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 SHELAAs.
- 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.

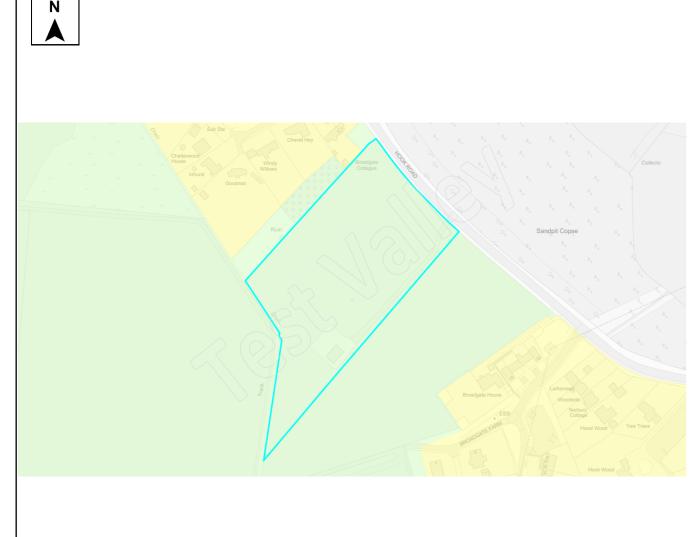
- iii) The information is based on submissions received from landowners and agents. Where information has not been provided in relation to site capacity or expected delivery the Council has estimated supply. These are marked with an asterisk.
- iv) The base date of this document is June 2021

Table A7: Southern Test Valley Sites identified outside of Local Plan Settlement Boundary where a change in policy is required for development

Ref No. 44 47 49 77 93	Site Name Land at Hook Road Land at Sleepy Hollow Farm Bracken Wood	Parish/ Ward Ampfield	Capacity	Proposed Use		g Comple Years	
44 47 49 77 93	Land at Hook Road Land at Sleepy Hollow Farm		Capacity	Use			4.4
47 49 77 93	Land at Sleepy Hollow Farm	Ampfield			1-5	6-10	11- 15+
49 77 93			50	Dwellings	50		
77 93	Bracken Wood	Ampfield	16	Dwellings	16		
93		Ampfield	40	Dwellings	40		
	Land adjoining Woodlea Way	Ampfield	5	Dwellings	5		
	Land behind Redburn Farm	Ampfield	70	Dwellings	70		
174 L	and 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 S	Stoneham Park House & adj. property	Chilworth	150	Dwellings	1	Not knowr	ì
354	Castle Lane Farm	Chilworth	650	Dwellings	1	Not knowr	า
371	Land adjoining "Nattadon"	Chilworth	10	Dwellings	1	Not knowr	1
371 a	Land adjoining "Nattadon"	Chilworth	60	Traveller Pitches	١	Not knowr	1
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

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

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	١	Not know	n
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 provide	ed and the	Council has e	stimated	potentia	l supply



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Site Details															
		Site Name Land at Hook Roa													
SHELAA Ref	44	Settler	men	Ampf	Ampfield										
Parish/Ward	Ampfi	eld		•				Site Area		2.2 Ha	Devel	relopable Area			2.2 Ha
Current Land Use	Agricu	ulture	е					Character Surroundin Area	3 3						
Brownfield/PDL	-	Greer	nfield	j .	✓ C	ombi	ined	Brow	/nfie	eld/PDL	İ	На	Greenfield	d	На
Site Constrai	nts														
Countryside (C	OM2)		✓	SINC				Infrastruct	ure	/ Utilities	0	the	r (details b	pelow)	✓
Local Gap (E3)			✓	SSSI	SSSI			Land Ownership		N	New Forest SPA Zo		'A Zone	;	
Conservation Area (E9)		9)		SPA/SA	C/Ran	nsar	✓	Covenants/Tenants		V	lla	ge Design	Statem	ent	
Listed Building (E9)			AONB (E2)			Access/Ransom Strips								
Historic Park &	Garde	n (E9)		Ancient	Wood	land		Contamina	atec	d Land					
Public Open Space (LHW1)			TPO				Pollution (E8)								
Employment La	and (LE	E10)		Flood R	isk Zo	ne		Mineral Safeguarding							

Proposed Development

Promoted by land owner

Availability

Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Intere	st
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 (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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Summary

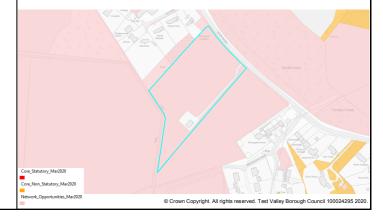
The site is available and promoted for development by the land owner, with interest from a developer.

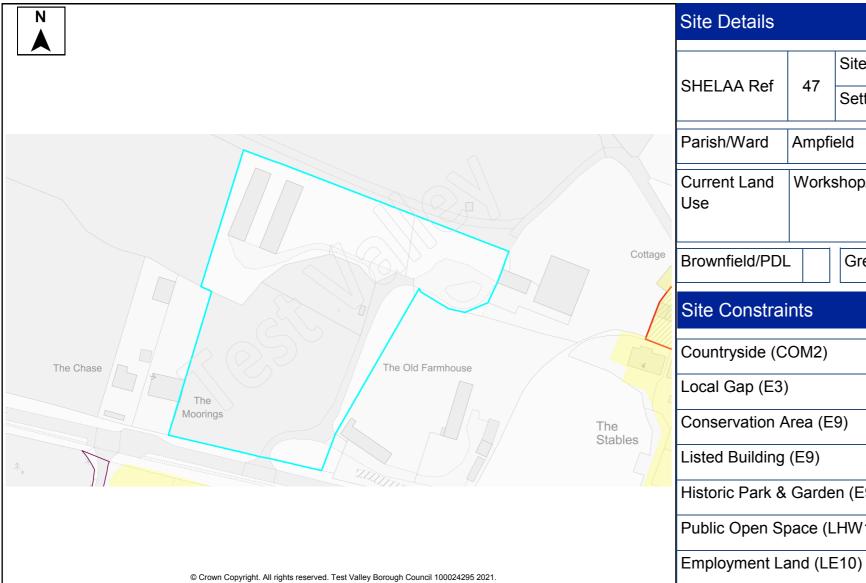
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Ampfield which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

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 Parish/Ward	47 Ampfi	Site N Settler			d at s	Sleepy H	Hollo	ow Farn			1 1 Ha	Dev	relopa	ble Area		I.1 Ha
Current Land Use	<u> </u>	shop/st	orag	orage								and agriculture				
Brownfield/PDL Greenfield Combine Site Constraints					ined	I 🗸 E	Browr	nfiel	d/PDL	0.6	2 Ha	Greenfield	d 0.	48 Ha		
Countryside (C	OM2)		✓	SINC				Infrastructure/ Utilities				Other (details below) ✓			√	
Local Gap (E3)		(0)		SSSI				Land Ownership			<u> </u>		New Forest SPA Zone			
Conservation Area (E9) Listed Building (E9)			or 7 to 7 to 7 to 11 to 11			√	Covenants/Tenants Access/Ransom Strips					Village Design Statement Planning Permission:			CIIL	
Historic Park & Garden (E9)				AONB (E2) Ancient Woodland				Contaminated Land					16/03	3209/FULL	_S	
Public Open Space (LHW1)				TPO				Pollution (E8)								

Availability

Promoted by land owner	✓
Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Intere	st
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						

✓	16	Dwellings
		Floor Space (m²)
		Floor Space (m²)
		Floor Space (m²)
		Pitches
nen	пе	
		Dwellings
		Floor Space (m²)
		Floor Space (m²)
		Floor Space (m²)
_		
	nem	√ 16

Phasing if pern (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	

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Summary

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

Flood Risk Zone

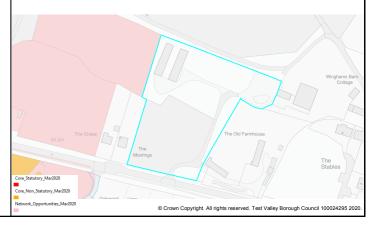
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Hbic Local Ecological Network

Mineral Safeguarding

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.





Site Details																
		Site N	ame	Bracken Wood												
SHELAA Ref	49	Settler	ment	Ampfi	ield											
Parish/Ward	Ampfi	eld					Site Area	Site Area 10.7 Ha			elopa	ble Area	10.	7 Ha		
Current Land Use	Privat	vate gardens Character of Surrounding Area Residential, countryside and woodland									d					
Brownfield/PDI	_ 🗸	Greer	nfield		Comb	inec	Brow	∕nfi∈	eld/PDL		На	Greenfield	i	На		
Site Constra	ints															
Countryside (C	OM2)		√ (SINC		✓	Infrastruct	ure	ure/ Utilities		/ Utilities		Other (details I		elow)	✓
Local Gap (E3))			SSSI		✓	Land Own	ers	hip	nip New F		New Forest SPA Zone				
Conservation A	Area (E	9)		SPA/SAC/Ramsar ✓		✓	Covenants	Covenants/Tenants			Mottisfont Bats SSSI/SAC Foraging Buffer			4C		
Listed Building	Listed Building (E9) AONB (E2)		E2)		Access/Ransom Strips			. 0.0	girig Barror							
Historic Park &	& Garden (E9) Ancient Woodland			Contaminated Land												
Public Open Space (LHW1)		-	TPO ✓			Pollution (E8)										
Employment La	and (LE	= 10)	ı	Flood Ri	isk Zone		Mineral Safeguarding			✓						

Promoted by land owner

Availability

Yes/Element

No

Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Intere	st
Promoted by developer	
Developer interest	✓
No developer interest	
Deliverability	
Could commence in 5yrs	✓
Unlikely to commence in 5yrs	
Possible self build plot provision	on .

Residential	✓	40	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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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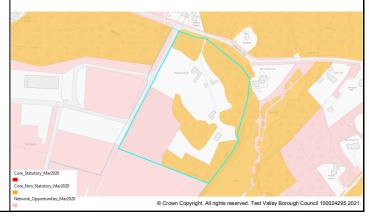
Summary

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 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





Site Details														
		Site N	ame	me Land adjoining Woodlea Way										
SHELAA Ref	77	Settler	men	t Ampf	ield									
Parish/Ward	Ampfi	eld					Site Area	Site Area 1.02 Ha Dev			opa	able Area	1.	.02 Ha
Current Land Use	Agricu	ultural		Character of Surrounding Area										
Brownfield/PDI		Greer	nfield	, t	Com	bine	d Brownfield/PDL				Ha Greenfiel		d	На
Site Constra	ints													
Countryside (C	OM2)		✓	SINC			Infrastruc	nfrastructure/ Utilities		С	Other (details		pelow)	✓
Local Gap (E3))		✓	SSSI			Land Ownership		N	ew	Forest SP	A Zone	;	
Conservation A	Area (E	9)		SPA/SA	PA/SAC/Ramsar ✓		Covenants/Tenants		V	illa	ge Design	Statem	ent	
Listed Building	(E9)			AONB (E2)		Access/F	Access/Ransom Strips		;				
Historic Park &	istoric Park & Garden (E9) Ancient Woodland		d	Contaminated Land										
Public Open Space (LHW1)			TPO			Pollution (E8)								
Employment La	and (LE	E10)		Flood R	isk Zone		Mineral S	Safe	guarding					

Availability

No

Promoted by land owner	✓
Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Intere	st
Promoted by developer	
Developer interest	✓
No developer interest	
Deliverability	

Could commence in 5yrs	
Unlikely to commence in 5yrs	✓
Possible self build plot provision	n
Yes/Element	✓

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if pern (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	

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Summary

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

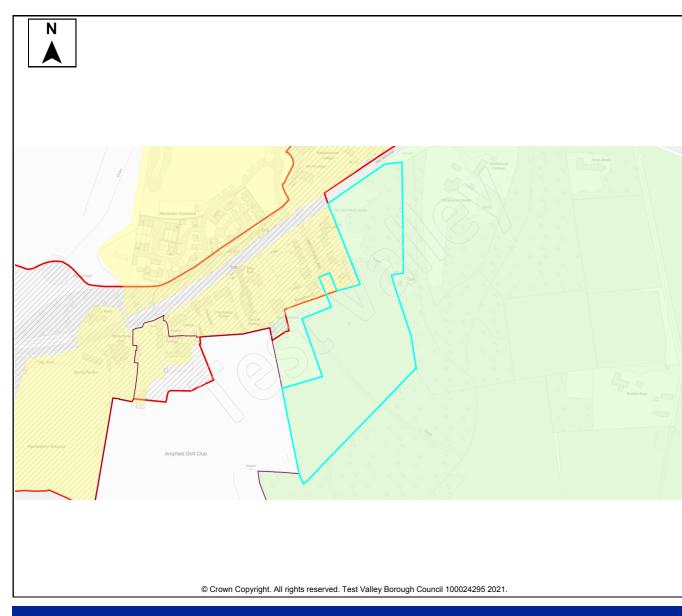
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Hbic Local Ecological Network

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														
		Site N	ame	ne Land behind Redburn Farm										
SHELAA Ref	93	Settler	nent	Ampfield										
Parish/Ward	Ampfi	eld		•			Site Area	3.5 Ha De			Developable Area			5 Ha
Current Land Use	Paddo	ock and	l woo	Character of Surrounding Area										
Brownfield/PD	L]	Greer	nfield	✓	Comb	inec	ned Brownfield/PDL				Ha Greenfield			На
Site Constra	ints													
Countryside (C	OM2)		✓	SINC			Infrastructure/ Utilities			Other (details be		low)	✓	
Local Gap (E3)		✓	SSSI			Land Own	nd Ownership			New Forest SPA		Zone	
Conservation A	Area (E	9)		SPA/SAC	PA/SAC/Ramsar ✓		Covenants/Tenants		,	Village Design Statemer		nt		
Listed Building	(E9)		,	AONB (E2	2)		Access/Ransom Strips							
Historic Park & Garden (E9)			Ancient Woodland			Contaminated Land								
Public Open Space (LHW1)			,	TPO		✓	Pollution (Ξ 8)						
Employment L	and (LE	Ξ10)		Flood Risk	Zone		Mineral Sa	feg	juarding					

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

Yes

No

Residential	✓	70	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if peri (Dwellings only	
Year 1	
Year 2	20
Year 3	20
Year 4	30
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	70
Not Known	

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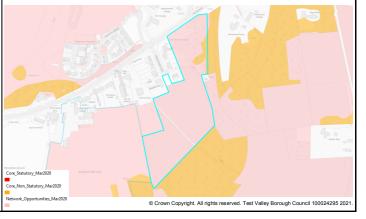
Summary

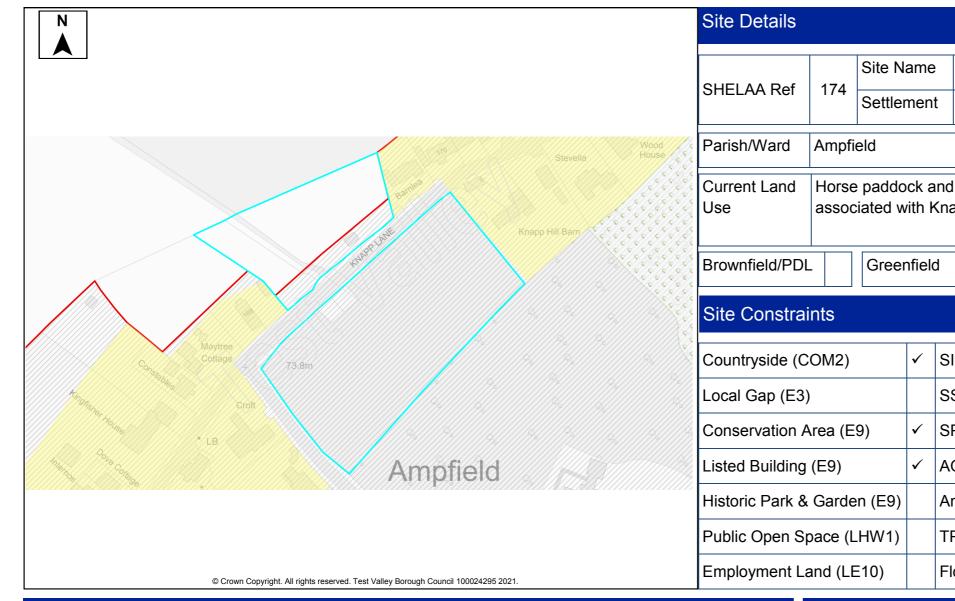
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

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Hbic Local Ecological Network





	SHELAA Ref	174	Site Name	Land north west and south east of Knapp Lane									
		174	Settlement	Ampfield									
T. A.	Parish/Ward		Site Area 1.18 H		1.18 Ha	la Developable Area		1.18 Ha					
	Current Land Use		se paddock and ame ociated with Knapp H		p Hill Barn		Character of Surrounding Area		Residen				
	Brownfield/PDL	-	Greenfield	✓	Combined	I	Brow	/nfield	d/PDL	На	Greenfield	На	

	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		Village Design Statemer	nt
	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			

Availability	
Promoted by land owner	
Site Available Immediately	✓
Site Currently Unavailable	

Achievability/Developer Interes	st
Promoted by developer	✓
Developer interest	✓
No developer interest	

Deliverability	
Could commence in 5yrs	✓
Unlikely to commence in 5yrs	

Possible self build plot provision	n
Yes/Element	✓
No	

Residential	✓	7	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if pern (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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Summary

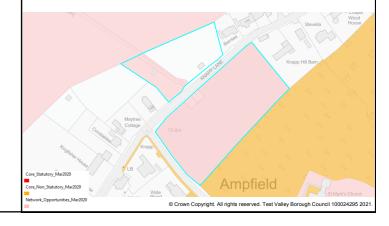
The site is available and promoted for development by a potential developer.

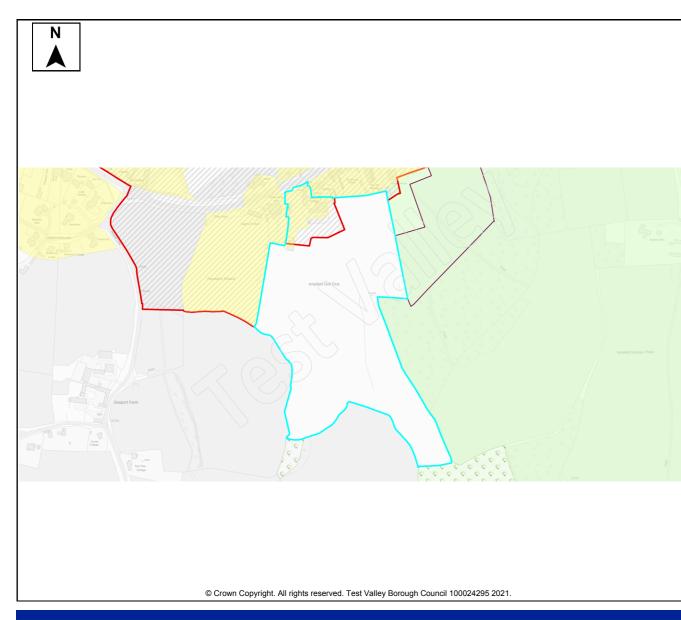
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Site Details														
		Site N	ame	Ampfield Golf &	Сог	ıntry Club								
SHELAA Ref	278	Settler	ment	Ampfield	Ampfield									
Parish/Ward	Ampfi	eld				Site Area		8.7 Ha	Deve	elopa	ble Area	4	4.5 Ha	
Current Land Use						Character of Surrounding countrys			gs, leisure, agriculture and side					
Brownfield/PDL	Comb	Combined ✓ Brownfield/PDL				0.6	0.6 Ha Greenfiel			3.1 Ha				
Site Constrai	nts													
Countryside (C	OM2)		√	SINC		Infrastruct	ture/ Utilities			Othe	r (details b	elow)	✓	
Local Gap (E3)				SSSI		Land Own	ership			SINC	2270	70		
Conservation Area (E9)		✓	SPA/SAC/Ramsar		Covenants/Tenants		enants		SINC - SU40402260 New Forest SPA Zor			;		
Listed Building (E9) ✓		✓	AONB (E2)		Access/Ransom St		om Strips	m Strine		Village Design Statement		ent		
Historic Park & Garden (E9)			Ancient Woodland	✓	Contaminated Land		d Land							
Public Open Sp	pace (L	HW1)		TPO		Pollution (E8))						
Employment La	and (LE	E10)	✓	Flood Risk Zone		Mineral Sa	afeç	guarding						

Availability

Promoted by land owner	✓					
Site Available Immediately						
Site Currently Unavailable						
Achievability/Developer Intere	st					
Promoted by developer						
Developer interest	✓					
No developer interest						
Deliverability						

Possible self build plot provision					
Yes/Element	✓				
No					

Could commence in 5yrs

Unlikely to commence in 5yrs

Residential	✓	150	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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									

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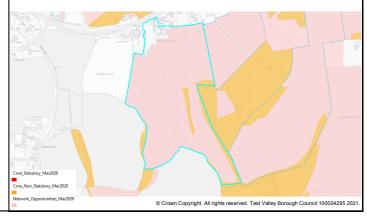
Summary

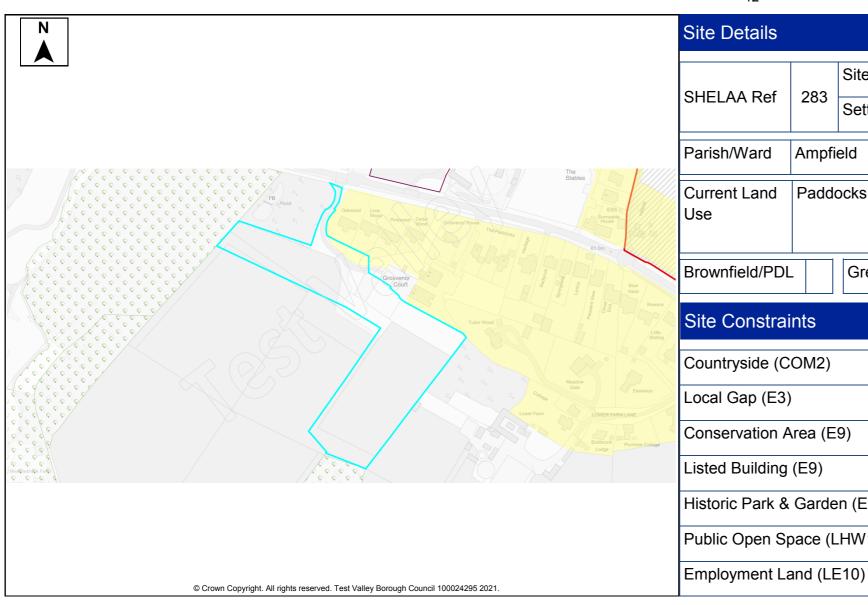
The site is available and promoted for development by the land owner, with interest from a developer.

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.

Hbic Local Ecological Network





Site Details														
		Site N	ame	Land	d sou	ith of Gr	osv	enor Court						
SHELAA Ref	283	Settler	men	t Amp	ofield									
Parish/Ward	Ampfi	eld						Site Area 1.8 Ha D			Develo	pable Area	,	1.8 Ha
Current Land Use	Padde	ocks	cks					Character of Surrounding Area Dwellings, commercial, agriculture equestrian use				culture a	nd	
Brownfield/PDL	-	Greer	enfield ✓ Combin					ed Brownfield/PDL			F	Ha Greenfield		На
Site Constrai	nts													
Countryside (C	OM2)		✓	SINC			✓	Infrastructure/ Utilities			Ot	Other (details below) ✓		
Local Gap (E3)				SSSI				Land Ownership			SI	SINC - SU39302290		
Conservation Area (E9) SPA/SAC/Ramsar					Covenants/Tenants			SINC - SU39102310 New Forest SPA Zone						
Listed Building	(E9)			AONB	ONB (E2)			Access/Ransom Strips			lage Design			
Historic Park &	Garde	n (E9)		Ancien	ncient Woodland			Contaminated Land						
Public Open Sp	oace (L	HW1)		TPO				Pollution (E8)	1				

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

Yes

No

Residential	✓	20	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if pern (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	

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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.

Flood Risk Zone

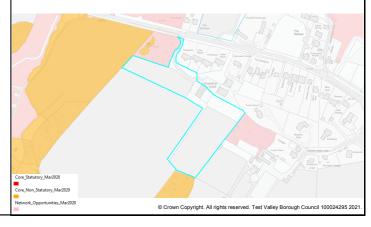
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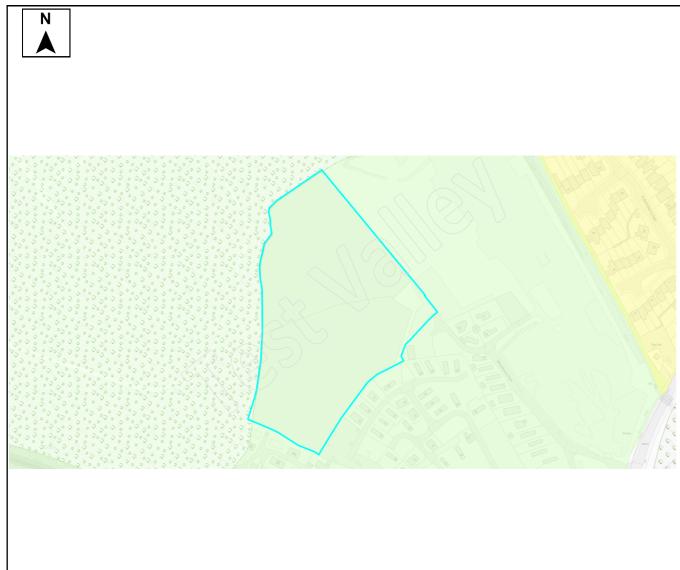
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

Hbic Local Ecological Network

Mineral Safeguarding

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														
	295	Site N	ame	Land	d to r	north of	King	g Edward	Park	k/St James	s' Park/W	heelhouse	Park	
SHELAA Ref	t Cha	Chandlers Ford												
Parish/Ward	Ampfi	eld		·			Site Area 2.4 Ha		Develop	able Area	2	2.4 Ha		
Current Land Use	Grazii	zing land Character of Surrounding Area Residential development and countrysic								yside				
Brownfield/PDL Greenfield ✓ Combined				ined	Brownfield/PDL			H	Greenfiel	d	На			
Site Constrair	nts													
Countryside (Co	OM2)		✓	SINC				Infrastru	cture	e/ Utilities	Oth	er (details b	pelow)	✓
Local Gap (E3)			✓	SSSI ✓			✓	Land Ownership				17/01615/OUTS (adj. land		
Conservation Area (E9)			SPA/SAC/Ramsar			Covenants/Ter		enants		to east for a care village) New Forest SPA Zone				
Listed Building ((E9)			AONB	(E2)			Access/Ransom Str		som Strips		age Design		
Historic Park & Garden (E9)		✓	Contaminated Land											
Public Open Sp	ace (L	HW1)		TPO			✓	Pollution	(E8)				
Employment La	nd (LE	E10)		Flood I	Risk	Zone	✓	Mineral	Safe	guarding				

Proposed Development

Availability

Promoted by land owner						
Site Available Immediately						
Site Currently Unavailable						
Achievability/Developer Intere						
Promoted by developer						
Developer interest						
No developer interest						

✓

Possible self build plot provision					
Yes					
No	✓				

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other	✓	44 Ext	ra Care (C2)
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Linploymont			1 loor Space (III)
Retail			Floor Space (m²)
. ,			. ,

Phasing if pern (Dwellings only	
Year 1	
Year 2	
Year 3	44
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	
Not Known	

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Summary

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

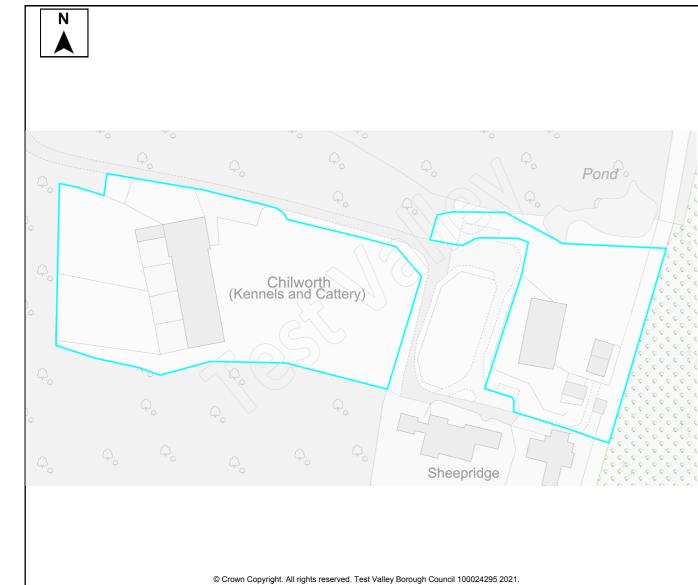
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Hbic Local Ecological Network

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.





Site Details																
		Site N	ame	Chil	worth	n Kenne	ls &	Catter	у							
SHELAA Ref	24	Settler	men	Chil	Chilworth											
Parish/Ward	Chilw	orth						Site Ar	ea		1.5 Ha	De	velopa	able Area		1.1 Ha
Current Land Use	nd Kennels & Cattery Character of Surrounding Area Dwellings and woodland															
Brownfield/PDL	. 🗸	Greer	nfield	k		Comb	inec	Brownfield/PDL				Ha Greenfiel		d	На	
Site Constrai	nts															
Countryside (Co	OM2)		✓	SINC			✓	Infrast	ructu	ıre	/ Utilities	✓	Othe	er (details b	pelow)	✓
Local Gap (E3)				SSSI				Land (Owne	ers	hip		New	Forest SF	'A Zone	9
Conservation A	rea (E	9)		SPA/SAC/Ramsar ✓		✓	Covenants/Tenants		enants		Sole Zone	nt SPA Re	creatio	n		
Listed Building	ling (E9) AONB (E2) Access/Ransom Strip					om Strips		Villa	ge Design	Statem	nent					
Historic Park &	Garde	en (E9)		Ancien	t Wo	odland		Conta	mina	tec	d Land					
Public Open Sp	ace (L	HW1)		TPO				Polluti	on (E	E 8))					
Employment La	nd (LE	Ξ10)		Flood I	Risk	Zone		Minera	al Sa	feg	guarding		1			

Availability

Yes

No

Promoted by land owner	✓
Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Intere	st
Promoted by developer	
Developer interest	✓
No developer interest	
Deliverability	
Could commence in 5yrs	✓
Unlikely to commence in 5yrs	
Possible self build plot provisi	an.
Possible self build plot provision	ווכ

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			
	_		

Phasing if pern (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

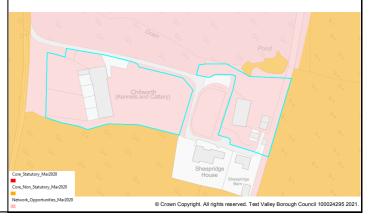
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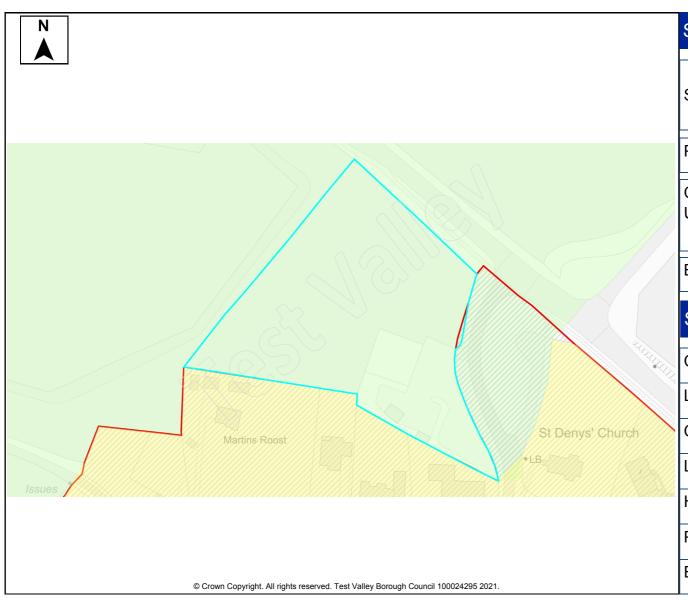
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Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

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/ Grassland".





10																
Site Details																
	1 1	ite Na	me	Lan	d at	Chilwo	rth C	old Vil	lage							
SHELAA Ref	146 S	ettlem	nent	Chilv	vorth	า										
Parish/Ward	Chilwortl	h		•				Site /	Area		0.9 Ha	Deve	elopa	ıble Area	().9 H
Current Land Use	Pasture				Character of Surrounding Area								d res	sidential		
Brownfield/PD		Greent	field	l	✓	Comb	oined	l	Brow	/nfi	eld/PDL			Greenfield	d	
Countryside (C	COM2)		√	SINC				Infra	struct	ure	/ Utilities		Othe	r (details b	elow)	✓
Local Gap (E3)	,	√	SSSI				Land Ownership					New Forest SPA			
Conservation A	Area (E9)		√	SPA/S/	AC/F	Ramsar		Covenants/Tenants				Solent SPA				
Listed Building	(E9)	✓ AONB (E2)					Access/Ransom Strips				Villa	ge Design	Statem	ent		
Historic Park & Garden (E9) Ancient Woodland							Contaminated Land									
Public Open Space (LHW1) TPO								Pollution (E8)								
Employment L	and (LE10) Flood Risk Zone								Mineral Safeguarding							

Availability

Yes

No

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

	Residential	✓	15	Dwellings
	Employment			Floor Space (m²)
	Retail			Floor Space (m²)
	Leisure			Floor Space (m²)
	Traveller Site			Pitches
	Other			
	Mixed Use Sch	nen	ne	
	Residential			Dwellings
	Employment			Floor Space (m²)
	Retail			Floor Space (m²)
	Leisure			Floor Space (m²)
	Other			
_		Ť		

Phasing if pern	nitted
(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.

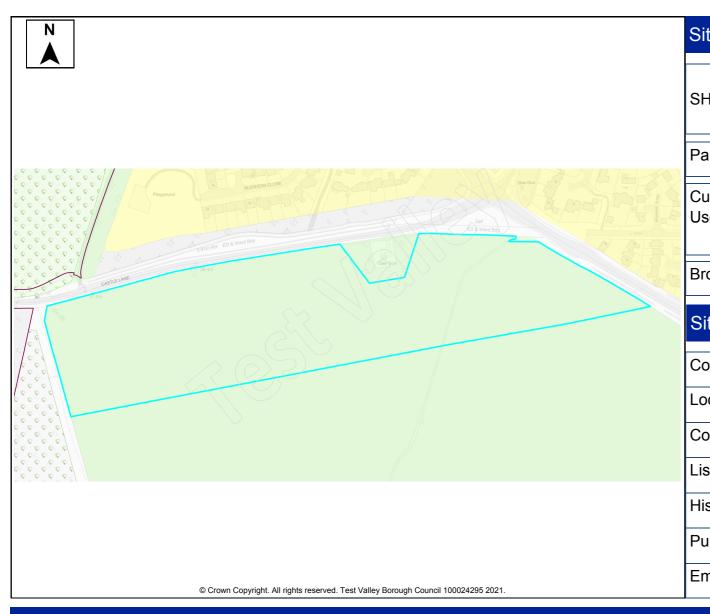
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Hbic Local Ecological Network

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/ Grassland".





Site Details																
		Site N	ame	Lan	d at	Castle L	ane									
SHELAA Ref	285	Settle	men	t Valle	Valley Park											
Parish/Ward	Chilw	orth		'				Site	Area		6.23 Ha	De	velopa	able Area	6.2	23 Ha
Current Land Use	Agric	ulture			Character of Surrounding Area								nd dw	ellings		
Brownfield/PDI	_	Greei	nfiel	d	✓	Comb	inec	ı	Brow	vnfi	eld/PDL	eld/PDL Ha Greenfield				На
Site Constra	ints														,	
Countryside (C	OM2)		✓	SINC			✓	Infra	struct	ure	/ Utilities	✓	Othe	er (details b	elow)	✓
Local Gap (E3))		✓	SSSI				Land	d Own	ers	hip		SINC	C - SU4140)1930	
Conservation A	Area (E	9)		SPA/S	AC/I	Ramsar	✓	Cove	enants	s/Te	enants		New Forest SPA Zone			
Listed Building	(E9)			AONB	(E2)	Access/Ra			ans	om Strips			aeology Yo egionally I	•	•
Historic Park &	Garde	en (E9)		Ancien	nt Wo	oodland		Con	tamina	ated	d Land					
Public Open Space (LHW1) TPO								Pollution (E8)								
Employment Land (LE10) Flood Risk Zone									Mineral Safeguarding							

Availability

Promoted by land owner	✓
Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Intere	st
Promoted by developer	
Developer interest	✓
No developer interest	
Deliverability	

Possible self build plot provision								
Yes								
No	✓							

Unlikely to commence in 5yrs ✓

Could commence in 5yrs

Residential	✓	220	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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									

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Summary

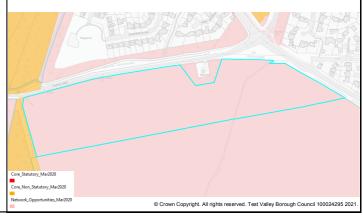
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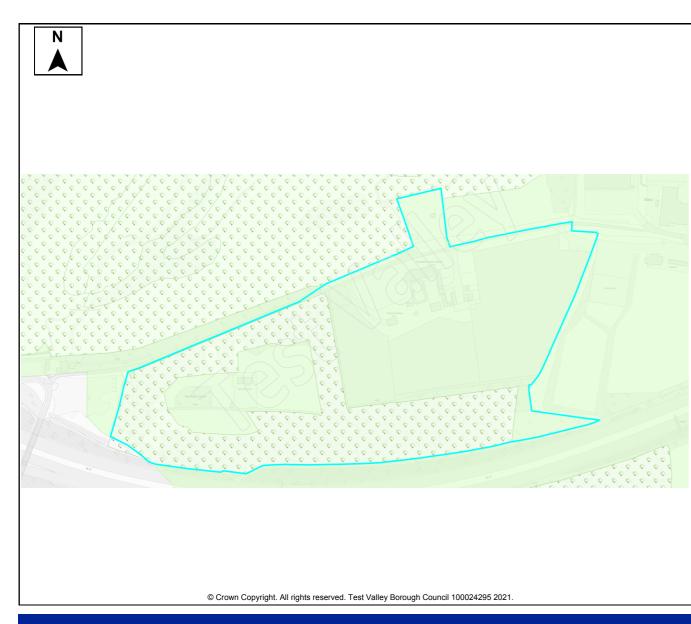
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Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

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".





Site Details														
	Site Name Stoneham Park House and adj. property													
SHELAA Ref	312	Settler	men	Stone	ham									
Parish/Ward	Chilwo	orth					Site Area		12 Ha	Dev	elopa	ble Area		7 Ha
Current Land Use	Resid	ential	ntial Character of Surrounding Area Leisure and recreation, motorway to the								ne			
Brownfield/PDL	_	Greer	nfield	t	Comb	inec	Brow	/nfie	eld/PDL		На	Greenfield		На
Site Constrai	ints													
Countryside (C	OM2)		✓	SINC	SINC			Infrastructure/ Utilities			Other (details b			✓
Local Gap (E3))		✓	SSSI	SSSI		Land Ownership		SINC - SU4320			1670		
Conservation A	rea (E	9)		SPA/SA	C/Ramsar	✓	Covenants	s/Te	enants			C - SU4300		
Listed Building (E9)			AONB (E	Ξ2)		Access/Ra	anso	om Strips	om Strips ✓ Solent SPA Re Zone			reation		
Historic Park & Garden (E9)			Ancient '	Ancient Woodland ✓		Contaminated Land			New	Forest SPA	A Zone			
Public Open Space (LHW1)				TPO			Pollution (E8)		✓					
Employment La	and (LE	E10)		Flood Ri	sk Zone		Mineral Sa	afeg	guarding	✓				

Availability							
Promoted by land owner							
Site Available Immediately							
Site Currently Unavailable							
Achievability/Developer Intere	st						
Promoted by developer							
Developer interest							
No developer interest							
Deliverability							
Could commence in 5yrs							
Unlikely to commence in 5yrs	✓						
Possible self build plot provisi	n.						
Possible self build plot provision	ווע						

Yes

No

Residential	✓	150	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			
·			•

Phasing if pern (Dwellings only	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	150
Not Known	✓

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Summary

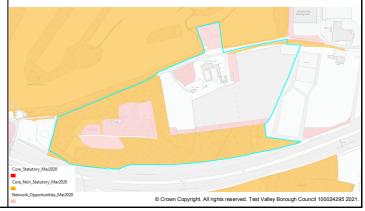
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

Hbic Local Ecological Network





18														
Site Details														
	0.5.4	Site N	ame	Castle Lane Far	m									
SHELAA Ref	354 Settlement Valley Park													
Parish/Ward Chilworth Site Area 49.79 Ha Developable Area 27.11									1 Ha					
Current Land Use	Arable	e and c	Character of Surrounding Area							y and agricu	ıltural			
Brownfield/PDI		Greer	nfield	Comb	inec	d ✓	✓ Brownfield/PDL 1.03 Ha Greenfield 26.08					8 Ha		
Site Constra	ints													
Countryside (C	OM2)		✓	SINC	✓	Infra	structu	ıre/	Utilities	✓	Othe	r (details be	elow)	✓
Local Gap (E3	Local Gap (E3) SSSI					Land Ownership				SINC - SU40902010				
Conservation Area (E9)				SPA/SAC/Ramsar	Covenants/Tenants					C - SU41401				
Listed Building (E9)			AONB (E2)	B (E2)			Access/Ransom Strips			inew	Forest SPA	Zone		
Historic Park &	Garde	n (E9)		Ancient Woodland	✓	Con	tamina	tec	Land					

Pollution (E8)

Mineral Safeguarding

Proposed Development

Availability							
Promoted by land owner							
Site Available Immediately							
Site Currently Unavailable							
Achievability/Developer Intere	st						
Promoted by developer							
Developer interest							
No developer interest							
Deliverability							
Could commence in 5yrs							
Unlikely to commence in 5yrs	✓						
Possible self build plot provision	าท						
i obblibio boli bulla piot provisio	J11						

Yes

No

Residential	✓	650	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

hasing if pern Dwellings only	
ear 1	
ear 2	
ear 3	
ear 4	
ear 5	
ears 6-10	
ears 11-15	
ears 15+	
otal	650
lot Known	✓
	chasing if pern Dwellings only Year 1 Year 2 Year 3 Year 4 Year 5 Years 6-10 Years 11-15 Years 15+ Years 15+ Years Iot 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.

Flood Risk Zone

TPO

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													
	074	Site N	ame	me Land adjoining "Nattadon"									
SHELAA Ref	371	Settler	Settlement Chilworth										
Parish/Ward	Chilwe	orth				Site Area 1.6 Ha		Developable Area			1.	.6 Ha	
Current Land Use	Grazi	ng	Character of Surrounding Area										
Brownfield/PDI	-	Greer	nfield	Comb	ine	Brownfield/PDL			Ha Greenfiel		Greenfield		На
Site Constrai	ints												
Countryside (C	OM2)		✓	SINC	✓	Infrastructure/ Utilities		ies Other (details		r (details b	elow)	✓	
Local Gap (E3))			SSSI		Land Ownership		Public Right of			Way		
Conservation A	Area (E	9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		enants			Forest SP	Д	
Listed Building (E9)			AONB (E2)		Access/Ransom Strips		om Strips	m Strips		Solent SPA Village Design Statement		nt	
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land			villa	je Desigii (Jacine	,11L		
Public Open Space (LHW1)				TPO	Pollution (E8)								
Employment La	and (LE	E10)		Flood Risk Zone		Mineral Sa	feg	juarding	√				

Proposed Development

Availability						
Promoted by land owner						
Site Available Immediately						
Site Currently Unavailable						
Achievability/Developer Intere	st					
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 (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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 <u>does not</u> 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





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Residential

Site Details														
		Site N	ite Name Land adjoining "Nattadon"											
SHELAA Ref	371a	Settler	ment	Chilwo	rth									
Parish/Ward	Chilwo	orth	th					Site Area 1.6 Ha			elopa		1.6 Ha	
Current Land Use	Graziı	ng		Character of Surrounding Area										
Brownfield/PDL	-	Greer	nfield	I 🗸	Comb	inec	Brow	/nfi	eld/PDL		На	Greenfield	t	На
Site Constrai	ints													
Countryside (C	OM2)		✓	SINC		✓	Infrastruct	ure	/ Utilities		Othe	r (details b	elow)	✓
Local Gap (E3))			SSSI			Land Own	ers	hip		Publ	ic Right of	Way	
Conservation A	rea (E	9)		SPA/SAC	/Ramsar	✓	Covenants/Tenants			New Forest SPA		A		
Listed Building	(E9)			AONB (E	2)		Access/Ransom Strips		Solent SF		nt SPA ge Design	Statem	ent	
Historic Park &	Garde	n (E9)		Ancient W	/oodland		Contaminated Land			villa	ge Design	Glatem	CHIL	
Public Open Sp	oace (L	HW1)		TPO			Pollution (E8)							
Employment La	and (LE	E10)		Flood Ris	k Zone		Mineral Sa	ıfeç	guarding	✓				

Proposed Development

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

Yes

No

residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site	✓	60	Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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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Dwellings

Summary

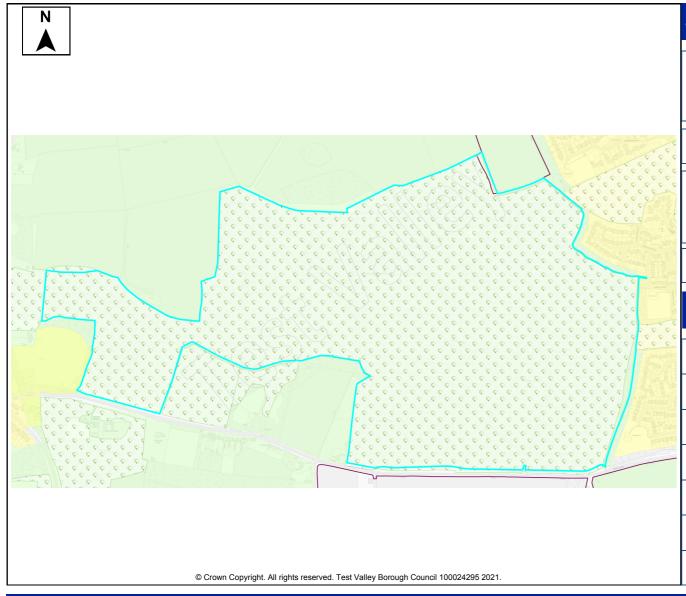
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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.

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Site Details	Site Details															
		Site N	ame	Lan	Land at Great Covert											
SHELAA Ref	62	Settler	men	t Nor	th Ba	ddesley	/Va	lley	Park							
Parish/Ward	North	Badde	sley		Site Area 82.3 Ha Developable Area							9.	1 Ha			
Current Land Use	Grass	sland ar	nd w	oodlan	dland Character of Surrounding Area					de, woodland and dwellings						
Brownfield/PD		Greer	nfield	t	✓	Comb	inec	t	Brow	nfie	eld/PDL		На	Greenfield	t	На
Site Constra	ints							·	·							
Countryside (C	OM2)		✓	SINC			✓	Inf	rastructu	ıre	/ Utilities	✓	Othe	r (details b	elow)	✓
Local Gap (E3)		✓	SSSI				La	nd Own	ers	hip		New Forest SPA Zone			
Conservation A	Area (E	9)		SPA/S	AC/F	Ramsar	✓	Covenants/Tenants			SINC - SU40902010		2010			
Listed Building	(E9)			AONB	(E2)			Access/Ransom Strips								
Historic Park 8	Garde	en (E9)		Ancier	nt Wo	odland	✓	✓ Contaminated Land				1				
Public Open S	pace (L	HW1)		TPO			✓	Ро	ollution (E	E8)			1			
Employment L	and (LE	Ξ10)		Flood	Risk	Zone		Mi	neral Sa	fec	juarding		1			

Availability

Deliverability

Could commence in 5yrs

Promoted by land owner					
Site Available Immediately					
Site Currently Unavailable					
Achievability/Developer Interest					
Promoted by developer					
Developer interest					
No developer interest					

Possible self build plot provision	n
Yes/Element	✓
No	

Unlikely to commence in 5yrs ✓

Residential	✓	300	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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						

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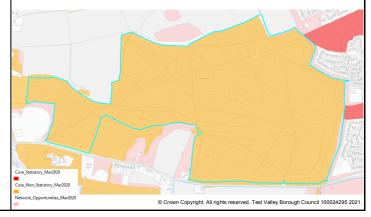
Summary

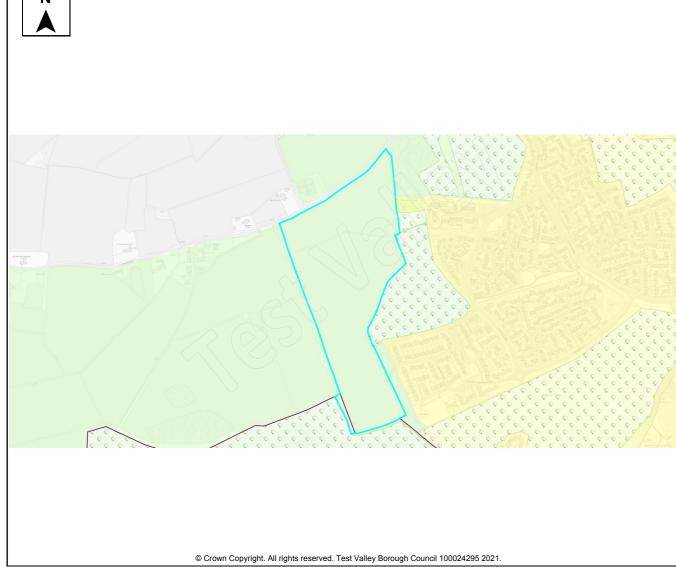
The site is available and promoted for development by the land owner, with interest from a developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of 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





Site Details																
		Site N	ame	me Land south of Flexford Road												
SHELAA Ref	246	Settler	men	t Vall	Valley Park											
Parish/Ward	North Baddesley						Site Area 18.6 Ha Develop			elopa	able Area 18.6 Ha		8.6 Ha			
Current Land Use	Grass	sland ar	nd w	woodland				Chara Surro Area		_	Countrys	ide,	wood	land and d	wellings	6
Brownfield/PDI		Greenfield ✓ Combined Br		Brow	'nfie	eld/PDL			Greenfield	b						
Site Constra	ints															
Countryside (C	OM2)		✓	SINC ✓			✓	Infrastructure/ Utilities				Other (details below) ✓				
Local Gap (E3)			✓	SSSI	SSSI			Land Ownership				Public Rights of Way New Forest SPA Zone SINC - SU40902010,				
Conservation Area (E9)				SPA/SAC/Ramsar			✓	Covenants/Tenants								
Listed Building (E9)				AONB (E2)				Access/Ransom Strips					5 - S04090 1402080, S	•	2100	
Historic Park &	Garde	en (E9)		Ancier	Ancient Woodland 🗸		✓	Contaminated Land								
Public Open S	Public Open Space (LHW1)			TPO			✓	Pollu	tion (I	E8))					

Availability

Yes

No

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	✓						
D 161 1							
Possible self build plot provision							

Residential	✓	400	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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							

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Summary

Employment Land (LE10)

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

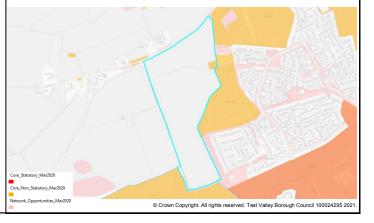
Flood Risk Zone

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

Hbic Local Ecological Network

Mineral Safeguarding





Site Details													
	Site Name Packridge Farm												
SHELAA Ref	19	Settle	men	North Baddesle	у								
Parish/Ward Nursling and Rownhams				Site Area 18.4 Ha		Developable Area		ıble Area	9	.4 Ha			
Current Land Use	Horse	grazin	g		of ng	Resident	ial, a	gricul	ture and c	ountrysi	de		
Brownfield/PDL Greenfield ✓ Combined Br			Brow	/nfie	eld/PDL		На	Greenfield	d	На			
Site Constra	ints												
Countryside (C	OM2)		✓	SINC		Infrastruct	ure	/ Utilities	✓	Othe	r (details b	elow)	✓
Local Gap (E3))			SSSI		Land Ownership		hip New Forest		Forest SP	A Zone	.	
Conservation A	nservation Area (E9) SPA/SAC/Ramsar ✓ Covenants/Tenants		enants		Sole	nt SPA Re	creation						
Listed Building	(E9)			AONB (E2)		Access/Ransom Strips							
Historic Park &	Garde	n (E9)		Ancient Woodland		Contaminated Land							
Public Open Space (LHW1)			TPO		Pollution (E8)								
Employment Land (LE10) Flood Risk		Flood Risk Zone		Mineral Sa	afeg	guarding	✓						

Promoted by land owner

Availability

Yes

No

Site Available Immediately	✓				
Site Currently Unavailable					
Achievability/Developer Intere	st				
Promoted by developer					
Developer interest					
No developer interest					
Deliverability					
Could commence in 5yrs	✓				
Unlikely to commence in 5yrs					

Possible self build plot provision

Residential	✓	350	Dwellings						
Employment	İ		Floor Space (m²)						
Retail			Floor Space (m²)						
Leisure			Floor Space (m²)						
Traveller Site	е		Pitches						
Other									
Mixed Use S	Mixed Use Scheme								
Residential			Dwellings						
Employment			Floor Space (m²)						
Retail			Floor Space (m²)						
Leisure			Floor Space (m²)						
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

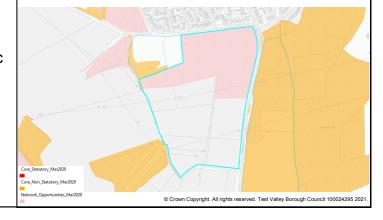
The site is available and promoted for development by the land owner, with interest from a developer.

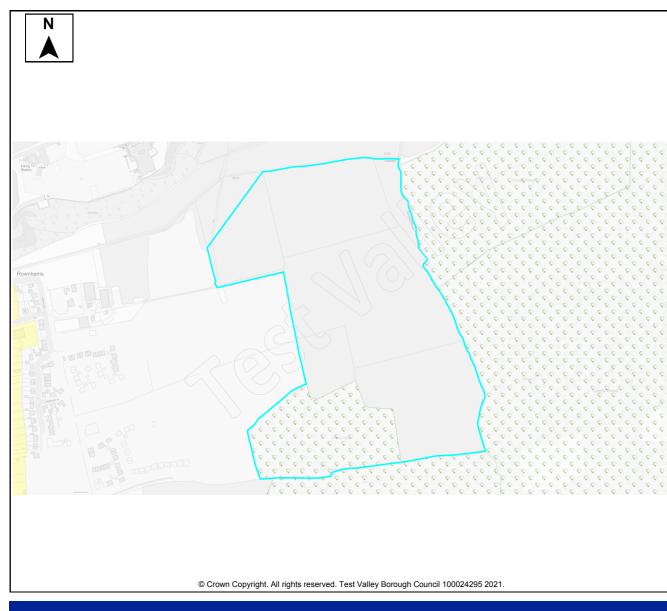
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Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

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													
Site N				ne Land at Rownhams Lane									
SHELAA Ref	201	Settler	men	Rownhams									
Parish/Ward Nursling and Rownhams			Site Area 19.48 Ha		Dev	elopa	ble Area	9.1	7 Ha				
Current Land Use	3			Character Surroundir Area									
Brownfield/PDL Greenfield			d ✓ Comb	Brownfield/PDL			Ha Greenfield			Ha			
Site Constra	ints												
Countryside (C	OM2)		✓	SINC	✓	Infrastruct	ure/	Utilities		Othe	r (details b	elow)	✓
Local Gap (E3))			SSSI		Land Own	ersh	nip		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 Solent SPA Recreation				
Historic Park &	Garde	en (E9)		Ancient Woodland	✓	Contaminated Land			Zone		. 300.011		
Public Open Space (LHW1)			TPO		Pollution (E8)		✓					
Employment La	mployment Land (LE10) Flood F		Flood Risk Zone		Mineral Sa	afeg	uarding						

Availability

Promoted by land owner					
Site Available Immediately					
Site Currently Unavailable					
Achievability/Developer Interest					
Promoted by developer	✓				
Developer interest	✓				
No developer interest					
Deliverability					

Possible self build plot provision	n	ſ
Yes		l
No ,	√	l

Unlikely to commence in 5yrs ✓

Could commence in 5yrs

Residential	✓	300	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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							

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Summary

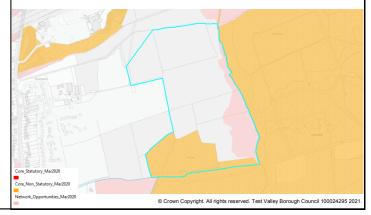
The site is available and promoted for development by a potential developer.

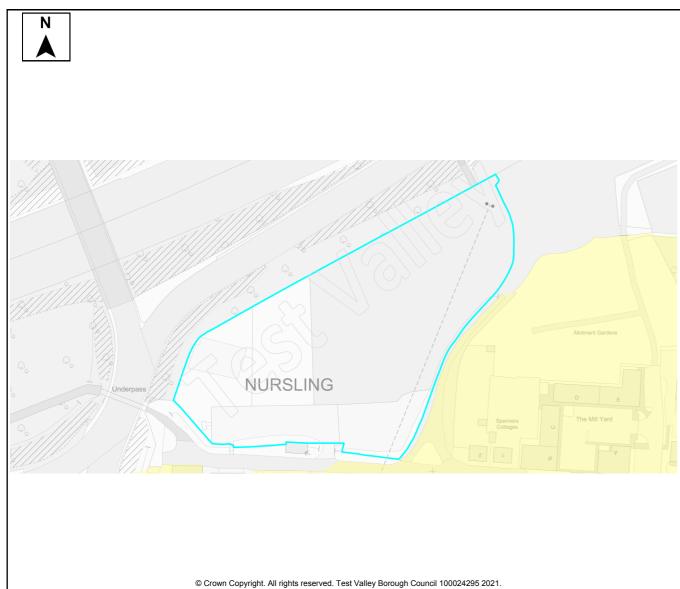
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of North Baddesley which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

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

Hbic Local Ecological Network





Site Details														
		Site N	Land at Fo	rses	seshoes Public House									
SHELAA Ref	250	Settler	men	Nursling										
Parish/Ward	Nursli	ng and	Rov	nhams			Site Area 1 Ha			Developable Area			,	1 Ha
Current Land Use	Garde grazir	Area Character of Surrounding Area Residential, commercial and motorway						y						
Brownfield/PDL	-	Greer	nfield	I	Comb	inec	d ✓ Brow	/nfie	eld/PDL	0.1	6 Ha	Greenfield	0.8	9 Ha
Site Constrai	ints													
Countryside (C	OM2)		✓	SINC			Infrastructi	ure	/ Utilities	✓	Othe	r (details b	elow)	✓
Local Gap (E3))			SSSI			Land Own	ers	hip		Sole	nt SPA Red	creation	
Conservation A	Area (E	9)		SPA/SAC/Ra	amsar	✓	Covenants/Tenants		enants/Tenants		New Forest SPA Zone		A Zone	
Listed Building	(E9)			AONB (E2)			Access/Ransom Strips							
Historic Park &	Garde	en (E9)		Ancient Woo	odland		Contaminated Land							
Public Open Sp	oace (L	HW1)		TPO			Pollution (E8)		✓					
Employment La	Employment Land (LE10) Flood Risk Zone				Mineral Sa	afeg	guarding		1					

Availability

Promoted by land owner	✓				
Site Available Immediately					
Site Currently Unavailable					
Achievability/Developer Intere	st				
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 (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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	Not Known					

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Summary

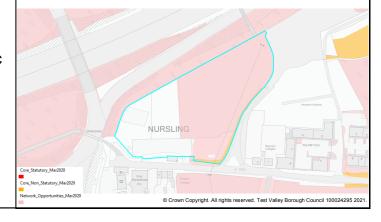
The site is available and promoted for development by the land owner, with interest from a developer.

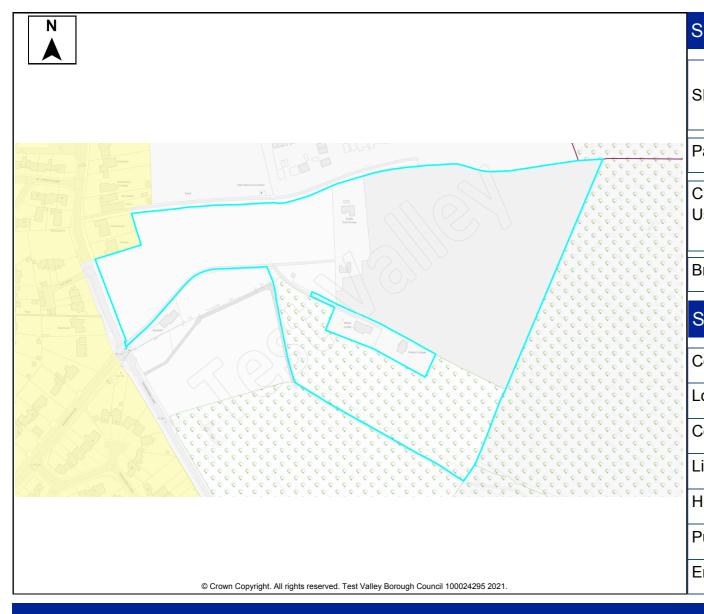
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Nursling which is identified as a Key Service Centre in the "All Local Wildlife Sites (SINCs)" or "Priority Local Plan Settlement Hierarchy.

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





Site Details															
		Site N	ame	ne Field's Farm											
SHELAA Ref	253	Settler	nent	Row	nha	ms									
Parish/Ward	sh/Ward Nursling and Rownhams							Site Area 8.4 Ha Developable			able Area	4.	5 Ha		
Current Land Use	Agricu	ultural				Character of Dwellings, permitted de Surrounding Area				ed developme	ent and	d			
Brownfield/PDI		Greer	nfield		✓	Comb	inec	d	Brownfi	eld/PDL		На	Greenfield		На
Site Constra	ints														
Countryside (C	OM2)		✓	SINC			✓	Infra	astructure	e/ Utilities	С	Othe	er (details belo	ow)	✓
Local Gap (E3)			SSSI				Land Ownership			S	SINC - SU38901670			
Conservation A	Conservation Area (E9) SPA/SAC/Ramsar				Covenants/Tenants				SINC - SU39201660						
Listed Building	(E9)			AONB	(E2))		Access/Ransom Strips		Access/Ransom Strins		Solent SPA Recreation Zone			
Historic Park &	Garde	en (E9)		Ancien	nt Wo	oodland	and 🗸		Contaminated Land		N	lew	Forest SPA	Zone	
Public Open S	pace (L	HW1)		TPO			✓	Pollution (E8)							
Employment Land (LE10) Flood Risk Zone						Min	eral Safe	guarding							

Availability

Promoted by land owner	✓
Site Available Immediately	✓
Site Currently Unavailable	
Ashiovahility/Dovolonor Intere	o t
Achievability/Developer Intere	St
Promoted by developer	
Developer interest	✓
No developer interest	
Deliverability	

Deliverability	
Could commence in 5yrs	✓
Unlikely to commence in 5yrs	
_	

Possible self build plot provision				
Yes/Element	✓			
No				

Residential	✓	120	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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								

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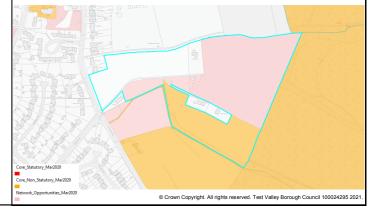
Summary

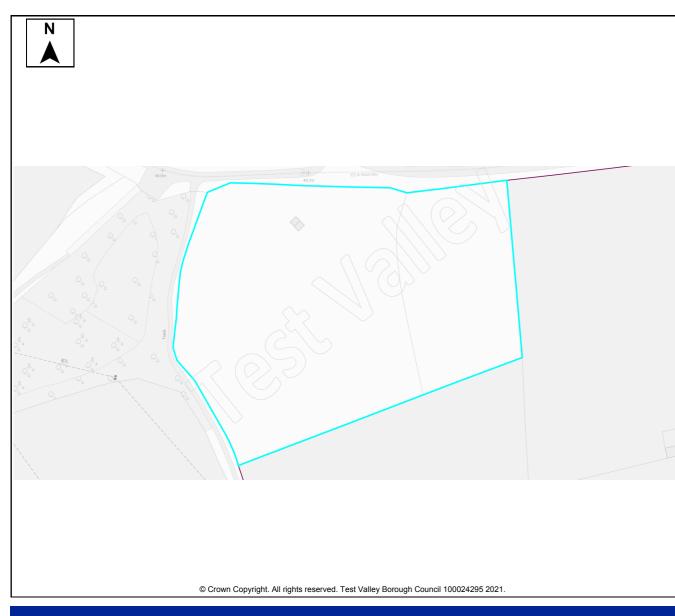
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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





Site Details																
	Site Name Lar						loe L	ane								
SHELAA Ref	255	Settler	men	t Nor	North Baddesley											
Parish/Ward	Nursli	ng and	Rov	vnhams	3			Site Area 1.84 Ha			Dev	elopa	1.6	4 Ha		
Current Land Use	Form	er land	fill, r	now gra	zing	land		Character of Surrounding Area			s and	d agrid	culture			
Brownfield/PDI	L	Greer	nfield	d	✓ Combined			Brownfield/PDL				Ha Greenfie		d	На	
Site Constra	ints										·					
Countryside (C	OM2)		✓	SINC	SINC			Infrastructure/ Utilities				Other (details below) ✓			✓	
Local Gap (E3)			SSSI				Land Ownership					nt SPA Re	creation		
Conservation Area (E9)				SPA/S	AC/	Ramsar		Covenants/Tenants				Zone	e Forest SP	PA Zone		
Listed Building (E9)				AONB	(E2)		Acce	ss/Ra	ns	om Strips		11011	1 01001 01	71 20110	
Historic Park & Garden (E9) Ancient Woo			oodland	l	Contaminated Land					-						
Public Open Space (LHW1) TPO			P			Pollution (E8)			•							
Employment Land (LE10)				Flood Risk Zone				Mineral Safeguarding			✓					

Availability							
Promoted by land owner							
Site Available Immediately	✓						
Site Currently Unavailable							
Achievability/Developer Intere	st						
Promoted by developer							
Developer interest							
No developer interest							
Deliverability							
Could commence in 5yrs							
Unlikely to commence in 5yrs	✓						
Possible self build plot provision	on.						
i occiolo con bana piot provion	J. I						

Yes

No

Residential	✓	50	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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								

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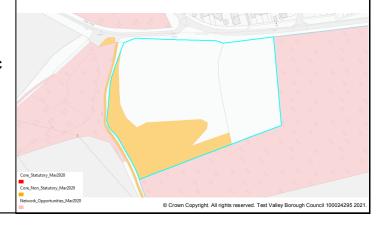
Summary

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 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.

Hbic Local Ecological Network





Site Details																	
		Site N	ame	me Land at rear of Greenhill Lane													
SHELAA Ref	313	Settler	men	ent Rownhams													
Parish/Ward N	Nurslii	ng and	Rov	vnhams	3			Site Area 0.4 Ha			Dev	Developable Area			.4 Ha		
Current Land V	Vood	land						Character of Surrounding Area Woodland and reside				dential					
Brownfield/PDL		Greer	nfiel	d	Combined			d Brownfield/PDL			Ha Greenfiel		t l	На			
Site Constrain	ts																
Countryside (CO	M2)		✓	SINC				Infra	structu	ıre	/ Utilities		Othe	r (details b	elow)	✓	
Local Gap (E3)				SSSI				Land	Owne	ers	hip			nt SPA Re	creation		
Conservation Area (E9) SPA/SA			AC/	Ramsar	✓	Cove	nants	/Τε	enants	✓	Zone	e Forest SP	A Zone				
Listed Building (E	Ξ9)			AONB	(E2)	Access/Ransom Strips		Access/Ransom Strips		Access/Ransom Strips		✓		1 01001 01	7120110	
Historic Park & G	listoric Park & Garden (E9)		amina	tec	d Land												
Public Open Space (LHW1) TPO ✓			Pollution (E8) ✓			1											
Employment Land (LE10)							✓	Pollu	tion (E	E 8))	✓					

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

No

Residential	✓	10	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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							

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Summary

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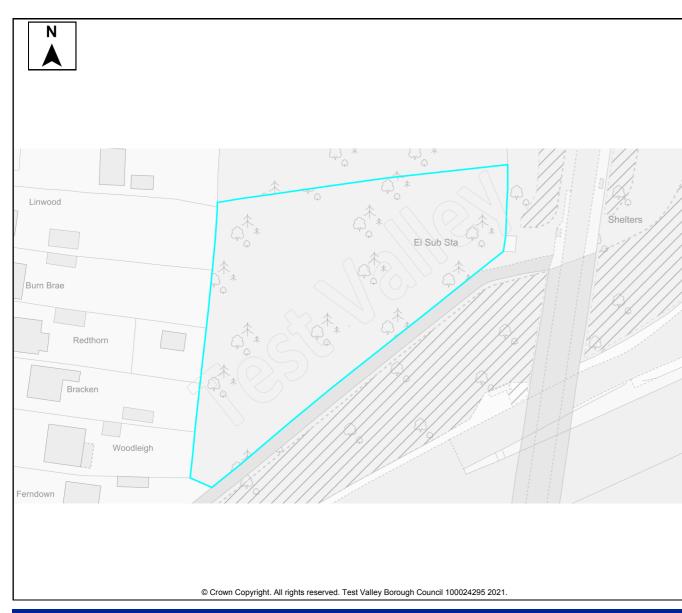
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Pollution indicated above relates to noise of the adjacent motorway

Hbic Local Ecological Network





Site Details															
		Site N	ame	me Land at rear of Greenhill Lane											
SHELAA Ref	315	Settle	men	t Rowr	nhan	ns									
Parish/Ward	Nursli	ng and	Rov	vnhams				Site Area 0.4 Ha			Dev	/elopa	0	.4 Ha	
Current Land Use	Wood	lland						Character of Surrounding Area					dential		
Brownfield/PDL	-	Greer	nfiel	d	√	Comb	inec	l Brov	vnfi	eld/PDL		На	Greenfield	d	На
Site Constrai	nts														
Countryside (C	OM2)		✓	SINC				Infrastruct	ure	/ Utilities		Othe	r (details b	pelow)	✓
Local Gap (E3))			SSSI				Land Owr	ners	ship			nt SPA Re	creation	1
Conservation Area (E9) SPA/SAC/I		AC/R	amsar	✓	Covenant	s/Te	enants	✓	Zone New	; Forest SP	'A Zone				
Listed Building	(E9)			AONB ((E2)			Access/Ransom Strips		✓					
Historic Park &	Garde	en (E9)		Ancient	Woo	odland	I ✓ Contaminated Land		d Land						
Public Open Space (LHW1)		✓	Pollution (E8)		✓										
Employment Land (LE10)				Flood R	Risk Z	Zone		Mineral Sa	afe	guarding		1			

Availability							
Promoted by land owner							
Site Available Immediately							
Site Currently Unavailable							
Achievability/Developer Intere	st						
Promoted by developer							
Developer interest							
No developer interest							
Deliverability							
Could commence in 5yrs							
Unlikely to commence in 5yrs							
Possible self build plot provision	n.						
Lossinie seii nalia bioi biovisii	ווכ						

Yes

No

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site	✓	30	Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if perr (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	

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Summary

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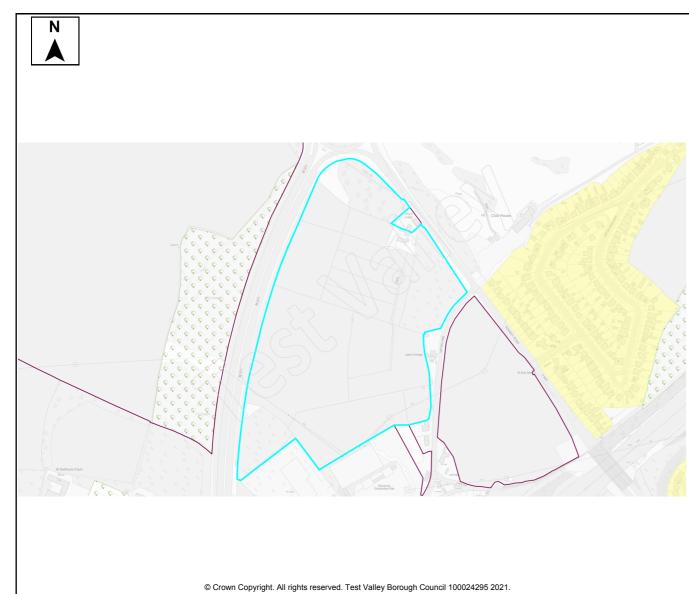
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Pollution indicated above relates to noise of the adjacent motorway

Hbic Local Ecological Network





Site Details															
		Site N	ame	Lan	nd at	Upton L	ane	!							
SHELAA Ref	385	Settler	men	Rownhams											
Parish/Ward	Nursli	ng & R	ownl	hams				Site Area	Area 12.3 Ha De				able Area	8	3.4 Ha
Current Land Use	Pastu	Character of Surrounding Area Motorway, agricultural, residential and woodland								nd					
Brownfield/PDL	nfield	d	√	Combined Brownfield/PDL				Greenfield							
Site Constrair	nts														
Countryside (CC	OM2)		✓	SINC				Infrastruc	ture	/ Utilities	✓	Othe	er (details b	elow)	✓
Local Gap (E3)				SSSI				Land Ownership			New	Forest SP	4		
Conservation A	Conservation Area (E9)			SPA/S	SPA/SAC/Ramsar ✓		✓	Covenants/Tenants		enants		Sole	nt SPA		
Listed Building ((E9)			AONB	(E2)			Access/Ransom Strips							
Historic Park &	Garde	n (E9)		Ancien	nt Wo	odland		Contaminated Land			1				
Public Open Space (LHW1)			TPO				Pollution (E8)		✓	-					
Employment La	nd (LE	E10)		Flood I	Risk	Zone		Mineral S	afe	guarding	✓	-			

Promoted by land owner

Availability

Yes

No

_	
Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Intere	st
Promoted by developer	✓
Developer interest	✓
No developer interest	
Deliverability	
Could commence in 5yrs	✓
Unlikely to commence in 5yrs	
Possible self build plot provision	on

Residential	✓	380	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Mixed Use Sch Residential	nen	ne	Dwellings
	nen	ne	Dwellings Floor Space (m²)
Residential	nem	ne	
Residential Employment	nem	ne	Floor Space (m²)
Residential Employment Retail	nen	ne	Floor Space (m²) Floor Space (m²)

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						
<u> </u>						

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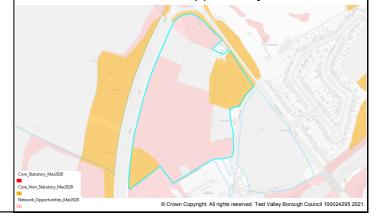
Summary

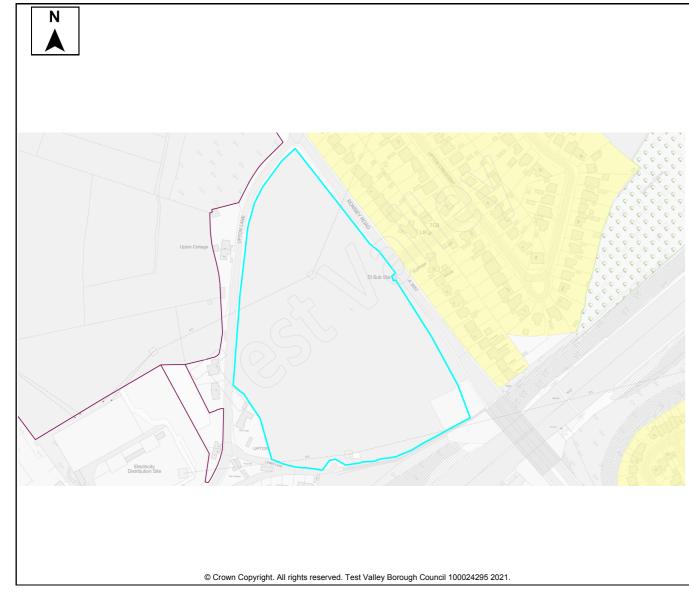
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Hbic Local Ecological Network





Site Details																
		Site N	ame	Upt	on T	riangle										
SHELAA Ref	394	Settler	men	t Row	Rownhams											
Parish/Ward	Nursli	ng & R	own	nams	ms Site Area 4.67 Ha Developable Area 4.67									.67 Ha		
Current Land Use	Grazi	ing land Character of Surrounding Area Motorway, agricultural and residential								al						
Brownfield/PDL Greenfield ✓ Combined Brownfield/PDL Greenfield																
Site Constra	ints															
Countryside (C	OM2)		✓	SINC				Infras	tructu	ıre	/ Utilities	✓	Othe	er (details b	elow)	✓
Local Gap (E3))			SSSI	SSI			Land Ownership			New	Forest SP	4			
Conservation Area (E9)			SPA/SAC/Ramsar ✓		✓	Covenants/Tenants			Sole	nt SPA						
Listed Building (E9)			AONB	(E2)			Access/Ransom Strips			-						
Historic Park & Garden (E9)			Ancien	t Wo	odland		Conta	mina	tec	d Land						
Public Open Space (LHW1)			TPO				Pollution (E8)		✓							
Employment La	and (LE	E10)		Flood I	Risk	Zone		Miner	al Sa	feg	guarding	✓				

Promoted by land owner

Could commence in 5yrs

Unlikely to commence in 5yrs

Availability

,					
Site Available Immediately					
Site Currently Unavailable					
Achievability/Developer Intere	st				
Promoted by developer					
Developer interest	✓				
No developer interest					
Deliverability					

Possible self build plot provision	n	Г
Yes		l
No	✓	l

Residential	✓	100	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)

Leisure

Other

Phasing if pern (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	

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Floor Space (m²)

Summary

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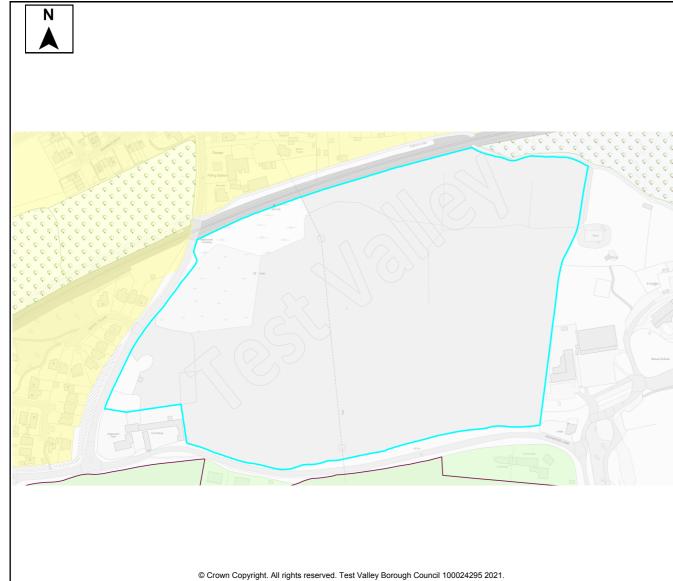
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Hbic Local Ecological Network

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 Site Name Land north of Highwood Lane			
Site Name Land north of Highwood Lane			
SHELAA Ref 41 Settlement Romsey			
Parish/Ward Romsey Extra Site Area 9.69 Ha Developable Area	7.25 Ha		
Current Land Use Character of Surrounding Area Dwellings, school, agriculture and Side	d country-		
Brownfield/PDL Greenfield ✓ Combined Brownfield/PDL Ha Greenfield Site Constraints	На		
Countryside (COM2) ✓ SINC ✓ Infrastructure/ Utilities ✓ Other (details below	w) 🗸		
Local Gap (E3) SSSI Land Ownership New Forest SPA Z	one		
Si Abacitamai V Covenants Tenants	Flood Warning Areas Town Design Statement		
Listed Building (E9) AONB (E2) Access/Ransom Strips Town Design State			
Historic Park & Garden (E9) Ancient Woodland Contaminated Land			

✓ Mineral Safeguarding

Proposed Development

Availability

√
✓
st
✓

Deliverability	
Could commence in 5yrs	✓
Unlikely to commence in 5yrs	

Possible self build plot provision					
Yes/Element	✓				
No					

Residential	✓	155	Dwellings				
Employment			Floor Space (m²)				
Retail			Floor Space (m²)				
Leisure			Floor Space (m²)				
Traveller Site			Pitches				
Other							
Mixed Use Sch	Mixed Use Scheme						
Residential			Dwellings				
Employment			Floor Space (m²)				
Retail			Floor Space (m²)				
Leisure			Floor Space (m²)				
Other							

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								

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Summary

Employment Land (LE10)

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

Flood Risk Zone

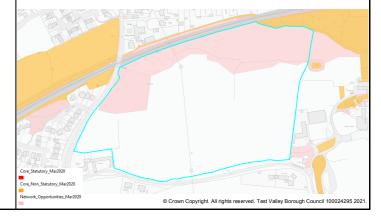
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Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

Pollution indicated above relates to noise of the adjacent railway

Hbic Local Ecological Network

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																
		Site N	ame	Lar	Land north of Oxlease Meadows											
SHELAA Ref	99	Settle	men	t Ron	Romsey											
Parish/Ward	Roms	ey Extr	a	<u> </u>	Site Area 1.85 Ha Developab							able Area	1	.6 Ha		
Current Land Use	Open	field			Character of Surrounding Area Residential and woodland											
Brownfield/PD	L	Green	nfiel	d	✓	Comb	inec	d Brownfield/PDL				Greenfield				
Site Constra	ints															
Countryside (C	COM2)		✓	SINC				Infra	struct	ure	/ Utilities		Othe	er (details b	pelow)	✓
Local Gap (E3)			SSSI				Land Ownership				New Forest SPA				
Conservation Area (E9)			SPA/SAC/Ramsar			✓	Cove	Covenants/Tenants				Mottisfont Bats SSSI/SAC Foraging Buffer				
Listed Building	(E9)			AONB	AONB (E2)			Access/Ransom Strips			1 010	ging Dano	•			
Historic Park & Garden (E9)			Ancient Woodland				Contaminated Land									
Public Open Space (LHW1)				TPO				Pollution (E8)								
Employment Land (LE10)				Flood	Risk	Zone		Mineral Safeguarding								

Promoted by land owner

Availability

Yes

No

Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Intere	st
Promoted by developer	✓
Developer interest	✓
No developer interest	
Deliverability	
Could commence in 5yrs	✓
Unlikely to commence in 5yrs	

Possible self build plot provision

Residential	✓	6	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			
		•	·

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							

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Summary

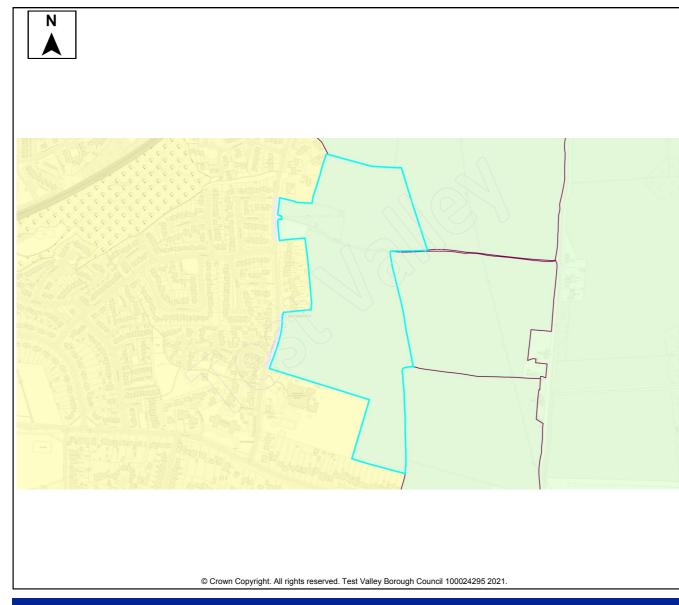
The site is available and promoted for development by a potential developer.

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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.

Hbic Local Ecological Network





Site Details																
		Site N	ame	Lan	and at Lodge Farm											
SHELAA Ref	139	Settler	men	t Ron	Romsey											
Parish/Ward	Roms	ey Extr	а		Site Area 12.7 Ha Developable Area 8.85 Ha							5 Ha				
Current Land Use	Grazi	ng			Character of Surrounding Area Residential and agricultural											
Brownfield/PDL Greenfield ✓ Combined Brownfield/PDL Ha Greenfield Ha Site Constraints																
Countryside (C	OM2)		✓	SINC				Infras	structi	ıre	/ Utilities		Othe	r (details t	pelow)	✓
Local Gap (E3))		✓	SSSI				Land Ownership					New Forest SPA Zone			
Conservation A	Area (E	9)		SPA/S	AC/F	Ramsar		Covenants/Tenants				Town Design Statement				
Listed Building	(E9)			AONB	(E2))	Access/Ransom Strips									
Historic Park &	Garde	en (E9)		Ancier	nt Wo	odland		Contaminated Land								
Public Open Sp	oace (L	HW1)		TPO		✓			Pollution (E8)							

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

√	355	Dwellings
		Floor Space (m²)
		Floor Space (m²)
		Floor Space (m²)
		Pitches
nen	пе	
		Dwellings
		Floor Space (m²)
		Floor Space (m²)
		Floor Space (m²)
	nem	neme

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							

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Summary

Employment Land (LE10)

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

Flood Risk Zone

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.

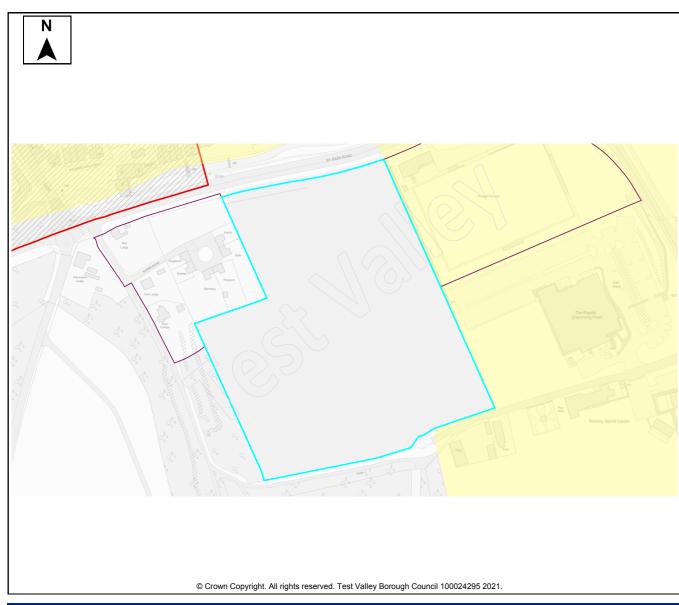
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Hbic Local Ecological Network

Mineral Safeguarding

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.





	00																
	Site Details																
	SHFLAA Ref 154			Name Land south of Bypass Road ement Romsey													
			Settle	men	t Ron	nsey											
	Parish/Ward	rish/Ward Romsey Extra							Site Area 3.8 Ha		Developable Area		3.8	3 На			
	Current Land Use	Agriculture							Character of Surrounding Area								
	Brownfield/PDL Green				d ✓ Combine			ined	Brownfield/PDL		Ha Greenfiel		I	На			
	Site Constraints																
	Countryside (COM2)			✓	SINC				Infrastructure/ Utilities			Other (details below		elow)	✓		
	Local Gap (E3) Conservation Area (E9) Listed Building (E9)				SSSI	SSSI		✓	Land Ownership				New Forest SPA Zone				
				SPA/SAC/Ramsar ✓			✓	Covenants/Tenants				Solent SPA Recreation Zone					
					AONB (E2)				Access/Ransom Strips			Mottisfont Bats SSSI/SAC			AC		
	Historic Park & Garden (E9)				Ancient Woodland				Contaminated Land				Foraging Buffer Town Design Statement			t	
	Public Open Space (LHW1)				TPO ✓			✓	Pollution (E8)					J			
	Employment Land (LE10)				Flood	Risk	Zone		Mine	ral Sa	feg	guarding	✓				

Availability

Promoted by land owner ✓ Site Available Immediately ✓					
Site Available Immediately ✓					
Site Currently Unavailable					
Achievability/Developer Interes					
Promoted by developer					
Developer interest					
No developer interest					

Deliverability	
Could commence in 5yrs	✓
Unlikely to commence in 5yrs	

Possible self build plot provision					
Yes		١			
No	✓	١			

Residential	✓	110	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted								
(Dwellings only	(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								

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

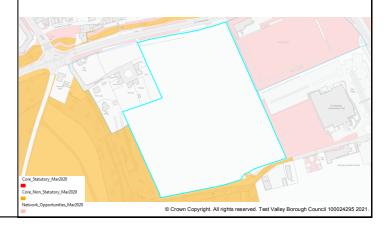
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

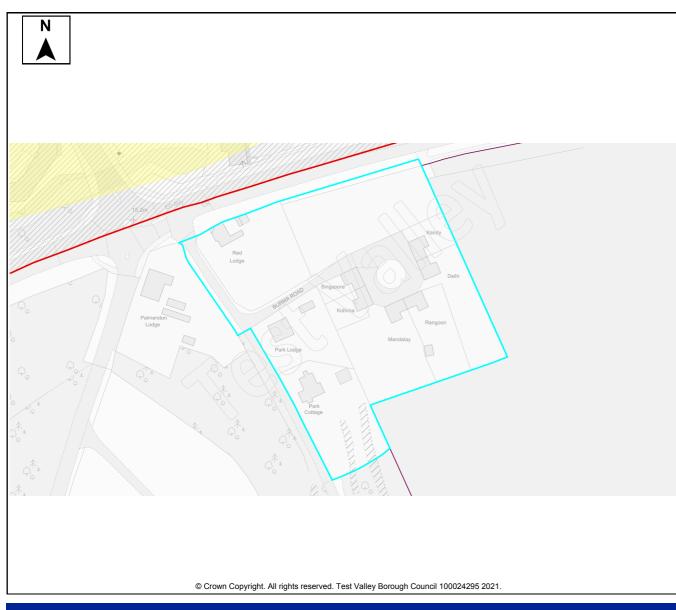
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is immediately adjacent to the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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.

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.





Site Details													
	4	Site N	ame	me Land at Burma Road									
SHELAA Ref 155 Settle			nen	Romsey									
Parish/Ward	Roms	ey Extr	а		Site Area	0.94 Ha		Dev	Developable Area		0.60)3 Ha	
Current Land Use	Resid	Sidential properties Character of Surrounding Area Residential, leisure and Historical park and garden						k					
Brownfield/PDL ✓ Greenfield Combined Brownfield/PDL Ha					Greenfield	k	На						
Site Constrai	nts												
Countryside (C	OM2)		✓	SINC		Infrastruct	ure	/ Utilities		Othe	r (details b	elow)	√
Local Gap (E3)				SSSI		Land Own	ers	hip		New Forest SPA		A Zone	•
Conservation A	servation Area (E9) SPA/SAC/Ramsar ✓ Covenants/Tenants		enants	✓	Solent SPA Red Zone		creation						
Listed Building	(E9)		✓	AONB (E2)		Access/Ransom Strips			Mottisfont Bats S		SSSI/S	AC	
Historic Park &	Garde	n (E9)	✓	Ancient Woodland	nt Woodland Contaminated Land			Foraging Buffer					
Public Open Space (LHW1)			TPO ✓		Pollution (E8)			Archaeology Yellow (loo Or Regionally Important		-			
Employment La	and (LE	E10)		Flood Risk Zone	✓	Mineral Safeguarding			Flood Warning Areas				

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

Yes

No

Residential	✓	30	Dwellings						
Employment			Floor Space (m²)						
Retail			Floor Space (m²)						
Leisure			Floor Space (m²)						
Traveller Site			Pitches						
Other									
Mixed Use Sch	Mixed Use Scheme								
Residential			Dwellings						
Employment			Floor Space (m²)						
Retail			Floor Space (m²)						
Leisure			Floor Space (m²)						
Other									

15						
4 -						
15						
Years 15+						
30						
Not Known						

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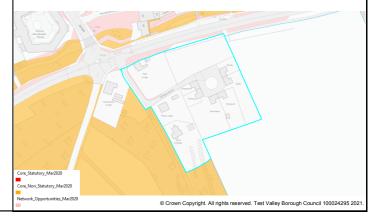
Summary

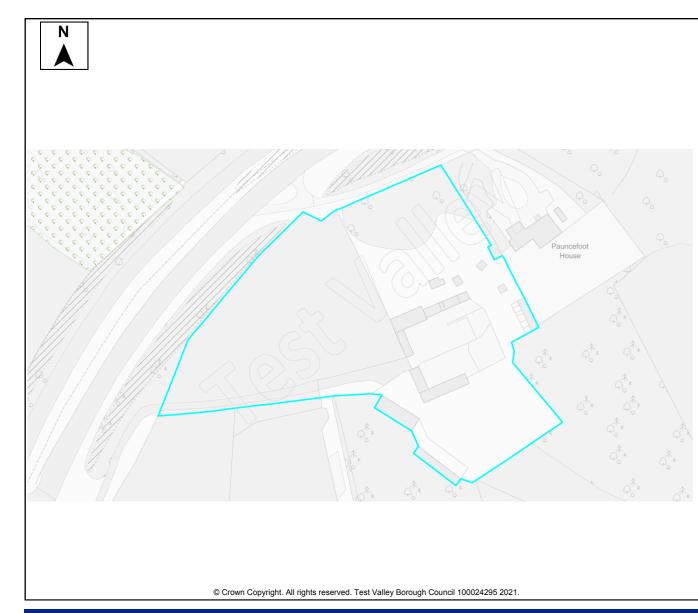
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Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

Hbic Local Ecological Network





Site Details													
		Site N	ame	Land at Pauncef	Land at Pauncefoot Farm								
SHELAA Ref	158	Settler	men	Romsey	Romsey								
Parish/Ward	Ward Romsey Extra				Site Area 1.3 Ha		Developable Area			1	.3 Ha		
Current Land Use	Vacar	nt agric	ultur	al buildings		Character of Agriculture Surrounding Area							
Brownfield/PDL Greenfi			nfiel	d ✓ Comb	Brownfield/PDL			Ha Greenfiel		t	На		
Site Constra	ints												
Countryside (C	OM2)		✓	SINC		Infrastruct	ure	/ Utilities		Othe	r (details b	elow)	√
Local Gap (E3))			SSSI	✓	Land Own	ers	hip		New Forest SPA Zone			
Conservation Area (E9) S		SPA/SAC/Ramsar		Covenants/Tenants			Solent SPA Recreation Zone						
Listed Building	(E9)		✓	AONB (E2)		Access/Ransom Strips			Mottisfont Bats SS		SSSI/S	AC	
Historic Park &	Garde	n (E9)		Ancient Woodland		Contaminated Land			Fora	ging Buffe	٢		
Public Open S	oace (L	HW1)		TPO		Pollution (E8)		✓					
Employment La	and (LE	E10)		Flood Risk Zone		Mineral Safeguarding		✓					

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

Yes

No

Residential	✓	15	Dwellings						
Employment			Floor Space (m²)						
Retail			Floor Space (m²)						
Leisure			Floor Space (m²)						
Traveller Site			Pitches						
Other									
Mixed Use Sch	Mixed Use Scheme								
Residential			Dwellings						
Employment			Floor Space (m²)						
Retail			Floor Space (m²)						
Leisure			Floor Space (m²)						
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							

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Summary

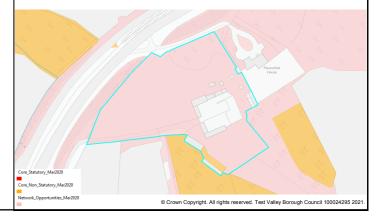
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Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

Pollution indicated above relates to noise of the adjacent dual carriageway

Hbic Local Ecological Network





Site Details																
		Site N	ame	Skid	more	e Barns										
SHELAA Ref	162	Settle	men	t Lee												
Parish/Ward	Roms	ey Extr	а	'				Site Area 0.17 Ha			Dev	elopa	ible Area	0.	17 Ha	
Current Land Use	B1 Li	ght Indu	ustria	al					acter oundir				and agriculture			
Brownfield/PDI	Id/PDL ✓ Greenfield Combined Brownfield/PDL		eld/PDL		На	Greenfield	b	На								
Site Constra	ints															
Countryside (C	OM2)		✓	SINC				Infra	struct	ure	/ Utilities		Othe	r (details b	pelow)	✓
Local Gap (E3))			SSSI				Land	d Own	ers	hip		New Forest SPA Zone			
Conservation A	Area (E	(9)		SPA/S/	AC/F	Ramsar	✓	Covenants/Tenants			Soler	nt SPA Rec	reation Z	Zone		
Listed Building	(E9)		✓	AONB	(E2)			Access/Ransom Strips								
Historic Park &	Garde	en (E9)		Ancien	t Wo	odland		Contaminated Land								
Public Open S	pace (l	_HW1)		TPO				Pollution (E8)								
Employment La	and (Li	Ξ10)		Flood F	Risk	Zone		Mineral Safeguarding		✓						

Availability

Yes

No

, transacting							
Promoted by land owner							
Site Available Immediately							
Site Currently Unavailable							
Achievability/Developer Interes							
Promoted by developer							
Developer interest							
No developer interest							
Deliverability							
Could commence in 5yrs							
Unlikely to commence in 5yrs							

Possible self build plot provision

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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						

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Summary

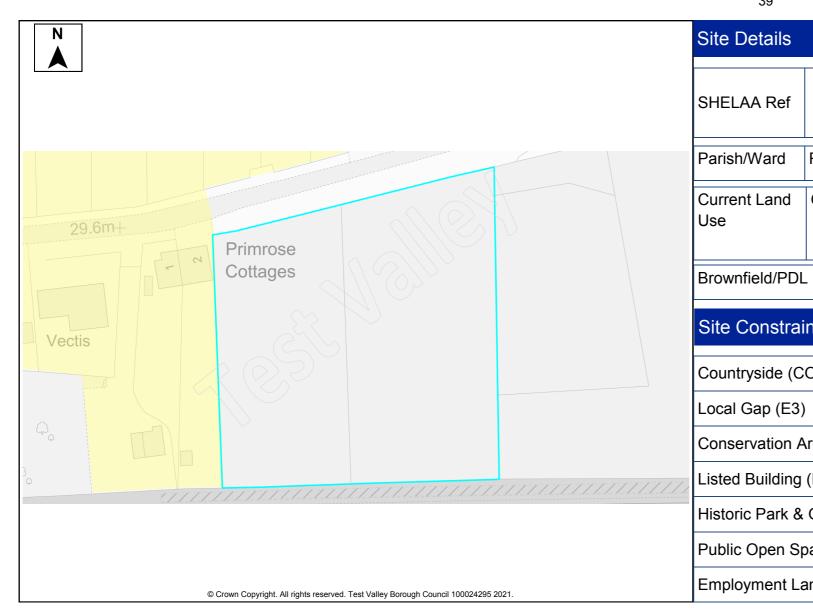
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Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

Hbic Local Ecological Network





Site Details															
	400	Site N	ame	Land	d so	uth of Cr	amı	omo	or Lane						
SHELAA Ref	180	Settle	ment	Rom	sey										
Parish/Ward	Roms	ey Extr	а					Site	Area	0.59 Ha	Dev	elopa	able Area	0.5	9 Ha
Current Land Grazing land Character of Surrounding Area															
Brownfield/PDL Greenfield ✓				✓	Combined Brownfield/PDL					На	Greenfield		На		
Site Constra	ints														
Countryside (C	COM2)		✓	SINC				Infr	astructure	e/ Utilities		Othe	er (details be	elow)	✓
Local Gap (E3)			SSSI				Lar	nd Owner	ship		Flood Warning Areas			
Conservation Area (E9)			SPA/S	AC/I	Ramsar	✓	Co	Covenants/Tenants			Flood Alert Areas				
Listed Building (E9)			AONB	(E2))		Acc	cess/Rans	som Strips		New Forest SPA Zone Town Design Statement		t		
Historic Park 8	Garde	en (E9)		Ancien	t Wo	oodland		Coı	ntaminate	d Land			00.g., 00		-
Public Open S	Space (LHW1) TPO Pollution (E8)			✓											
Employment L	and (LE	E10)		Flood I	Risk	Zone	✓	Mir	neral Safe	guarding					

Availability	
Promoted by land owner	✓
Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Interes	st
Promoted by developer	
Developer interest	✓
No developer interest	
Deliverability	
Could commence in 5yrs	✓
Unlikely to commence in 5yrs	
Describle self build plot proving	n n
Possible self build plot provision	ווע

Yes/Element

No

Residential	✓	10	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if pern	nitted						
(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							

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Summary

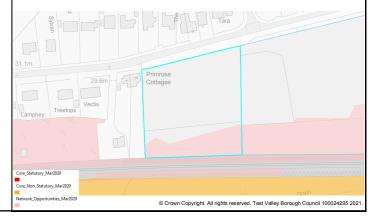
The site is available and promoted for development by the land owner, with interest from a developer.

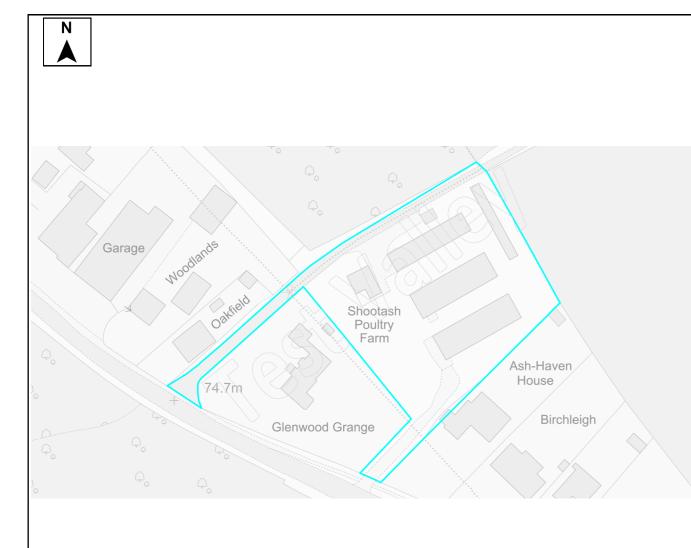
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Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

Pollution indicated above relates to noise of the adjacent railway

Hbic Local Ecological Network





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Site Details															
		Site N	ame	me Land at Shootash Poultry Farm											
SHELAA Ref	207	Settler	men	t Shoot	Shootash										
Parish/Ward	Roms	ey Extr	а		Site Area 0.5 Ha Developable Area 0.46 I									6 Ha	
Current Land				ore	Character of Surrounding Area			culture							
Brownfield/PDL Greenfield Combined Brownfield/PDL Ha Greenfield								На							
Site Constrai	ints														
Countryside (C	OM2)		✓	SINC			Infrastruc	ture	/ Utilities		Othe	r (details be	low)	✓	
Local Gap (E3))			SSSI		✓	Land Owr	ners	hip		New	Forest SPA	Zone		
Conservation Area (E9)		9)		SPA/SA	C/Ramsar	✓	Covenants/Tenants			Mottisfont Bats SSSI/SAC Foraging Buffer		\C			
Listed Building	(E9)			AONB (E	Ξ2)		Access/R	ans	om Strips						
Historic Park &	Garde	n (E9)		Ancient '	Woodland		Contamin	ated	d Land						
Public Open Space (LHW1)			TPO		✓	Pollution (E8)									
Employment La	and (LE	E 10)		Flood Ri	sk Zone		Mineral S	afeç	guarding	✓					

Proposed Development

Availability	
Promoted by land owner	✓
Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Interes	st
Promoted by developer	
Developer interest	
No developer interest	✓
Deliverability	
Could commence in 5yrs	
Unlikely to commence in 5yrs	✓
Possible self build plot provision	nn.
LE opping pell nalla hiar hiaribi	ווע

Yes/Element

No

Residential	✓	10	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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							

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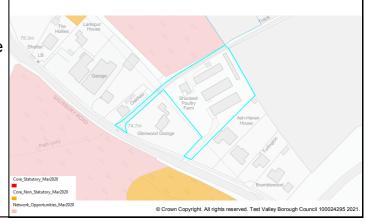
Summary

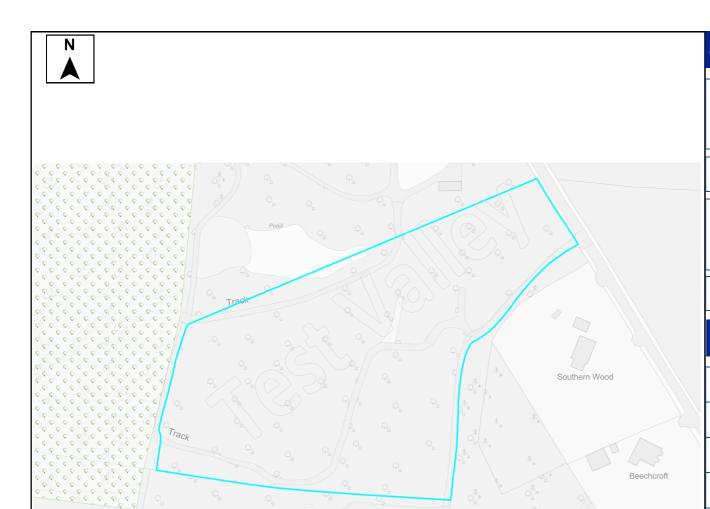
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Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

Hbic Local Ecological Network





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Residential

Other

Site Details																
		Site N	ame	Lar	nd adj	j. to Emb	oley	Wood	l							
SHELAA Ref	227	Settle	men	t Eas	st We	llow										
Parish/Ward	Roms	ey Extr	а					Site A	Area		1.6 Ha	De	velopa	able Area	1	.4 Ha
Current Land Forestry and wo			WOO	odland	Character of Surrounding Area					odland						
Brownfield/PDL Greenfield ✓				Comb	ined	Brownfield/PDL			На	Greenfield		На				
Site Constrai	ints															
Countryside (C	OM2)		✓	SINC			✓	Infras	structi	ure	/ Utilities	✓	Othe	er (details be	elow)	✓
Local Gap (E3))			SSSI				Land Ownership			✓		Solent SPA Recreation Zone			
Conservation A	rea (E	9)		SPA/S	SAC/F	Ramsar		Cove	Covenants/Tenants				Forest SPA	A Zone		
Listed Building (E9)			AONE	3 (E2))		Access/Ransom Strips									
Historic Park &	Garde	n (E9)		Ancie	nt Wo	oodland		Conta	amina	atec	d Land					
Public Open Space (LHW1)			TPO ✓			✓	Pollution (E8)									
Employment La	and (LE	E10)		Flood	Risk	Zone		Mine	ral Sa	afeg	juarding	✓				

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					

Resideriliai	•	14	Dweilings		
Employment			Floor Space (m²)		
Retail			Floor Space (m²)		
Leisure			Floor Space (m²)		
Traveller Site			Pitches		
Other					
Mixed Use Sch	nen	ne			
Residential			Dwellings		
Employment			Floor Space (m²)		
Retail			Floor Space (m²)		
Leisure			Floor Space (m²)		

√ 1**4**

Dwellings

J		
loor Space (m²)	(Dwellings only))
loor Space (m²)	Year 1	
loor Space (m²)	Year 2	
itches	Year 3	
	Year 4	
	Year 5	
wellings	Years 6-10	
loor Space (m²)	Years 11-15	
loor Space (m²)	Years 15+	
loor Space (m²)	Total	1
	Not Known	✓

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Summary

Phasing if permitted

14

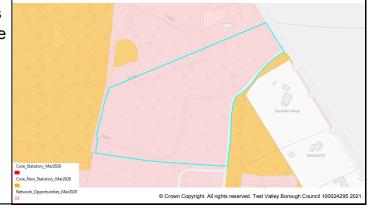
The site is available and promoted for development by the land owner, with interest from a developer.

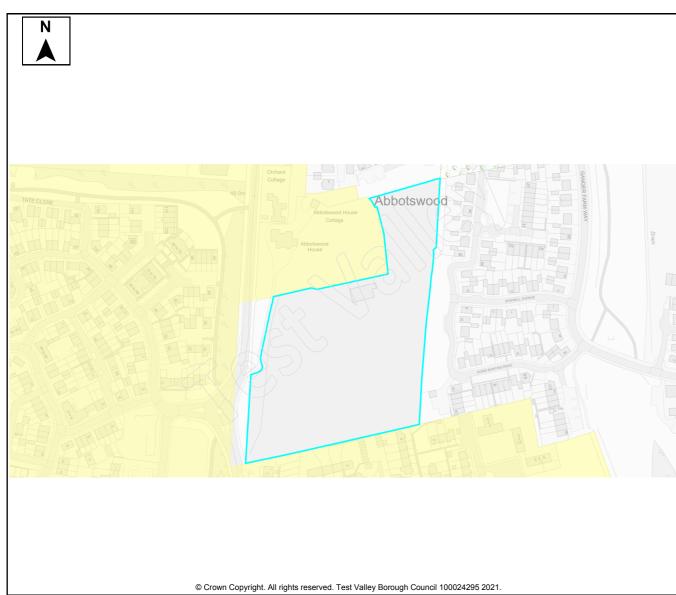
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Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

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

Hbic Local Ecological Network





Site Details														
21.51.1.5.6		Site N	Name Land adj. to Abbotswood House											
SHELAA Ref	249	Settler	men	Romsey	Romsey									
Parish/Ward	Roms	ey Extr	а						Site Area 2.32 Ha		Developable Area			32 Ha
Current Land Use	Grazii	ng		Character of Surrounding Area										
Brownfield/PDL		Greer	nfield	d ✓	Comb	inec	Brow	/nfi	eld/PDL		На	Greenfield	t	На
Site Constrair	nts													
Countryside (Co	OM2)		✓	SINC			Infrastructi	ure	/ Utilities		Othe	r (details b	pelow)	✓
Local Gap (E3)				SSSI		✓	Land Own	ers	hip		New	Forest SP	A Zone	;
Conservation A	rea (E	9)		SPA/SAC/R	amsar	✓	Covenants	Covenants/Tenants				sfont Bats ging Buffe		SAC
Listed Building ((E9)			AONB (E2)			Access/Ransom Strips						nt	
Historic Park &	Garde	en (E9)		Ancient Wo	odland		Contaminated Land							
Public Open Sp	ace (L	HW1)		TPO		✓	Pollution (E8))					
Employment La	nd (LE	E10)		Flood Risk 2	Zone		Mineral Sa	ıfeç	guarding	✓	-			

Availability

Promoted by land owner				
Site Available Immediately				
Site Currently Unavailable				
Achievability/Developer Interest				
Promoted by developer				
Developer interest				
No developer interest				
Deliverability				

Possible self build plot provision				
Yes				
No	✓			

Could commence in 5yrs

Unlikely to commence in 5yrs

Residential	✓	64	Dwellings	
Employment			Floor Space (m²)	
Retail			Floor Space (m²)	
Leisure			Floor Space (m²)	
Traveller Site			Pitches	
Other				
Mixed Use Sch	nen	пе		
Residential			Dwellings	
Employment			Floor Space (m²)	
Retail			Floor Space (m²)	
Leisure			Floor Space (m²)	
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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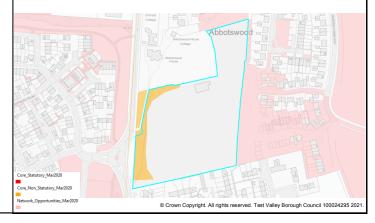
Summary

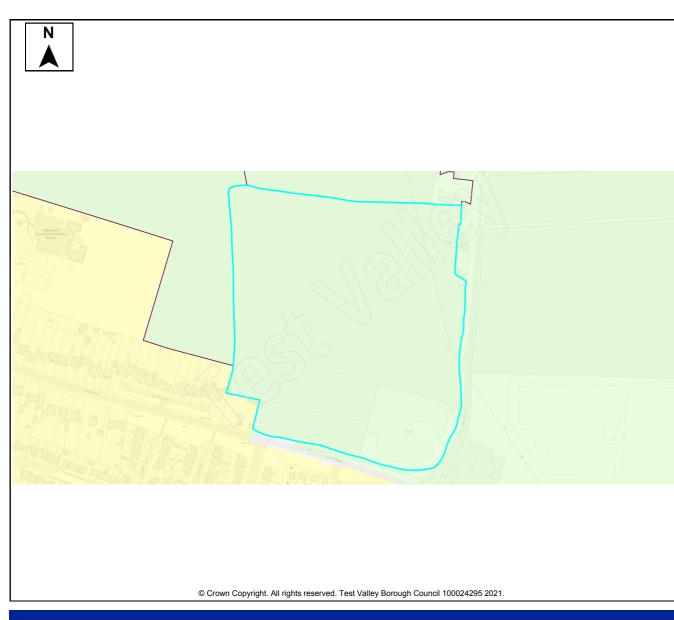
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Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

Hbic Local Ecological Network





Site Details															
		Site N	ame	Land at corner of Highwood Lane & Botley Road											
SHELAA Ref	282	Settler	men	Ron	Romsey										
Parish/Ward	Roms	ey Extr	а					Site Area 9 Ha		Developable Area			9 Ha		
Current Land Use	Gazin	g land	and	Character of Surrounding Area											
Brownfield/PDL		Greer	nfield	d Combined 🗸			d ✓ Brow	/nfi	field/PDL 0.9		95 Ha Greenfield).8 b)5 Ha	
Site Constrair	nts														
Countryside (Co	OM2)		✓	SINC				Infrastruct	ure	/ Utilities	✓	Othe	r (details b	elow)	✓
Local Gap (E3)			✓	SSSI				Land Ownership			New	Forest SP	A Zone		
Conservation A	rea (E	9)		SPA/S	AC/F	Ramsar	✓	Covenants/Tenants			Sole Zone	nt SPA Re	creation	l	
Listed Building	(E9)		✓	AONB	(E2)			Access/Ra		ccess/Ransom Strips		Town Design Statement		nt	
Historic Park &	Garde	n (E9)		Ancien	ncient Woodland		Contaminated Land								
Public Open Sp	ace (L	.HW1)		TPO	0 🗸		Pollution (E8)								
Employment La	nd (LE	E 10)		Flood	Risk	Zone		Mineral Sa	afeg	guarding	✓				

Availability

Promoted by land owner					
Site Available Immediately					
Site Currently Unavailable					
Achievability/Developer Interes					
Promoted by developer					
Developer interest					
No developer interest					
Deliverability					
Could commence in 5yrs					

Could commence in 5yrs			
Unlikely to commence in 5yrs			
Possible self build plot provision	n		
Yes			
No	✓		

Residential	✓	170	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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						

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.

Summary

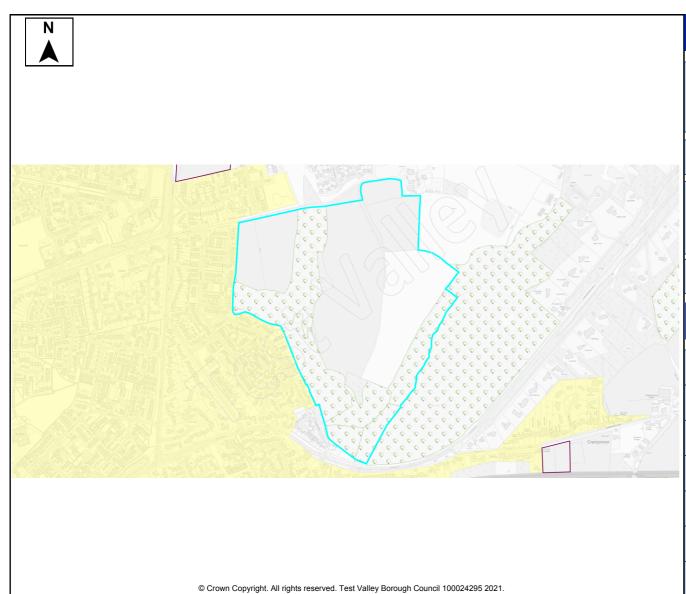
The site is available and promoted for development by a potential developer.

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.

Hbic Local Ecological Network





Site Details															
		Site Na	ame	Land	d at	Ganger	Farı	m (South	n)						
SHELAA Ref	284	Settler	nent	nt Romsey											
Parish/Ward	Roms	ey Extr	ra					Site Area 31 Ha			Dev	elopa	able Area	,	14 Ha
Current Land Use	Agricu	ultural (Grad	de 3b/4)			Charac Surrour Area		Dwellings permitted countrys	resi		•	d	
Brownfield/PDL Green			nfield	i	✓ Combined		Brownfield/PDL			На	Greenfield		На		
Site Constra	ints														
Countryside (C	OM2)		✓	SINC			✓	Infrastr	ucture	/ Utilities		Othe	er (details be	elow)	✓
Local Gap (E3))			SSSI				Land C	wners	ship			- SU37502280		
Conservation A	Area (E	9)		SPA/S	AC/I	Ramsar	✓	Covenants/Tenants				- SU37502240 - SU37602230			
Listed Building (E9)			AONB	(E2))		Access	/Rans	om Strips			- SU37702220			
Historic Park & Garden (E9)			Ancien	t Wo	odland	✓	Contan	ninate	d Land			- SU37602220 - SU37802250			
Public Open Space (LHW1)				TPO			✓	Pollutio	Pollution (E8)				orest SPA Zon		
Employment La	and (LE	Ξ10)		Flood Risk Zone				Mineral Safeguarding			✓	Mottis Buffer	font Bats SSSI/	SAC For	aging

Promoted by land owner

Availability

-							
Site Available Immediately	✓						
Site Currently Unavailable							
Achievability/Developer Interes							
Promoted by developer	✓						
Developer interest	✓						
No developer interest							
I							

Deliverability	
Could commence in 5yrs	
Unlikely to commence in 5yrs	✓

Possible self build plot provision	n
Yes	
No	✓

Residential	✓	420	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if perr (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	

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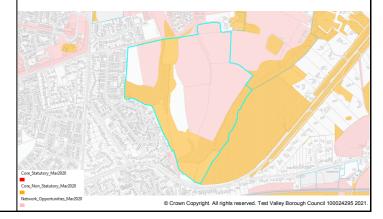
Summary

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





40																
Site Details																
		Site N	ame	Oxle	ase Ho	ouse										
SHELAA Ref	308	Settle	men	t Rom	sey											
Parish/Ward	Roms	ey Extr	а	•				Site A	Area		1.62 Ha	Dev	elopa	ble Area	1.6	2 Ha
Current Land Use	Resid		dwell	ing, gard		Chara Surro Area			_	xisting and permitted residential evelopments						
Brownfield/PD Site Constra		Green	nfield	d	(Combi	ined	✓	Brov	vnfi	eld/PDL	1.0	9 Ha	Greenfield	0.4	9 Ha
Countryside (0	COM2)		✓	SINC				Infra	struct	ure	/ Utilities		Othe	r (details b	elow)	✓
Local Gap (E3	5)			SSSI				Land	Own	ers	hip		SINC	C - SU3650	2310	
Conservation Area (E9)			SPA/SA	AC/Ra	msar	✓	Covenants/Tenants			New Forest SPA Zone						
Listed Building (E9)			AONB	(E2)			Access/Ransom Strips				sfont Bats ging Buffer		AC.			
Historic Park &	storic Park & Garden (E9)					Contaminated Land										
Public Open S	pace (l	_HW1)		TPO			✓	Pollu	tion (E8))					
Employment L	and (LE	Ξ10)		Flood F	Risk Zo	ne		Mine	ral Sa	afeç	guarding					

Availability	
Promoted by land owner	✓
Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Interes	st
Promoted by developer	
Developer interest	
No developer interest	✓
Deliverability	
Could commence in 5yrs	
Unlikely to commence in 5yrs	✓
Describle solf build plat provision	
Possible self build plot provision	ווכ

Yes

No

Residential	✓	36	Dwellings				
Employment			Floor Space (m²)				
Retail			Floor Space (m²)				
Leisure			Floor Space (m²)				
Traveller Site			Pitches				
Other							
Mixed Use Scheme							
Residential			Dwellings				
Employment			Floor Space (m²)				
Retail			Floor Space (m²)				
Leisure			Floor Space (m²)				
Other							
·							

Phasing if pern	nitted							
(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								

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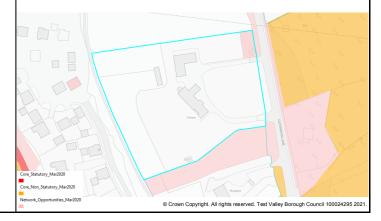
Summary

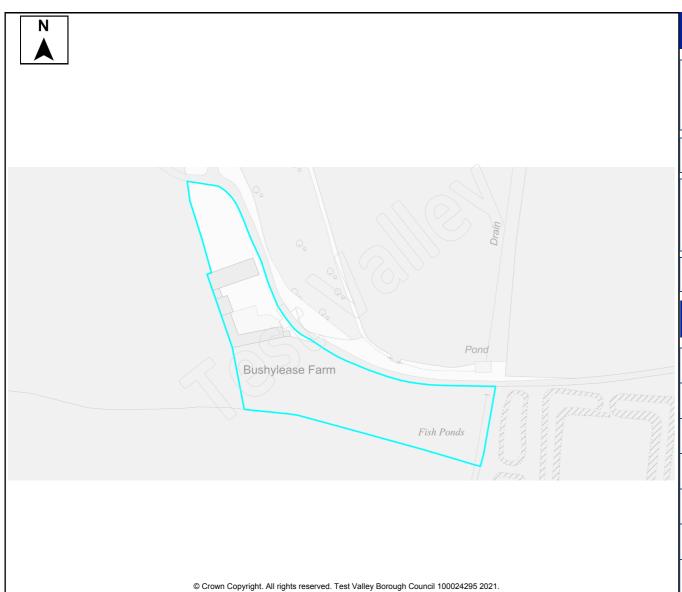
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Hbic Local Ecological Network





		Site Na	ame	Busheyle	ease Fa	rm									
SHELAA Ref	330	Settler	nent Lee												
Parish/Ward	Roms	ey Extra	a				Site Area		0.53 Ha	Dev	elopa	able Area	0.5	3 Ha	
Current Land Use	Redur	ndant a	Agricultural unit Character of Surrounding woodland Area								azing fields	and			
Brownfield/PDL ✓ Greenfield Combine					ined	Brownfield/PDL				Ha Greenfield			Ha		
Site Constrai	nts														
Countryside (Co	OM2)		✓	SINC		✓	Infrastructi	ure/ l	Utilities	✓	Othe	er (details be	elow)	✓	
Local Gap (E3)				SSSI			Land Own	ershi	ip		Floo	d Alert Area			
Conservation A	rea (E	9)		SPA/SAC/Ramsar			Covenants/Tenants				d Warning A				
Listed Building (E9)				AONB (E2))		Access/Ransom Strips			SINC - SU34101 Solent SPA Recr					
Historia Ded A	Carda	n (F9)		Ancient Wo	oodland	✓	Contamina	ated I	Land		Zone		· cation		
Historic Park &	Garue	Public Open Space (LHW1)				TPO									
		` ′		TPO			Pollution (I				New	Forest SPA	Zone		

Promoted by land owner

Availability

Yes

No

Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Intere	st
Promoted by developer	
Developer interest	✓
No developer interest	
Deliverability	
Could commence in 5yrs	
Unlikely to commence in 5yrs	✓
Possible self build plot provision	on.

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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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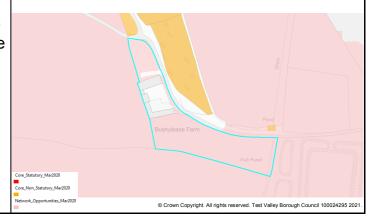
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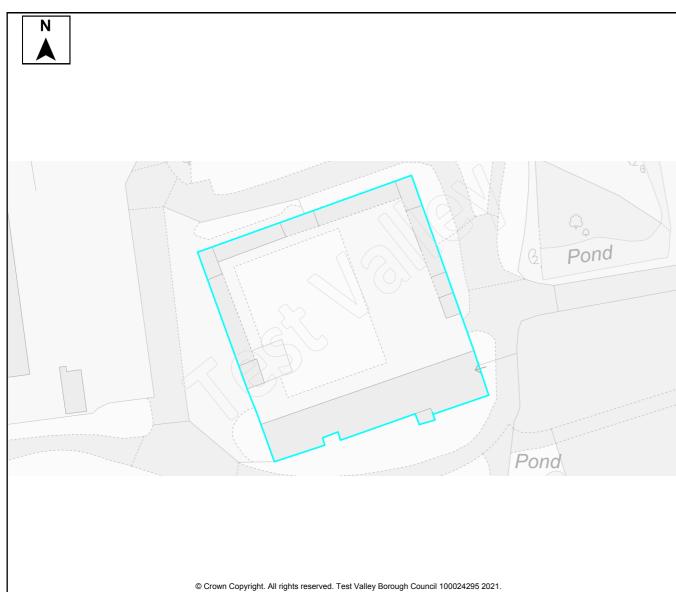
The site is available and promoted for development by the land owner, with interest from a developer.

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





Site Details															
	Site N	ame	Moor	rcou	rt Barns	;									
SHELAA Ref 33	Settler	ment	Lee	Lee											
Parish/Ward Ro	msey Extr	а	-			Site Area 0.3 Ha			Dev	velopa	ible Area	0.	3 Ha		
	rmer agric myard	ultur	ral barn and redundant Character of Surrounding Area						comple	X					
Brownfield/PDL v	Gree	nfield	d		Comb	inec	1	Brow	nfi	eld/PDL		На	Greenfield		На
Site Constraints										·				·	
Countryside (COM	2)	✓	SINC				Infras	tructu	ıre	/ Utilities	✓	Othe	r (details b	elow)	✓
Local Gap (E3)			SSSI				Land	Owne	ers	hip		Floo	d Alert Area	3	
Conservation Area	(E9)		SPA/SA	AC/F	Ramsar		Cove	nants	/Te	enants		Sole Zone	nt SPA Red	reation	
Listed Building (E9)	✓	AONB ((E2)			Acces	ss/Ra	ins	om Strips		1	Forest SP	A Zone	
Historic Park & Ga	rden (E9)		Ancient	Wo	odland		Conta	amina	atec	d Land					
Public Open Space	(LHW1)		TPO				Pollut	tion (E	Ξ8))					
Employment Land	(LE10)		Flood F	Risk	Zone	✓	Miner	al Sa	ıfeç	guarding	√	1			

Promoted by land owner

Availability

Yes

No

Site Available Immediately					
Site Currently Unavailable					
Achievability/Developer Intere	st				
Promoted by developer					
Developer interest					
No developer interest					
Deliverability					
Could commence in 5yrs					
Unlikely to commence in 5yrs					

Possible self build plot provision

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure		_	Floor Space (m²)
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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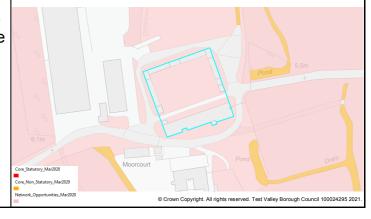
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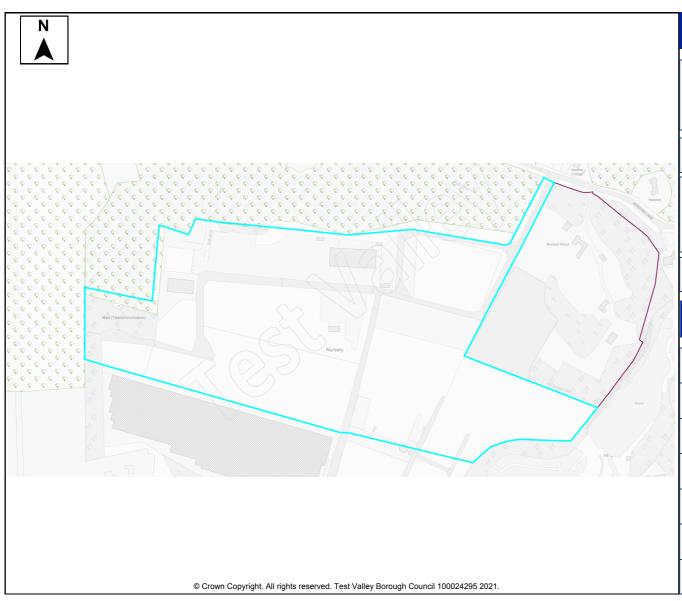
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Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

Hbic Local Ecological Network





Site Details																			
		Site N	ame	Bren	Brentry Nursery														
SHELAA Ref	344	Settle	ment	Rom	Romsey														
Parish/Ward	Roms	ey Extr	а						Site Area 13.5 Ha D				Developable Area						
Current Land Use	ent Land Nursery glasshouses, poly-tunnels, hardstanding and outside storage Surrounding Area Brentry Wholesale cash and carry, Ganger Farm residential development, fisheries and woodland							,											
Brownfield/PDI	Brownfield/PDL ✓ Greenfield Combined Brownfield/PDL Ha Greenfield H						На												
Site Constra	ints																		
Countryside (C	OM2)		√	SINC			✓	Infr	astructure	e/ Utilities	✓	Othe	r (details b	elow)	✓				
Local Gap (E3))			SSSI				Lar	nd Owners	ship		SINC	C - SU3790	2240					
Conservation A	Area (E	9)	,	SPA/S	AC/F	Ramsar	✓	Co	venants/T	enants		New Forest SPA Zone							
Listed Building	(E9)			AONB	(E2)	ı		Access/Ransom Strips		Access/Ransom Strips		Access/Ransom Strips		Access/Ransom Strips		Mottisfont Bats Foraging Buffer			AC
Historic Park &	Garde	n (E9)		Ancien	t Wo	odland	✓	Contaminated Land											
Public Open S _l	oace (L	.HW1)		TPO			✓	Pollution (E8)											
Employment La	and (LE	E10)		Flood F	Risk	Zone		Mir	neral Safe	guarding	✓								

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		١			
No	✓	١			

Residential	✓	250	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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						

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Summary

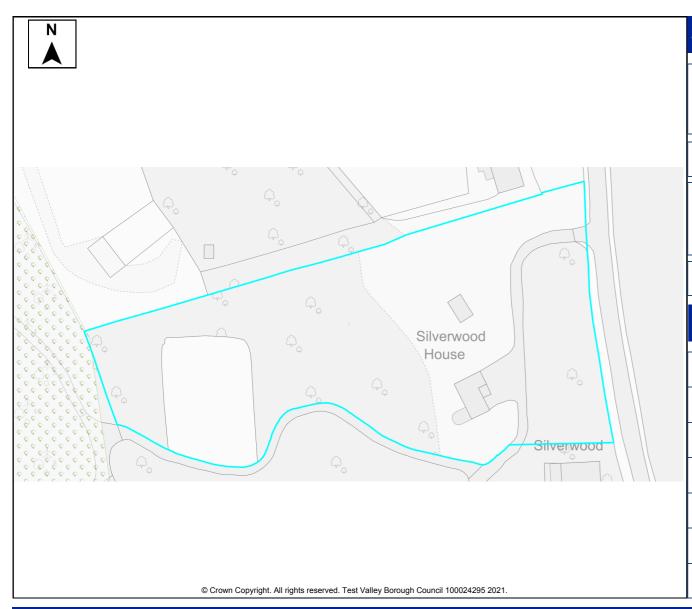
The site is available and promoted for development by the land owner, with interest from a developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the Ganger Farm development north 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





Site Details														
		Site N	ame	Land adj. to Silverwood										
SHELAA Ref	351	Settler	ment	East We	East Wellow									
Parish/Ward Romsey Extra						Site Area	Site Area 1 Ha		Dev	elopa	ble Area	0.	8 Ha	
Current Land Use	Stabli	ng, res	identi	al and scru	ıb		Character of Surrounding Area Residential, forestry and commercial horticulture					mercial		
Brownfield/PDI	ownfield/PDL Greenfield ✓ Combined Brownfield/				eld/PDL		На	Greenfield		На				
Site Constra	ints													
Countryside (C	OM2)		√ (SINC			Infrastruct	ure	/ Utilities	es Other (d		r (details b	elow)	✓
Local Gap (E3))		!	SSSI			Land Own	ers	hip		SINC - SU328		1880	
Conservation A	Area (E	a (E9) SPA/SAC/Ramsar 🗸			✓	Covenants/Tenants				Solent SPA Recreation Zone				
Listed Building	(E9)		,	AONB (E2)			Access/Ransom Strips		om Strine			Forest SP	A Zone	
Historic Park &	Garde	en (E9)	,	Ancient Wo	odland		Contaminated Land		Land					
Public Open S _l	pace (L	HW1)	-	ГРО			Pollution (E8)							
Employment La	and (LE	E10)	I	Flood Risk	Zone		Mineral Safeguarding		✓					

Promoted by land owner

Availability

Yes/Element

No

Site Available Immediately					
Site Currently Unavailable	✓				
Achievability/Developer Intere	st				
Promoted by developer					
Developer interest					
No developer interest					
Deliverability					
Could commence in 5yrs	✓				
Unlikely to commence in 5yrs					
Describle colf build plat provisi					
Possible self build plot provision					

Residential	✓	6	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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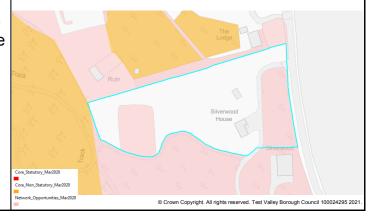
Summary

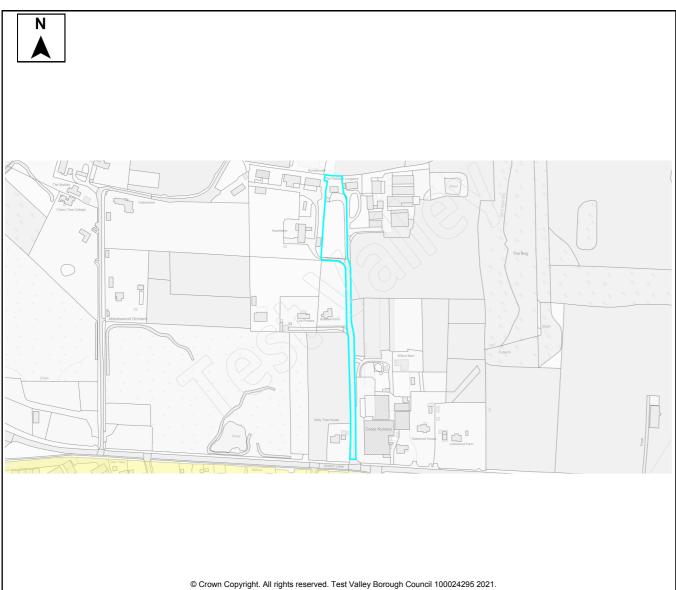
The site is available and promoted for development by the land owner, with interest from a developer.

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.

Hbic Local Ecological Network





Site Details																
	Site Name Paddock north of Sandy Lane															
SHELAA Ref	353	Settler	men	t Ron	nsey											
Parish/Ward	Roms	ey Extr	а					Site Area 0.45 Ha		Dev	Developable Area		0.3	37 Ha		
Current Land Use	Resid	lential						Character of Surrounding Area			ial a	nd ag	riculture			
Brownfield/PDL	DL Greenfield ✓ Combined Brownfield/PDL		eld/PDL		На	Greenfiel	d	На								
Site Constrai	nts															
Countryside (C	OM2)		✓	SINC				Infras	tructu	ıre	/ Utilities	es Other (details		er (details b	pelow)	✓
Local Gap (E3)				SSSI				Land	Owne	ers	hip		New Forest SF		A Zone	
Conservation A	rea (E	9)		SPA/S	AC/F	Ramsar	✓	Covenants/Tenants				isfont Bats ging Buffe		AC		
Listed Building	(E9)			AONB	(E2)			Access/Ransom Strips		✓		5 5 -				
Historic Park &	Garde	en (E9)		Ancien	nt Wo	odland		Contaminated Land								
Public Open Sp	oace (L	_HW1)		TPO				Pollution (E8)								
Employment La	and (LE	Ξ10)		Flood	Risk	Zone		Mineral Safegua		guarding		1				

Availability							
Promoted by land owner							
Site Available Immediately	✓						
Site Currently Unavailable							
Achievability/Developer Intere	st						
Promoted by developer							
Developer interest							
No developer interest	✓						
Deliverability							
Could commence in 5yrs							
Unlikely to commence in 5yrs	✓						
Describle soft build alst agentici							
Possible self build plot provision	on						

Yes

No

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
		,	

Phasing if pern (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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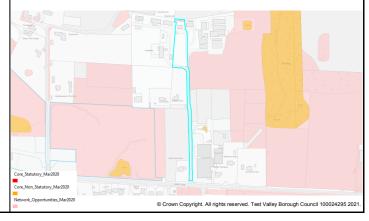
Summary

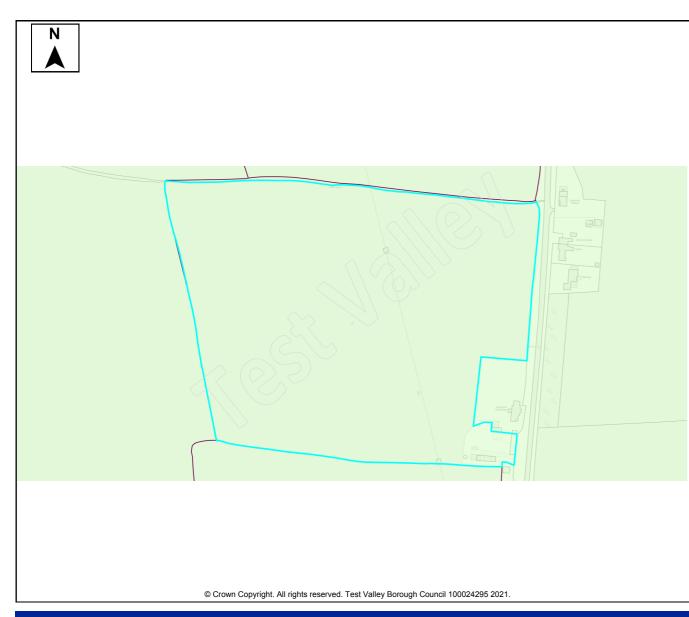
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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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Site Details																
		Site N	ame	e Land off Highwood Lane												
SHELAA Ref	356	Settle	men	t Ron	nsey											
Parish/Ward	Roms	ey Extr	a	·				Site Area 7.84 Ha			7.84 Ha	Developable Area			7.8	4 Ha
Current Land Use	Agricu	ultural						Character of Agriculture Surrounding Area			ral a	nd res	sidential			
Brownfield/PDI		Green	nfiel	d		Comb	ined	✓	Brow	/nfie	eld/PDL	0.1	5 Ha	Greenfield	d 7.6	9 Ha
Site Constra	ints															·
Countryside (C	OM2)		✓	SINC				Infra	struct	ure	/ Utilities	✓	Othe	r (details b	pelow)	✓
Local Gap (E3))		✓	SSSI				Land	l Own	ers	hip		New	Forest SP	A Zone	
Conservation A	Area (E	9)		SPA/S	AC/F	Ramsar		Cove	enants	s/Te	enants		Towr	n Design S	Statemen	t
Listed Building	(E9)			AONB	(E2))		Access/Ransom Strips		✓	-					
Historic Park &	Garde	n (E9)		Ancier	nt Wo	oodland	and		Contaminated Land			•				
Public Open S	pace (L	HW1)		TPO				Pollution (E8)								
Employment La	and (LE	E10)		Flood	Risk	Zone		Mineral Safeguarding			✓					

Availability

Promoted by land owner	✓
Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Intere	st
Promoted by developer	
Developer interest	✓
No developer interest	
Deliverability	

Possible self build plot provision	n
Yes	
No	✓

Unlikely to commence in 5yrs ✓

Could commence in 5yrs

Residential	✓	230	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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 <u>does not</u> allocate sites.

Summary

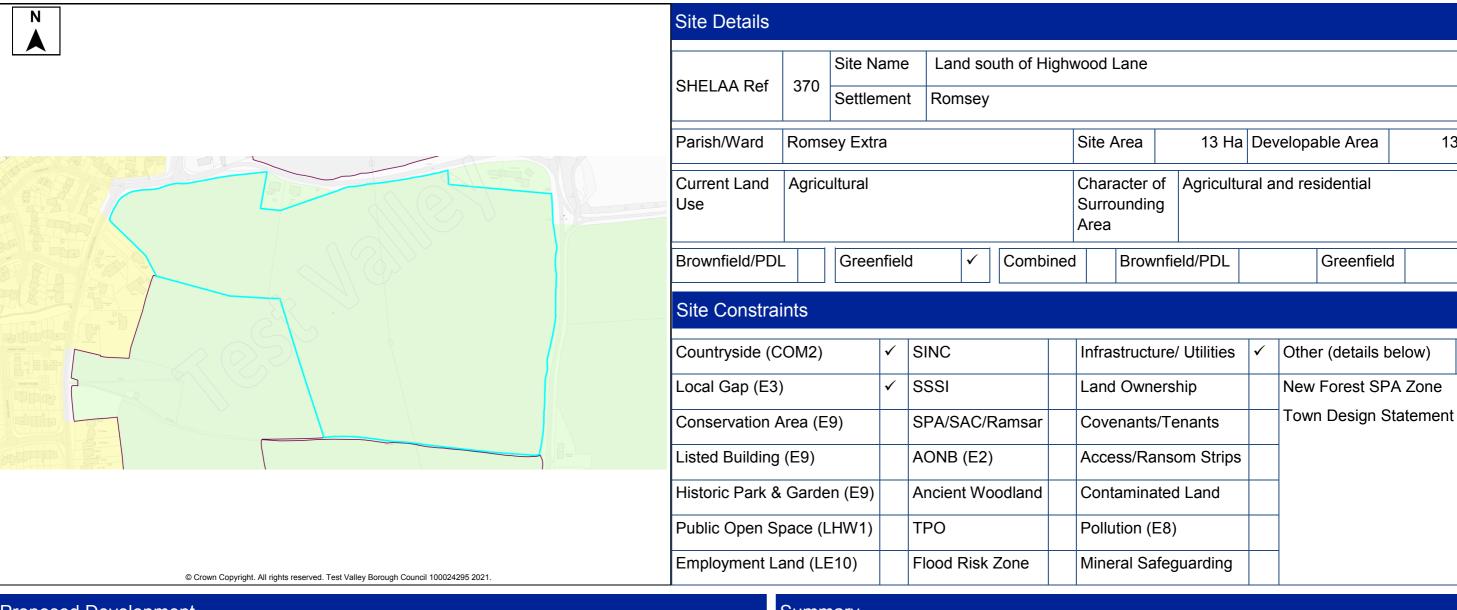
The site is available and promoted for development by the land owner, with interest from a developer.

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.

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Availability

Promoted by land owner	✓					
Site Available Immediately	✓					
Site Currently Unavailable						
Achievability/Developer Interes						
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 (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Mixed Use Sch Residential	nen	ne	Dwellings
	nen	ne	Dwellings Floor Space (m²)
Residential	nen	ne	
Residential Employment	nem	ne	Floor Space (m²)

i nasing ii pen	iiittea
(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	

Phasing if permitted

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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.

13 Ha





Site Details																
		Site N	ame	Lar	nd No	orth of C	xle	ase N	Meado	WS						
SHELAA Ref	384	Settle	ment	Ron	Romsey											
Parish/Ward	Roms	ey Extr	а		Site Area 2.84 Ha Developable Area 1.97 H										97 Ha	
Current Land Use	Padd	ock			Character of Surrounding Area Residential and woodland											
Brownfield/PDI		Greer	nfield	ld ✓ Combine					Brownfield/PDL				Greenfield			
Site Constra	ints															
Countryside (C	OM2)		√ ;	SINC				Infrastructure/ Utilities				Other (details below)			✓	
Local Gap (E3)		,	SSSI				Land Ownership				New Forest SPA				
Conservation A	Area (E	9)	;	SPA/S	SPA/SAC/Ramsar ✓			Cov	Covenants/Tenants				Mottisfont Bats SSSI/SAC Foraging Buffer			
Listed Building	Listed Building (E9) AONB (E2)					Access/Ransom Strips			;		gg =					
Historic Park &	Historic Park & Garden (E9) Ancient Woodland						Contaminated Land									
Public Open S	pace (L	_HW1)	-	TPO	PO				Pollution (E8)							
Employment La	and (LE	Ξ10)	I	Flood	Risk	Zone		Min	Mineral Safeguarding							

Promoted by land owner

Availability

i romotod by land omio	
Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Intere	st
Promoted by developer	✓
Developer interest	✓
No developer interest	
Deliverability	

Possible self build plot provision	n
Yes	
No	✓

Could commence in 5yrs

Unlikely to commence in 5yrs

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

Phasing if pern (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	

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Summary

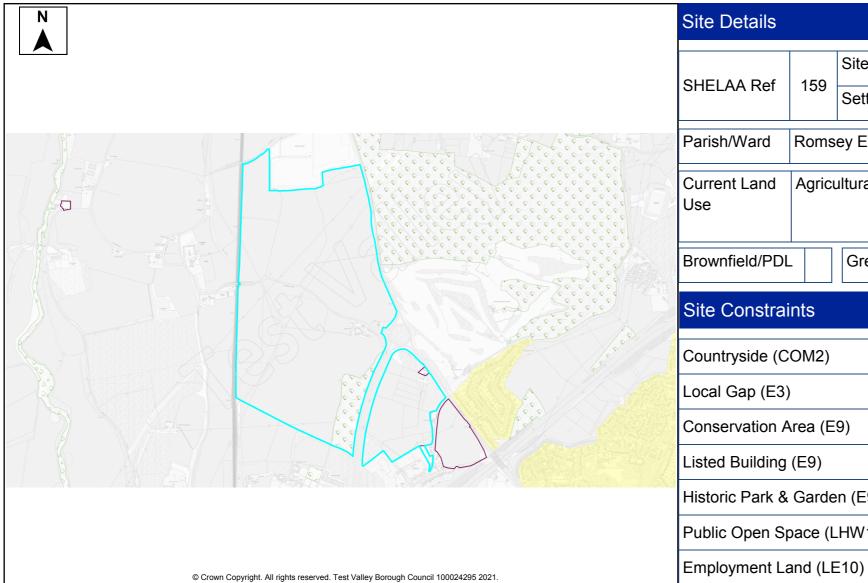
The site is available and promoted for development by a potential developer.

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Site Details															
		Site N	te Name Grove Farm												
SHELAA Ref	159	Settle	men	t Row	Rownhams										
Parish/Ward	Roms	sey Extr	a/Nı	ursling 8	& Ro	wnhams	3	Site A	rea	86.9 H	a De	evelopa	30	6 Ha	
Current Land Use	Agric	ultural			Character of Surrounding Area										
Brownfield/PDI	L	Greer	nfiel	d	✓	Comb	inec	Brownfield/PDL				На	Greenfield		На
Site Constra	ints														
Countryside (C	OM2)		✓	SINC			✓	Infras	structur	e/ Utilities	✓	Othe	er (details b	elow)	✓
Local Gap (E3)			SSSI				Land Ownership				Sole	nt SPA Red	creation	
Conservation A	Area (E	9)		SPA/S	AC/	Ramsar	✓	Cove	Covenants/Tenants				Forest SP	A Zone	
Listed Building	(E9)			AONB	(E2)		Acce	ss/Ran	som Strip	3				
Historic Park &	Garde	en (E9)		Ancier	nt Wo	oodland		Contaminated Land							
Public Open S	pace (l	_HW1)		TPO			✓	Pollution (E8)							
Employment La	and (LI	E10)		Flood	Risk	Zone		Mineral Safeguarding			✓				

Availability

No

/ Wallability				
Promoted by land owner				
Site Available Immediately	✓			
Site Currently Unavailable				
Achievability/Developer Intere	st			
Promoted by developer				
Developer interest				
No developer interest				
Deliverability				
Could commence in 5yrs				
Unlikely to commence in 5yrs	✓			
Possible self build plot provision	on			
Yes/Element	√			

Residential	✓	2000	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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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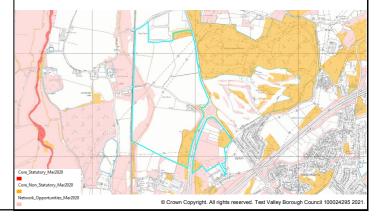
Summary

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.

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Site Details

SHELAA Ref	169	Site Name	Land off	Land off Flexford Road Valley Park						
SHELAA KEI	109	Settlement	Valley P							
Parish/Ward	Valley Park				Site Are	а	12.14 Ha	Developa	able Area	6.28 Ha
Current Land Use	Horse paddocks and grazing				Characte Surroun Area		Residen	tial and ag	riculture	
Brownfield/PDL	-	Greenfield	✓	Combined	Br	ownfi	eld/PDL	На	Greenfield	На

Site Constraints

Ç.								
0 0 0	Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)	✓
000	Local Gap (E3)	✓	SSSI		Land Ownership		New Forest SPA Zone	
00	Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants			
000	Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
0	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 Intere	et
• •	St.
Promoted by developer	

•	
Deliverability	
Could commence in 5yrs	
Unlikely to commence in 5yrs	✓

Developer interest

No developer interest

Possible self build plot provision		
Yes		
No	✓	

Residential	√	200	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	пе	
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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

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