

Test Valley Borough Council

Strategic Housing and Economic Land Availability Assessment (SHELAA)

Appendix 7

Southern Test Valley Sites identified outside of Local Plan Settlement Boundary where a change in policy is required for development

Disclaimer

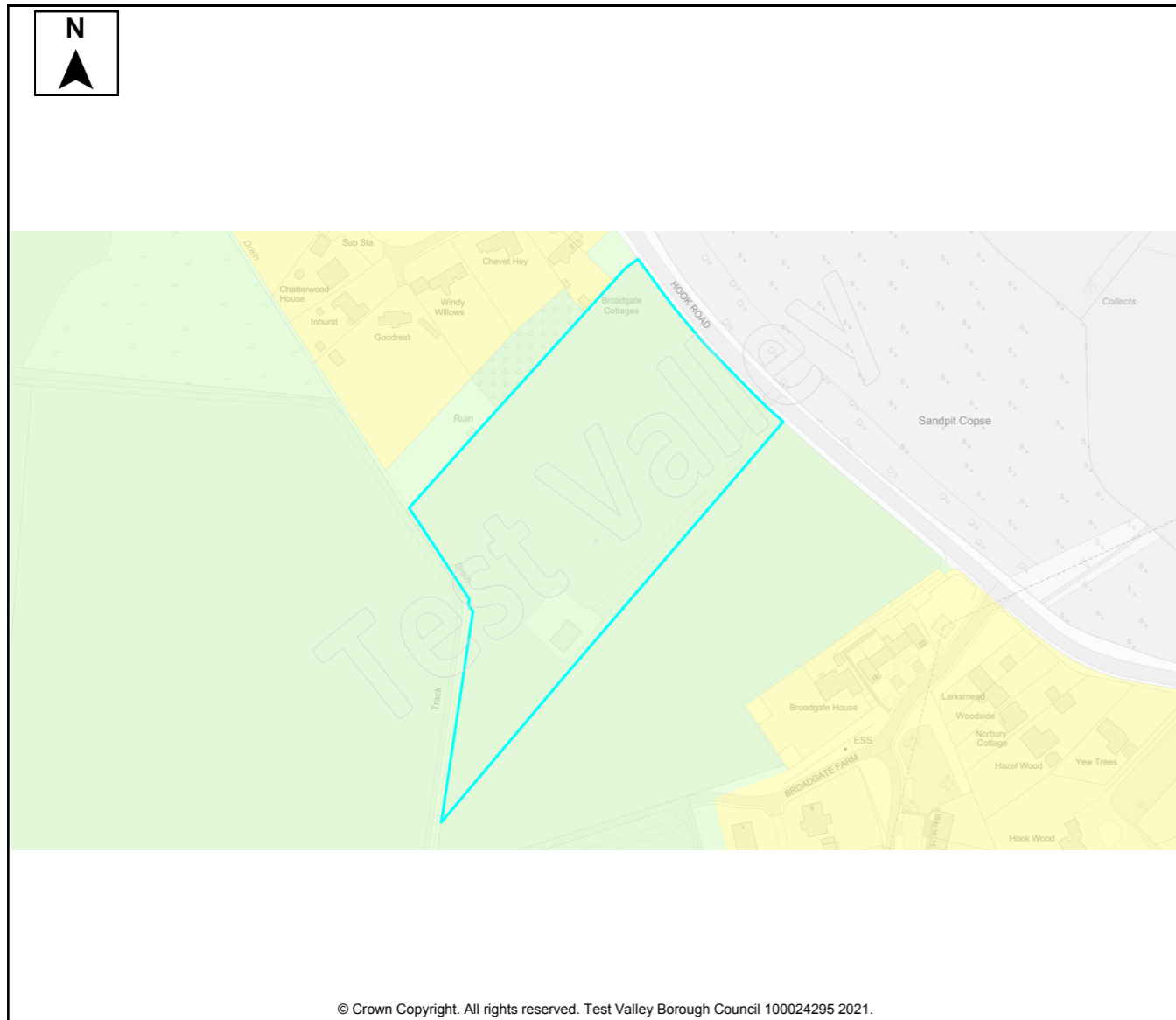
- i) The SHELAA document is an important component of the evidence base for Test Valley Local Development Framework (LDF). It seeks to identify and assess land available with housing and economic potential to inform future allocations for housing and employment. The Council is required to carry out, maintain and update its SHELAAAs.
- 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 A7: Southern Test Valley Sites identified outside of Local Plan Settlement Boundary where a change in policy is required for development							
Ref No.	Site Name	Parish/Ward	Capacity	Proposed Use	Housing Completions in Years		
					1-5	6-10	11-15+
44	Land at Hook Road	Ampfield	50	Dwellings	50		
47	Land at Sleepy Hollow Farm	Ampfield	16	Dwellings	16		
49	Bracken Wood	Ampfield	40	Dwellings	40		
77	Land adjoining Woodlea Way	Ampfield	5	Dwellings	5		
93	Land behind Redburn Farm	Ampfield	70	Dwellings	70		
174	Land northwest & southeast of Knapp Lane	Ampfield	7	Dwellings	7		
278	Ampfield Golf & Country Club	Ampfield	150	Dwellings	130	20	
283	Land south of Grosvenor Court	Ampfield	20	Dwellings	20		
295	Land to north of King Edward Park/St James' Park/Wheelhouse Park, Baddesley Road	Ampfield	44	Dwellings	44 (C2)		
24	Chilworth Kennels & Cattery	Chilworth	5	Dwellings	5		
146	Land at Chilworth Old Village	Chilworth	15	Dwellings	15		
285	Land at Castle Lane	Chilworth	220	Dwellings	100	120	
312	Stoneham Park House & adj. property	Chilworth	150	Dwellings	Not known		
354	Castle Lane Farm	Chilworth	650	Dwellings	Not known		
371	Land adjoining "Nattadon"	Chilworth	10	Dwellings	Not known		
371 a	Land adjoining "Nattadon"	Chilworth	60	Traveller Pitches	Not known		
62	Land at Great Covert	North Baddesley	300	Dwellings	300		
246	Land south of Flexford Road	North Baddesley	400	Dwellings		400	
19	Packridge Farm	Nursling & Rownhams	350	Dwellings	300	50	
201	Land at Rownhams Lane	Nursling & Rownhams	300	Dwellings	150	150	
250	Land at Four Horseshoes Public House	Nursling & Rownhams	30	Dwellings	30		
253	Field's Farm	Nursling & Rownhams	120	Dwellings	120		
255	Land south of Hoe Lane	Nursling & Rownhams	50	Dwellings	50		
313	Land at rear of Greenhill Lane	Nursling & Rownhams	10	Dwellings	10		
315	Land at rear of Greenhill Lane	Nursling & Rownhams	30	Traveller Pitches	30		
385	Land at Upton Lane	Nursling & Rownhams	380	Dwellings	120	260	
394	Upton Triangle	Nursling & Rownhams	100	Dwellings	100		
41	Land north of Highwood Lane	Romsey Extra	155	Dwellings	115	40	
99	Land north of Oxlease Meadows	Romsey Extra	6	Dwellings	6		
139	Land at Lodge Farm	Romsey Extra	355	Dwellings	105	175	75

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154	Land south of bypass	Romsey Extra	110	Dwellings	110		
155	Land at Burma Road	Romsey Extra	30	Dwellings	30		
158	Land at Pauncefoot Farm	Romsey Extra	15	Dwellings	15		
162	Skidmore Barns	Romsey Extra	5	Dwellings	5		
180	Land south of Crampmoor Lane	Romsey Extra	10	Dwellings	10		
207	Land at Shootash Poultry Farm	Romsey Extra	10	Dwellings	10		
227	Land adj. to Embley Wood	Romsey Extra	14*	Dwellings	Not known		
249	Land adj. to Abbotswood House	Romsey Extra	64	Dwellings	64		
282	Land at corner of Highwood Lane & Botley Road	Romsey Extra	170	Dwellings	170		
284	Land at Ganger Farm (South)	Romsey Extra	420	Dwellings	240	180	
308	Oxlease House, Cupernham Lane	Romsey Extra	36	Dwellings	36		
330	Busheylease Farm, Ridge Lane	Romsey Extra	5	Dwellings	5		
331	Moorcourt Barns, Ridge Lane	Romsey Extra	5	Dwellings	5		
344	Brentry Nursery, Jermyns Lane	Romsey Extra	325	Dwellings	250	75	
351	Land adj. to Silverwood, Gardeners Lane	Romsey Extra	6	Dwellings	6		
353	The Paddock, Sandy Lane	Romsey Extra	5	Dwellings	5		
356	Land off Highwood Lane	Romsey Extra	230	Dwellings	230		
370	Land south of Highwood Lane	Romsey Extra	400	Dwellings	150	250	
384	Land North of Oxlease Meadows	Romsey Extra	45	Dwellings	45		
159	Grove Farm	Romsey Extra/ Nursling & Rownhams	2000	Dwellings		500	1500
169	Land off Flexford Road	Valley Park	200	Dwellings	70	130	
* An asterisk indicates where information has not been provided and the Council has estimated potential supply							



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Site Details

SHELAA Ref	44	Site Name	Land at Hook Road				
		Settlement	Ampfield				
Parish/Ward	Ampfield		Site Area	2.2 Ha	Developable Area	2.2 Ha	
Current Land Use	Agriculture		Character of Surrounding Area	Dwellings 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		New Forest SPA Zone Village Design Statement	
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			

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

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Summary

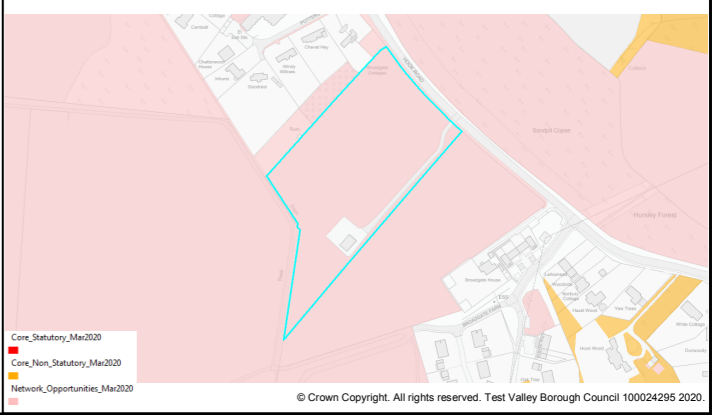
The site is available and promoted for development by the land owner, with interest from a developer.

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

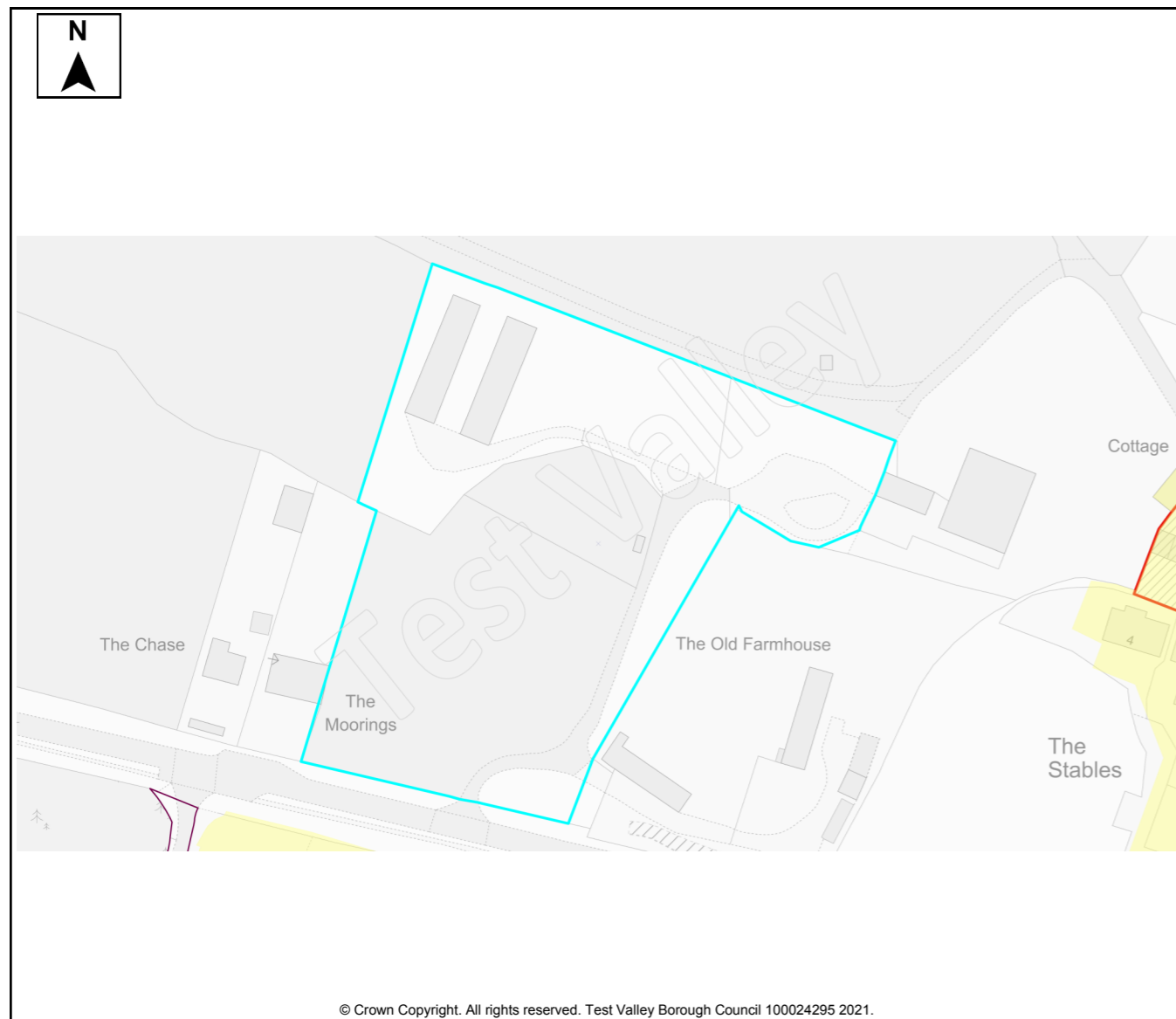
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

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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Site Details

SHELAA Ref	47	Site Name	Land at Sleepy Hollow Farm						
		Settlement	Ampfield						
Parish/Ward	Ampfield		Site Area	1.1 Ha	Developable Area	1.1 Ha			
Current Land Use	Workshop/storage		Character of Surrounding Area	Dwellings and agriculture					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.62 Ha	Greenfield	0.48 Ha

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA Zone Village Design Statement Planning Permission: 16/03209/FULLS	
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	✓	16	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	16
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	16
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

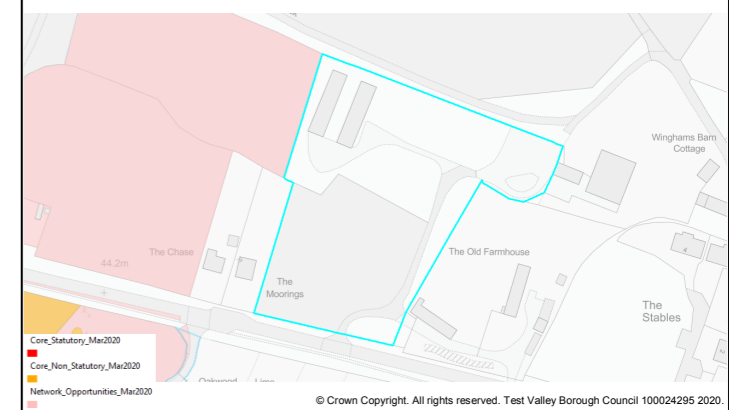
The site is available and promoted for development by the land owner, with interest from a developer.

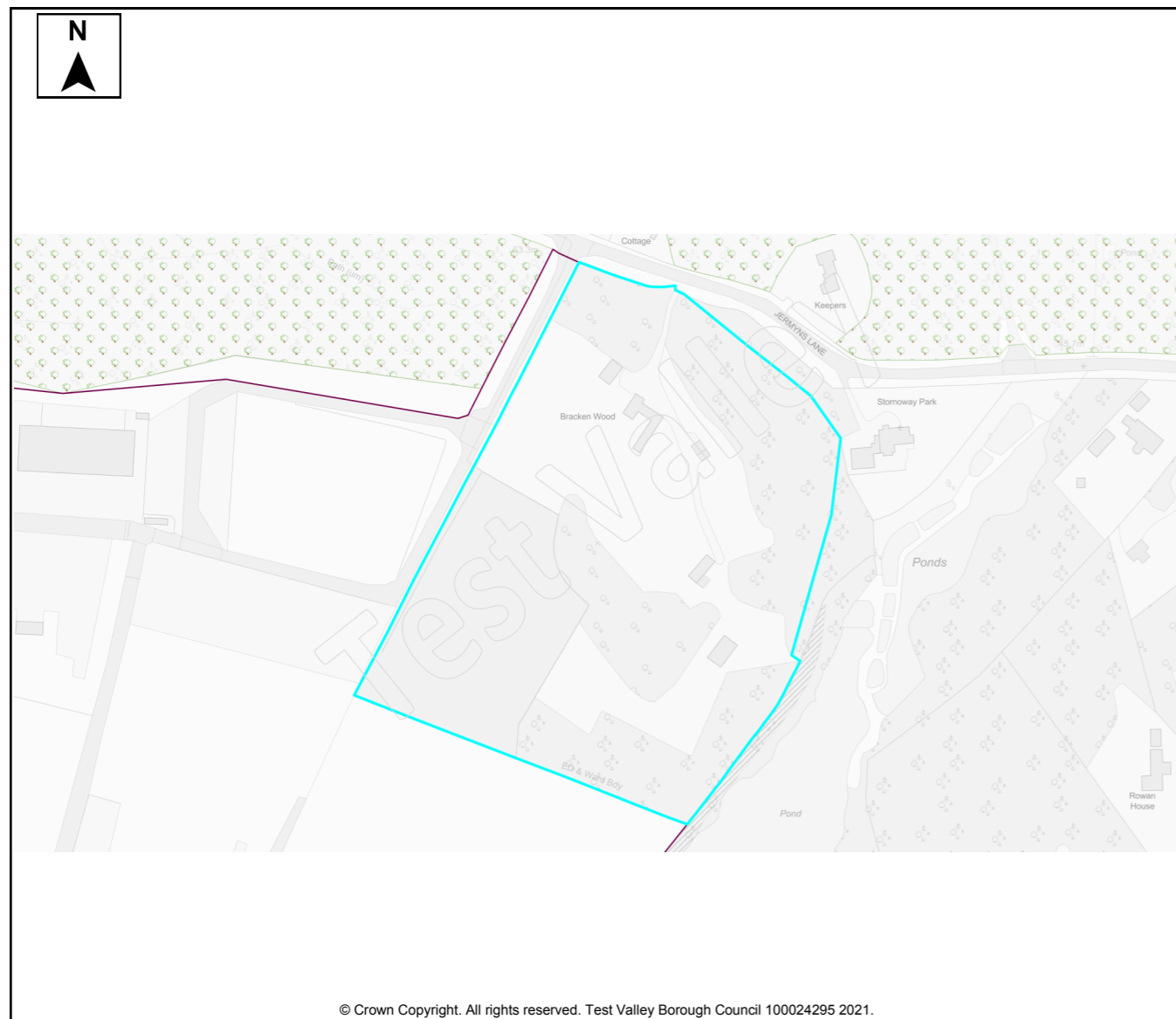
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Ampfield which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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





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Site Details

SHELAA Ref	49	Site Name	Bracken Wood				
		Settlement	Ampfield				
Parish/Ward	Ampfield		Site Area	10.7 Ha	Developable Area	10.7 Ha	
Current Land Use	Private gardens		Character of Surrounding Area	Residential, countryside and woodland			
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	New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants	Mottisfont Bats SSSI/SAC Foraging Buffer	
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	✓	40	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	20
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	40
Not Known	

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Summary

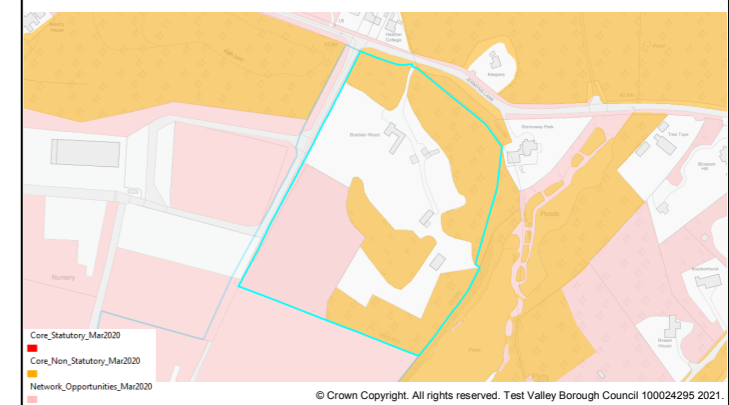
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The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Ampfield which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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Habitat Local Ecological Network

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Site Details									
SHELAA Ref	77	Site Name	Land adjoining Woodlea Way						
		Settlement	Ampfield						
Parish/Ward	Ampfield			Site Area	1.02 Ha	Developable Area	1.02 Ha		
Current Land Use	Agricultural			Character of Surrounding Area	Dwellings 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		New Forest SPA Zone Village Design Statement			
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/Element	✓
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			

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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

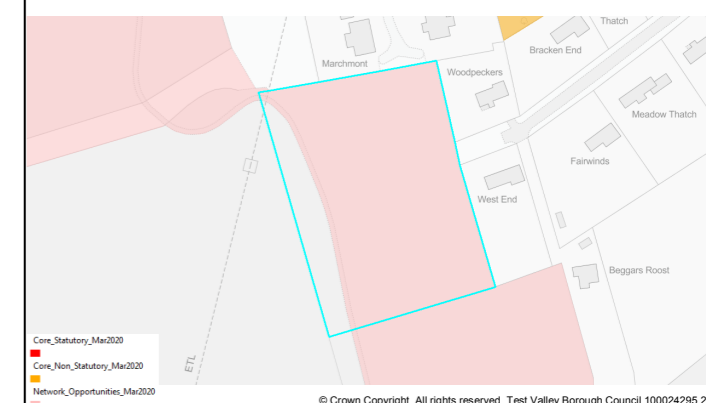
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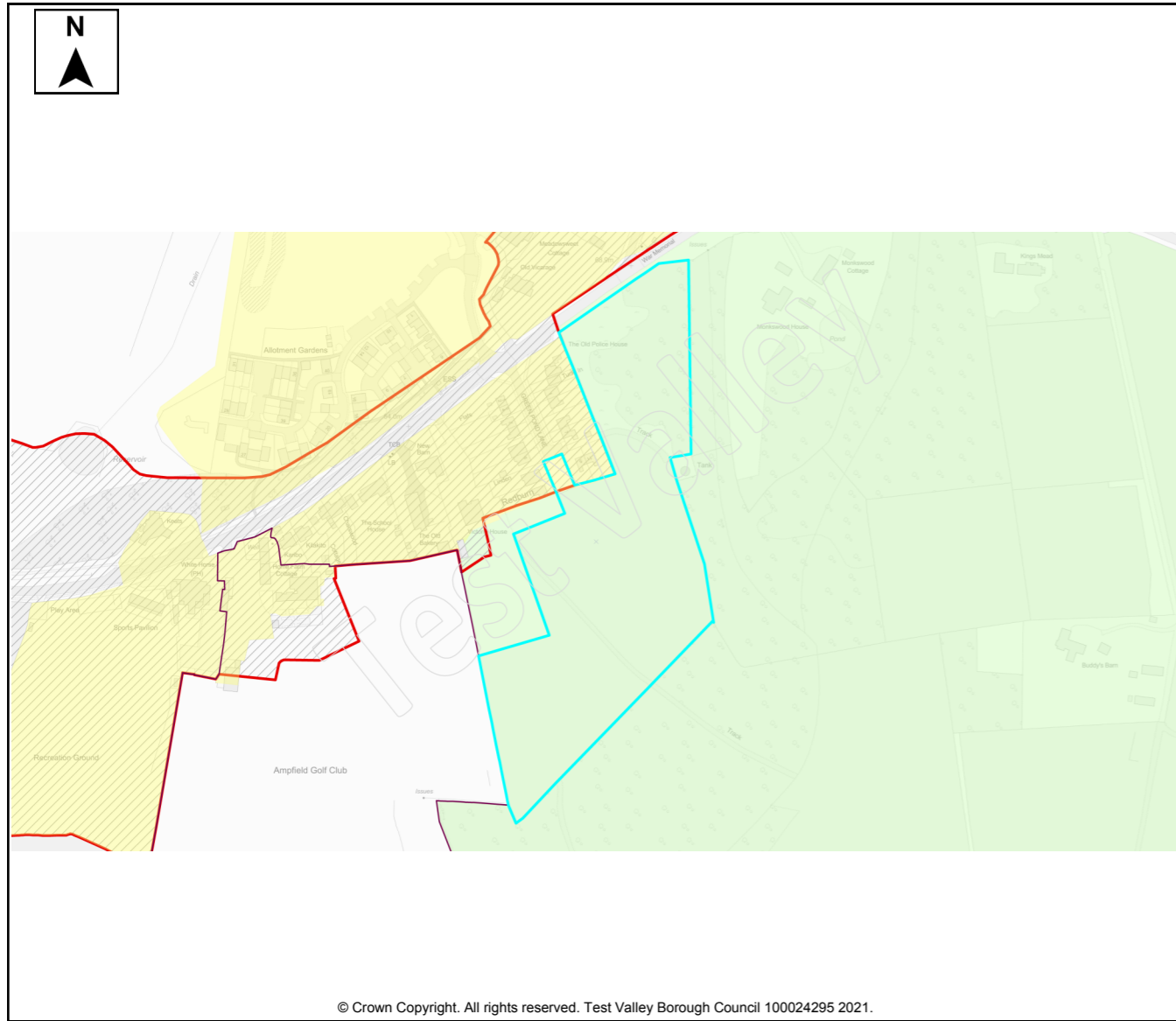
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Habitat Local Ecological Network

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Site Details

SHELAA Ref	93	Site Name	Land behind Redburn Farm				
		Settlement	Ampfield				
Parish/Ward	Ampfield		Site Area	3.5 Ha	Developable Area	2.5 Ha	
Current Land Use	Paddock and woodland		Character of Surrounding Area	Dwellings and countryside			
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		New Forest SPA Zone Village Design Statement	
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		Residential	✓	70	Dwellings
Promoted by land owner	✓	Employment			Floor Space (m ²)
Site Available Immediately	✓	Retail			Floor Space (m ²)
Site Currently Unavailable		Leisure			Floor Space (m ²)
		Traveller Site			Pitches
		Other			
Achievability/Developer Interest		Mixed Use Scheme			
Promoted by developer		Residential			Dwellings
Developer interest		Employment			Floor Space (m ²)
No developer interest	✓	Retail			Floor Space (m ²)
		Leisure			Floor Space (m ²)
		Other			
Deliverability		Phasing if permitted (Dwellings only)			
Could commence in 5yrs		Year 1			
Unlikely to commence in 5yrs	✓	Year 2		20	
		Year 3		20	
		Year 4		30	
		Year 5			
		Years 6-10			
		Years 11-15			
		Years 15+			
		Total		70	
		Not Known			
Possible self build plot provision		This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.			
Yes					
No	✓				

Summary

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

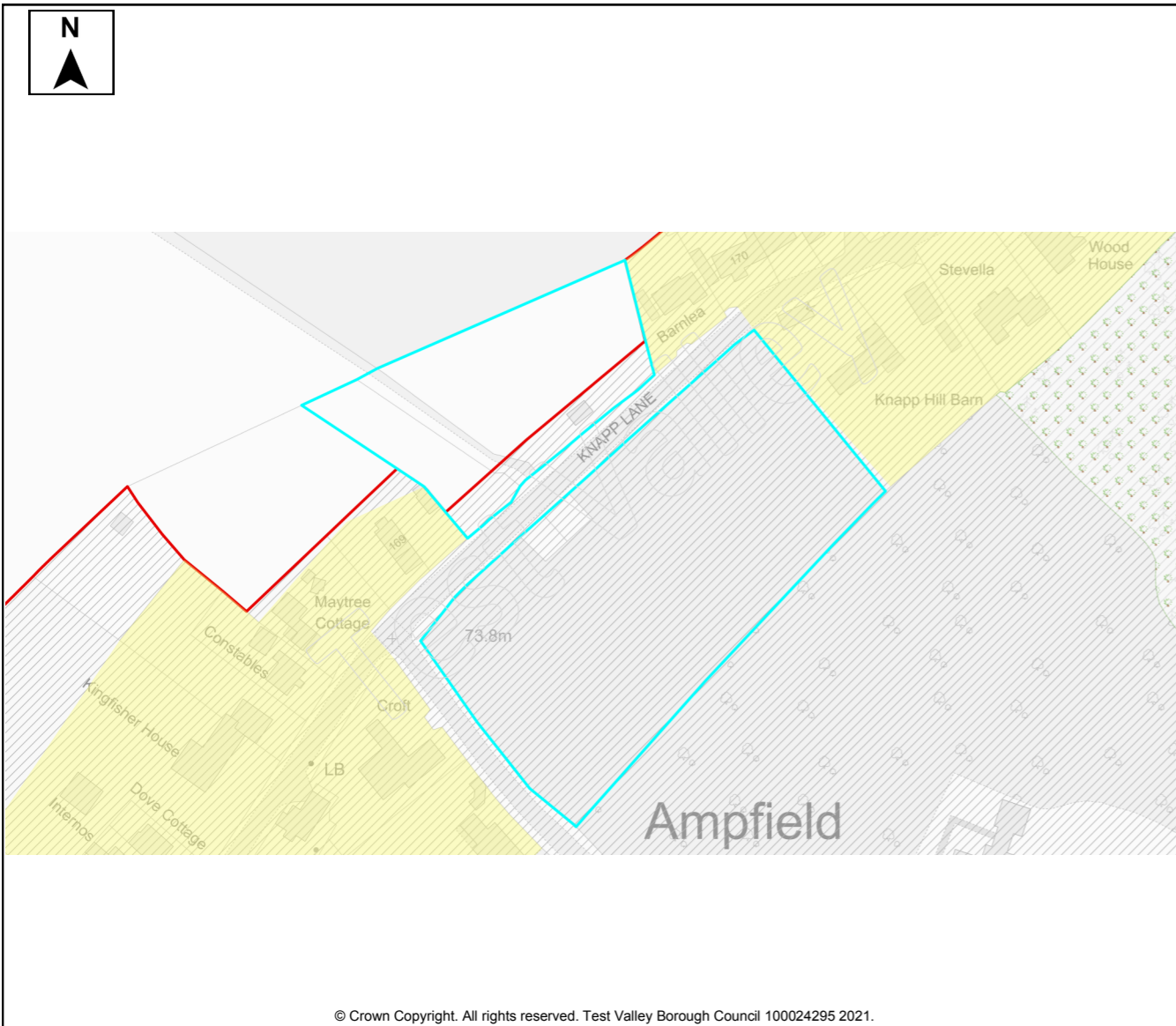
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Site Details

SHELAA Ref	174	Site Name	Land north west and south east of Knapp Lane			
		Settlement	Ampfield			
Parish/Ward	Ampfield		Site Area	1.18 Ha	Developable Area	1.18 Ha
Current Land Use	Horse paddock and amenity land associated with Knapp Hill Barn		Character of Surrounding Area	Residential and countryside		
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	✓	New Forest SPA Zone Village Design Statement	
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	✓	7	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	7
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	7
Not Known	

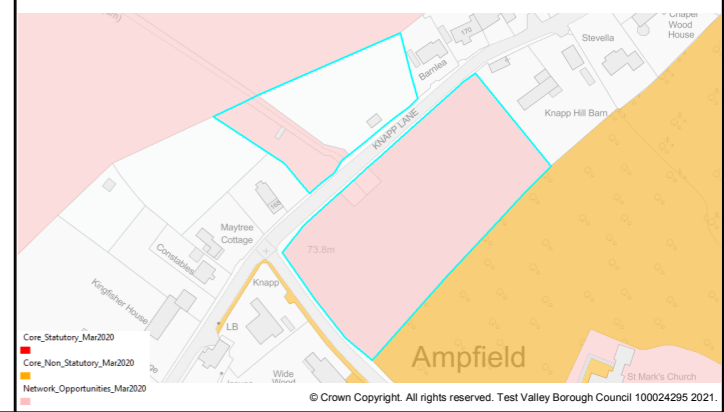
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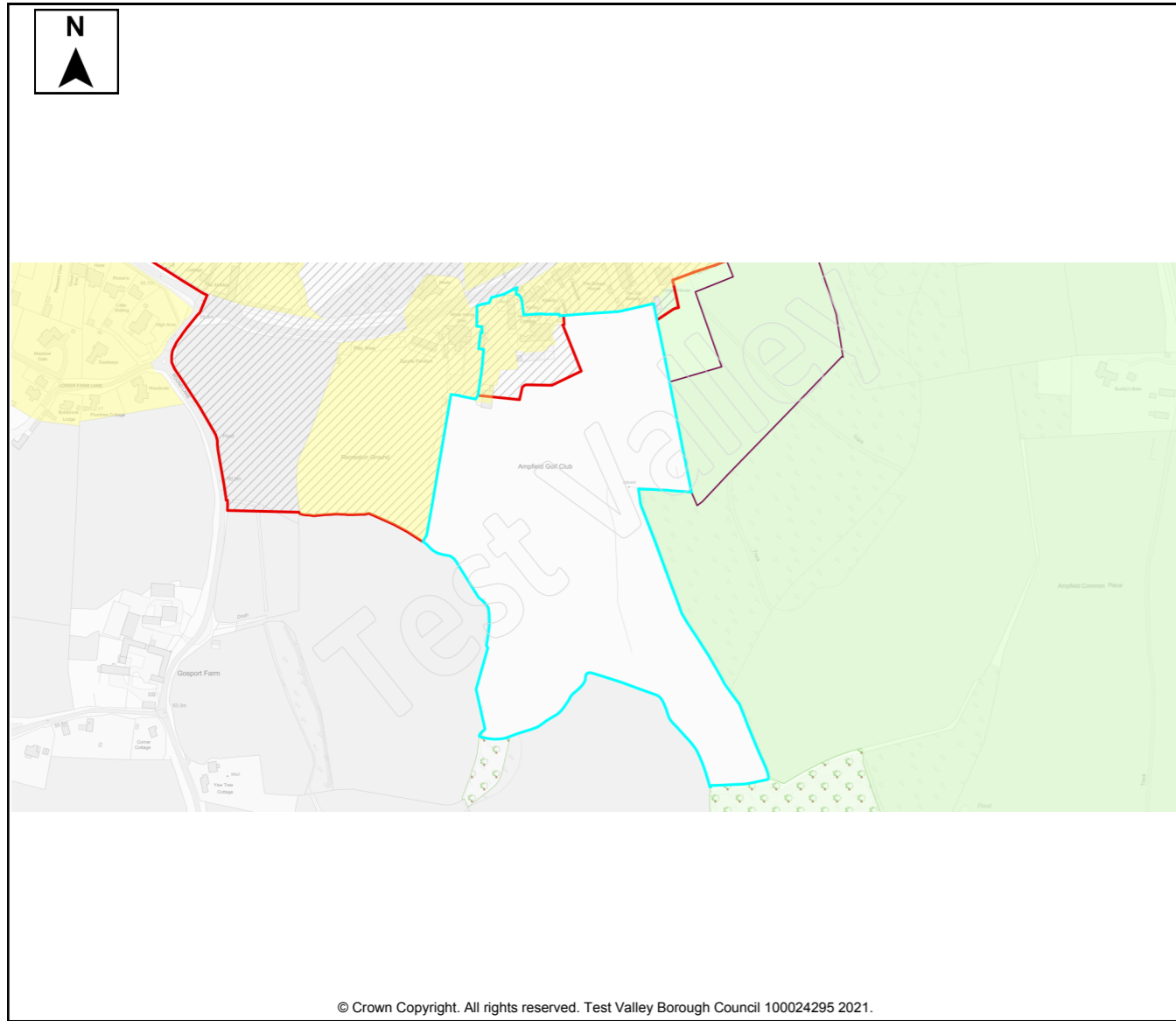
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Site Details

SHELAA Ref	278	Site Name	Ampfield Golf & Country Club						
		Settlement	Ampfield						
Parish/Ward	Ampfield		Site Area	8.7 Ha	Developable Area	4.5 Ha			
Current Land Use	Golf facility (18 hole); club house; function/wedding venue and office space		Character of Surrounding Area	Dwellings, leisure, agriculture and countryside					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.6 Ha	Greenfield	8.1 Ha

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	SINC - SU40102270	
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants	SINC - SU40402260 New Forest SPA Zone	
Listed Building (E9)	✓	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/Element	✓
No	

Residential	✓	150	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	20
Year 3	30
Year 4	40
Year 5	40
Years 6-10	20
Years 11-15	
Years 15+	
Total	150
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

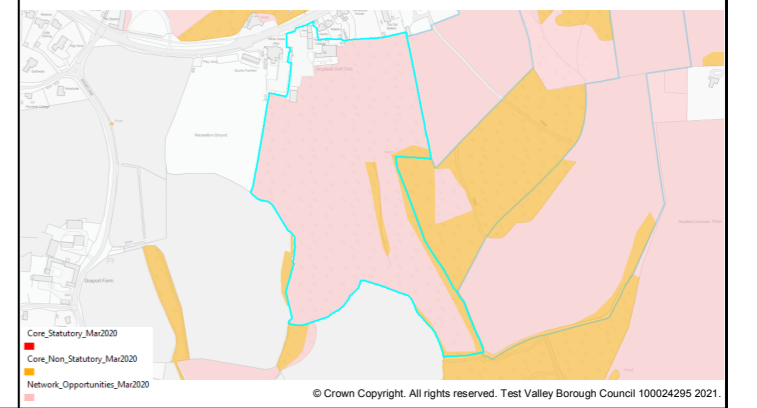
The site is available and promoted for development by the land owner, with interest from a developer.

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

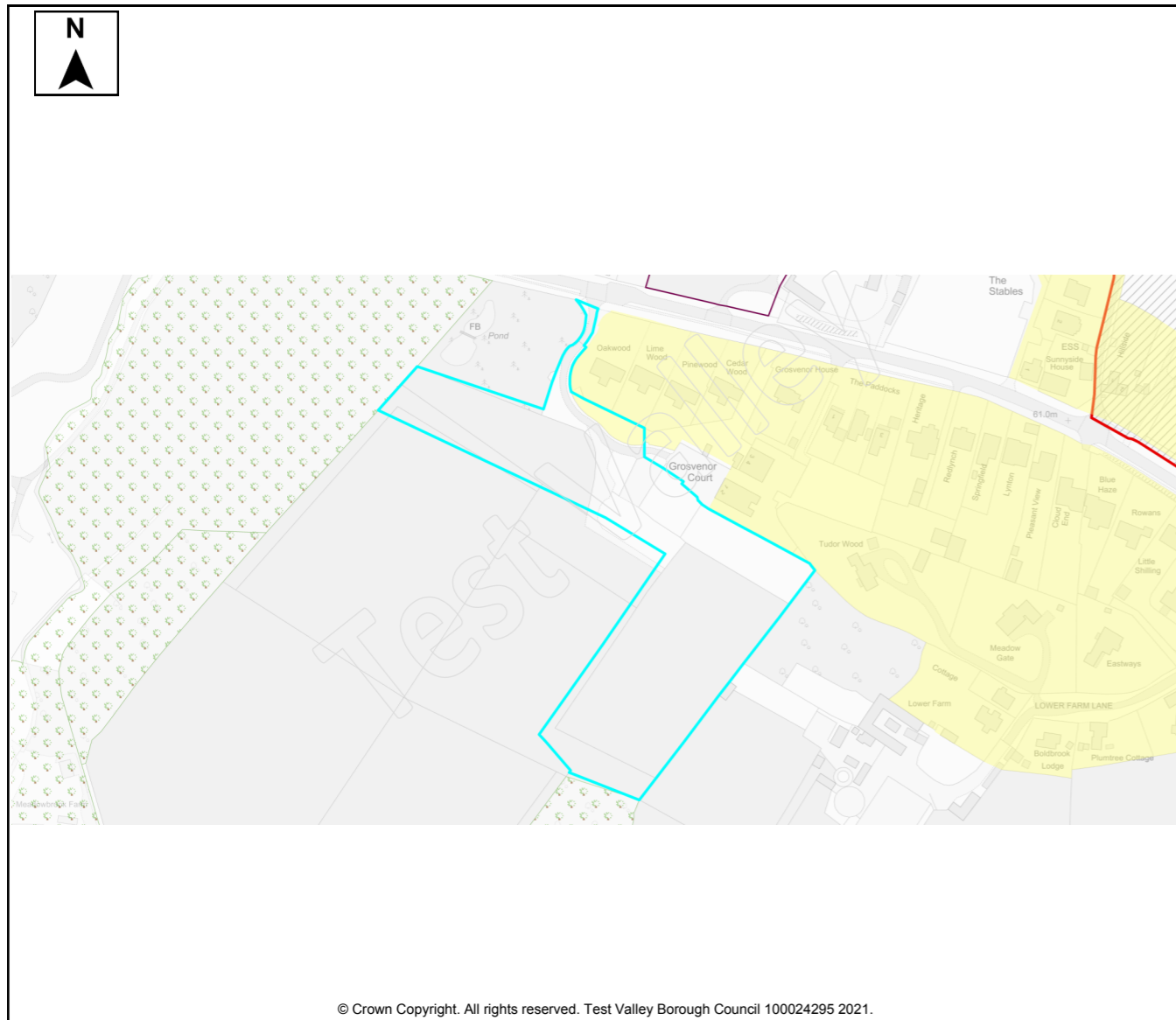
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

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 both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.



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Site Details

SHELAA Ref	283	Site Name	Land south of Grosvenor Court				
		Settlement	Ampfield				
Parish/Ward	Ampfield		Site Area	1.8 Ha	Developable Area	1.8 Ha	
Current Land Use	Paddocks		Character of Surrounding Area	Dwellings, commercial, agriculture and equestrian use			
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	SINC - SU39302290	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	SINC - SU39102310	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	New Forest SPA Zone	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land	Village Design Statement	
Public Open Space (LHW1)		TPO		Pollution (E8)		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		

Proposed Development

Availability		Residential	✓	20	Dwellings
Promoted by land owner	✓	Employment			Floor Space (m ²)
Site Available Immediately	✓	Retail			Floor Space (m ²)
Site Currently Unavailable		Leisure			Floor Space (m ²)
Achievability/Developer Interest		Traveller Site			Pitches
Promoted by developer		Other			
Developer interest		Mixed Use Scheme			
No developer interest	✓	Residential			Dwellings
Deliverability		Employment			Floor Space (m ²)
Could commence in 5yrs		Retail			Floor Space (m ²)
Unlikely to commence in 5yrs	✓	Leisure			Floor Space (m ²)
Possible self build plot provision		Other			
Yes		This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.			
No	✓				

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 Ampfield 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.

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

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

Site Details									
SHELAA Ref	295	Site Name	Land to north of King Edward Park/St James' Park/Wheelhouse Park						
		Settlement	Chandlers Ford						
Parish/Ward	Ampfield			Site Area	2.4 Ha	Developable Area	2.4 Ha		
Current Land Use	Grazing land			Character of Surrounding Area	Residential development and countryside				
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	17/01615/OUTS (adj. land to east for a care village)				
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	New Forest SPA Zone				
Listed Building (E9)		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					

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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		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site		Pitches
Other	✓	44 Extra Care (C2)
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	44
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	
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

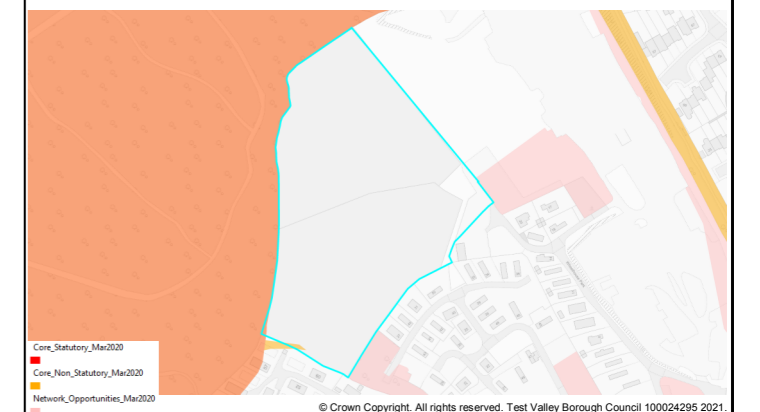
The site is available and promoted for development by a potential developer.

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

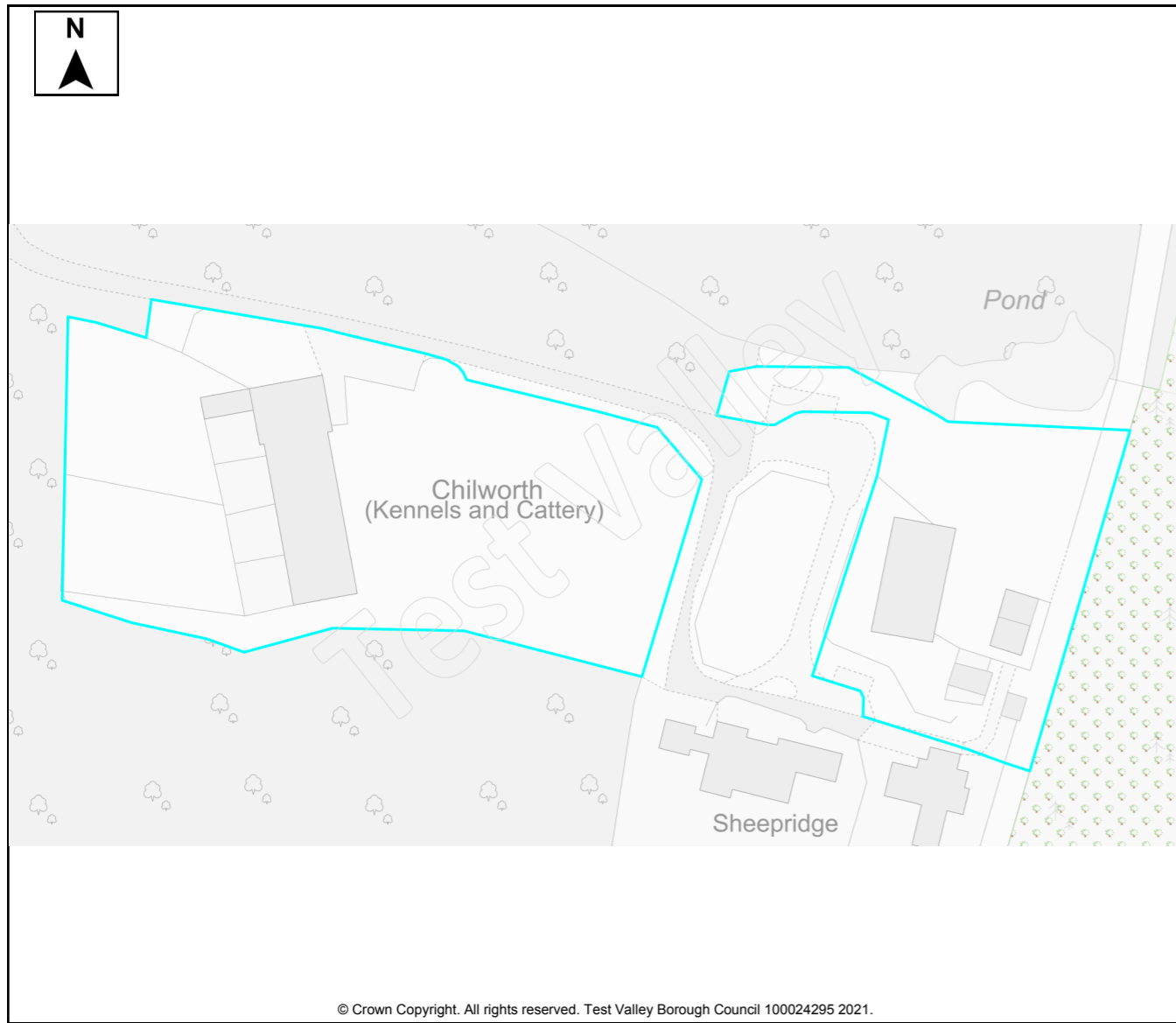
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

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



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Site Details

SHELAA Ref	24	Site Name	Chilworth Kennels & Cattery			
		Settlement	Chilworth			
Parish/Ward	Chilworth		Site Area	1.5 Ha	Developable Area	1.1 Ha
Current Land Use	Kennels & Cattery		Character of Surrounding Area	Dwellings and woodland		
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		New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Solent SPA Recreation Zone	
Listed Building (E9)		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	✓	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	

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

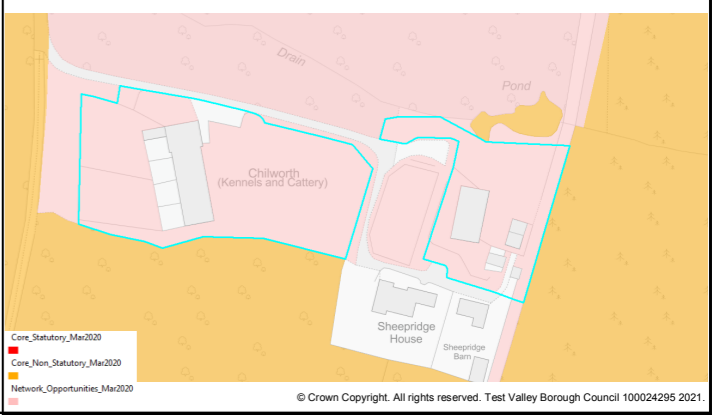
The site is available and promoted for development by the land owner, with interest from a developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Chilworth which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

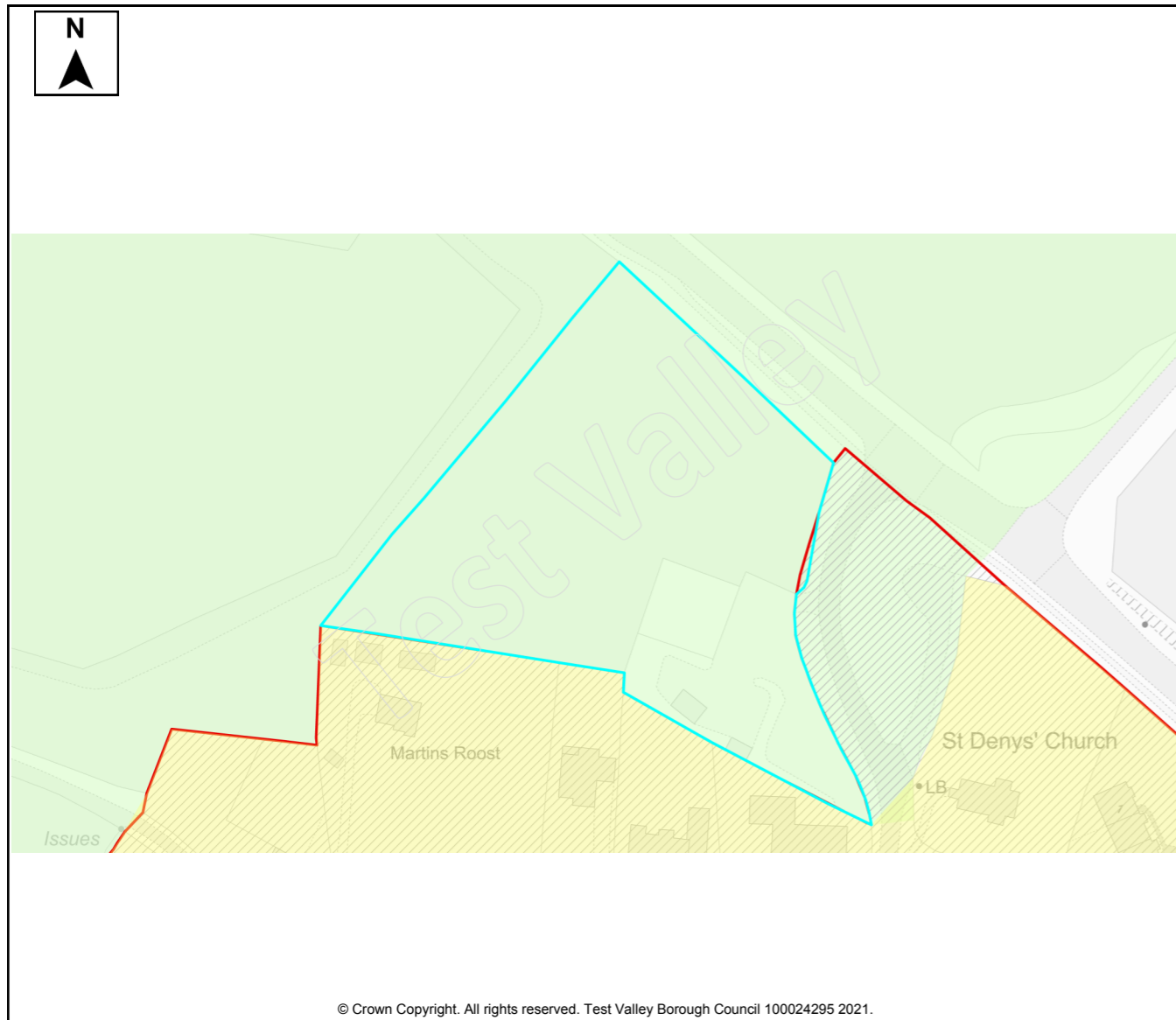
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

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	146	Site Name	Land at Chilworth Old Village						
		Settlement	Chilworth						
Parish/Ward	Chilworth		Site Area	0.9 Ha	Developable Area	0.9 Ha			
Current Land Use	Pasture		Character of Surrounding Area	Agricultural and residential					
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	

Site Constraints						
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)	✓	SSSI		Land Ownership	New Forest SPA Solent SPA Village Design Statement	
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	✓	15	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	15
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	15
Not Known	

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Summary

The site is available and promoted for development by the land owner, with interest from a developer.

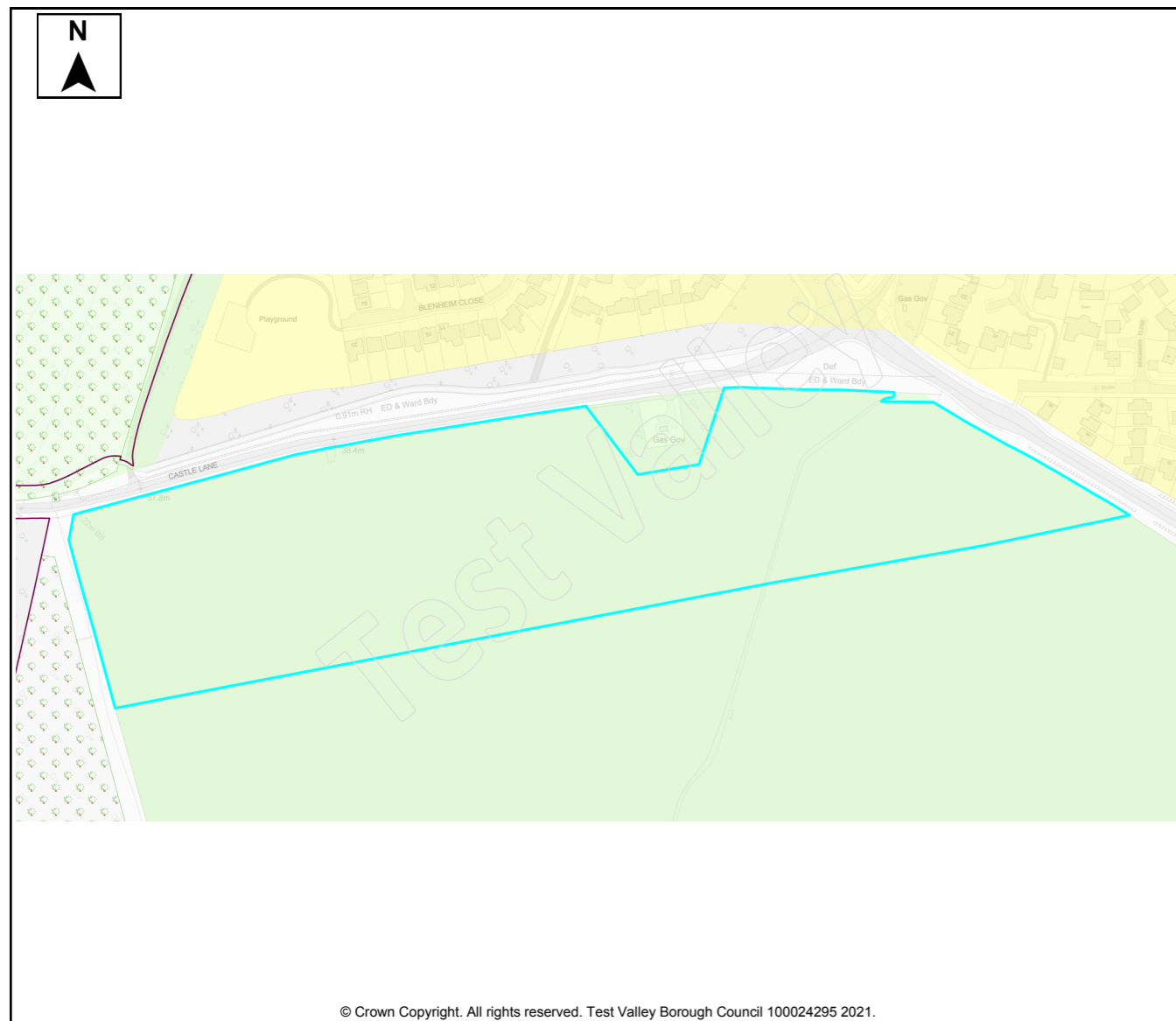
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Chilworth which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

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	285	Site Name	Land at Castle Lane				
		Settlement	Valley Park				
Parish/Ward	Chilworth		Site Area	6.23 Ha	Developable Area	6.23 Ha	
Current Land Use	Agriculture		Character of Surrounding Area	Agriculture and dwellings			
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		SINC - SU41401930	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		New Forest SPA Zone	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Archaeology Yellow (locally Or Regionally Important)	
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	✓	220	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			

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	50
Year 5	50
Years 6-10	120
Years 11-15	
Years 15+	
Total	220
Not Known	

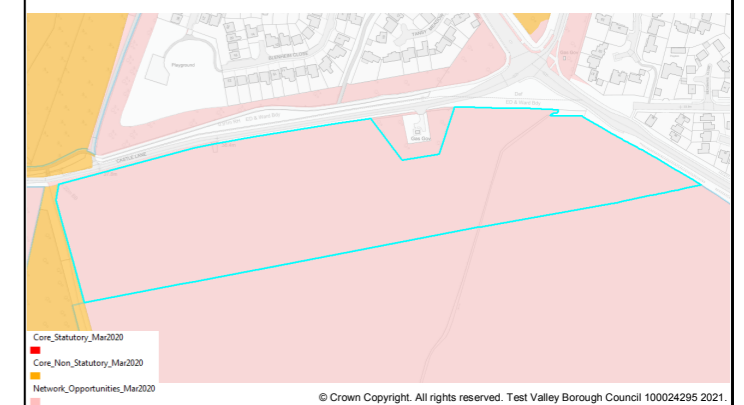
The site is available and promoted for development by the land owner, with interest from a developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Valley Park which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

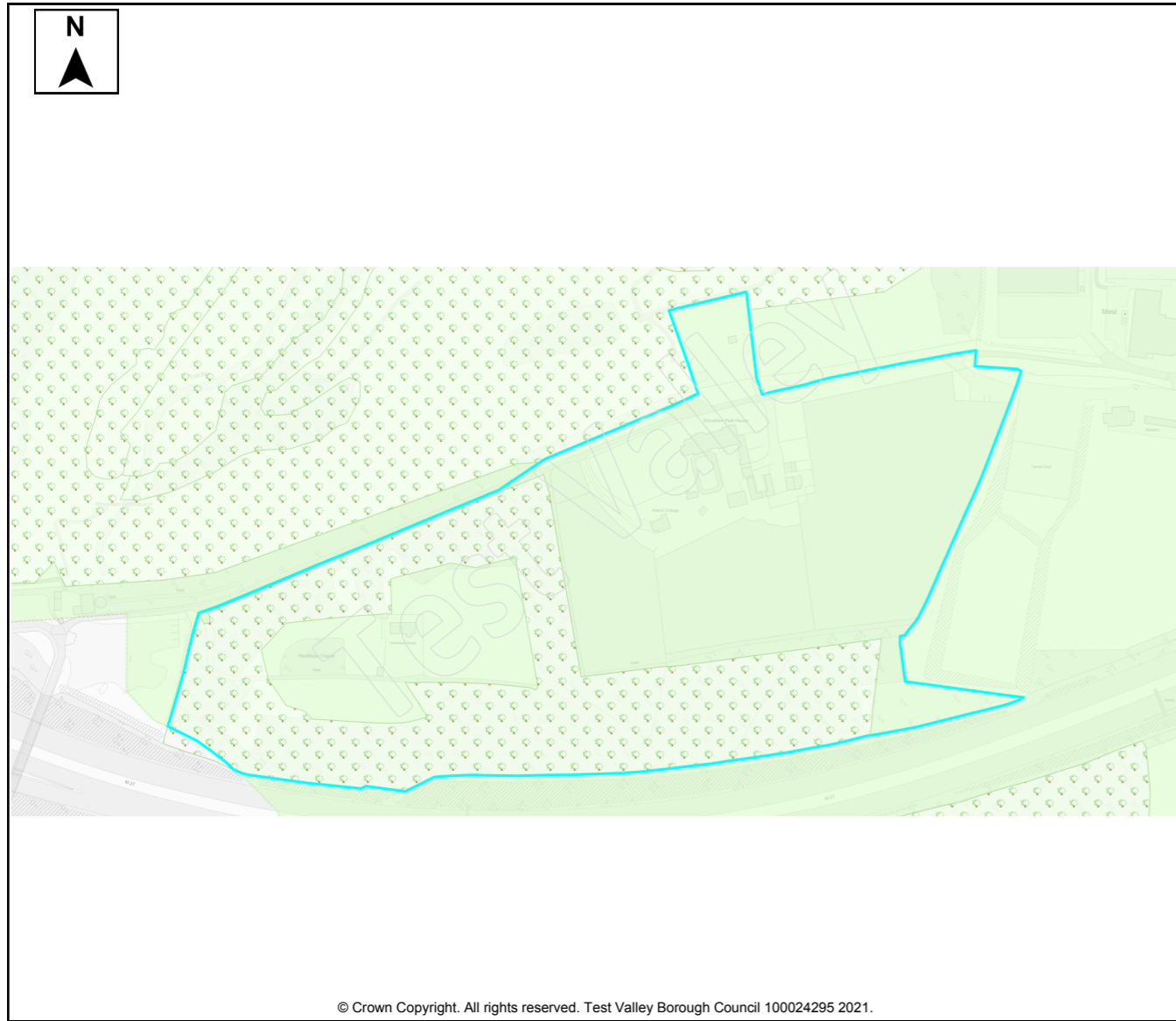
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

Habitat Local Ecological Network

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Site Details

SHELAA Ref	312	Site Name	Stoneham Park House and adj. property			
		Settlement	Stoneham			
Parish/Ward	Chilworth		Site Area	12 Ha	Developable Area	7 Ha
Current Land Use	Residential		Character of Surrounding Area	Leisure and recreation, motorway to the south		
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	SINC - SU43201670	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants	SINC - SU43001740	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	✓	Solent SPA Recreation Zone
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land		New Forest SPA Zone
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	✓	150	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	
Years 11-15	
Years 15+	
Total	150
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 the land owner, but to date has had no interest from developers.

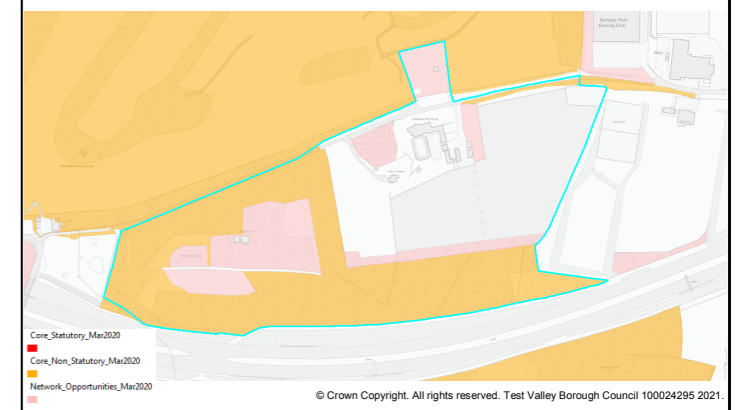
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement to the site is the city of Southampton which is outside of the borough boundary.

The closest settlement to the site within Test Valley is the village of Chilworth which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

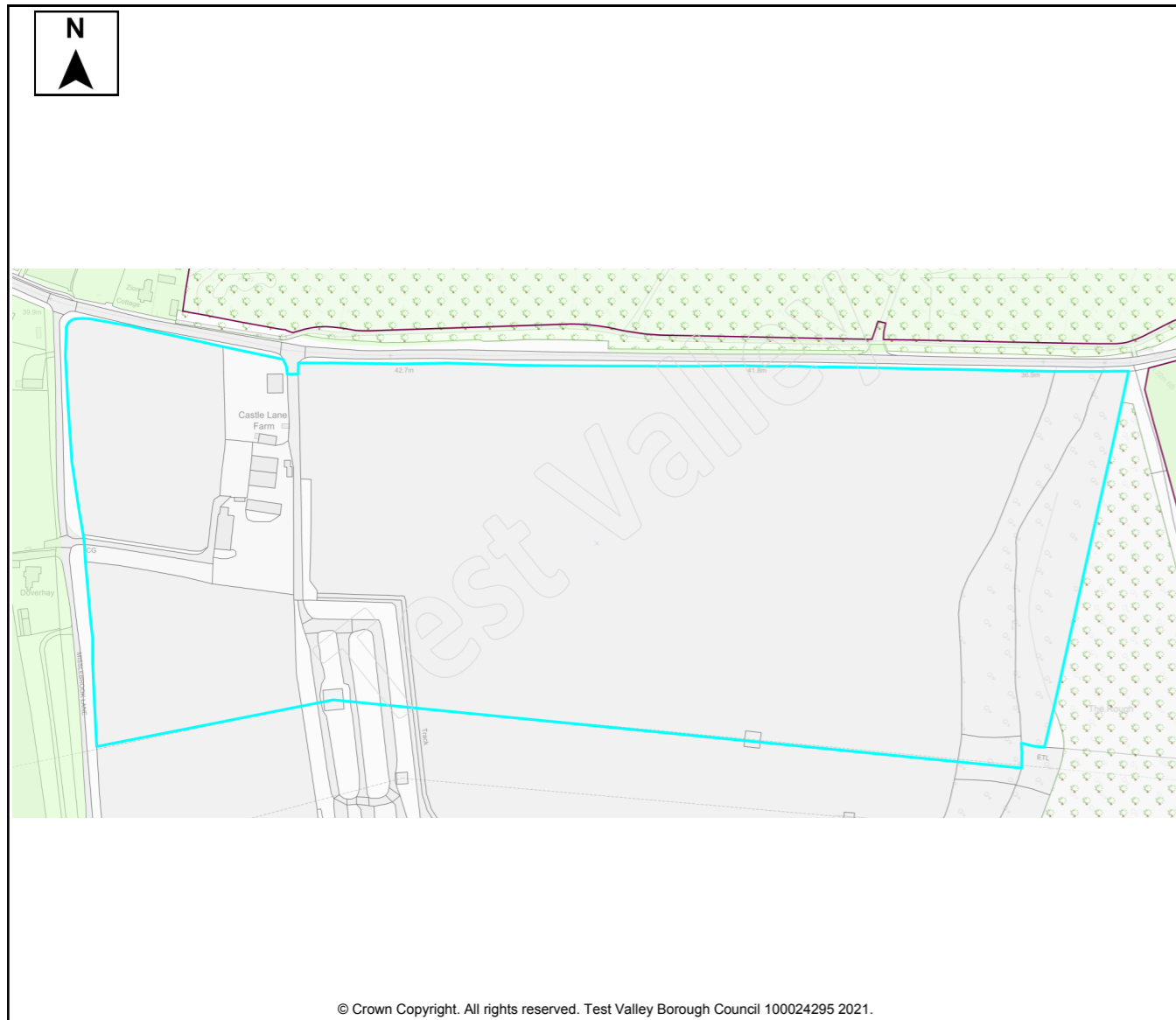
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

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 both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.



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Site Details

SHELAA Ref	354	Site Name	Castle Lane Farm						
		Settlement	Valley Park						
Parish/Ward	Chilworth		Site Area	49.79 Ha	Developable Area	27.11 Ha			
Current Land Use	Arable and caravan storage		Character of Surrounding Area	Residential, forestry and agricultural					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	1.03 Ha	Greenfield	26.08 Ha

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		SINC - SU40902010	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		SINC - SU41401930	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		New Forest SPA Zone	
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	✓	650	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	
Years 11-15	
Years 15+	
Total	650
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 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 closest settlement is the village of Valley Park which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

Hbic Local Ecological Network

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Site Details

SHELAA Ref	371	Site Name	Land adjoining "Nattadon"				
		Settlement	Chilworth				
Parish/Ward	Chilworth		Site Area	1.6 Ha	Developable Area	1.6 Ha	
Current Land Use	Grazing		Character of Surrounding Area	Residential and woodalnd			
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		Public Right of Way	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		New Forest SPA	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Solent SPA	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Village Design Statement	
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	✓	10	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	
Years 11-15	
Years 15+	
Total	10
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

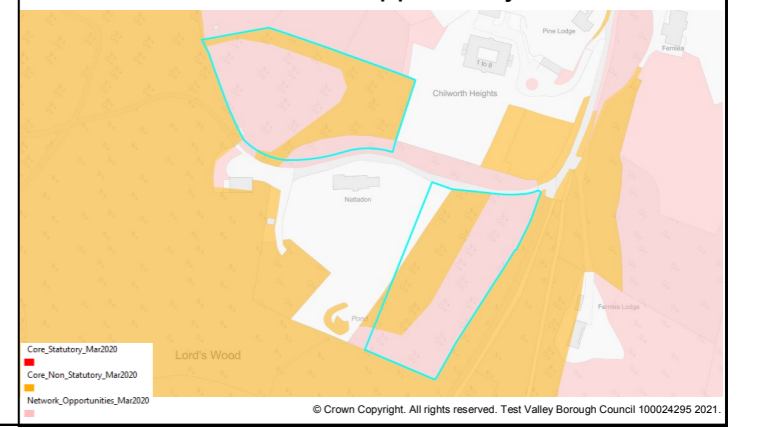
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the Southampton University Science Park near Chilworth which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

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 both Core Non-Statutory Areas containing "Ancient Woodlands" "All Local Wildlife Sites (SINCs)" or "Priority Habitats" and Network Opportunity Areas.



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Site Details

SHELAA Ref	371a	Site Name	Land adjoining "Nattadon"				
		Settlement	Chilworth				
Parish/Ward	Chilworth		Site Area	1.6 Ha	Developable Area	1.6 Ha	
Current Land Use	Grazing		Character of Surrounding Area	Residential and woodalnd			
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	Public Right of Way	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants	New Forest SPA	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	Solent SPA	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land	Village Design Statement	
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		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site	✓ 60	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	
Years 11-15	
Years 15+	
Total	60
Not Known	✓

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Summary

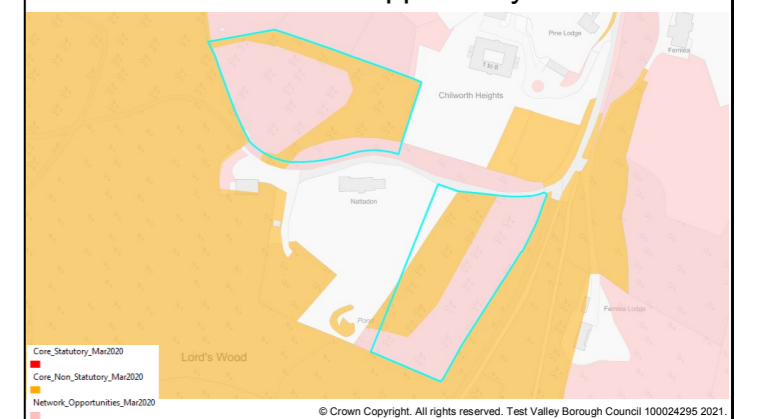
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

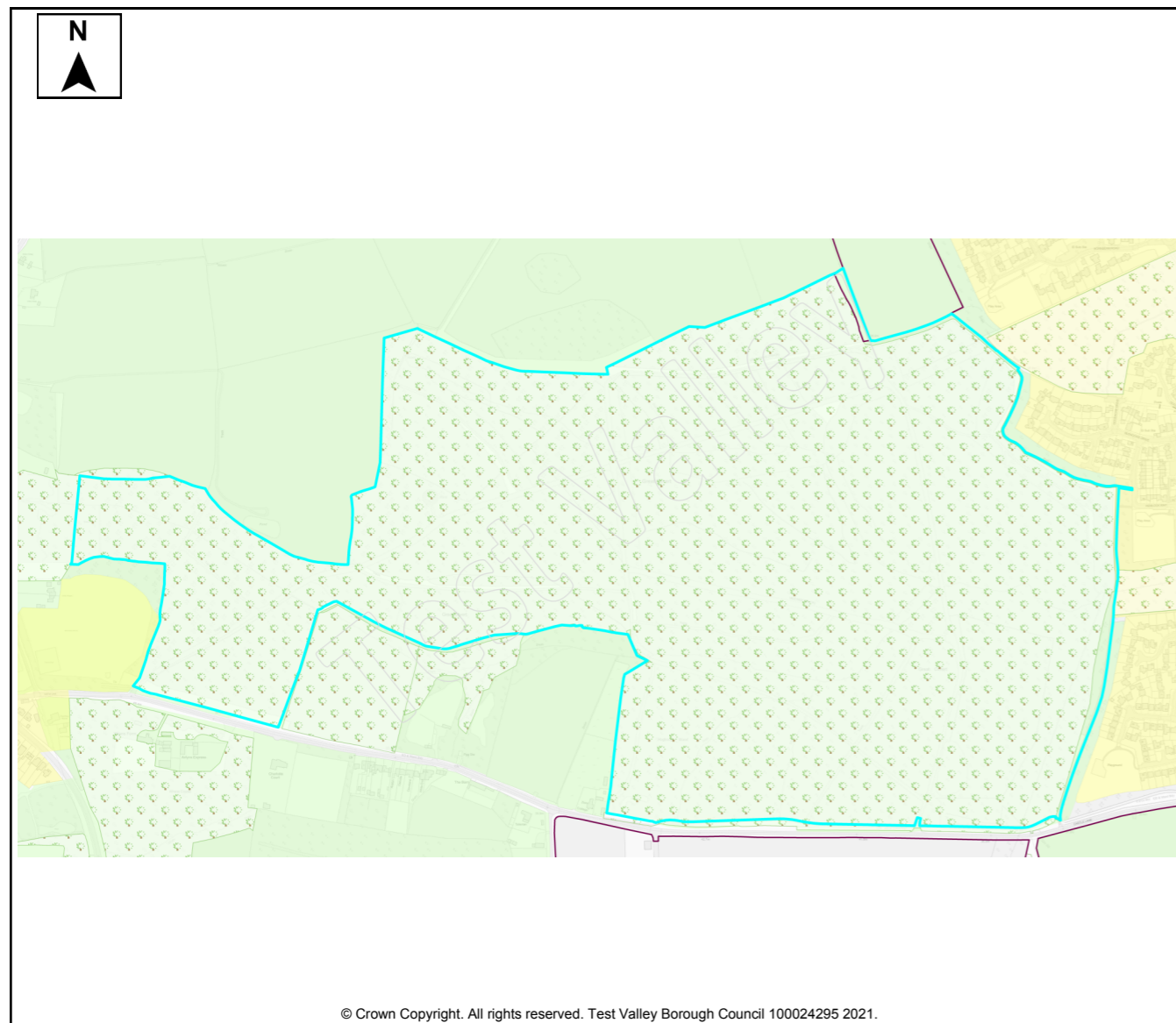
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the Southampton University Science Park near Chilworth which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

Hbic Local Ecological Network

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Site Details

SHELAA Ref	62	Site Name	Land at Great Covert				
		Settlement	North Baddesley/Valley Park				
Parish/Ward	North Baddesley		Site Area	82.3 Ha	Developable Area	9.1 Ha	
Current Land Use	Grassland and woodland		Character of Surrounding Area	Countryside, woodland and dwellings			
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		New Forest SPA Zone SINC - SU40902010	
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	✓	300	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	100
Year 4	100
Year 5	100
Years 6-10	
Years 11-15	
Years 15+	
Total	300
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

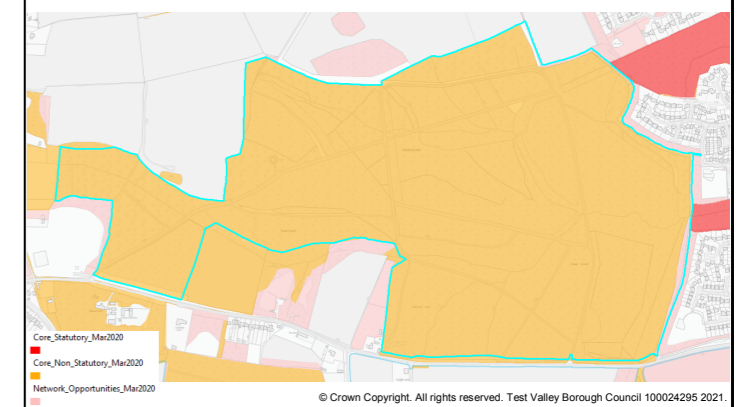
The site is available and promoted for development by the land owner, with interest from a developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Valley Park which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

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 Core Non-Statutory Areas containing "Ancient Woodlands" "All Local Wildlife Sites (SINCs)" or "Priority Habitats"



Site Details									
SHELAA Ref	246	Site Name	Land south of Flexford Road						
		Settlement	Valley Park						
Parish/Ward	North Baddesley			Site Area	18.6 Ha	Developable Area	18.6 Ha		
Current Land Use	Grassland and woodland			Character of Surrounding Area	Countryside, woodland and dwellings				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	
Site Constraints									
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)	✓		
Local Gap (E3)	✓	SSSI		Land Ownership		Public Rights of Way			
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		New Forest SPA Zone			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		SINC - SU40902010, SU41402080, SU41402100			
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	✓	400	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	
Year 3	
Year 4	
Year 5	
Years 6-10	400
Years 11-15	
Years 15+	
Total	400
Not Known	

Summary

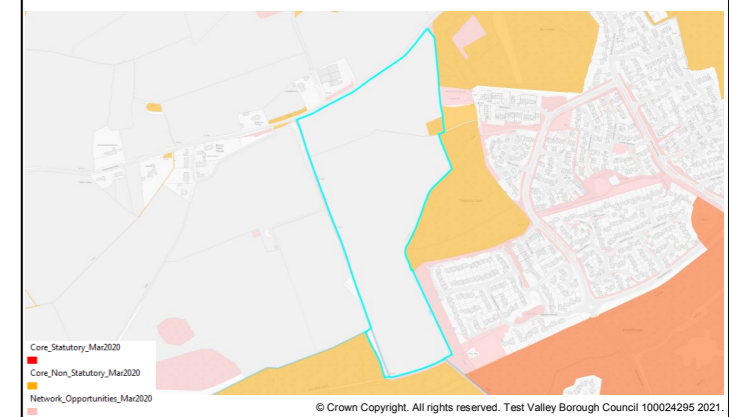
The site is available and promoted for development by the land owner, with interest from a developer.

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Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

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 Core Non-Statutory Areas containing "Ancient Woodlands" "All Local Wildlife Sites (SINCs)" or "Priority Habitats"



Site Details									
SHELAA Ref	19	Site Name	Packridge Farm						
		Settlement	North Baddesley						
Parish/Ward	Nursling and Rownhams			Site Area	18.4 Ha	Developable Area	9.4 Ha		
Current Land Use	Horse grazing			Character of Surrounding Area	Residential, agriculture and countryside				
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		New Forest SPA Zone Solent SPA Recreation Zone			
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	✓	350	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	60
Year 2	60
Year 3	60
Year 4	60
Year 5	60
Years 6-10	50
Years 11-15	
Years 15+	
Total	350
Not Known	

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Summary

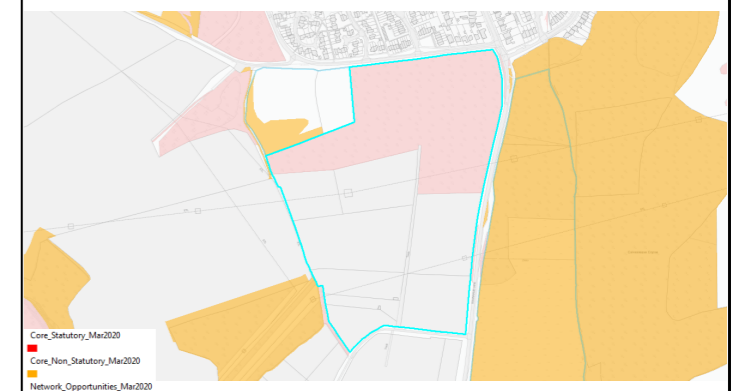
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Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

Habitat Local Ecological Network

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Site Details									
SHELAA Ref	201	Site Name	Land at Rownhams Lane						
		Settlement	Rownhams						
Parish/Ward	Nursling and Rownhams			Site Area	19.48 Ha	Developable Area	9.17 Ha		
Current Land Use	Extant planning permission for equestrian paddocks			Character of Surrounding Area	Countryside, woodland and permitted residential development				
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	Flood Alert Areas				
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	SINC - SU39201710				
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	New Forest SPA Zone				
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land	Solent SPA Recreation Zone				
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	✓	300	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	
Year 3	
Year 4	75
Year 5	75
Years 6-10	150
Years 11-15	
Years 15+	
Total	300
Not Known	

Summary

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

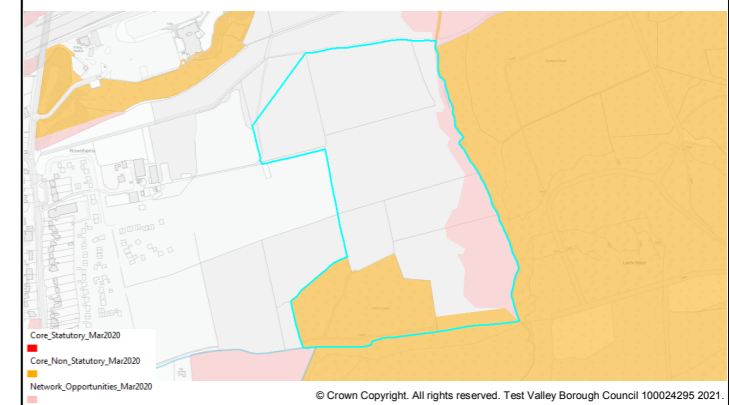
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of North Baddesley which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

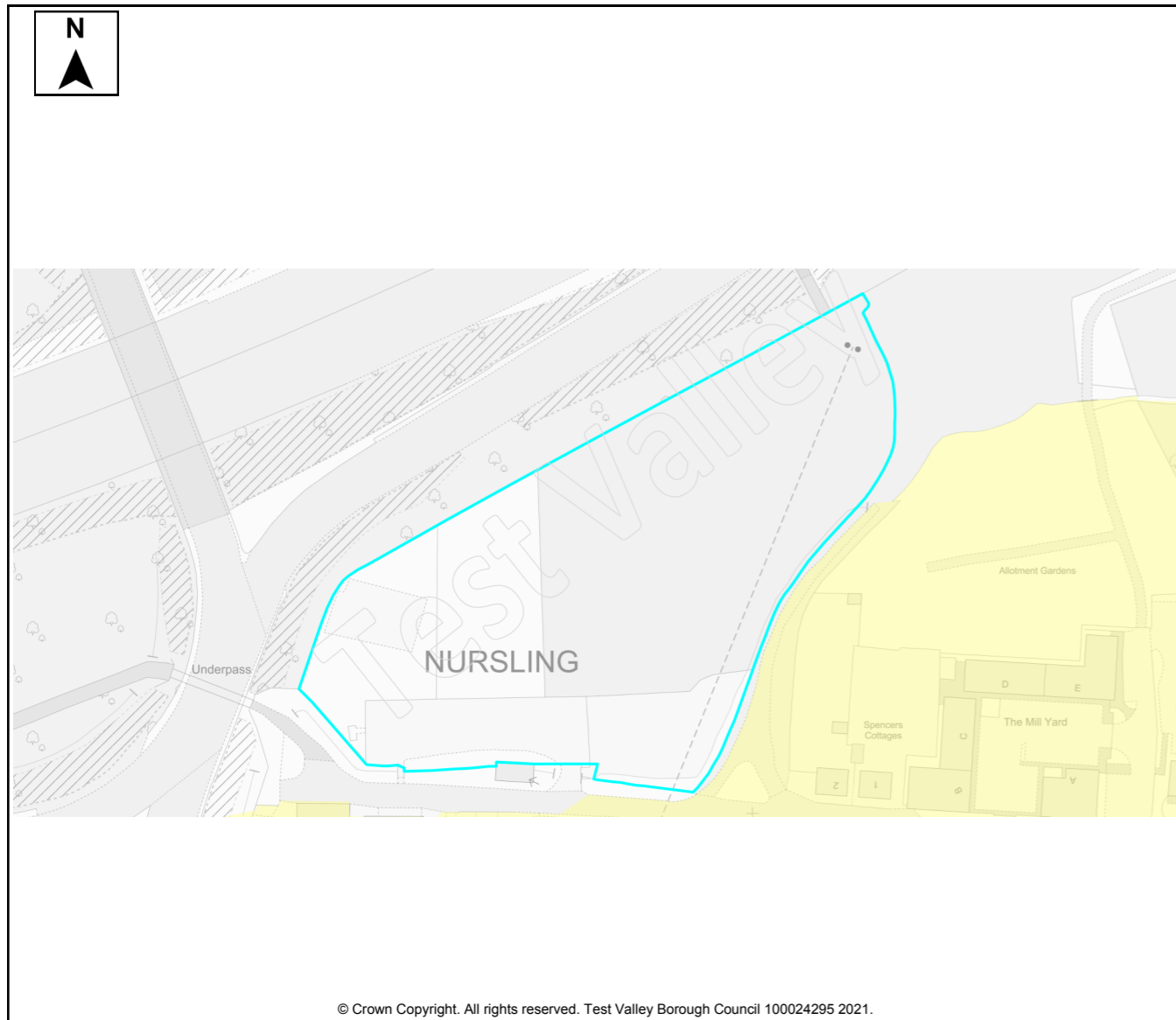
Pollution indicated above relates to noise of the adjacent motorway

Habitat Local Ecological Network

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Site Details									
SHELAA Ref	250	Site Name	Land at Four Horseshoes Public House						
		Settlement	Nursling						
Parish/Ward	Nursling and Rownhams			Site Area	1 Ha	Developable Area	1 Ha		
Current Land Use	Garden for public house and horse grazing			Character of Surrounding Area	Residential, commercial and motorway				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.16 Ha	Greenfield	0.89 Ha

Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)				✓
Local Gap (E3)		SSSI		Land Ownership		Solent SPA Recreation Zone				
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		New Forest SPA Zone				
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	✓	30	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	15
Year 4	15
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	30
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 the land owner, with interest from a developer.

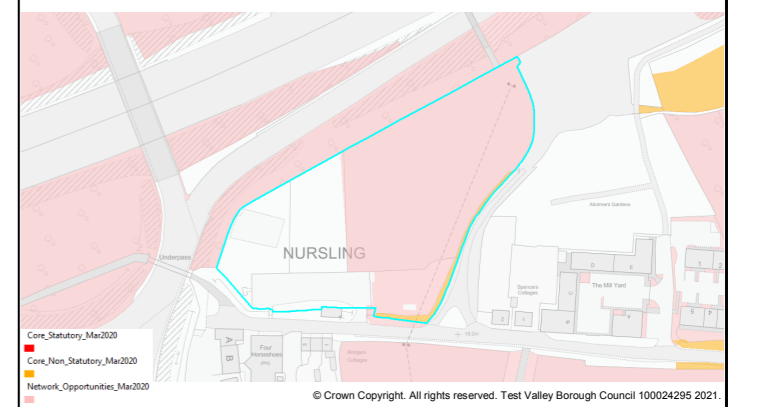
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Nursling which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

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Pollution indicated above relates to noise of the adjacent motorway

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Site Details									
SHELAA Ref	253	Site Name	Field's Farm						
		Settlement	Rownhams						
Parish/Ward	Nursling and Rownhams			Site Area	8.4 Ha	Developable Area	4.5 Ha		
Current Land Use	Agricultural			Character of Surrounding Area	Dwellings, permitted development 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	SINC - SU38901670				
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	SINC - SU39201660				
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	Solent SPA Recreation Zone				
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land	New Forest SPA Zone				
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/Element	✓
No	

Residential	✓	120	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			

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.

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	40
Year 4	40
Year 5	40
Years 6-10	
Years 11-15	
Years 15+	
Total	120
Not Known	

Summary

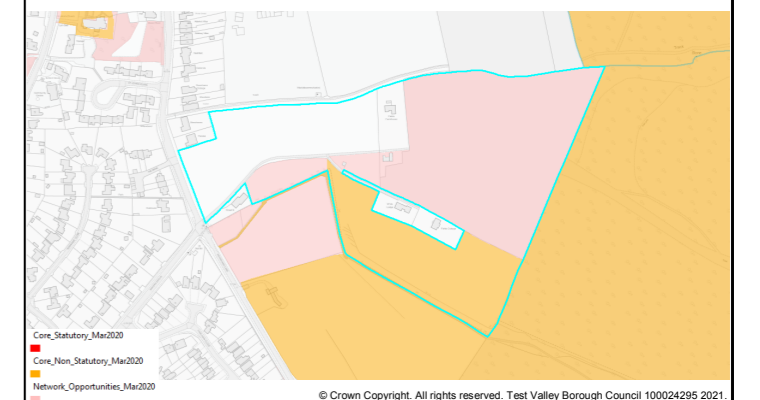
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

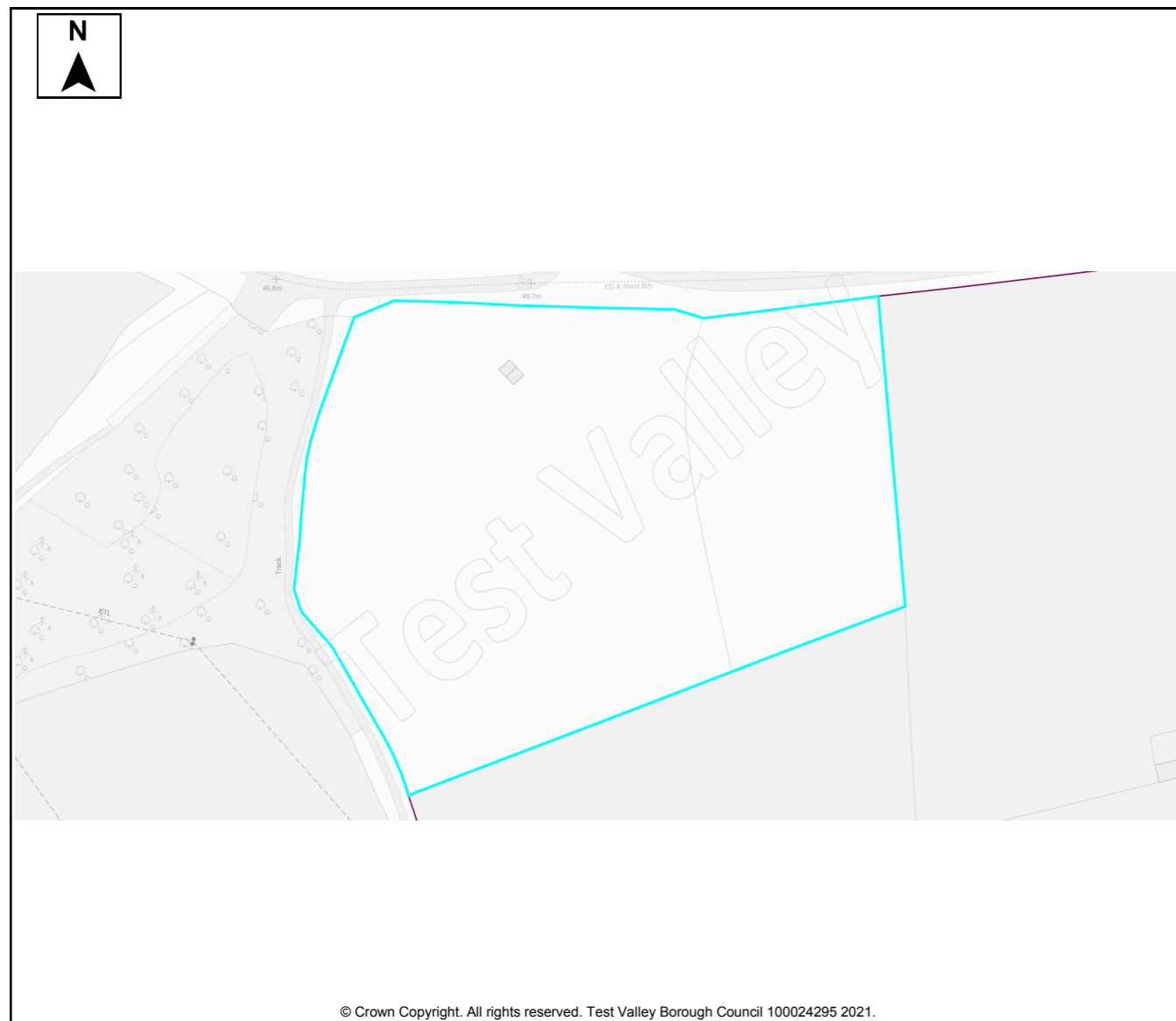
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Rownhams which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

Hbic Local Ecological Network

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Site Details

SHELAA Ref	255	Site Name	Land south of Hoe Lane				
		Settlement	North Baddesley				
Parish/Ward	Nursling and Rownhams		Site Area	1.84 Ha	Developable Area	1.64 Ha	
Current Land Use	Former land fill, now grazing land		Character of Surrounding Area	Dwellings 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		Solent SPA Recreation Zone	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		New Forest SPA Zone	
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			

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

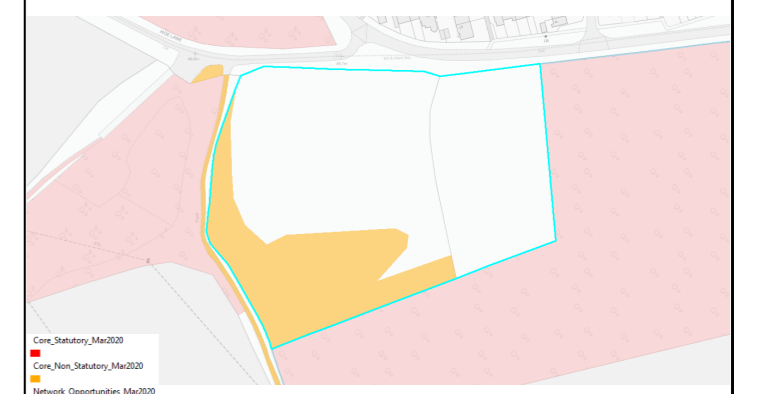
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of North Baddesley which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

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 Core Non-Statutory Areas containing "Ancient Woodlands" "All Local Wildlife Sites (SINCs)" or "Priority Habitats"





Site Details

SHELAA Ref	313	Site Name	Land at rear of Greenhill Lane				
		Settlement	Rownhams				
Parish/Ward	Nursling and Rownhams		Site Area	0.4 Ha	Developable Area	0.4 Ha	
Current Land Use	Woodland		Character of Surrounding Area	Woodland and residential			
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		Solent SPA Recreation Zone New Forest SPA Zone	
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	✓	10	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	5
Year 2	5
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	10
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 the land owner, but to date has had no interest from developers.

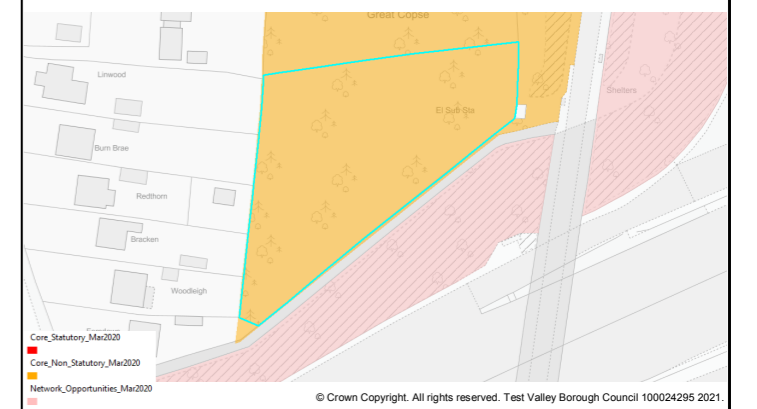
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Rownhams which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

Pollution indicated above relates to noise of the adjacent motorway

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 Core Non-Statutory Areas containing "Ancient Woodlands" "All Local Wildlife Sites (SINCs)" or "Priority Habitats"





Site Details

SHELAA Ref	315	Site Name	Land at rear of Greenhill Lane				
		Settlement	Rownhams				
Parish/Ward	Nursling and Rownhams		Site Area	0.4 Ha	Developable Area	0.4 Ha	
Current Land Use	Woodland		Character of Surrounding Area	Woodland and residential			
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		Solent SPA Recreation Zone New Forest SPA Zone	
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		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site	✓ 30	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	30
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	30
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 the land owner, but to date has had no interest from developers.

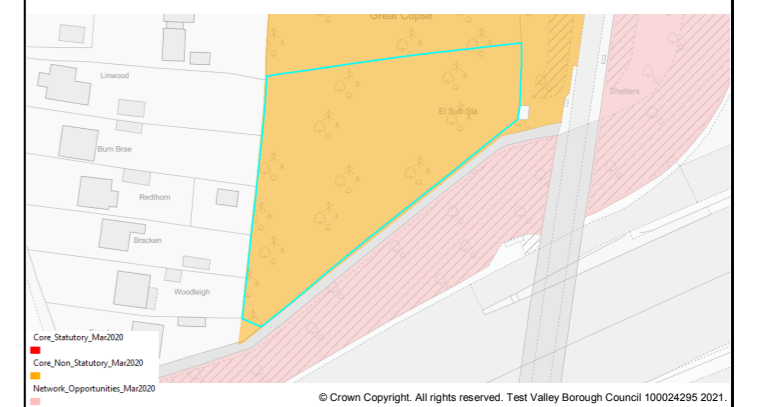
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Rownhams which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

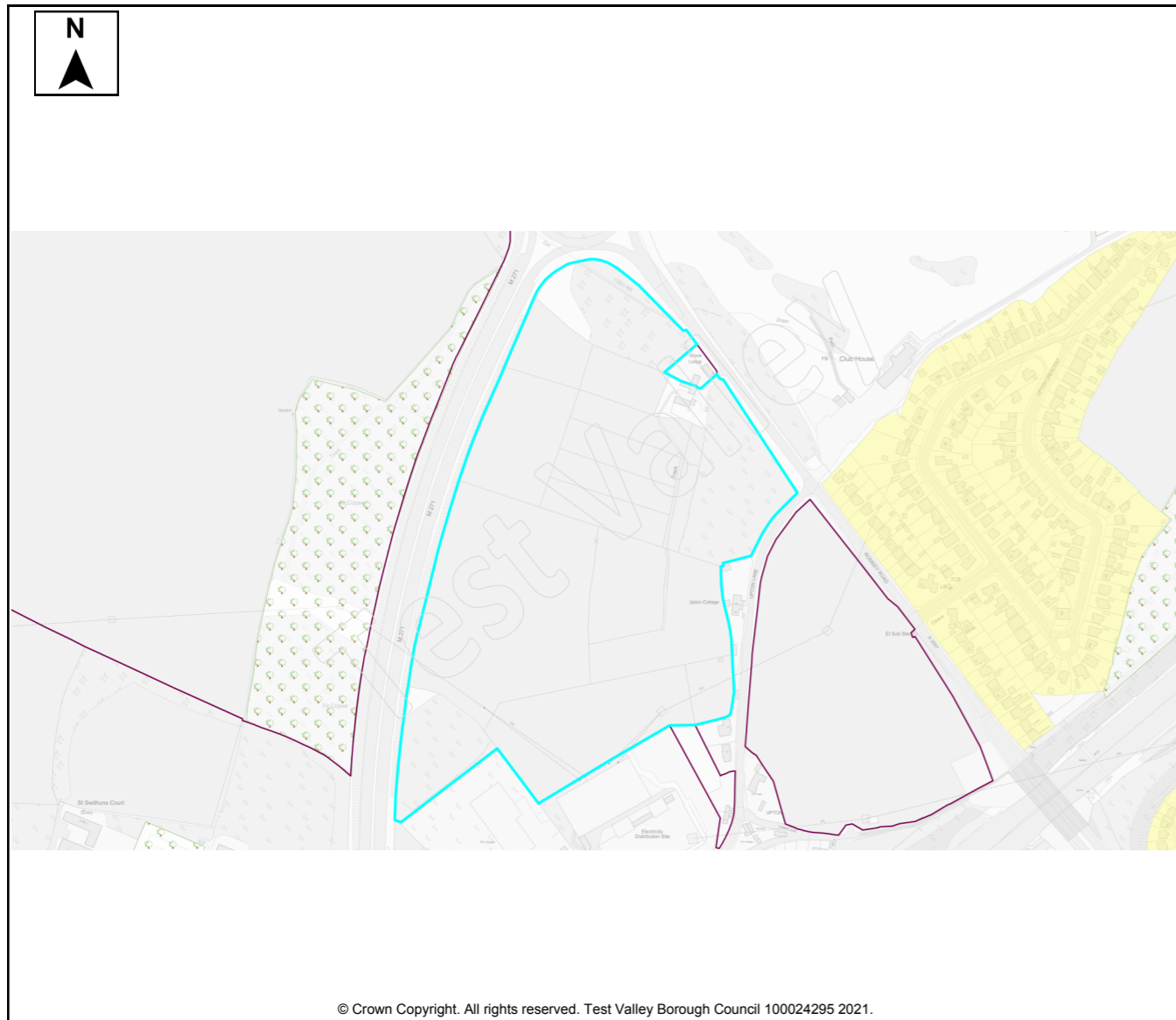
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

Pollution indicated above relates to noise of the adjacent motorway

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 Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats”





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Site Details

SHELAA Ref	385	Site Name	Land at Upton Lane			
		Settlement	Rownhams			
Parish/Ward	Nursling & Rownhams		Site Area	12.3 Ha	Developable Area	8.4 Ha
Current Land Use	Pasture		Character of Surrounding Area	Motorway, agricultural, residential and woodland		
Brownfield/PDL		Greenfield	✓	Combined		Greenfield

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA Solent SPA	
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	✓	380	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	60
Year 5	60
Years 6-10	260
Years 11-15	
Years 15+	
Total	380
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

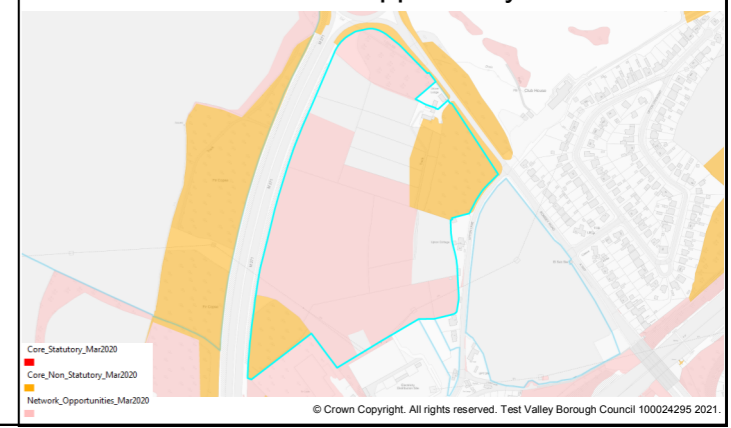
The site is available and promoted for development by the land owner, with interest from a developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Rownhams which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

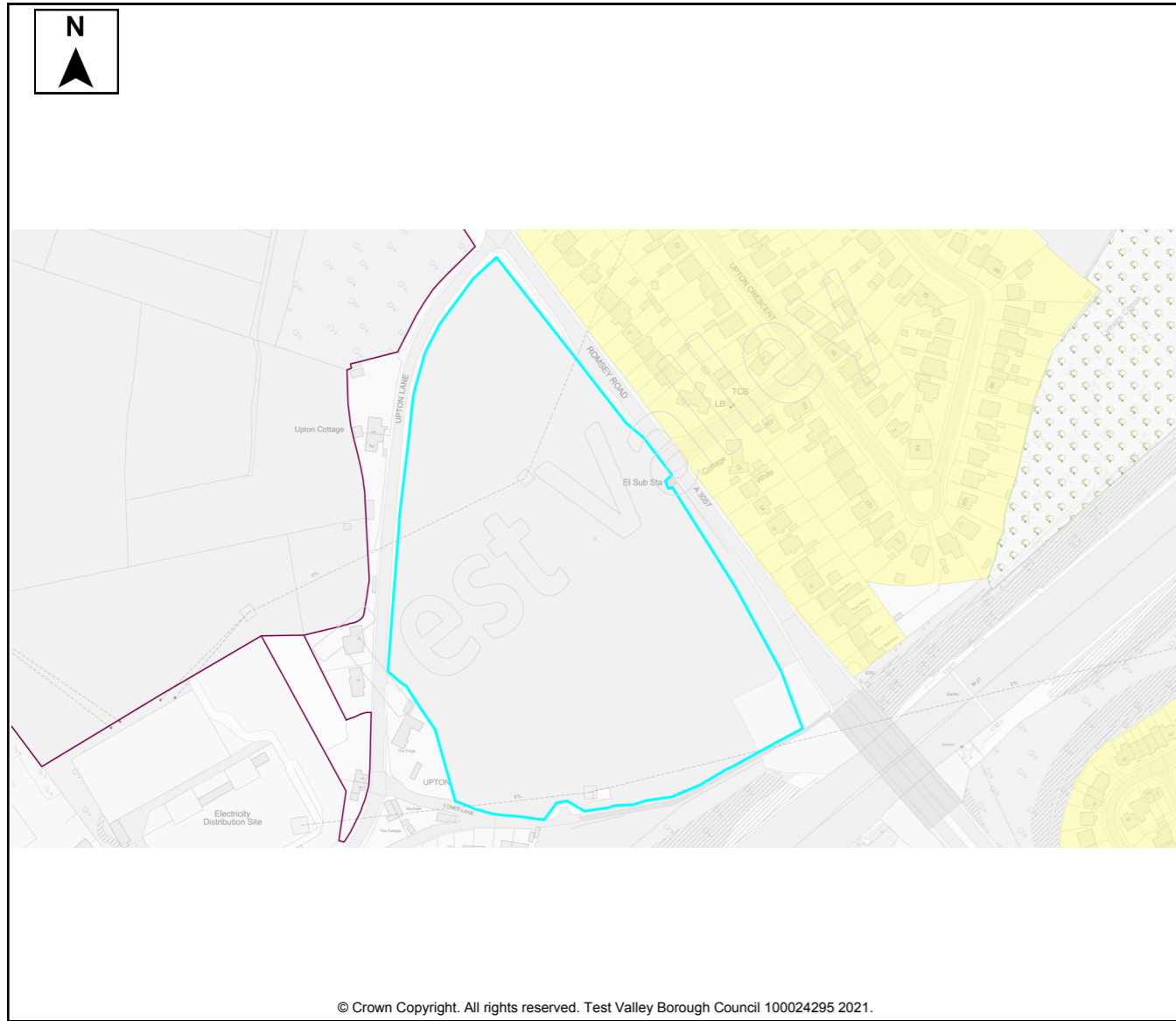
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

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 both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.



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Site Details

SHELAA Ref	394	Site Name	Upton Triangle			
		Settlement	Rownhams			
Parish/Ward	Nursling & Rownhams		Site Area	4.67 Ha	Developable Area	4.67 Ha
Current Land Use	Grazing land		Character of Surrounding Area	Motorway, agricultural and residential		
Brownfield/PDL		Greenfield	✓	Combined		Greenfield

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA Solent SPA	
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		Residential	✓	100	Dwellings
Promoted by land owner	✓	Employment			Floor Space (m ²)
Site Available Immediately	✓	Retail			Floor Space (m ²)
Site Currently Unavailable		Leisure			Floor Space (m ²)
Achievability/Developer Interest		Traveller Site			Pitches
Promoted by developer		Other			
Developer interest	✓	Mixed Use Scheme			
No developer interest		Residential			Dwellings
Deliverability		Employment			Floor Space (m ²)
Could commence in 5yrs	✓	Retail			Floor Space (m ²)
Unlikely to commence in 5yrs		Leisure			Floor Space (m ²)
Possible self build plot provision		Other			
Yes		This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.			
No	✓				

Summary

The site is available and promoted for development by the land owner, with interest from a developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Rownhams which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

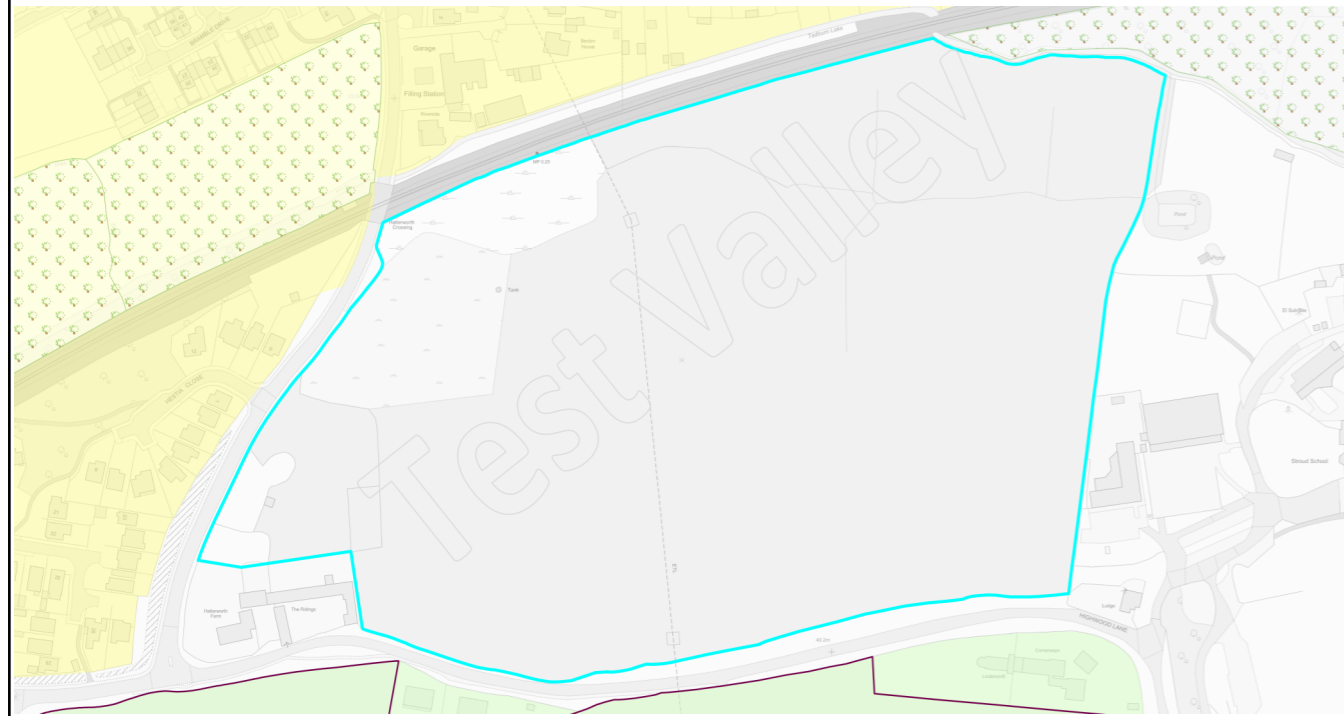
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	20
Year 4	40
Year 5	40
Years 6-10	
Years 11-15	
Years 15+	
Total	100
Not Known	

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”.

Site Details									
SHELAA Ref	41	Site Name	Land north of Highwood Lane						
		Settlement	Romsey						
Parish/Ward	Romsey Extra			Site Area	9.69 Ha	Developable Area	7.25 Ha		
Current Land Use	Agricultural			Character of Surrounding Area	Dwellings, school, agriculture and countryside				
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		New Forest SPA Zone Flood Warning Areas Town Design Statement			
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/Element	✓
No	

Residential	✓	155	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			

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.

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	35
Year 4	40
Year 5	40
Years 6-10	40
Years 11-15	
Years 15+	
Total	155
Not Known	

Summary

The site is available and promoted for development by the land owner, with interest from a developer.

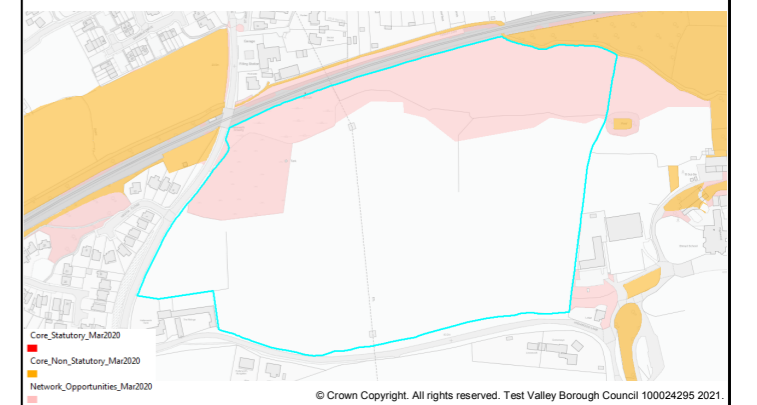
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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	99	Site Name	Land north of Oxlease Meadows			
		Settlement	Romsey			
Parish/Ward	Romsey Extra		Site Area	1.85 Ha	Developable Area	1.6 Ha
Current Land Use	Open field		Character of Surrounding Area	Residential and woodland		
Brownfield/PDL		Greenfield	✓	Combined		Greenfield

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Mottisfont Bats SSSI/SAC Foraging Buffer	
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		Residential	✓ 6	Dwellings
Promoted by land owner	✓	Employment		Floor Space (m ²)
Site Available Immediately	✓	Retail		Floor Space (m ²)
Site Currently Unavailable		Leisure		Floor Space (m ²)
Achievability/Developer Interest		Traveller Site		Pitches
Promoted by developer	✓	Other		
Developer interest	✓	Mixed Use Scheme		
No developer interest		Residential		Dwellings
Deliverability		Employment		Floor Space (m ²)
Could commence in 5yrs	✓	Retail		Floor Space (m ²)
Unlikely to commence in 5yrs		Leisure		Floor Space (m ²)
Possible self build plot provision		Other		
Yes		This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.		
No	✓			

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 closest settlement is the town of Romsey which 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.

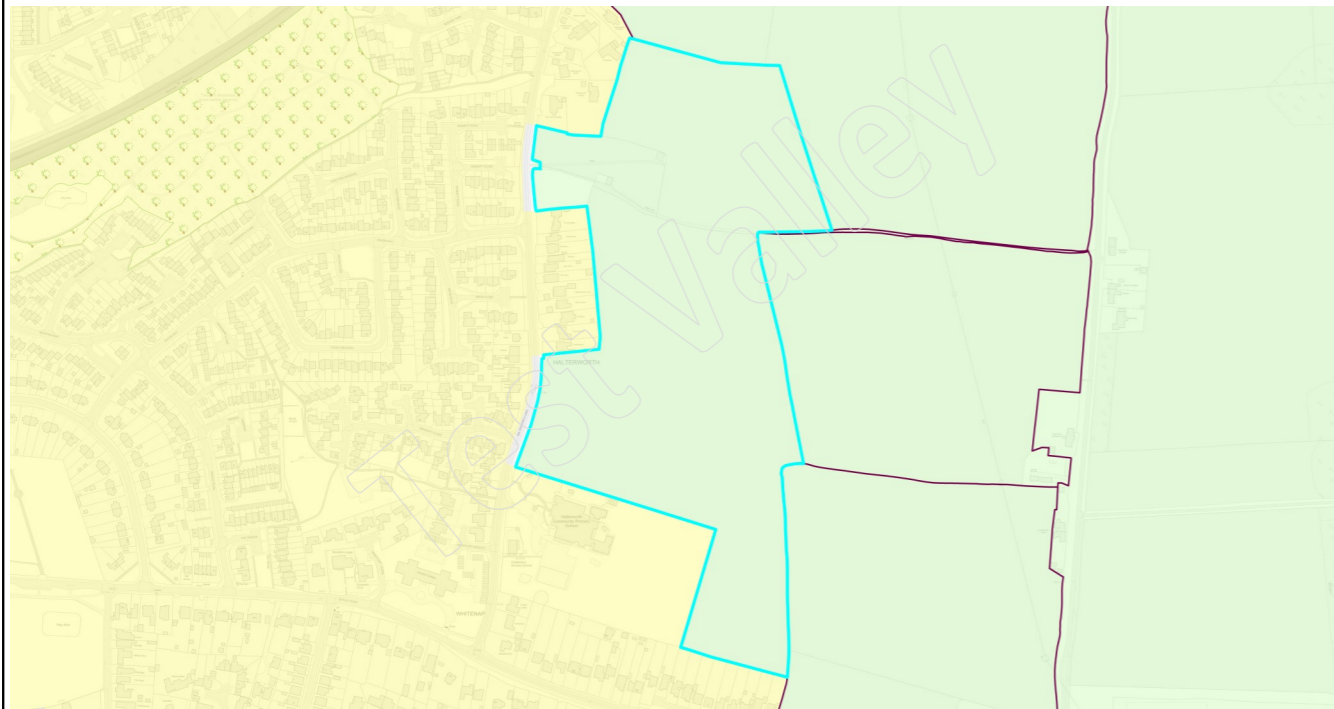
Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	6
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	6
Not Known	

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 Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats”

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Site Details									
SHELAA Ref	139	Site Name	Land at Lodge Farm						
		Settlement	Romsey						
Parish/Ward	Romsey Extra			Site Area	12.7 Ha	Developable Area	8.85 Ha		
Current Land Use	Grazing			Character of Surrounding Area	Residential and agricultural				
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	New Forest SPA Zone Town Design Statement				
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	✓	355	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	35
Year 4	35
Year 5	35
Years 6-10	175
Years 11-15	75
Years 15+	
Total	355
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

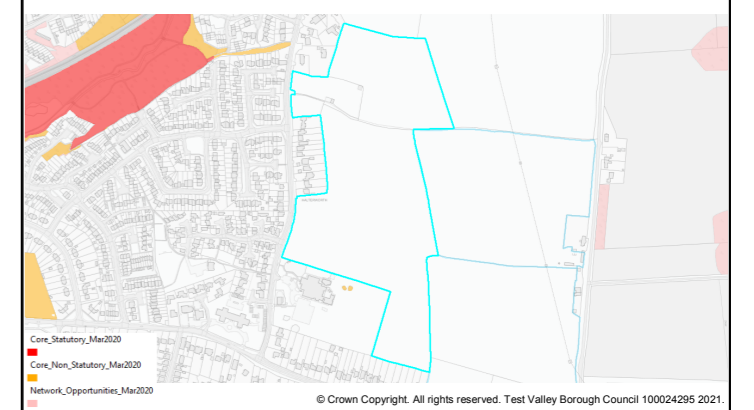
The site is available and promoted for development by the land owner, with interest from a developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

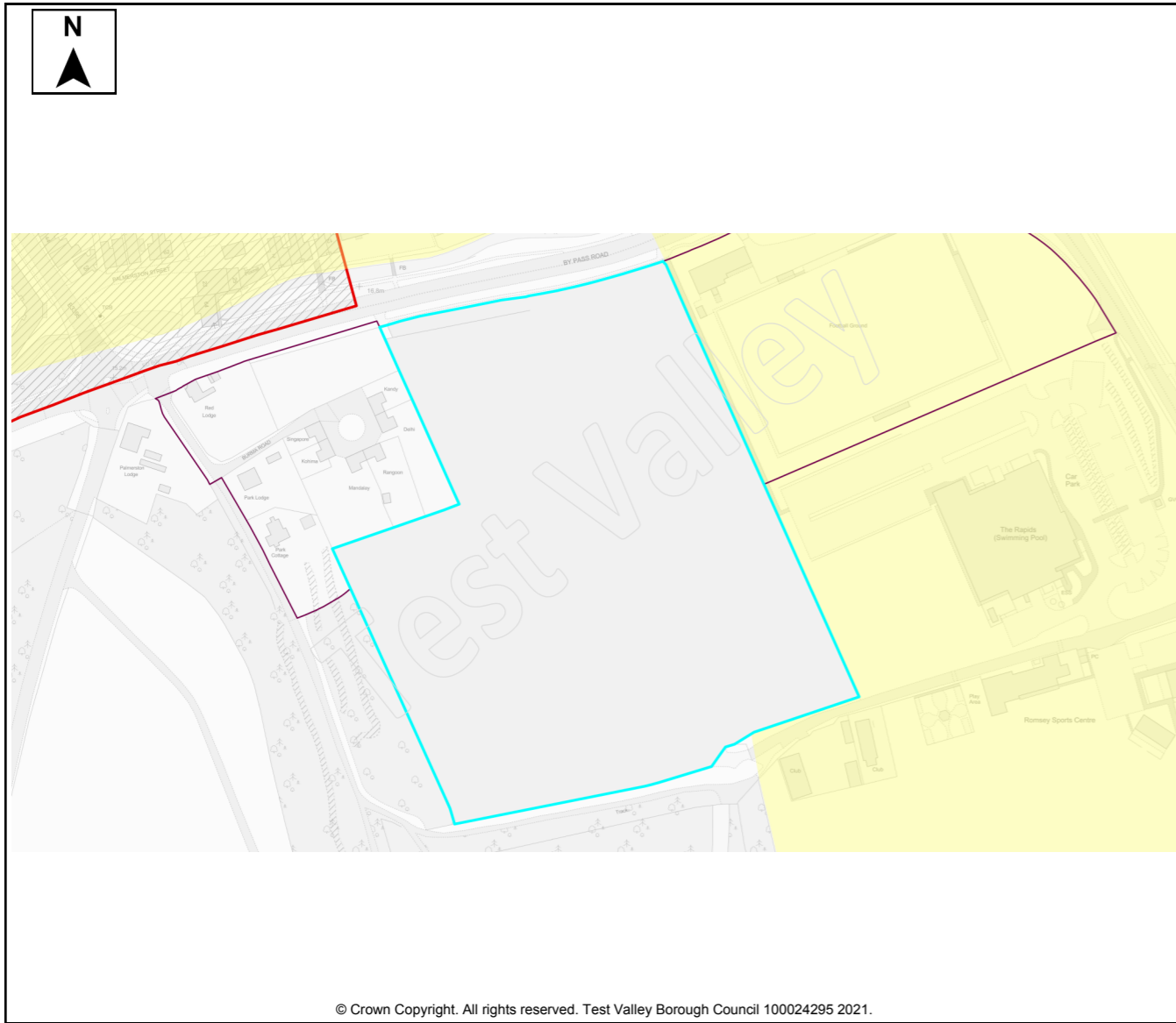
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

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



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Site Details

SHELAA Ref	154	Site Name	Land south of Bypass Road				
		Settlement	Romsey				
Parish/Ward	Romsey Extra		Site Area	3.8 Ha	Developable Area	3.8 Ha	
Current Land Use	Agriculture		Character of Surrounding Area	Residential and leisure			
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		New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Solent SPA Recreation Zone	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Mottisfont Bats SSSI/SAC	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Foraging Buffer	
Public Open Space (LHW1)		TPO	✓	Pollution (E8)		Town Design Statement	
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	✓	110	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	110
Years 6-10	
Years 11-15	
Years 15+	
Total	110
Not Known	

Summary

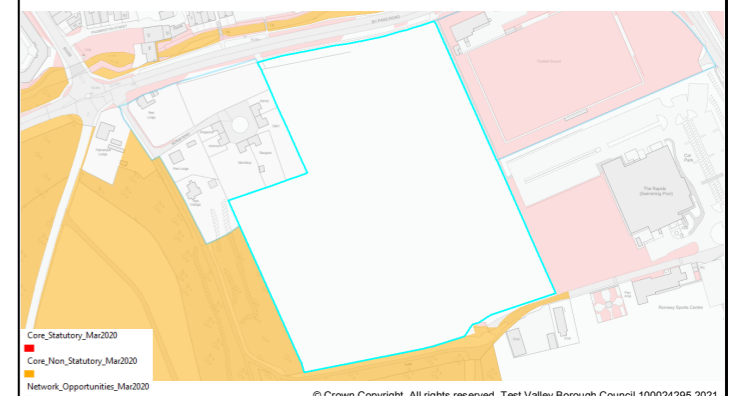
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is immediately adjacent to the town of Romsey which 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.

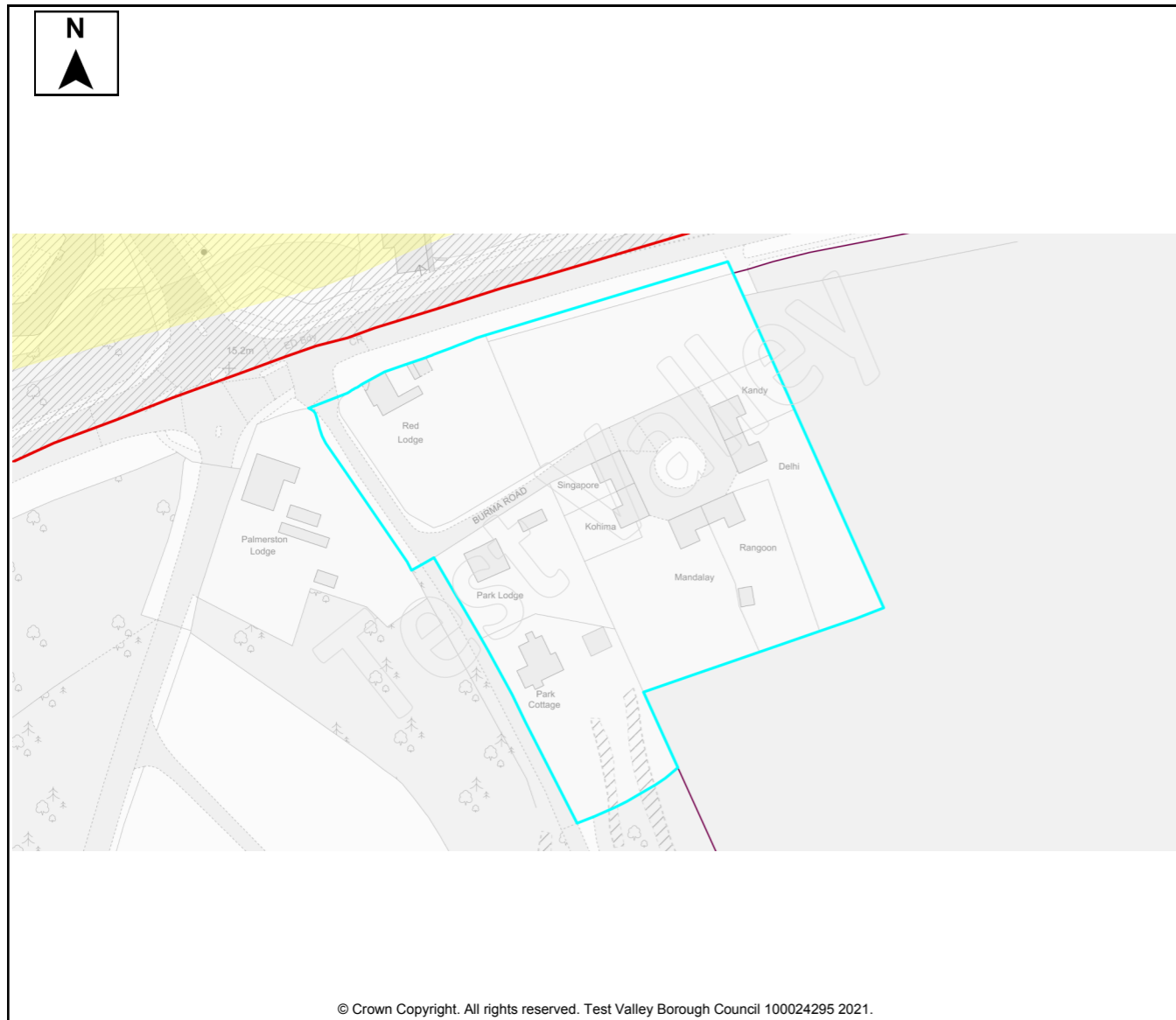
Habitat Local Ecological Network

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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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.



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Site Details									
SHELAA Ref	155	Site Name	Land at Burma Road						
		Settlement	Romsey						
Parish/Ward	Romsey Extra		Site Area	0.94 Ha	Developable Area	0.603 Ha			
Current Land Use	Residential properties		Character of Surrounding Area	Residential, leisure and Historical park and garden					
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	New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants	✓	Solent SPA Recreation Zone
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		Mottisfont Bats SSSI/SAC Foraging Buffer
Historic Park & Garden (E9)	✓	Ancient Woodland		Contaminated Land		Archaeology Yellow (locally Or Regionally Important)
Public Open Space (LHW1)		TPO	✓	Pollution (E8)		Flood Warning Areas
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	✓	30	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	15
Year 3	15
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	30
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

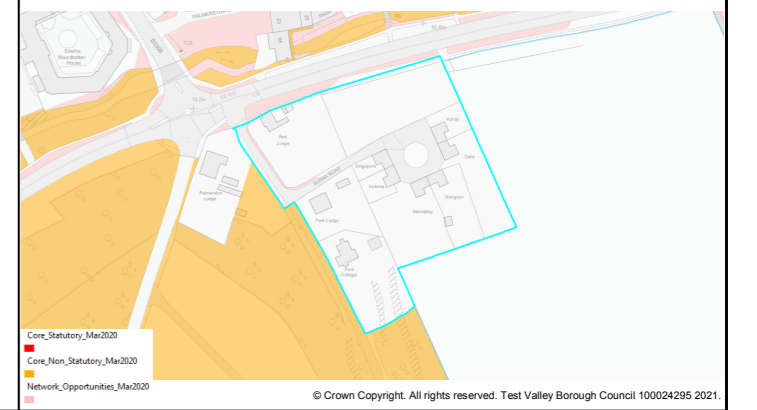
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

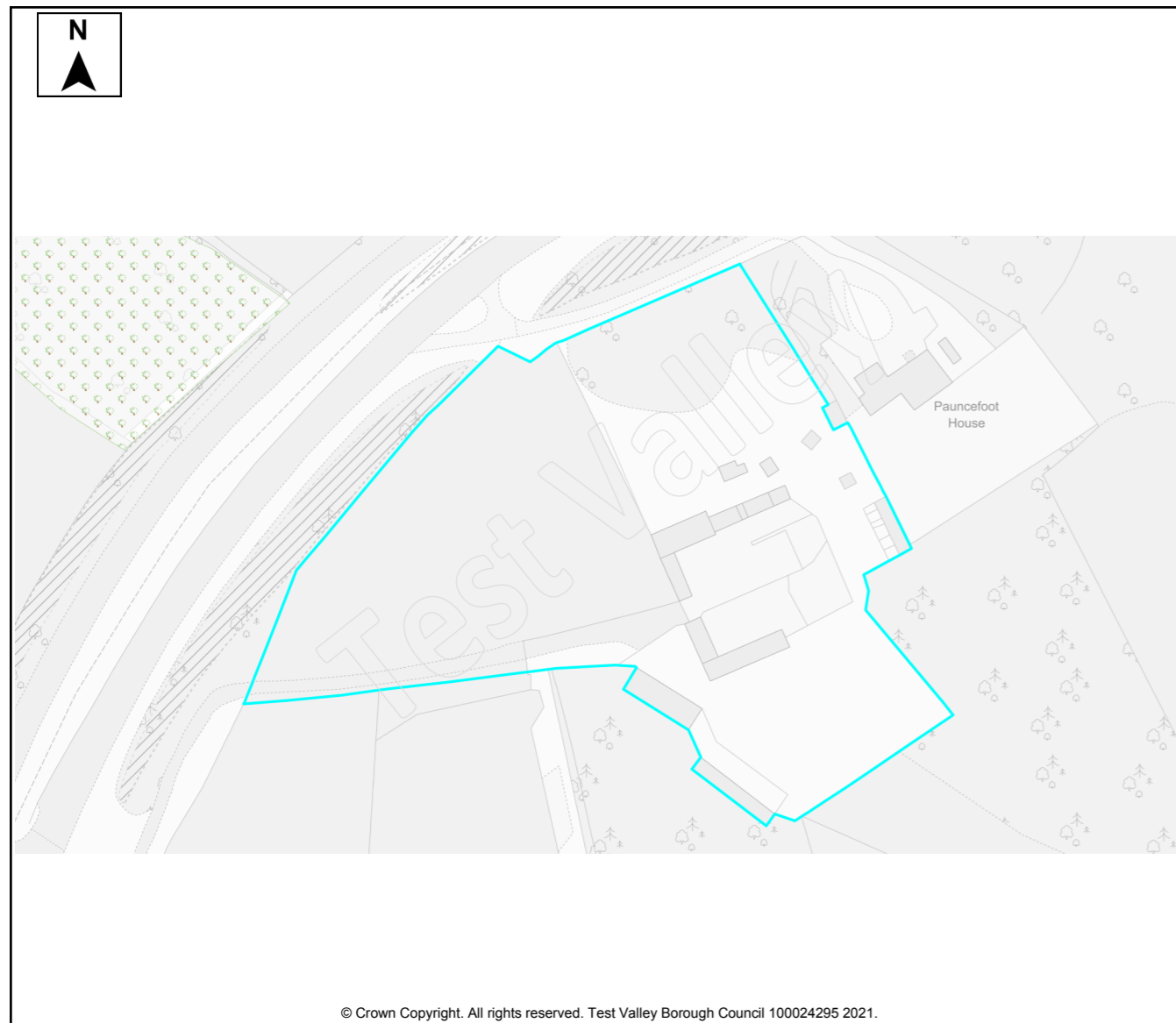
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

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	158	Site Name	Land at Pauncefoot Farm				
		Settlement	Romsey				
Parish/Ward	Romsey Extra		Site Area	1.3 Ha	Developable Area	1.3 Ha	
Current Land Use	Vacant agricultural buildings		Character of Surrounding Area	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		New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		Solent SPA Recreation Zone	
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		Mottisfont Bats SSSI/SAC Foraging Buffer	
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	✓	15	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	5
Year 3	10
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	15
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 the land owner, but to date has had no interest from developers.

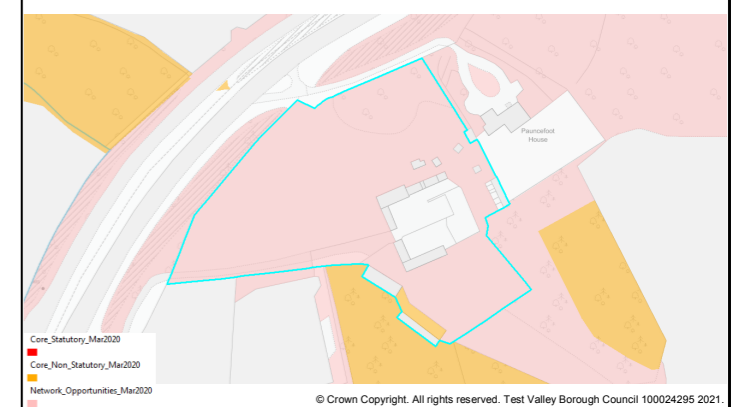
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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 dual carriageway

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 both Core Non-Statutory Areas containing "Ancient Woodlands" "All Local Wildlife Sites (SINCs)" or "Priority Habitats" and Network Opportunity Areas.



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Site Details

SHELAA Ref	162	Site Name	Skidmore Barns				
		Settlement	Lee				
Parish/Ward	Romsey Extra		Site Area	0.17 Ha	Developable Area	0.17 Ha	
Current Land Use	B1 Light Industrial		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		New Forest SPA Zone Solent SPA Recreation Zone	
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	

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 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 closest settlement is Lee which is identified as Countryside in the Local Plan Settlement Hierarchy.

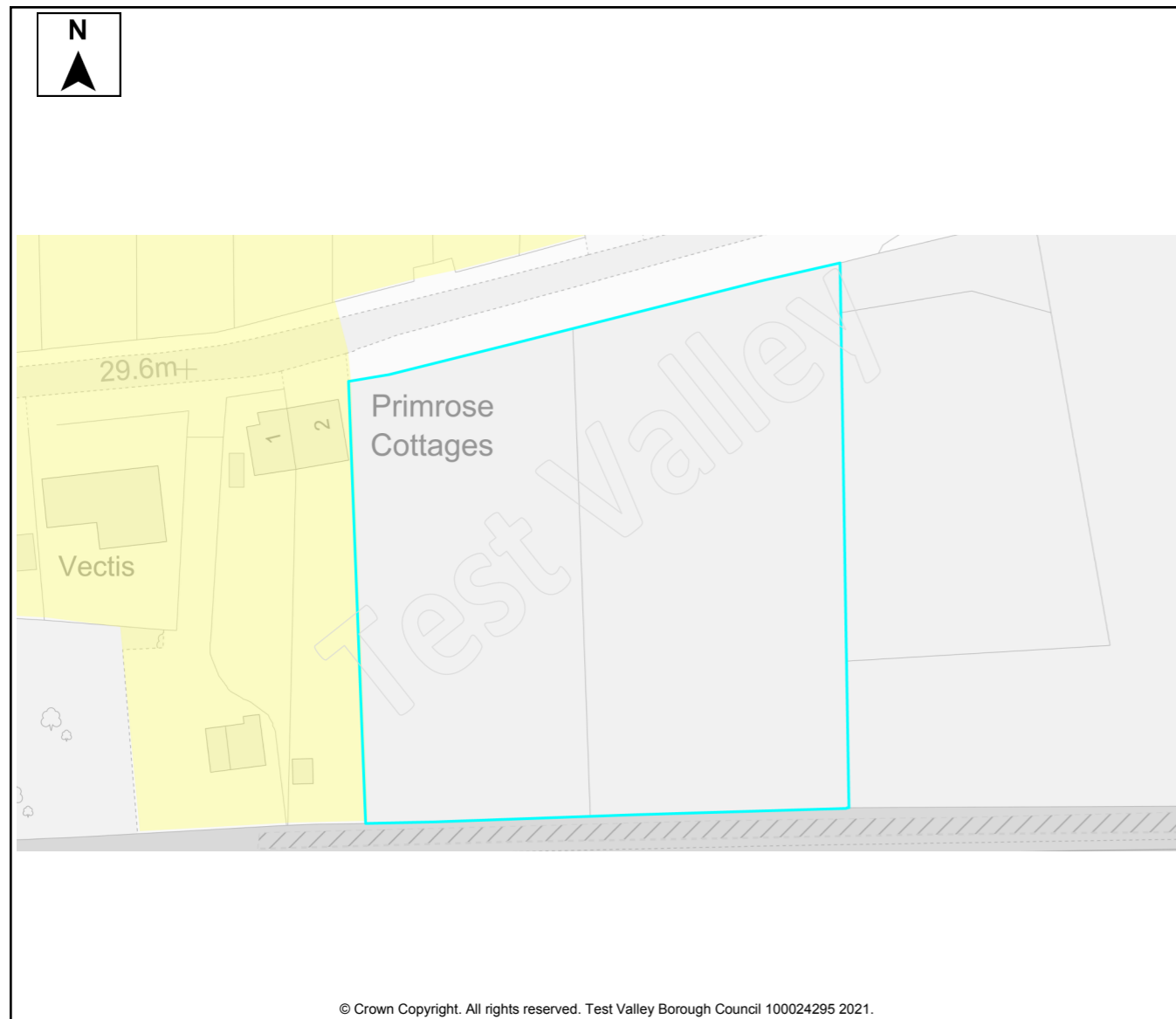
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

Hbic Local Ecological Network

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Site Details

SHELAA Ref	180	Site Name	Land south of Crampmoor Lane				
		Settlement	Romsey				
Parish/Ward	Romsey Extra		Site Area	0.59 Ha	Developable Area	0.59 Ha	
Current Land Use	Grazing 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		Flood Warning Areas	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Flood Alert Areas	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		New Forest SPA Zone	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Town Design Statement	
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	✓	10	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	10
Years 6-10	
Years 11-15	
Years 15+	
Total	10
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 the land owner, with interest from a developer.

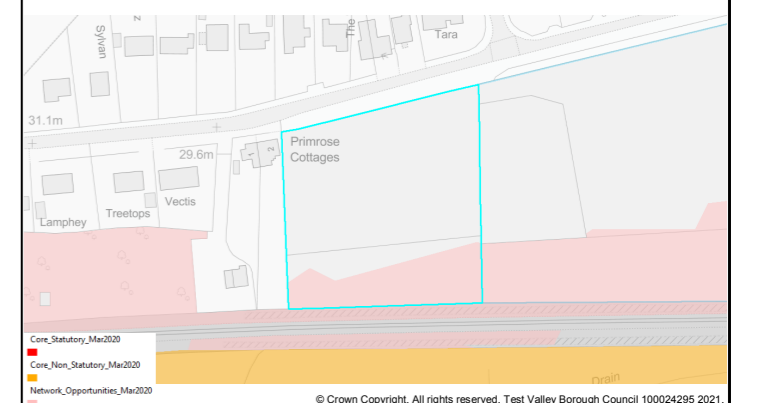
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Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

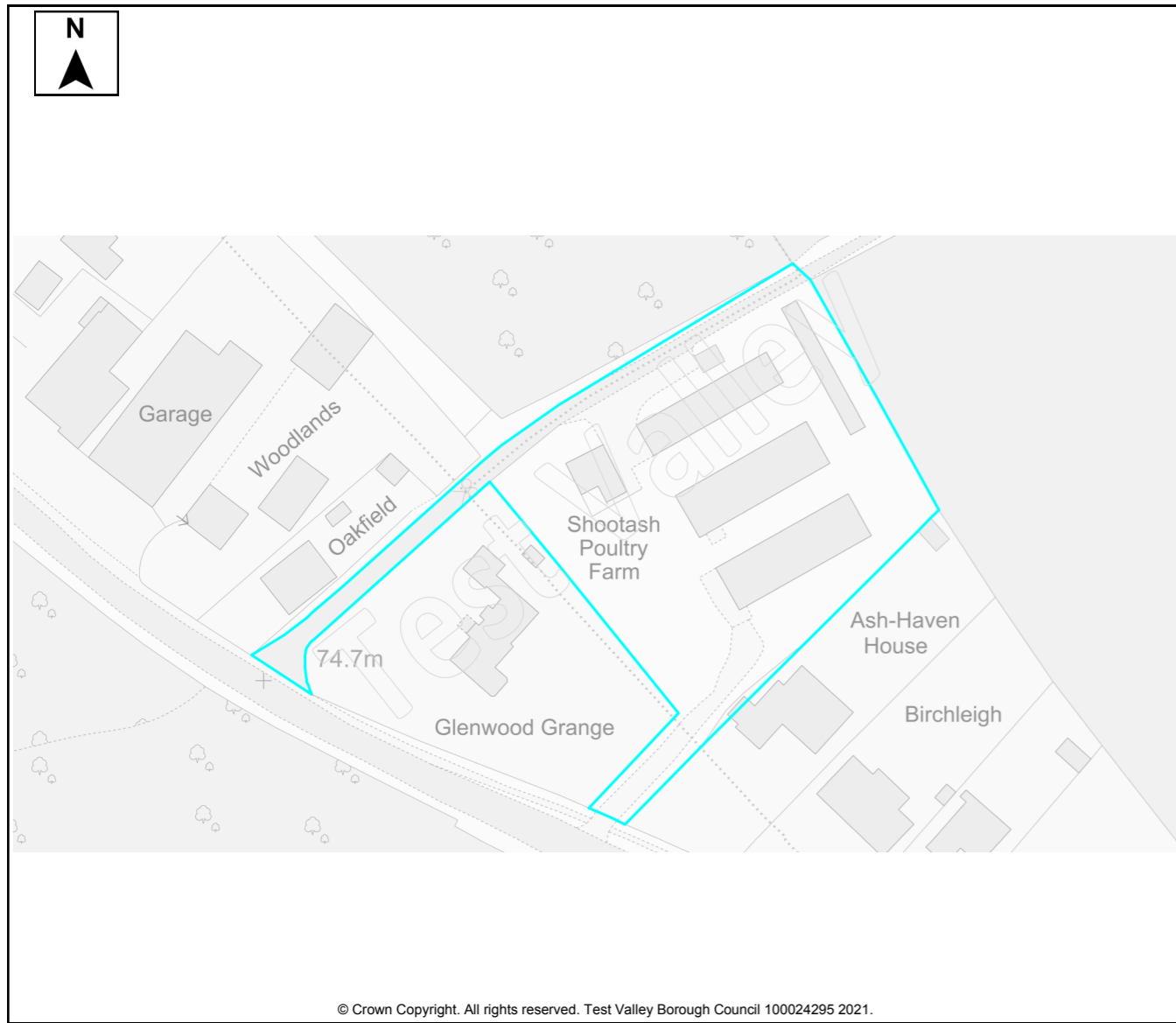
Pollution indicated above relates to noise of the adjacent railway

Hbic Local Ecological Network

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Site Details

SHELAA Ref	207	Site Name	Land at Shootash Poultry Farm				
		Settlement	Shootash				
Parish/Ward	Romsey Extra		Site Area	0.5 Ha	Developable Area	0.46 Ha	
Current Land Use	Vacant farm office, workshop and store		Character of Surrounding Area	Dwellings 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		New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Mottisfont Bats SSSI/SAC Foraging Buffer	
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	✓	10	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	10
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	10
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

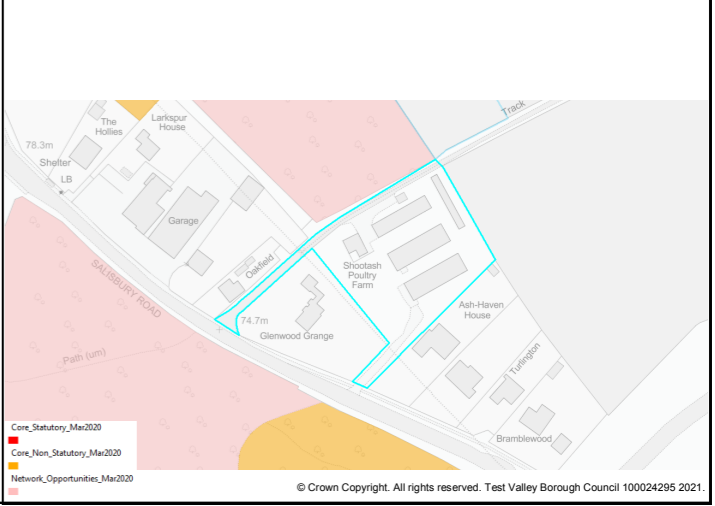
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is Shootash which is identified as Countryside in the Local Plan Settlement Hierarchy.

Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

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	227	Site Name	Land adj. to Embley Wood				
		Settlement	East Wellow				
Parish/Ward	Romsey Extra		Site Area	1.6 Ha	Developable Area	1.4 Ha	
Current Land Use	Forestry and woodland management		Character of Surrounding Area	Residential and woodland			
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	✓	Solent SPA Recreation Zone New Forest SPA Zone	
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	✓	14	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	
Years 11-15	
Years 15+	
Total	14
Not Known	✓

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Summary

The site is available and promoted for development by the land owner, with interest from a developer.

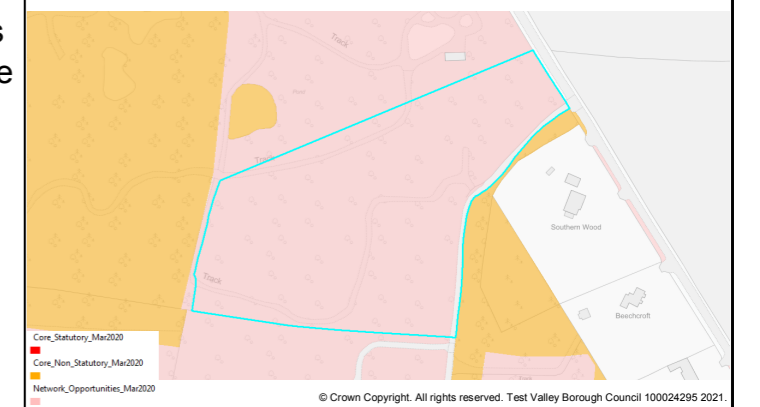
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy.

Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

The number of dwellings proposed is a Council estimate calculated at 10 dwellings per hectare.

Habitat Local Ecological Network

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Site Details

SHELAA Ref	249	Site Name	Land adj. to Abbotswood House				
		Settlement	Romsey				
Parish/Ward	Romsey Extra		Site Area	2.32 Ha	Developable Area	2.32 Ha	
Current Land Use	Grazing		Character of Surrounding Area	Residential			
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		New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Mottisfont Bats SSSI/SAC Foraging Buffer	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Town 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	✓	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			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	10
Year 4	40
Year 5	14
Years 6-10	
Years 11-15	
Years 15+	
Total	65
Not Known	

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Summary

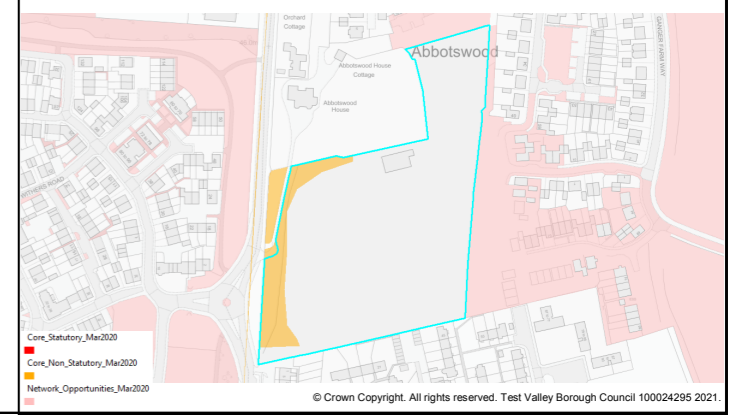
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The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to town of Romsey. Romsey is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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Habitat Local Ecological Network

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Site Details									
SHELAA Ref	282	Site Name	Land at corner of Highwood Lane & Botley Road						
		Settlement	Romsey						
Parish/Ward	Romsey Extra			Site Area	9 Ha	Developable Area	9 Ha		
Current Land Use	Gazing land and HCC depot			Character of Surrounding Area	Dwellings and agriculture				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.95 Ha	Greenfield	8.05 Ha
Site Constraints									
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)	✓		
Local Gap (E3)	✓	SSSI		Land Ownership		New Forest SPA Zone			
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Solent SPA Recreation Zone			
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		Town 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	✓				

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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	✓	170	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			

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.

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	50
Year 4	60
Year 5	60
Years 6-10	
Years 11-15	
Years 15+	
Total	170
Not Known	

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 town of Romsey. Romsey is identified as a Major Centre in the Local Plan Settlement Hierarchy.

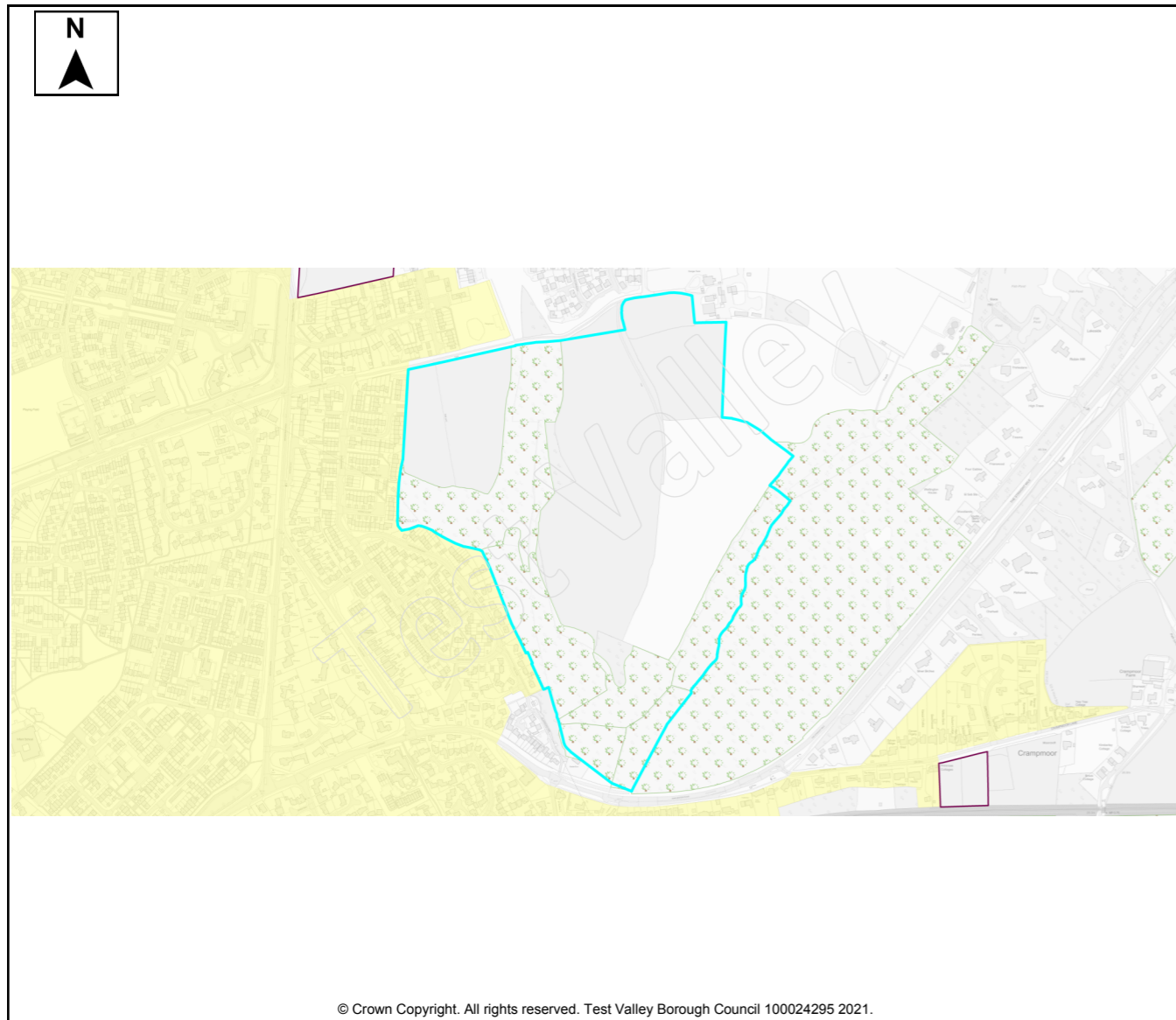
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

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	284	Site Name	Land at Ganger Farm (South)				
		Settlement	Romsey				
Parish/Ward	Romsey Extra		Site Area	31 Ha	Developable Area	14 Ha	
Current Land Use	Agricultural (Grade 3b/4)		Character of Surrounding Area	Dwellings, commercial, agriculture, permitted residential development and countryside			
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	SINC - SU37502280	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants	SINC - SU37502240	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	SINC - SU37602230	
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land	SINC - SU37702220	
Public Open Space (LHW1)		TPO	✓	Pollution (E8)	SINC - SU37602220	
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	SINC - SU37802250	
					New Forest SPA Zone	
					Mottisfont Bats SSSI/SAC Foraging Buffer	

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	✓	420	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	80
Year 4	80
Year 5	80
Years 6-10	180
Years 11-15	
Years 15+	
Total	420
Not Known	

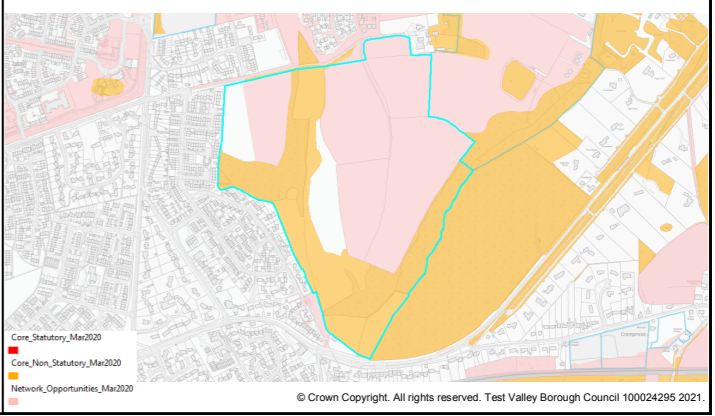
This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites.

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 town of Romsey which 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 both Core Non-Statutory Areas containing "Ancient Woodlands" "All Local Wildlife Sites (SINCs)" or "Priority Habitats" and Network Opportunity Areas.



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Site Details									
SHELAA Ref	308	Site Name	Oxlease House						
		Settlement	Romsey						
Parish/Ward	Romsey Extra			Site Area	1.62 Ha	Developable Area	1.62 Ha		
Current Land Use	Residential dwelling, garden and paddock			Character of Surrounding Area	Existing and permitted residential developments				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	1.09 Ha	Greenfield	0.49 Ha
Site Constraints									
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓		
Local Gap (E3)		SSSI		Land Ownership		SINC - SU36502310			
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		New Forest SPA Zone			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Mottisfont Bats SSSI/SAC Foraging Buffer			
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	✓	36	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	20
Year 3	16
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	36
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

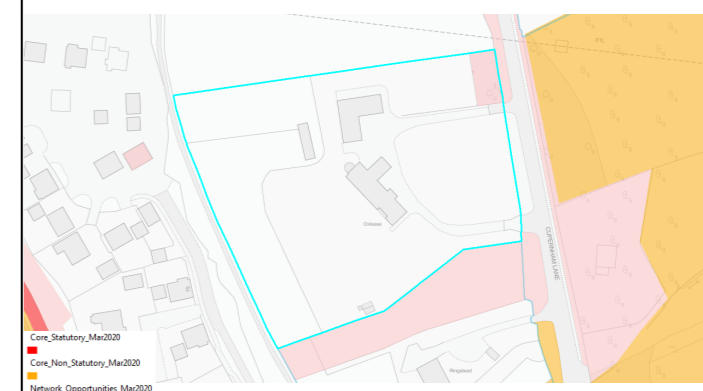
The site is available and promoted for development by a potential developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

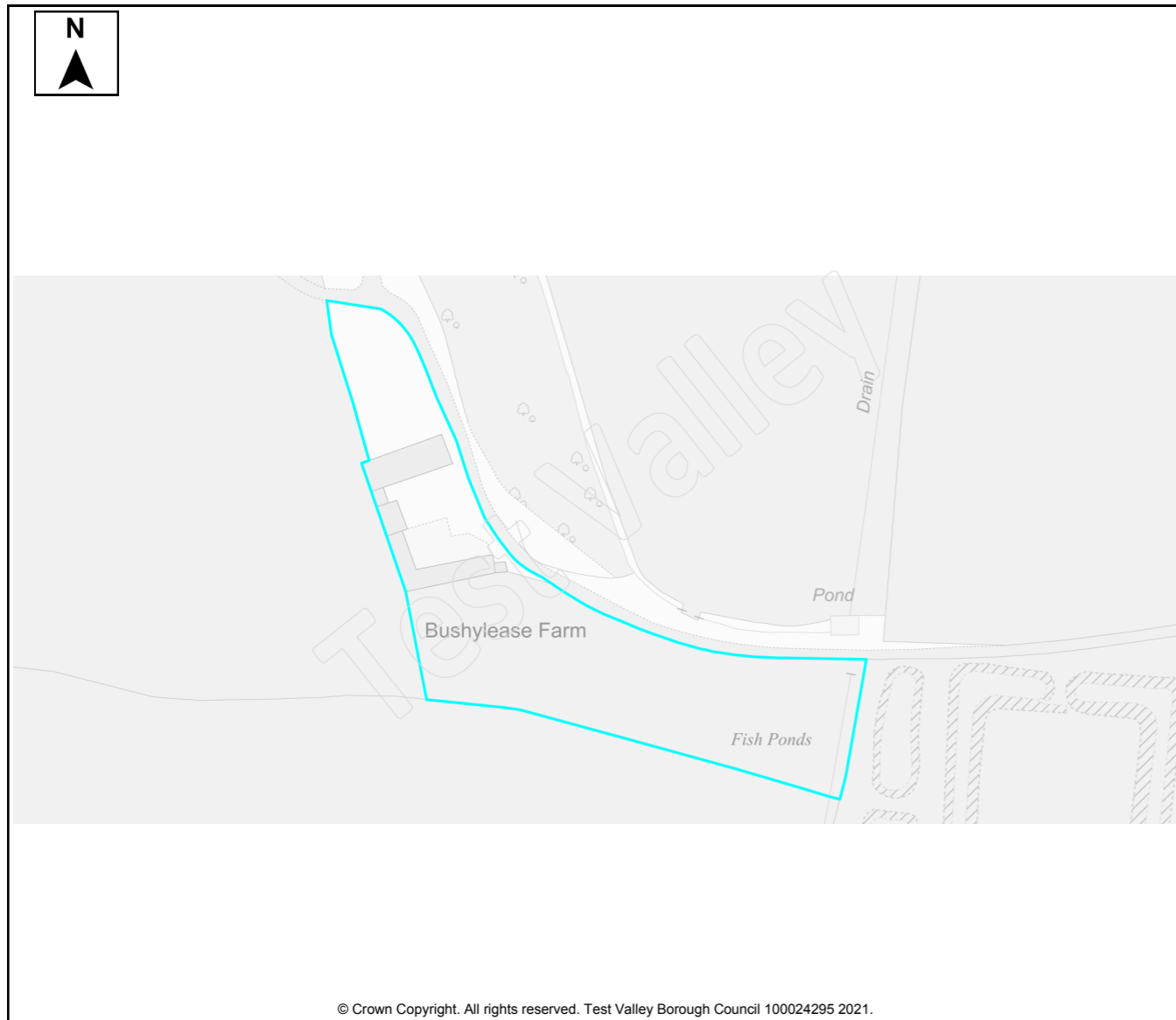
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

Habitat Local Ecological Network

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Site Details

SHELAA Ref	330	Site Name	Busheylease Farm				
		Settlement	Lee				
Parish/Ward	Romsey Extra		Site Area	0.53 Ha	Developable Area	0.53 Ha	
Current Land Use	Redundant agricultural unit		Character of Surrounding Area	Agricultural and grazing fields and woodland			
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		Flood Alert Area	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		Flood Warning Area	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		SINC - SU34101740	
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land		Solent SPA Recreation Zone	
Public Open Space (LHW1)		TPO		Pollution (E8)		New Forest SPA Zone	
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	5
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
Not Known	

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Summary

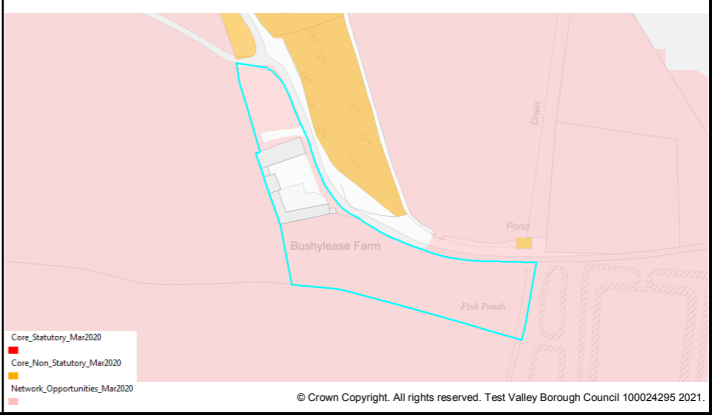
The site is available and promoted for development by the land owner, with interest from a developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Lee which is identified as Countryside in the Local Plan Settlement Hierarchy.

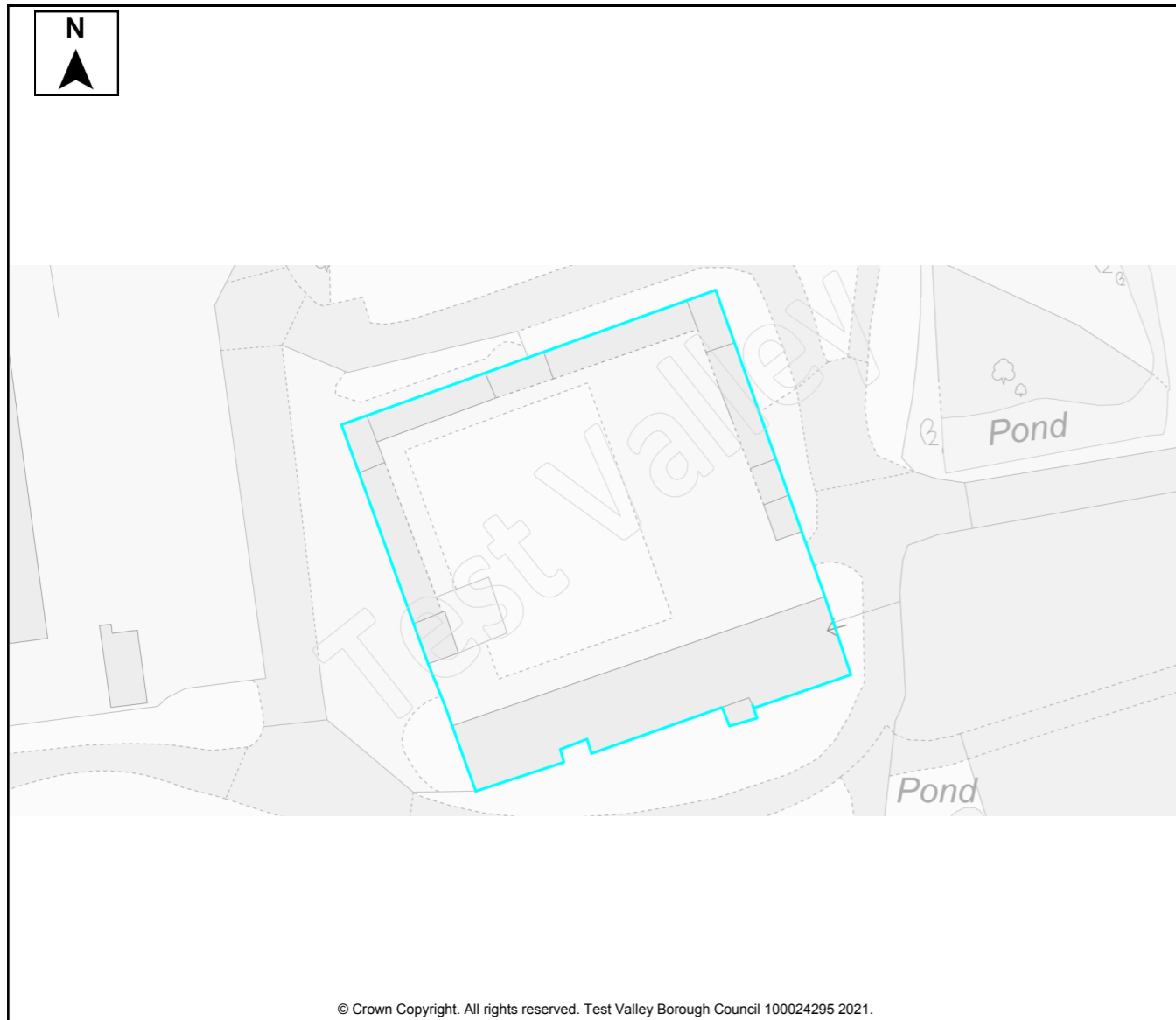
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

Hbic Local Ecological Network

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Site Details

SHELAA Ref	331	Site Name	Moorcourt Barns				
		Settlement	Lee				
Parish/Ward	Romsey Extra		Site Area	0.3 Ha	Developable Area	0.3 Ha	
Current Land Use	Former agricultural barn and redundant farmyard		Character of Surrounding Area	Wider former Moorcourt Farm complex			
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		Flood Alert Area	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		Solent SPA Recreation Zone	
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		New Forest SPA Zone	
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	5
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
Not Known	

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Summary

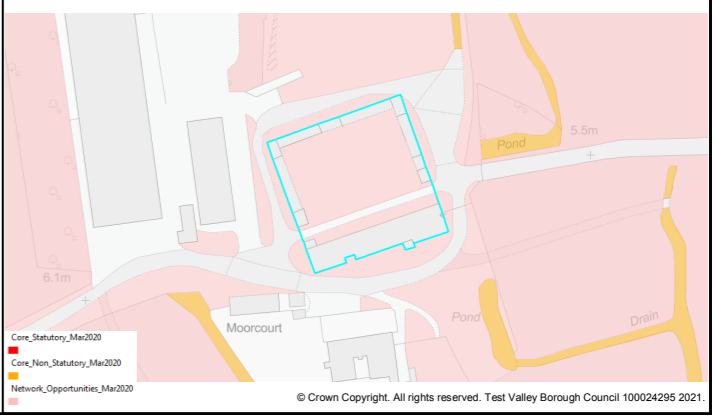
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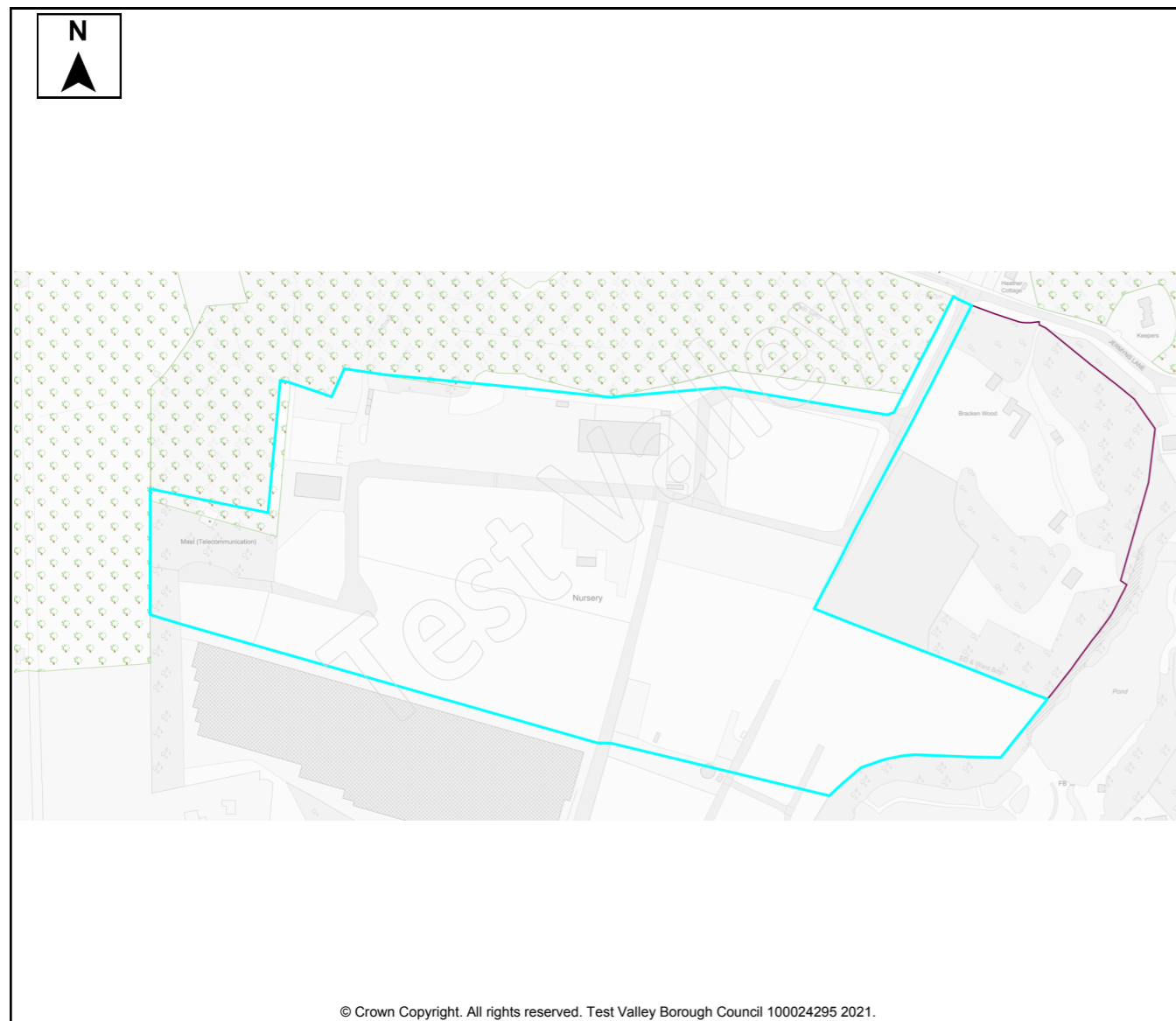
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Habitat Local Ecological Network

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Site Details

SHELAA Ref	344	Site Name	Breentry Nursery				
		Settlement	Romsey				
Parish/Ward	Romsey Extra		Site Area	13.5 Ha	Developable Area	7.5 Ha	
Current Land Use	Nursery glasshouses, poly-tunnels, hardstanding and outside storage		Character of Surrounding Area	Breentry Wholesale cash and carry, Ganger Farm residential development, fisheries and woodland			
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		SINC - SU37902240	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		New Forest SPA Zone	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Mottisfont Bats SSSI/SAC Foraging Buffer	
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	✓	250	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	100
Year 5	100
Years 6-10	50
Years 11-15	
Years 15+	
Total	250
Not Known	

Summary

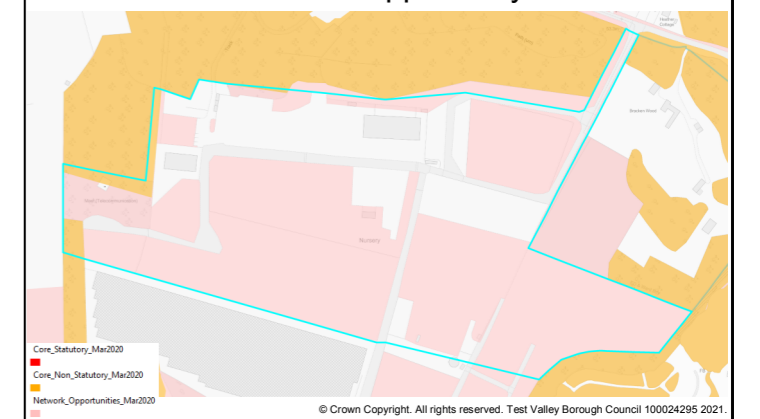
The site is available and promoted for development by the land owner, with interest from a developer.

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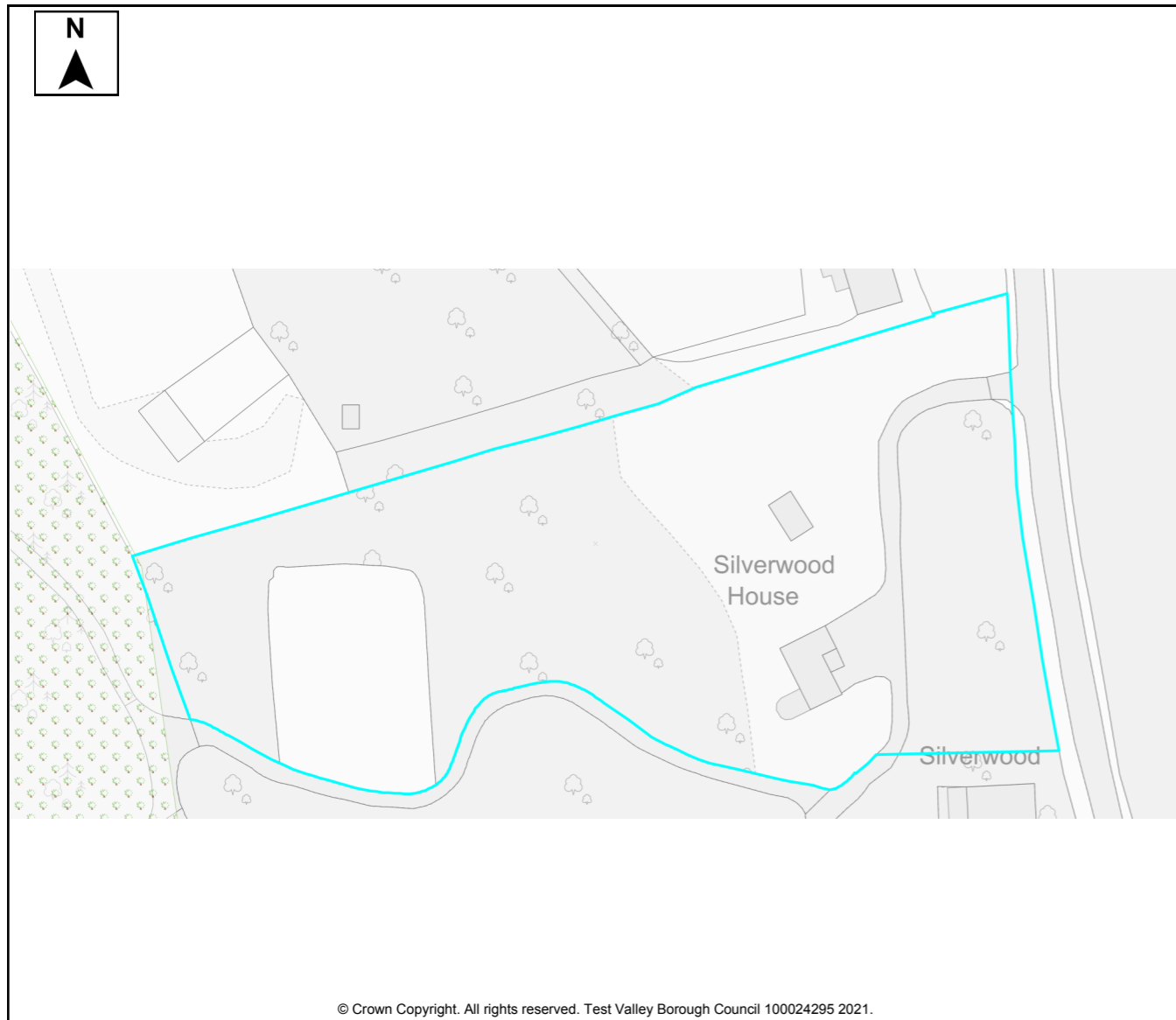
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Site Details

SHELAA Ref	351	Site Name	Land adj. to Silverwood				
		Settlement	East Wellow				
Parish/Ward	Romsey Extra		Site Area	1 Ha	Developable Area	0.8 Ha	
Current Land Use	Stabling, residential and scrub		Character of Surrounding Area	Residential, forestry and commercial horticulture			
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		SINC - SU32801880	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Solent SPA Recreation Zone	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		New Forest SPA Zone	
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	✓	6	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	6
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	6
Not Known	

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Summary

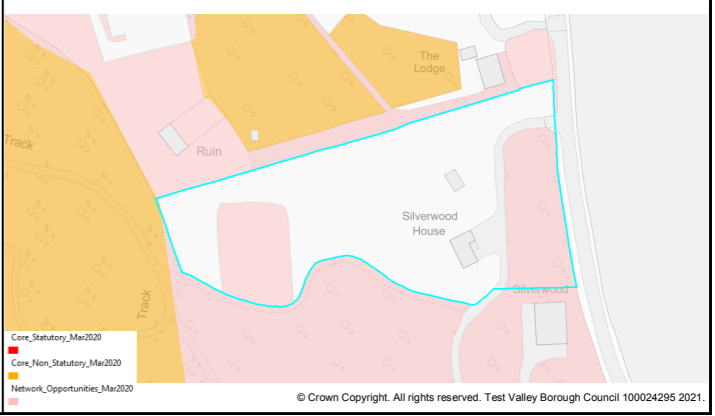
The site is available and promoted for development by the land owner, with interest from a developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy.

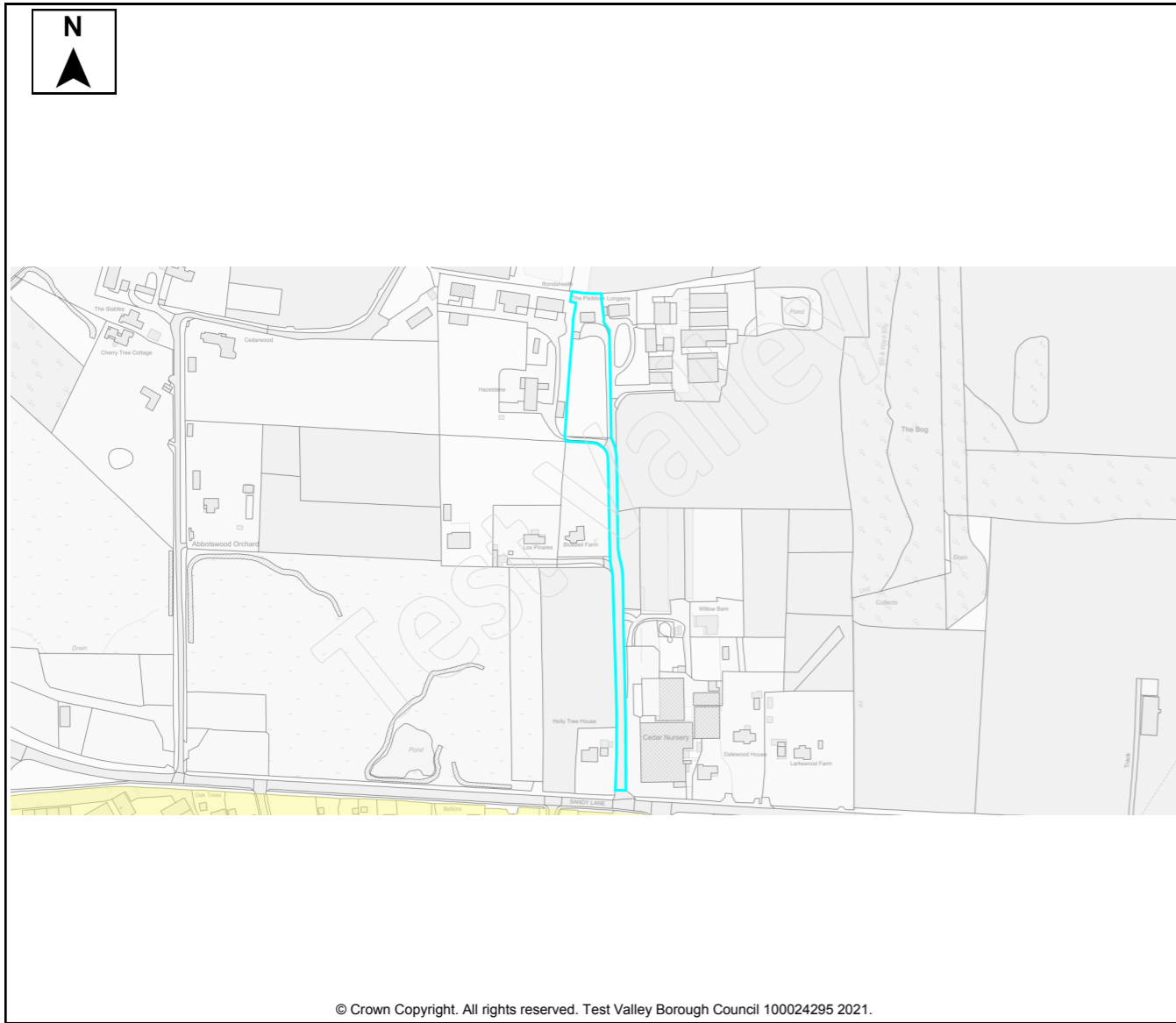
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Habitat Local Ecological Network

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Site Details

SHELAA Ref	353	Site Name	Paddock north of Sandy Lane				
		Settlement	Romsey				
Parish/Ward	Romsey Extra		Site Area	0.45 Ha	Developable Area	0.37 Ha	
Current Land Use	Residential		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		New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Mottisfont Bats SSSI/SAC Foraging Buffer	
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	5
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
Not Known	

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Summary

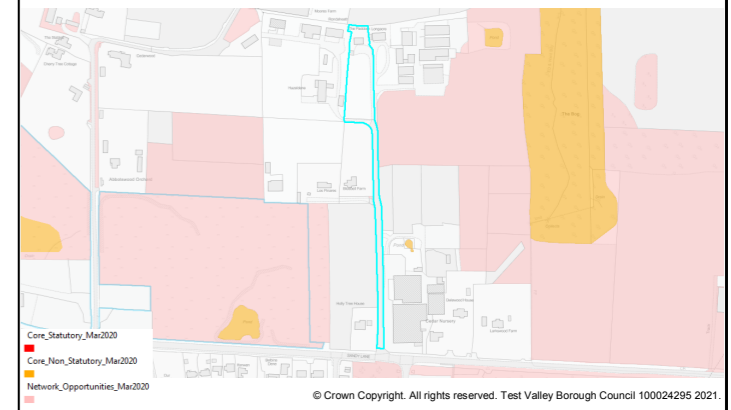
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

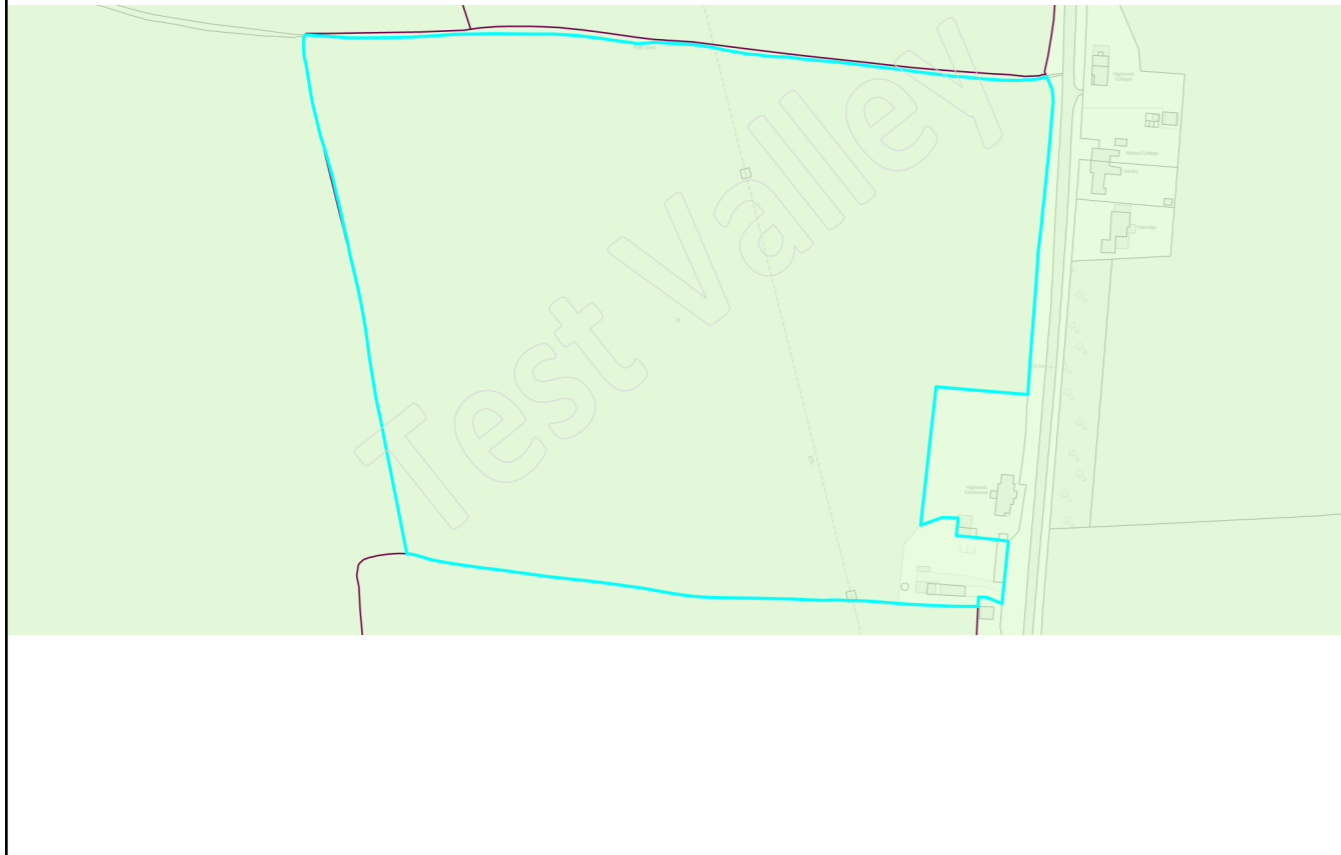
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Habitat Local Ecological Network

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Site Details

SHELAA Ref	356	Site Name	Land off Highwood Lane						
		Settlement	Romsey						
Parish/Ward	Romsey Extra		Site Area	7.84 Ha	Developable Area	7.84 Ha			
Current Land Use	Agricultural		Character of Surrounding Area	Agricultural and residential					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.15 Ha	Greenfield	7.69 Ha

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)	✓	SSSI		Land Ownership		New Forest SPA Zone Town Design Statement	
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	✓	230	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	50
Year 3	100
Year 4	80
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	230
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

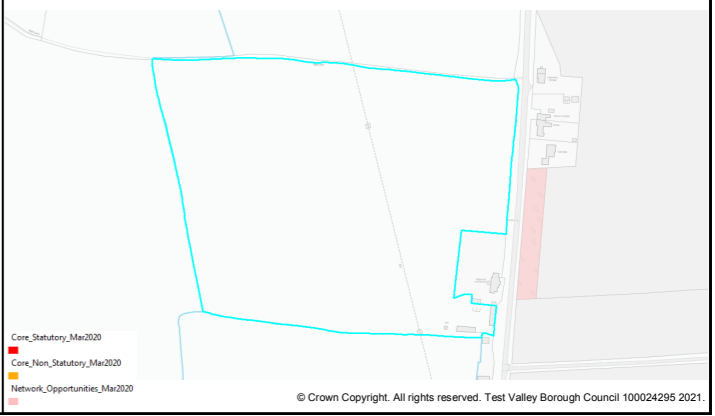
The site is available and promoted for development by the land owner, with interest from a developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

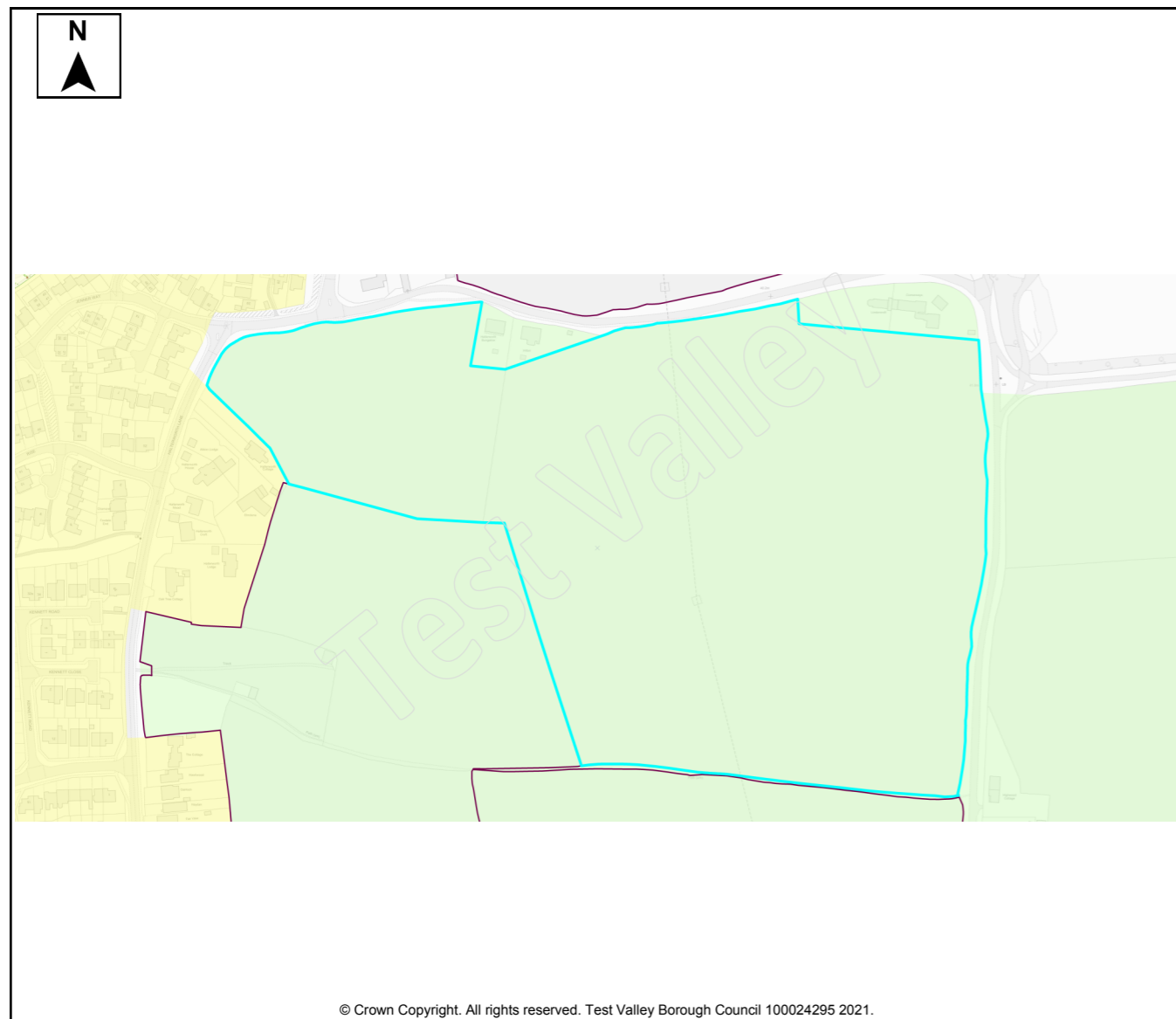
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

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	370	Site Name	Land south of Highwood Lane			
		Settlement	Romsey			
Parish/Ward	Romsey Extra		Site Area	13 Ha	Developable Area	13 Ha
Current Land Use	Agricultural		Character of Surrounding Area	Agricultural and residential		
Brownfield/PDL		Greenfield	✓	Combined		Greenfield

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)	✓	SSSI		Land Ownership		New Forest SPA Zone Town Design Statement	
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	✓	400	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	50
Year 5	75
Years 6-10	250
Years 11-15	
Years 15+	
Total	400
Not Known	

Summary

The site is available and promoted for development by the land owner, with interest from a developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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Habitat Local Ecological Network

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Site Details

SHELAA Ref	384	Site Name	Land North of Oxlease Meadows			
		Settlement	Romsey			
Parish/Ward	Romsey Extra		Site Area	2.84 Ha	Developable Area	1.97 Ha
Current Land Use	Paddock		Character of Surrounding Area	Residential and woodland		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Greenfield

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	New Forest SPA	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants	Mottisfont Bats SSSI/SAC Foraging Buffer	
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	✓	45	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	45
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	45
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

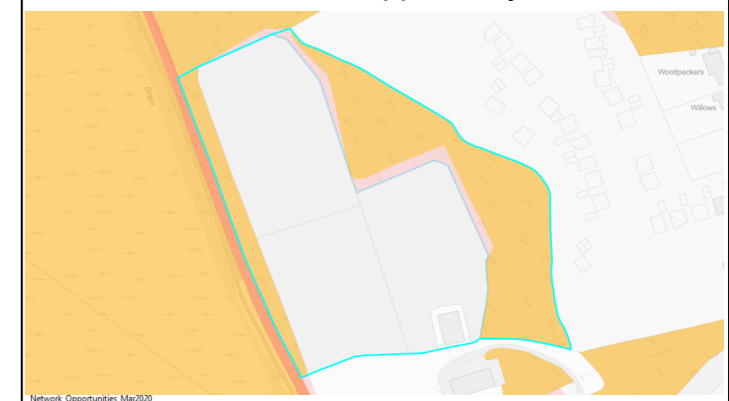
The site is available and promoted for development by a potential developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which 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.

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 both Core Non-Statutory Areas containing "Ancient Woodlands" "All Local Wildlife Sites (SINCs)" or "Priority Habitats" and Network Opportunity Areas.



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Site Details									
SHELAA Ref	159	Site Name	Grove Farm						
		Settlement	Rownhams						
Parish/Ward	Romsey Extra/Nursling & Rownhams		Site Area	86.9 Ha	Developable Area	36 Ha			
Current Land Use	Agricultural			Character of Surrounding Area	Agriculture and countryside				
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		Solent SPA Recreation Zone			
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		New Forest SPA Zone			
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/Element	✓
No	

Residential	✓	2000	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	500
Years 11-15	1000
Years 15+	500
Total	2000
Not Known	

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Summary

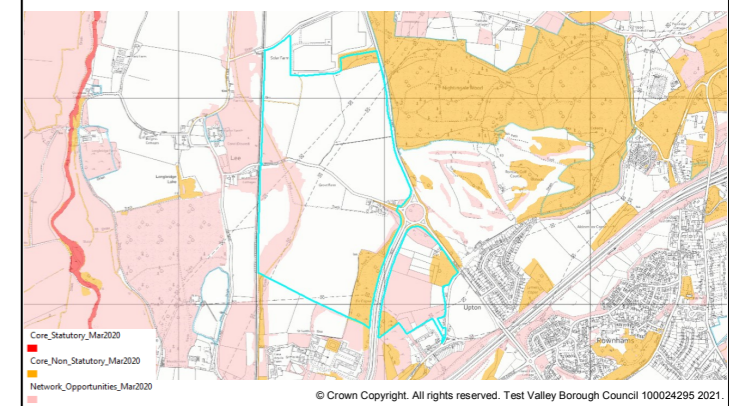
The site is available and promoted for development by the land owner, with interest from a developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Rownhams which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

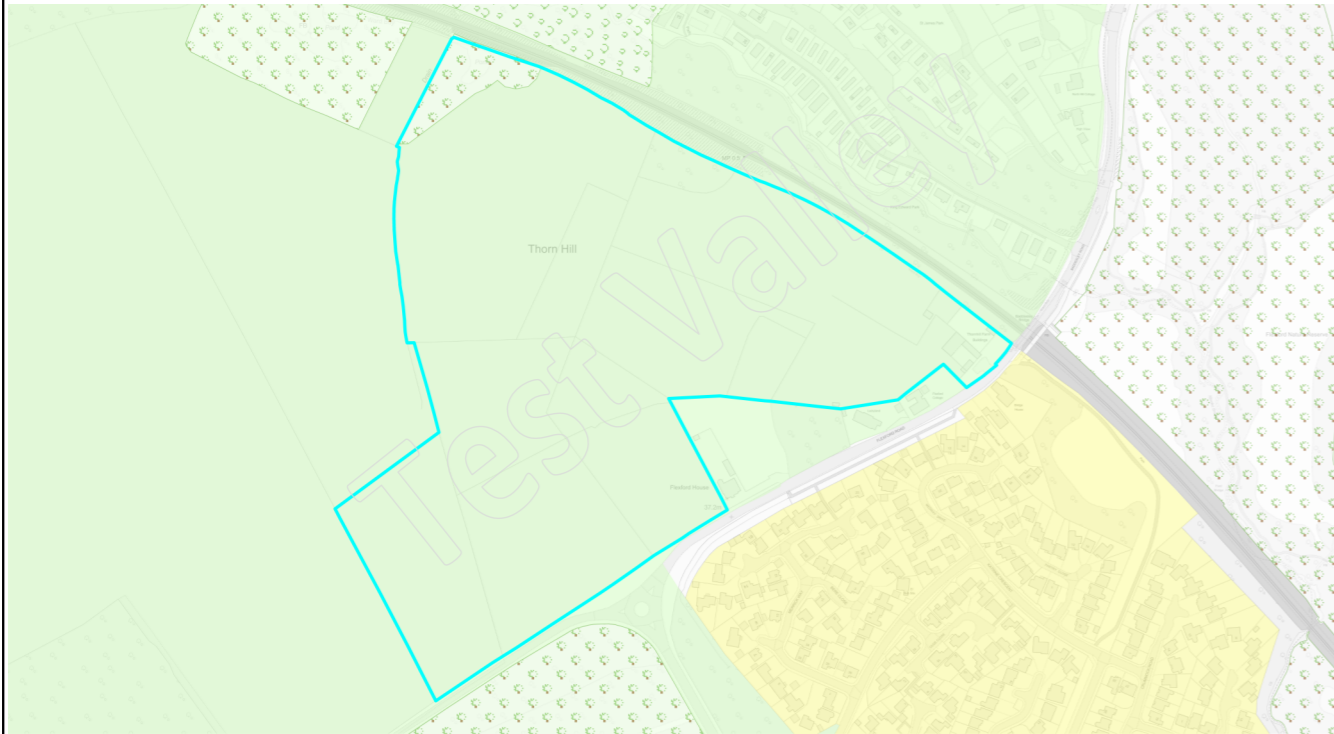
Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.



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Site Details									
SHELAA Ref	169	Site Name	Land off Flexford Road						
		Settlement	Valley Park						
Parish/Ward	Valley Park			Site Area	12.14 Ha	Developable Area	6.28 Ha		
Current Land Use	Horse paddocks and grazing			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	New Forest SPA Zone				
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	✓	200	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	35
Year 5	35
Years 6-10	130
Years 11-15	
Years 15+	
Total	200
Not Known	

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Summary

The site is available and promoted for development by the land owner, with interest from a developer.

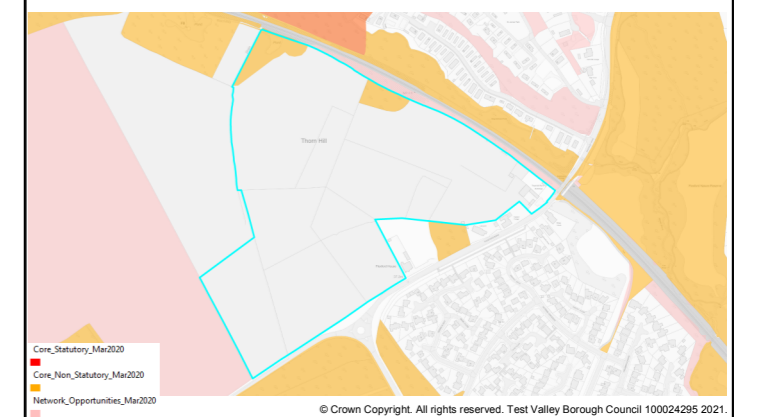
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Valley Park which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

Pollution indicated above relates to noise of the adjacent railway

Hbic Local Ecological Network

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