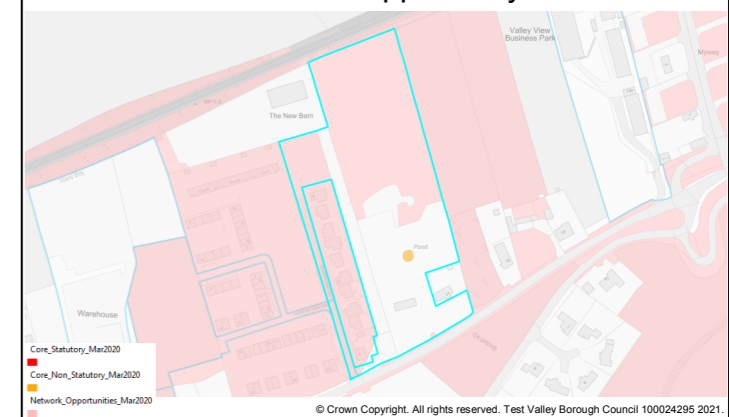
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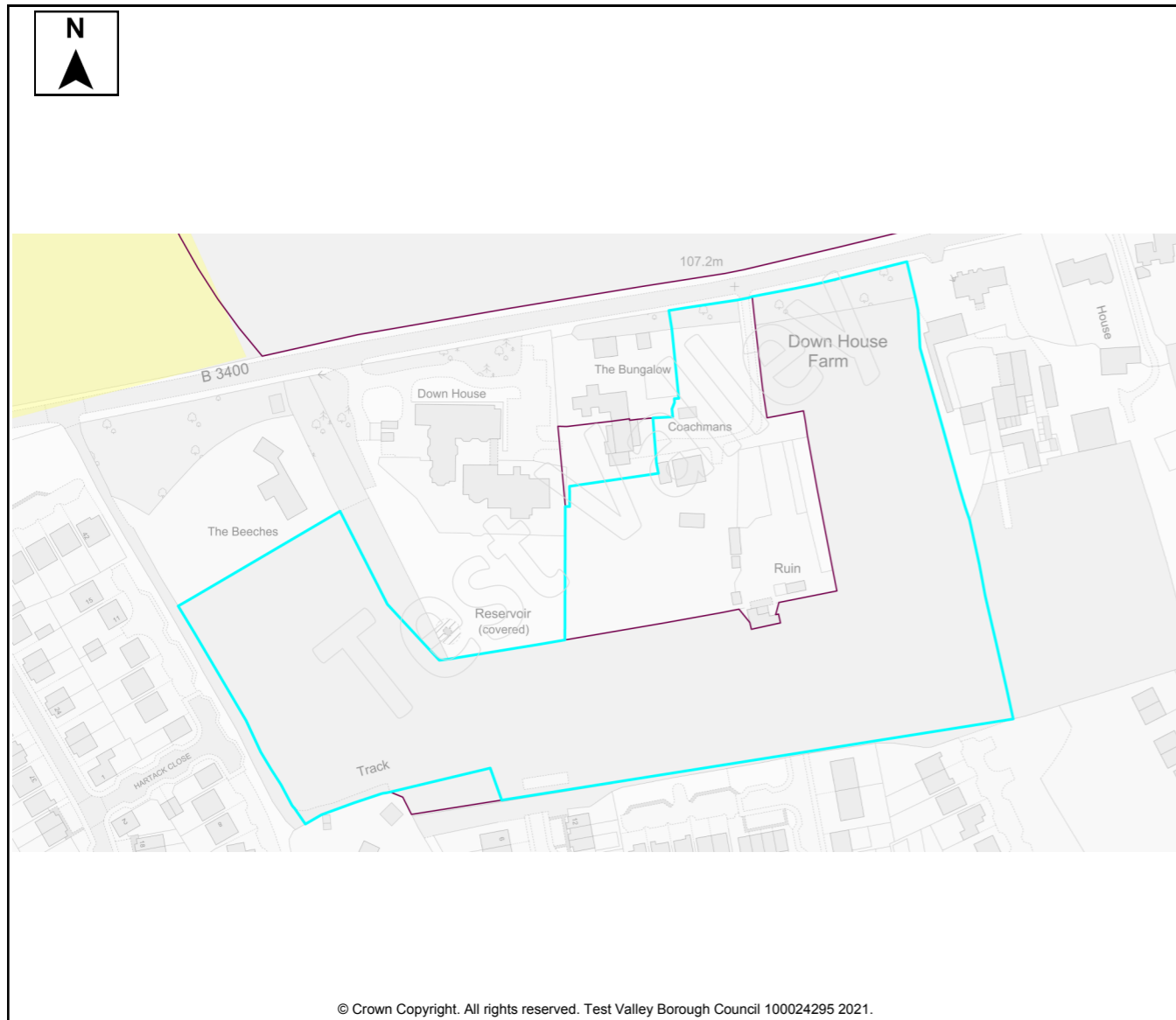
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Pollution indicated above relates to noise of the adjacent railway

Hbic Local Ecological Network

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Site Details

SHELAA Ref	203	Site Name	Land at London Road			
		Settlement	Andover Down			
Parish/Ward	Andover Downlands		Site Area	3.162 Ha	Developable Area	3.162 Ha
Current Land Use	Agricultural Land/ Residential Curtilage		Character of Surrounding Area	Residential, agriculture and permitted residential development		
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL 0.872 Ha Greenfield 2.29 Ha

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	✓	Picket Twenty - Strategic Site Policy COM6A	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
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	✓	95	Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	26
Year 3	50
Year 4	19
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	95
Not Known	

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Summary

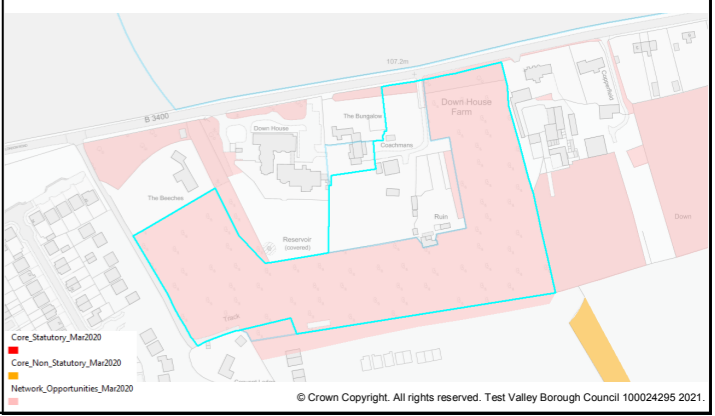
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Site Details									
SHELAA Ref	298	Site Name	Residual Land, Parcel L						
		Settlement	East Anton						
Parish/Ward	Andover Romans			Site Area	0.15 Ha	Developable Area	0.15 Ha		
Current Land Use	Land part of the wider East Anton development			Character of Surrounding Area	Residential, public open space and local centre				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	
Site Constraints									
Countryside (COM2)		SINC		Infrastructure/ Utilities		Other (details below)	✓		
Local Gap (E3)		SSSI		Land Ownership		Outline Planning Permission: TVN.09258 Groundwater Source Protection Archaeology Green (locally Or Regionally Important)			
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)		AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)		TPO		Pollution (E8)					
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding					

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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	✓	50	Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	20
Year 2	30
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	50
Not Known	

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

Summary

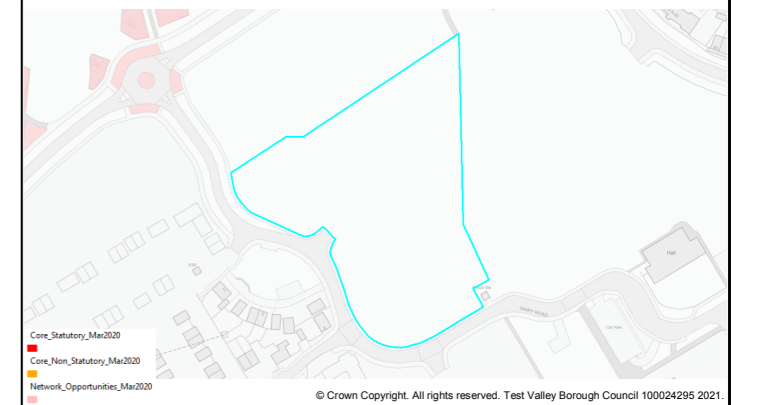
The site is available and promoted for development by a potential developer.

The site is located within the settlement boundary of the TVBC Revised Local Plan DPD. The site is within the East Anton development to the north east of Andover. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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Site Details

SHELAA Ref	311	Site Name	Land at East Anton			
		Settlement	Andover			
Parish/Ward	Andover Romans		Site Area	0.25 Ha	Developable Area	0.25 Ha
Current Land Use	Amenity land		Character of Surrounding Area	Residential, commercial and open space		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Greenfield

Site Constraints

Countryside (COM2)		SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Groundwater Source Protection Archaeology Yellow (locally Or Regionally Important)	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips			
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	✓	5	Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	5
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
Not Known	

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 within the settlement boundary of Andover identified by the TVBC Revised Local Plan DPD. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.

Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

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