

Test Valley Borough Council Strategic Housing and Economic Land Availability Assessment (SHELAA)

Appendix 8

Northern Test Valley Mixed Use Sites



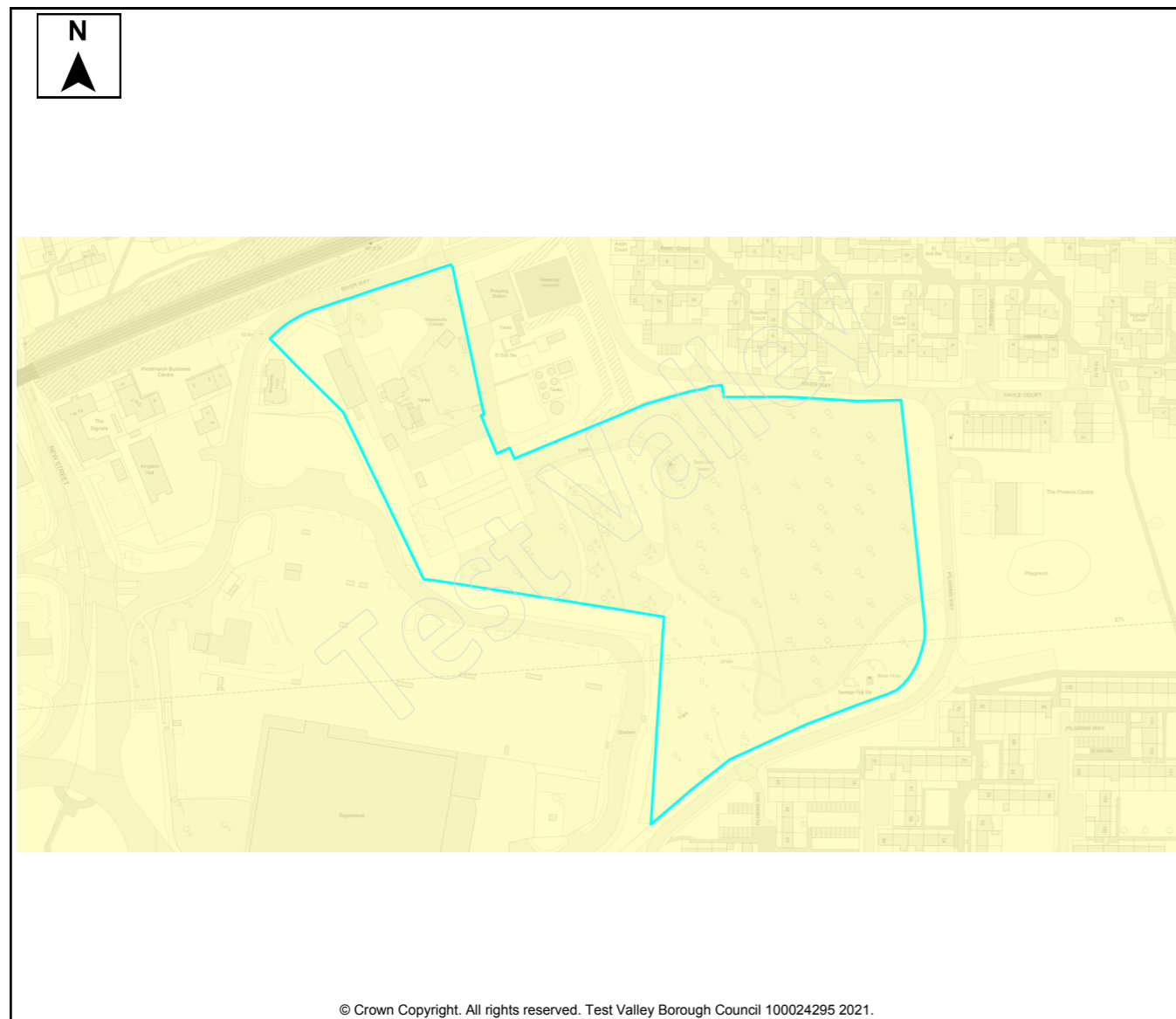
Disclaimer

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

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

Table A8a: Northern Test Valley Mixed Use Sites where the principle of development is acceptable							
Ref No.	Site Name	Parish/Ward	Capacity	Proposed Use	Housing Completions in Years		
					1-5	6-10	11-15+
251 a	Former Andover Pumping Station	Andover: St Mary's	40	Dwellings	Not known		
			5400sqm	Employment			
131	Abbots Manor Farmyard	Leckford	28	Dwellings	28		
			240sqm	Employment	n/a		
			100sqm	Retail	n/a		
			Community Hall	Other	n/a		

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



Site Details

SHELAA Ref	251a	Site Name	Former Andover Pumping Station						
		Settlement	Andover						
Parish/Ward	Andover St Mary's		Site Area	3.78 Ha	Developable Area	3.78 Ha			
Current Land Use	Former water pumping station		Character of Surrounding Area	Commercial and residential					
Brownfield/PDL	✓	Greenfield		Combined		Brownfield/PDL		Greenfield	

Site Constraints

Countryside (COM2)		SINC		Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Groundwater Source Protection	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land	✓		
Public Open Space (LHW1)		TPO	✓	Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding			

Proposed Development

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

Achievability/Developer Interest	
Promoted by developer	
Developer interest	✓
No developer interest	

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

Possible self build plot provision	
Yes	
No	✓

Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	40	Dwellings
Employment			Floor Space (m ²)
Retail	✓	5400	Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			

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

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

Summary

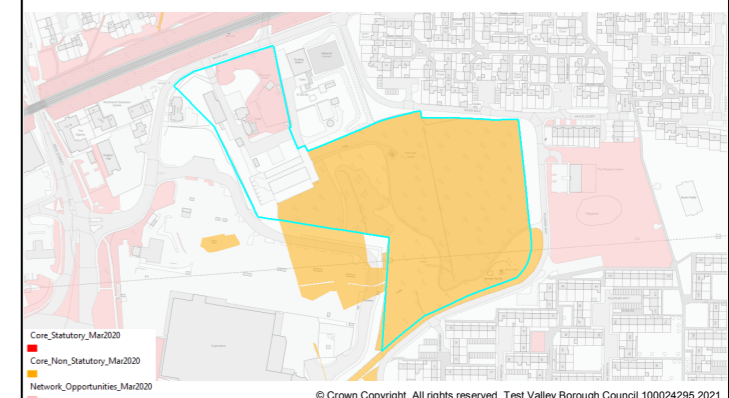
The site is available and promoted for development by the land owner, with interest from a developer.

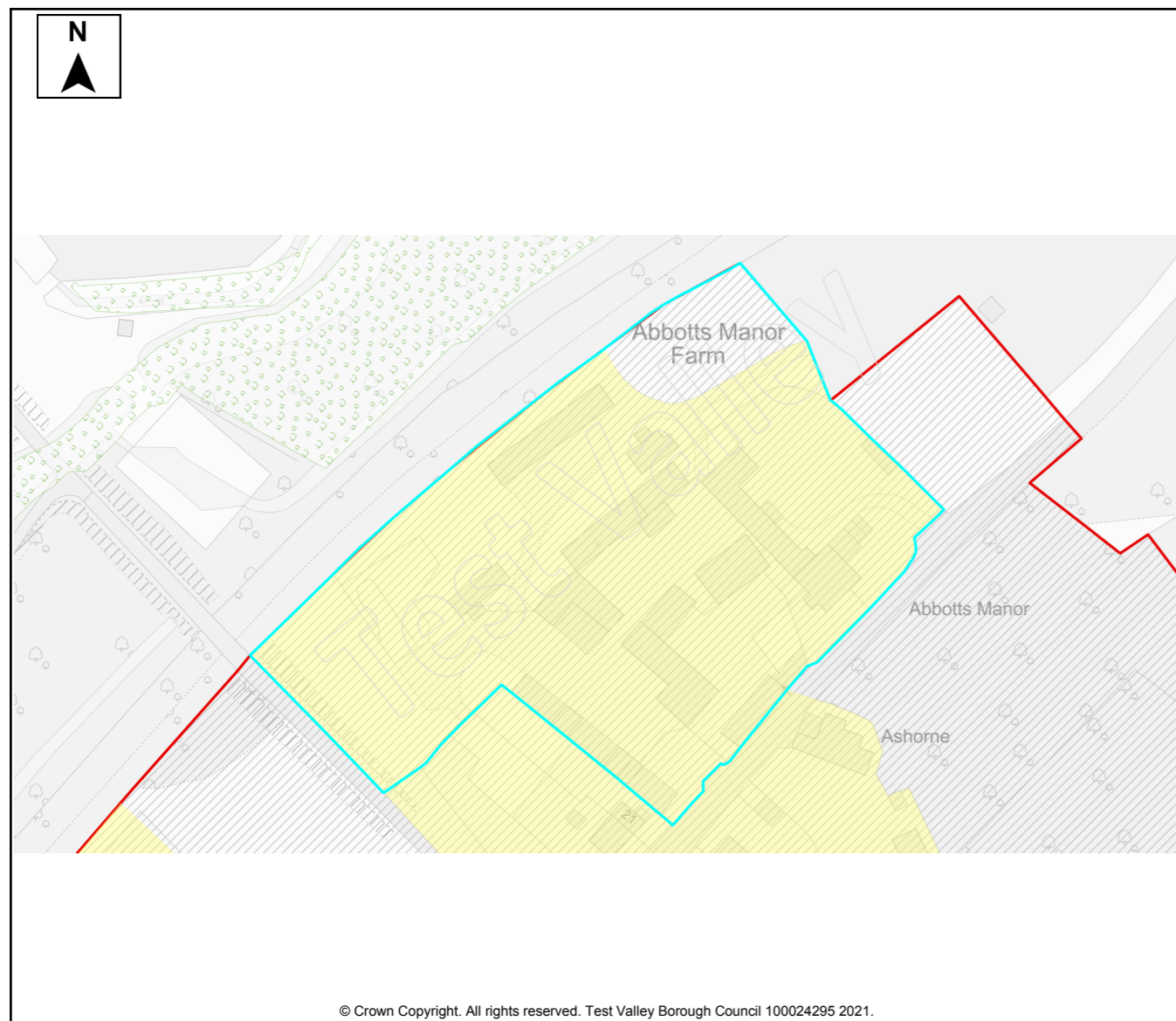
The site is located within the settlement boundary of Andover identified by the TVBC Revised Local Plan DPD. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

Habitat Local Ecological Network

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





Site Details

SHELAA Ref	131	Site Name	Abbotts Manor Farmyard			
		Settlement	Leckford			
Parish/Ward	Leckford		Site Area	1.23 Ha	Developable Area	1.23 Ha
Current Land Use	Former commercial dairy farm		Character of Surrounding Area	Dwellings and countryside		
Brownfield/PDL	✓	Greenfield	Combined	Brownfield/PDL	Greenfield	

Site Constraints

Countryside (COM2)		SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI	✓	Land Ownership		Archaeology Yellow (locally Or Regionally Important) Flood Alert Areas	
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓		

Proposed Development

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

Achievability/Developer Interest	
Promoted by developer	
Developer interest	
No developer interest	✓

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

Possible self build plot provision	
Yes	
No	✓

Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	28	Dwellings
Employment	✓	240	Floor Space (m ²)
Retail	✓	100	Floor Space (m ²)
Leisure			Floor Space (m ²)
Other	✓		Village Hall

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	14
Year 4	14
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	28
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 within the settlement boundary of Leckford identified by the TVBC Revised Local Plan DPD. Leckford is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

Hbic Local Ecological Network

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

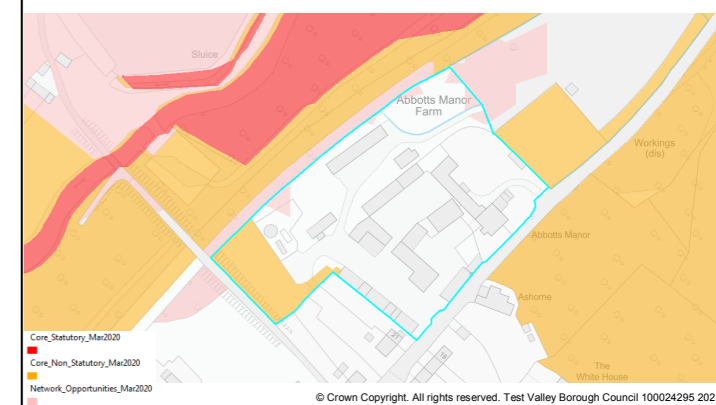
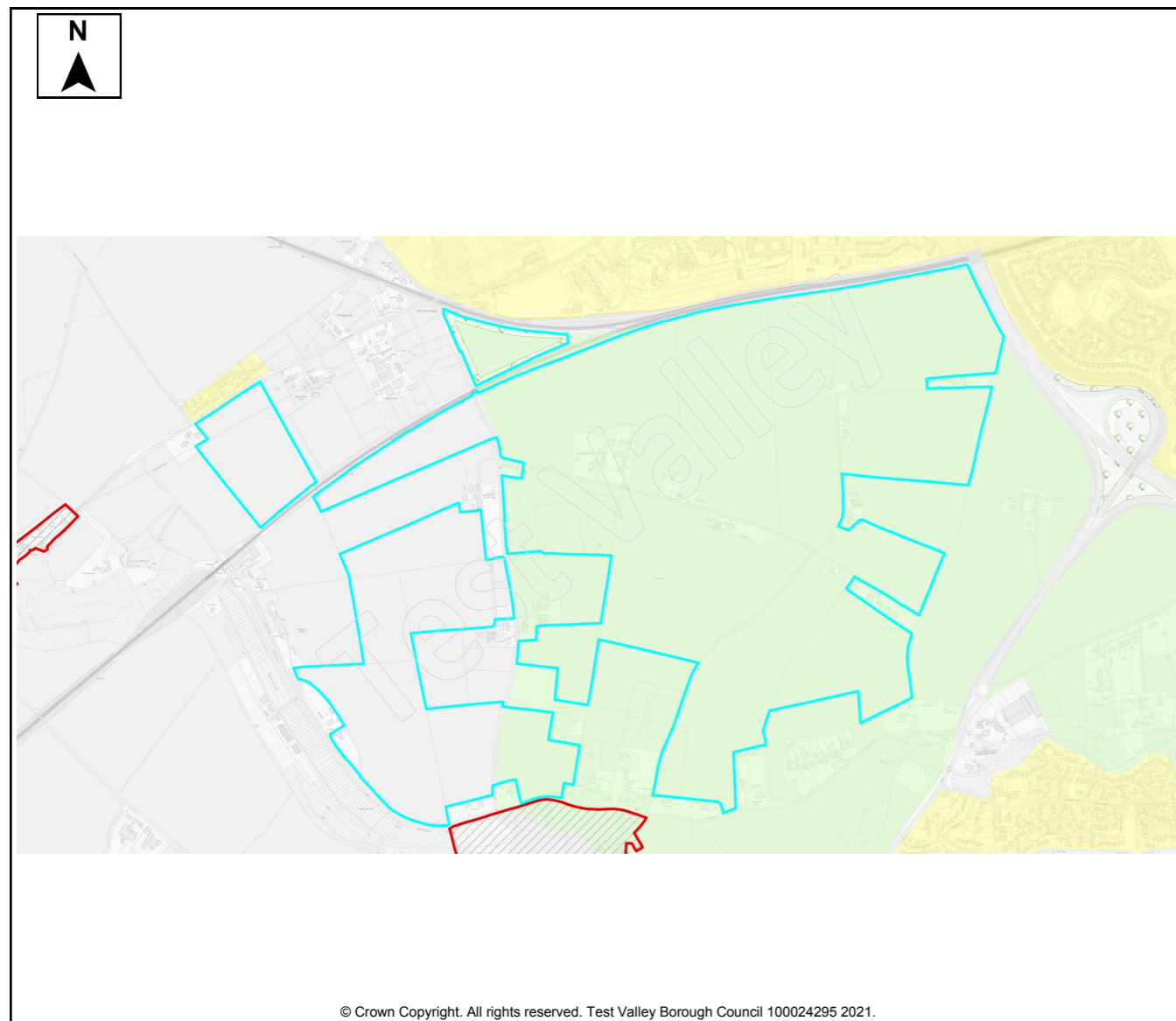


Table A8b: Northern Test Valley Mixed Use Sites identified outside of Local Plan Settlement Boundary where a change in policy is required for development

Ref No.	Site Name	Parish/Ward	Capacity	Proposed Use	Housing Completions in Years		
					1-5	6-10	11-15+
252	Littlebridge	Abbotts Ann	2000	Dwellings	480	1200	320
			TBC	Employment	n/a		
			TBC	Leisure	n/a		
231	Land south of Finkley Farm	Andover: Romans	2500	Dwellings		1000	1500
			100000sqm	Employment	n/a		
			TBC	Retail	n/a		
			TBC	Leisure	n/a		
			Primary School	Other	n/a		
362	Fairbournes Farm	Braishfield	500	Dwellings	200	300	
			Local Centre	Other	n/a		
173	Land at Manor Farm	Enham Alamein/Tangley	1000	Dwellings	100	800	100
			Local Centre	Other	n/a		
122	Land at Yew Tree Farm	Goodworth Clatford	110	Dwellings	65	45	
			100sqm	Employment	n/a		
			TBC	Leisure	n/a		
324	Land south of A342 and east of Shoddesden Lane	Kimpton	1500	Dwellings	100	700	700
			TBC	Employment	n/a		
			TBC	Retail	n/a		
369	Land at Bunny Lane	Michelmersh	750	Dwellings	450	300	
			TBC	Employment	n/a		
			Local Centre	Other	n/a		
373	South View Farm	Over Wallop	1500	Dwellings	500	500	500
			Local Centre	Other	n/a		
142	Land at Short Lane	Penton Mewsey	50	Dwellings	50		
			Local Centre	Other	n/a		
228	Land at Warner's Farm	Wellow	50*	Dwellings	Not known		
			TBC	Employment			
			TBC	Leisure			
229	Land west of Whinwhistle Road	Wellow	78*	Dwellings	Not known		
			TBC	Employment			
			TBC	Leisure			
230	Oakdene Farm	Wellow	85*	Dwellings	Not known		
			TBC	Employment			
			TBC	Leisure			
350	Land Adjacent to Oakdene Farm, Whinwhistle Road	Wellow	6	Dwellings	6		
			1500sqm	Employment	n/a		
367	Land at Hamdown House	Wellow	140	Dwellings		140 (C2)	
			Hotel	Leisure	n/a		

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



Site Details

SHELAA Ref	252	Site Name	Littlebridge						
		Settlement	Andover						
Parish/Ward	Abbotts Ann		Site Area	159.9 Ha	Developable Area	52.16 Ha			
Current Land Use	Arable farming land, some private dwellings and agricultural buildings		Character of Surrounding Area	Dwellings, commercial and agriculture					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)	✓	SSSI		Land Ownership	✓	SINC - SU32834508	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		Flood Alert Areas	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Groundwater Source Protection	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Village Design Statement	
Public Open Space (LHW1)		TPO	✓	Pollution (E8)	✓		
Employment Land (LE10)		Flood Risk Zone	✓	Mineral Safeguarding			

Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	1500	Dwellings
Employment	✓	TBC	Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure	✓	TBC	Floor Space (m ²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	1500
Years 15+	
Total	1500
Not Known	

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Summary

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

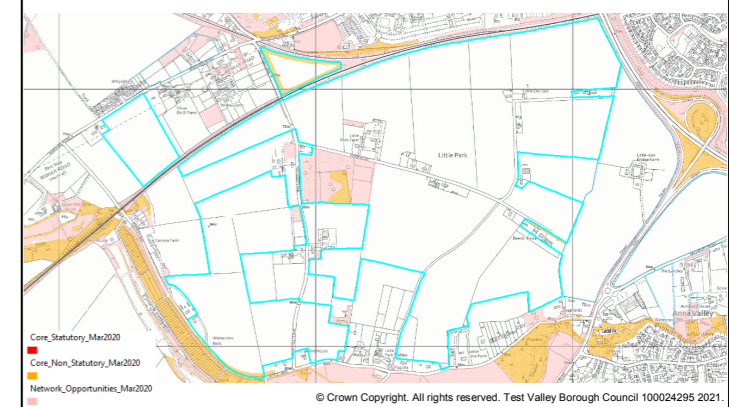
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Andover. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.

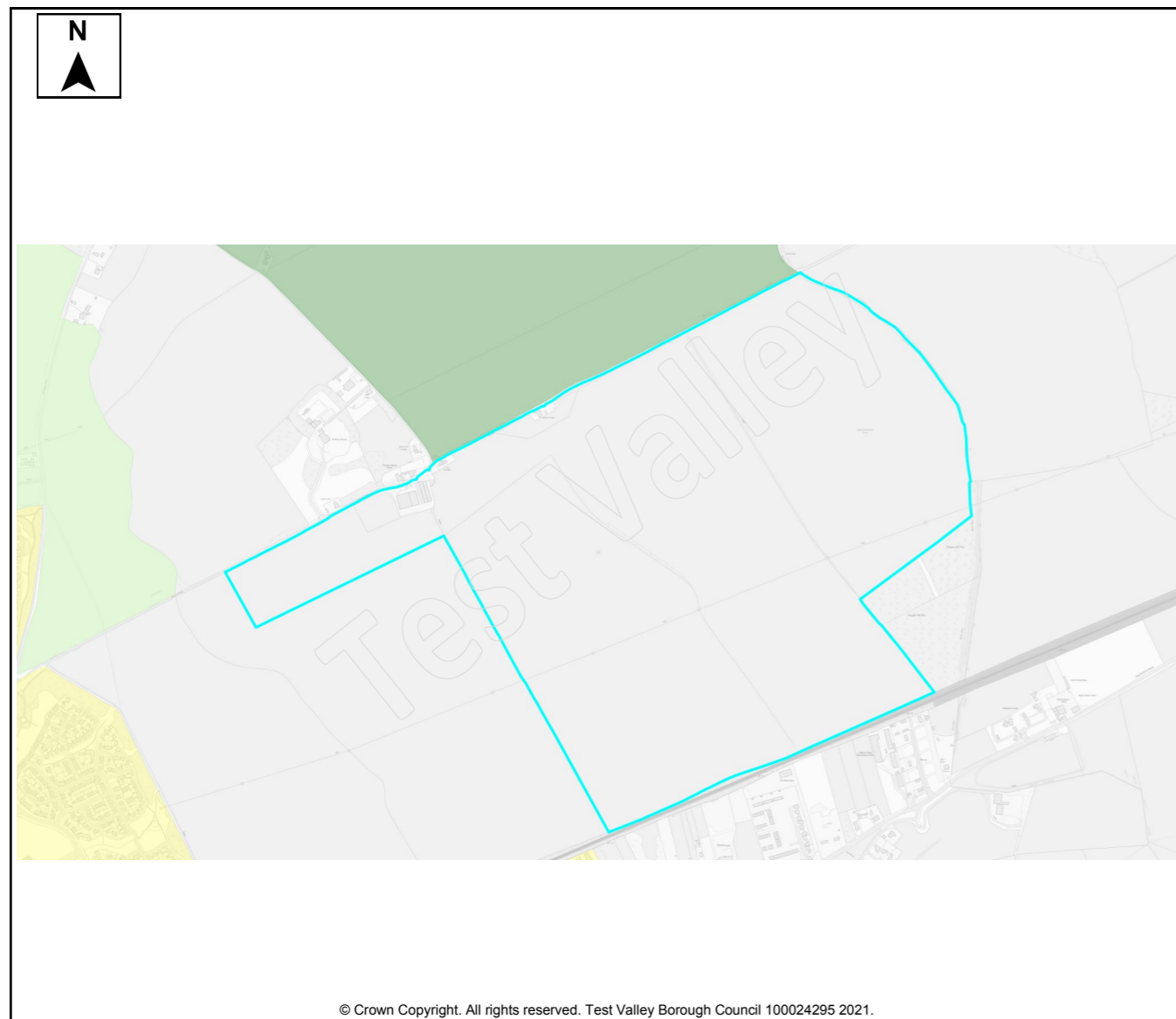
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

Pollution indicated above relates to noise of the adjacent railway

Habitat Local Ecological Network

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





Site Details

SHELAA Ref	231	Site Name	Land south of Finkley Farm			
		Settlement	Finkley			
Parish/Ward	Andover Romans		Site Area	130 Ha	Developable Area	80 Ha
Current Land Use	Agricultural land		Character of Surrounding Area	Agriculture and countryside		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Greenfield

Site Constraints

Countryside (COM2)	✓	SINC	Infrastructure/ Utilities	✓	Other (details below)
Local Gap (E3)		SSSI	Land Ownership		
Conservation Area (E9)		SPA/SAC/Ramsar	Covenants/Tenants		
Listed Building (E9)		AONB (E2)	Access/Ransom Strips		
Historic Park & Garden (E9)		Ancient Woodland	Contaminated Land		
Public Open Space (LHW1)		TPO	Pollution (E8)	✓	
Employment Land (LE10)		Flood Risk Zone	Mineral Safeguarding		

Proposed Development

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

Achievability/Developer Interest	
Promoted by developer	
Developer interest	✓
No developer interest	

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

Possible self build plot provision	
Yes	
No	✓

Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	2500	Dwellings
Employment	✓	100K	Floor Space (m ²)
Retail	✓	TBC	Floor Space (m ²)
Leisure	✓	TBC	Floor Space (m ²)
Other	✓	Primary school	

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	1000
Years 11-15	1500
Years 15+	
Total	2500
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 town of Andover. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.

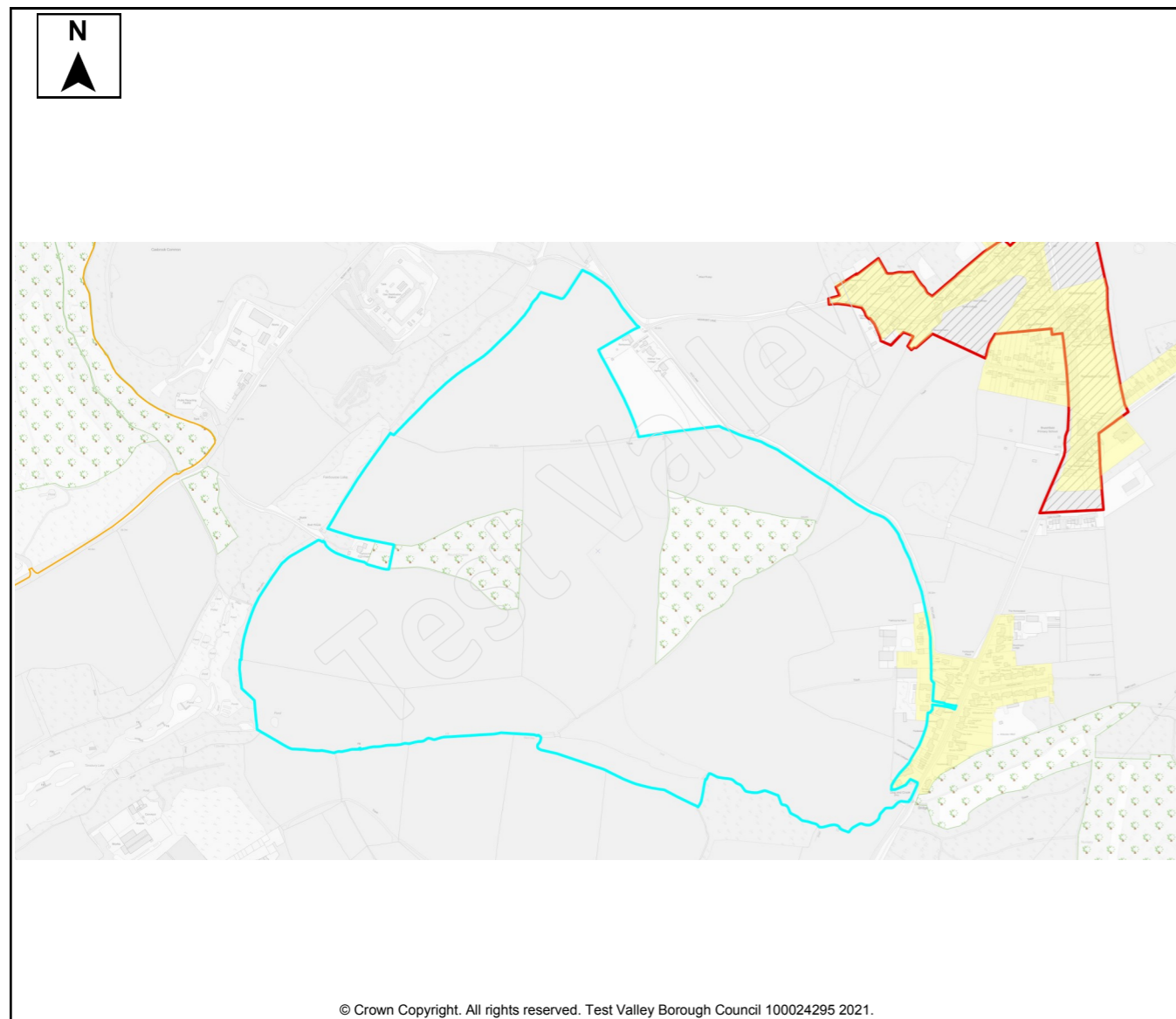
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Pollution indicated above relates to noise of the adjacent railway

Habitat Local Ecological Network

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Site Details

SHELAA Ref	362	Site Name	Fairbournes Farm						
		Settlement	Braishfield						
Parish/Ward	Braishfield		Site Area	80 Ha	Developable Area	60 Ha			
Current Land Use	Cattle grazing		Character of Surrounding Area	Agricultural and residential					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	5 Ha	Greenfield	75 Ha

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	Public rights of way	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants	Ground Water Zone Of Special Interest	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	Village Design Statement	
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land	New Forest SPA	
Public Open Space (LHW1)		TPO	✓	Pollution (E8)	Mottisfont Bats SSSI/SAC Foraging Buffer	
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		

Proposed Development

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

Achievability/Developer Interest	
Promoted by developer	
Developer interest	✓
No developer interest	

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

Possible self build plot provision	
Yes	✓
No	

Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site		Pitches
Other		
Mixed Use Scheme		
Residential	✓ 500	Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Other	✓ Local Centre	

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	50
Year 3	50
Year 4	50
Year 5	50
Years 6-10	300
Years 11-15	
Years 15+	
Total	500
Not Known	

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Summary

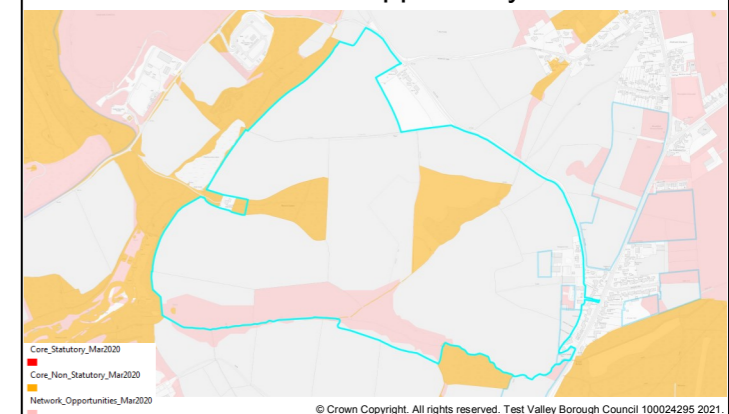
The site is available and promoted for development by the land owner, with interest from a developer.

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

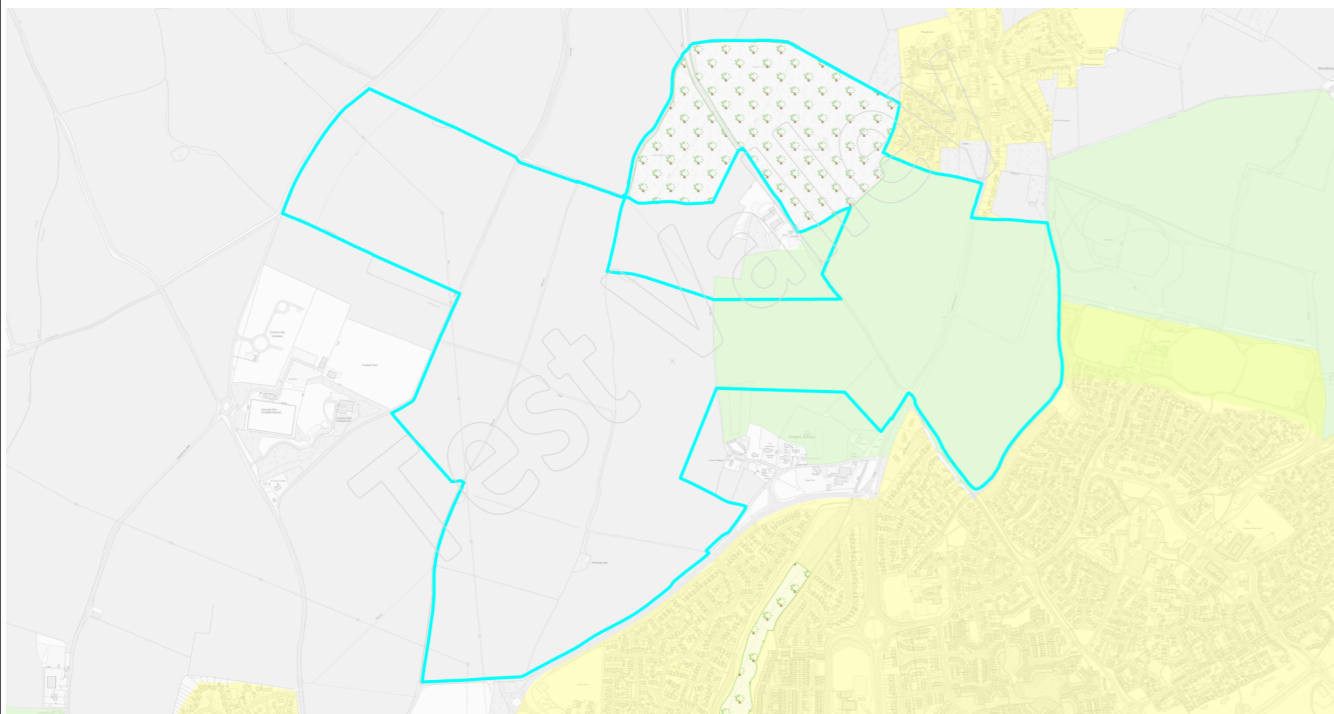
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

Habitat Local Ecological Network

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Site Details

SHELAA Ref	173	Site Name	Land north of Andover (Enham Park)				
		Settlement	Andover/Knights Enham/Enham Alamein				
Parish/Ward	Enham Alamein		Site Area	154 Ha	Developable Area	77 Ha	
Current Land Use	Agricultural / arable / woodland		Character of Surrounding Area	Residential, countryside and agriculture			
Brownfield/PDL		Greenfield	✓	Combined			
				Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)	✓	SSSI		Land Ownership	✓	SINC - SU36304890
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		Groundwater Source Protection
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		Village Design Statement
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land		
Public Open Space (LHW1)		TPO	✓	Pollution (E8)		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		

Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	1000	Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other	✓		Local Centre

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	100
Years 6-10	800
Years 11-15	100
Years 15+	
Total	1000
Not Known	

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

Summary

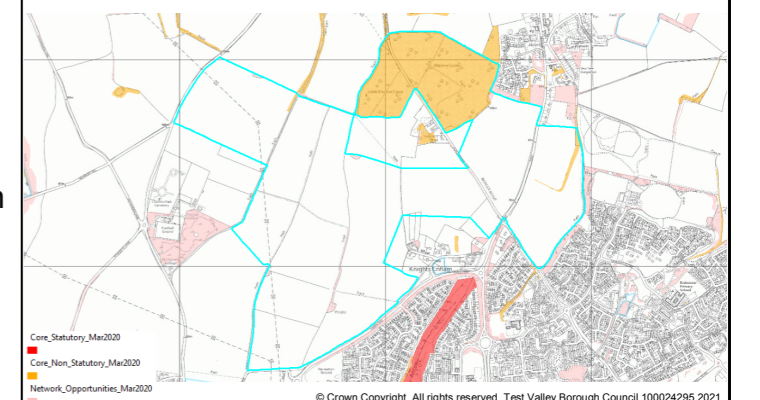
The site is available and promoted for development by a potential developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Andover and the village of Enham Alamein. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy, and Enham Alamein is designated a Rural Village.

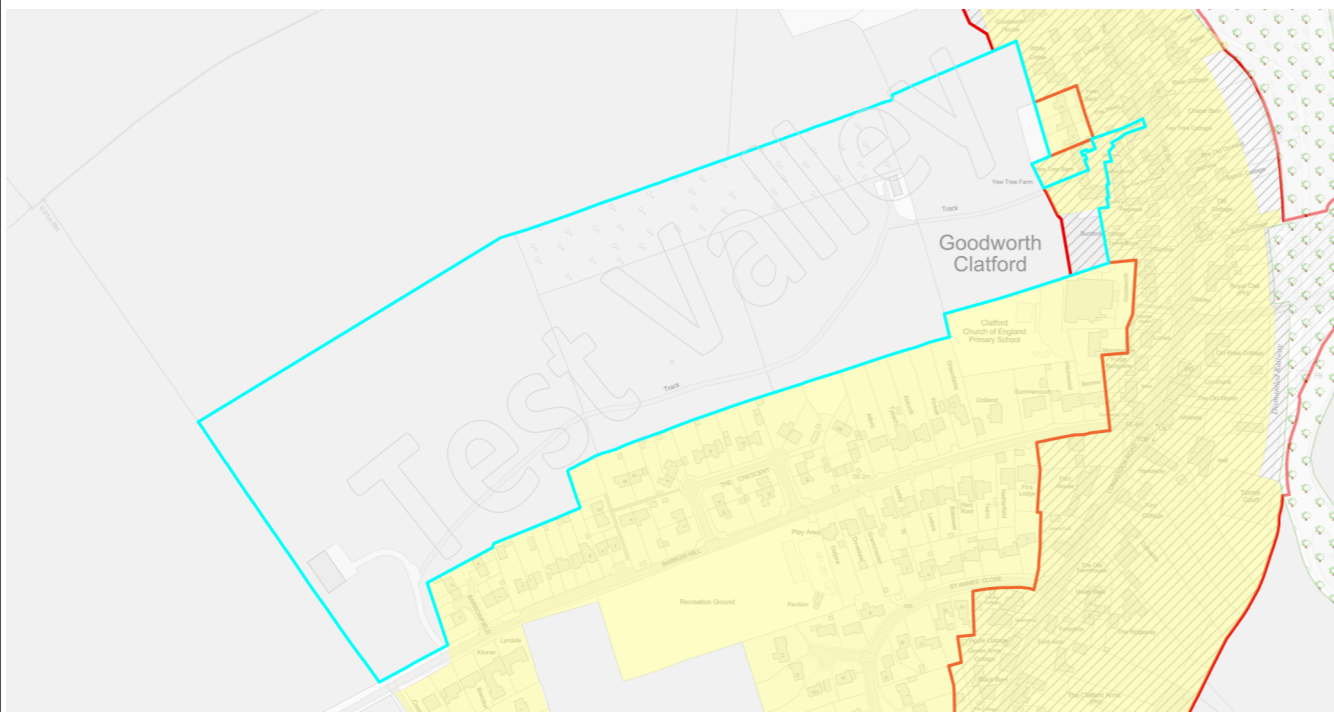
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An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife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



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Site Details

SHELAA Ref	122	Site Name	Land at Yew Tree Farm						
		Settlement	Goodworth Clatford						
Parish/Ward	Goodworth Clatford		Site Area	13 Ha	Developable Area	4 Ha			
Current Land Use	Agricultural/Grazing		Character of Surrounding Area	Dwellings and countryside					
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Goodworth Clatford Neighbourhood Plan	
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO	✓	Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding			

Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	110	Dwellings
Employment	✓	100	Floor Space (m²)
Retail			Floor Space (m²)
Leisure	✓	TBC	Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	10
Year 3	15
Year 4	20
Year 5	20
Years 6-10	45
Years 11-15	
Years 15+	
Total	110
Not Known	

Summary

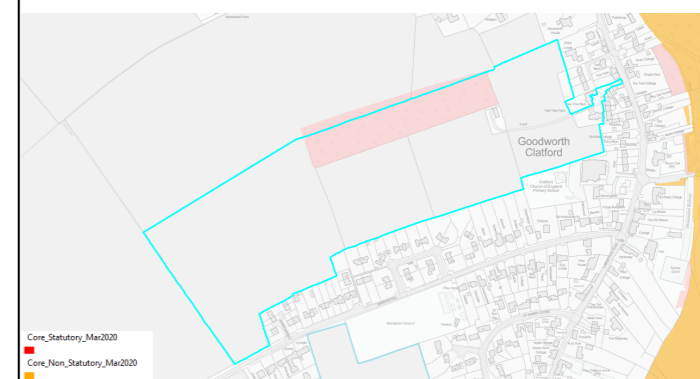
The site is available and promoted for development by the land owner, with interest from a developer.

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

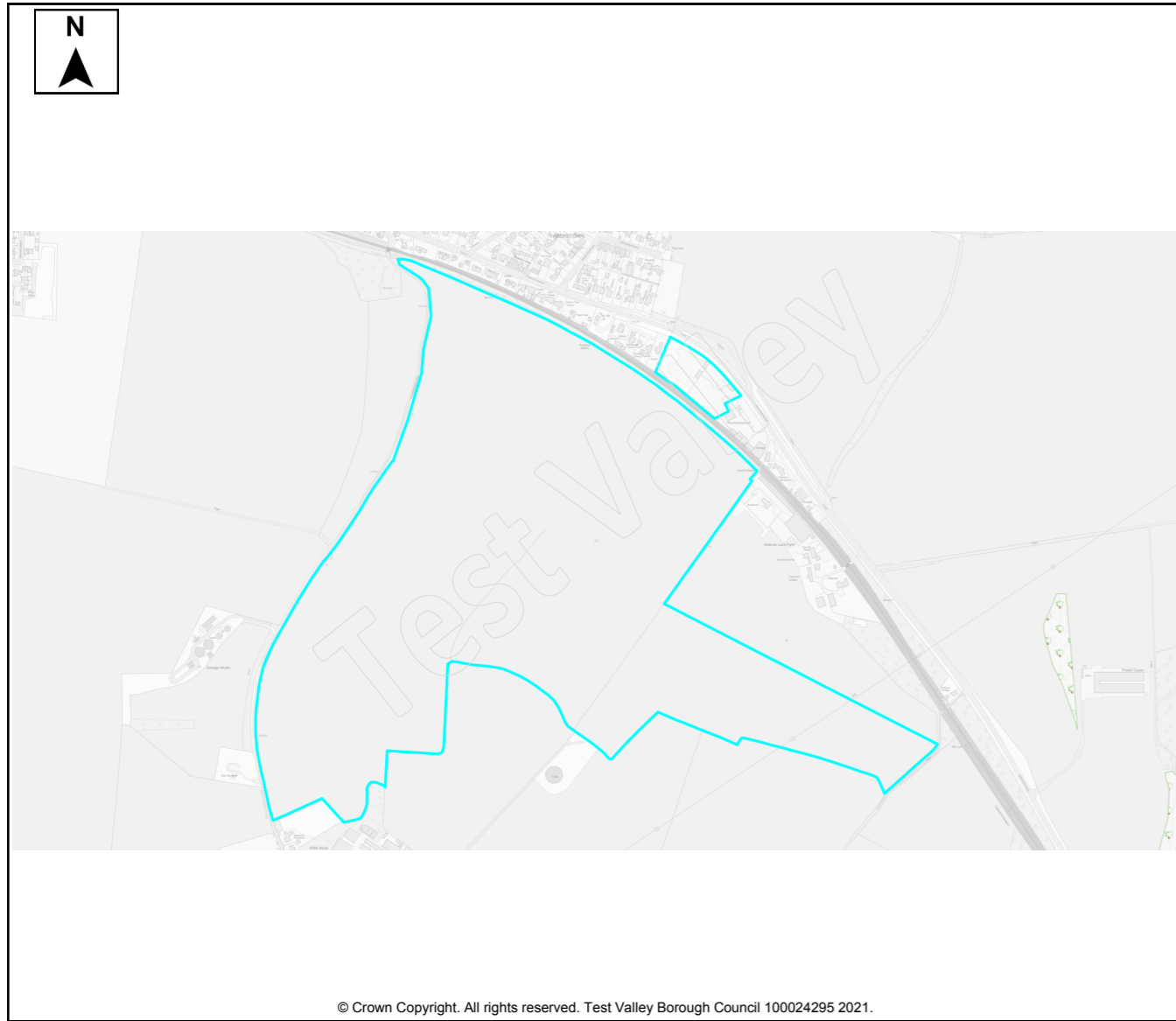
Hbic Local Ecological Network

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".



Core_Statutory_Mar2020
 Core_Non_Statutory_Mar2020
 Network_Opportunities_Mar2020
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This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites.



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Site Details

SHELAA Ref	324	Site Name	Land south of A342 and east of Shoddesden Lane				
		Settlement	Ludgershall				
Parish/Ward	Kimpton		Site Area	55 Ha	Developable Area	50 Ha	
Current Land Use	Breakers yard south of A342 and agricultural south of railway line/east of Shoddesden Lane		Character of Surrounding Area	Agricultural, commercial and residential			
Brownfield/PDL		Greenfield	✓	Combined			
				Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Flood Alert Area	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Groundwater Source Protection	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land	✓		
Public Open Space (LHW1)		TPO	✓	Pollution (E8)	✓		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding			

Proposed Development

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

Achievability/Developer Interest	
Promoted by developer	
Developer interest	✓
No developer interest	

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

Possible self build plot provision	
Yes	
No	✓

Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	1500	Dwellings
Employment	✓	Tbc	Floor Space (m ²)
Retail	✓	Tbc	Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	100
Years 6-10	700
Years 11-15	700
Years 15+	
Total	1500
Not Known	

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

Summary

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

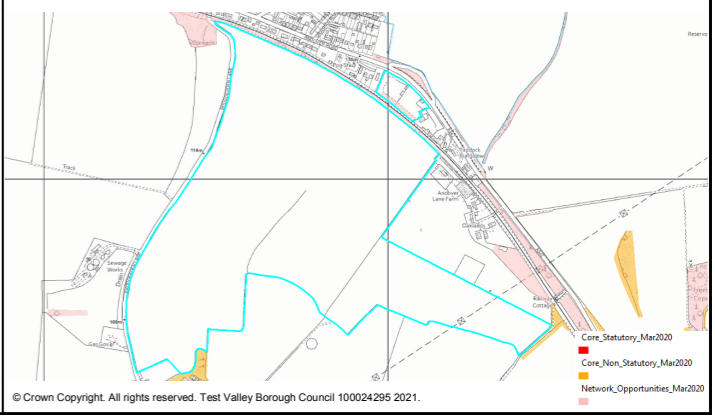
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Ludgershall which is located outside of Test Valley. The closest settlement to the site in Test Valley is Little Shoddesden which is identified as Countryside in the Local Plan 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.

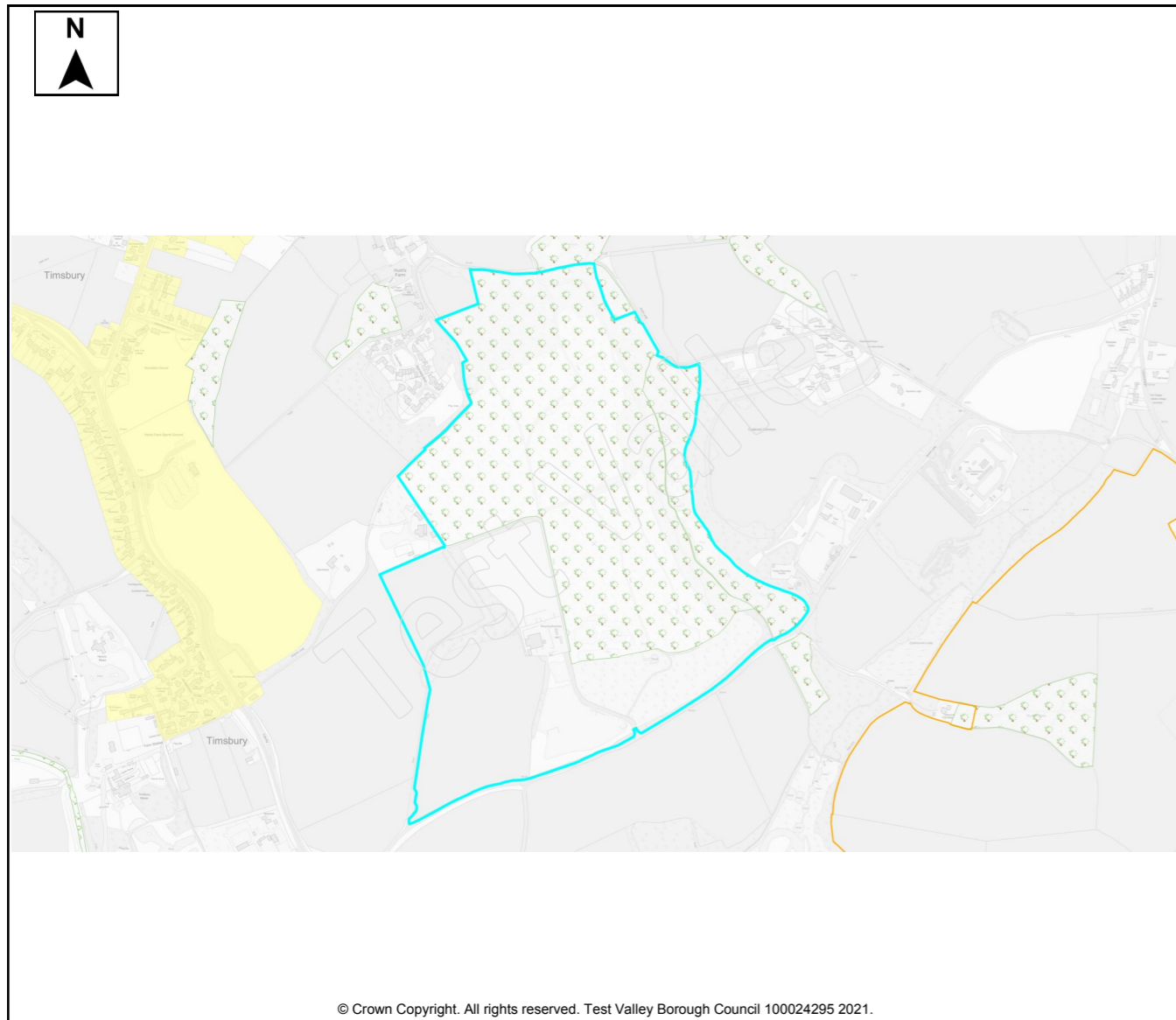
Pollution indicated above relates to noise

Hbic Local Ecological Network

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



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Site Details

SHELAA Ref	369	Site Name	Land at Bunny Lane						
		Settlement	Timsbury						
Parish/Ward	Michelmersh		Site Area	53 Ha	Developable Area	31.1 Ha			
Current Land Use	Restored landfill and operational recycling facility		Character of Surrounding Area	Agricultural, residential and recycling facility					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	3 Ha	Greenfield	50 Ha

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	Public rights of way	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants	Ground Water Protection	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	New Forest SPA	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land	Mottisfont Bats SSSI/SAC	✓
Public Open Space (LHW1)		TPO		Pollution (E8)	Foraging Buffer	✓
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		✓

Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	750	Dwellings
Employment	✓	TBC	Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other	✓	Local Centre	

Phasing if permitted (Dwellings only)	
Year 1	50
Year 2	100
Year 3	100
Year 4	100
Year 5	100
Years 6-10	300
Years 11-15	
Years 15+	
Total	750
Not Known	

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

Summary

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

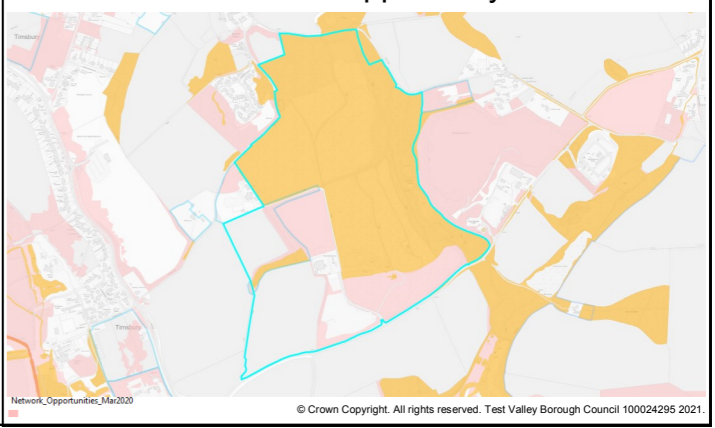
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Timsbury which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

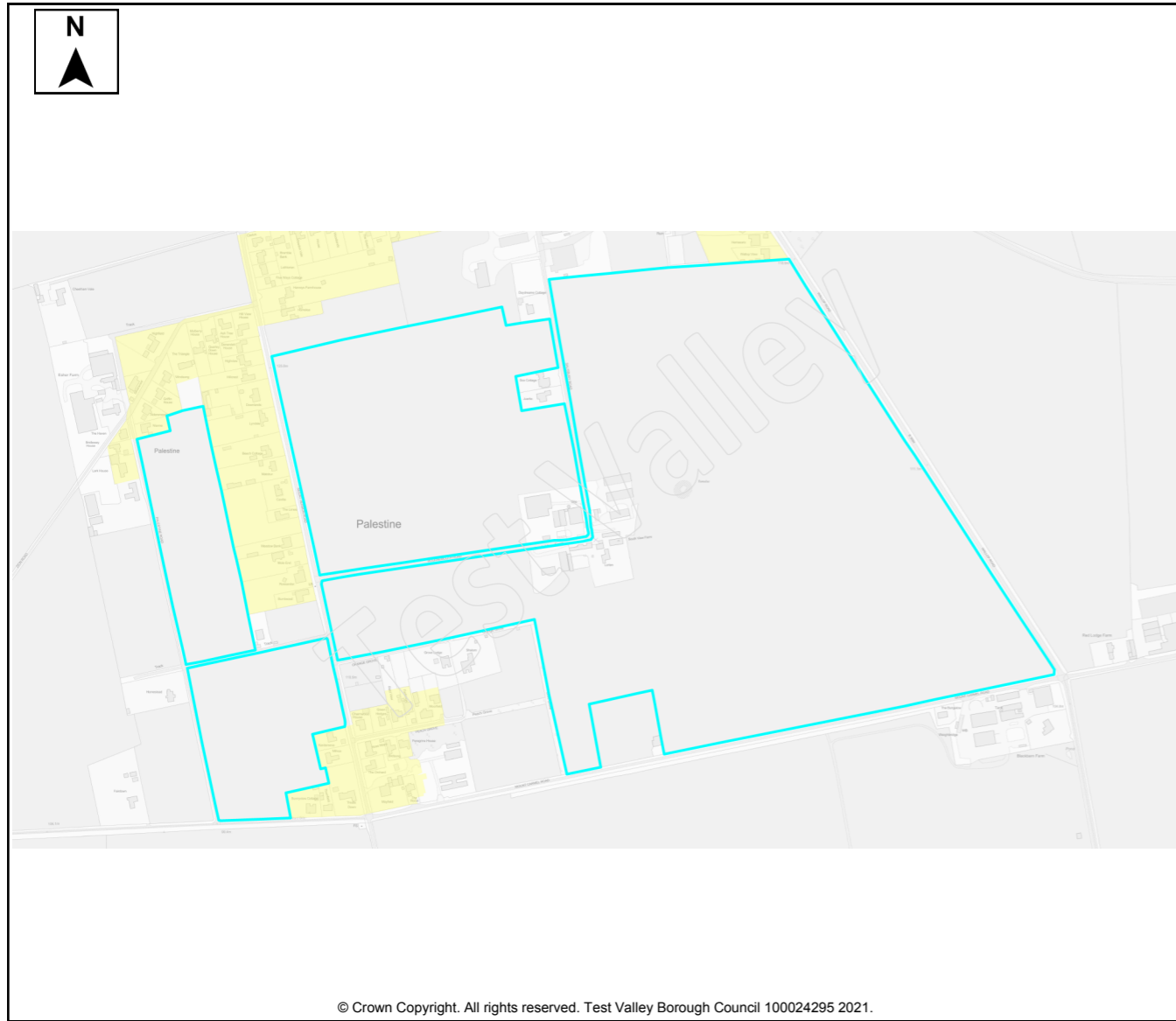
Pollution indicated above relates to the proximity to an active recycling facility .

Hbic Local Ecological Network

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



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Site Details

SHELAA Ref	373	Site Name	South View Farm			
		Settlement	Palestine			
Parish/Ward	Over Wallop		Site Area	57 Ha	Developable Area	56 Ha
Current Land Use	Agricultural		Character of Surrounding	Agriculture and residential		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Greenfield

Site Constraints

Countryside (COM2)	✓	SINC	Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI	Land Ownership	Flood Alert Areas	
Conservation Area (E9)		SPA/SAC/Ramsar	Covenants/Tenants	Village Design Statement	
Listed Building (E9)		AONB (E2)	Access/Ransom Strips		
Historic Park & Garden (E9)		Ancient Woodland	Contaminated Land		
Public Open Space (LHW1)		TPO	Pollution (E8)		
Employment Land (LE10)		Flood Risk Zone	Mineral Safeguarding		

Proposed Development

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

Achievability/Developer Interest	
Promoted by developer	✓
Developer interest	✓
No developer interest	

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

Possible self build plot provision	
Yes	
No	✓

Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site		Pitches
Other		
Mixed Use Scheme		
Residential	✓ 1500	Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Other	✓ Local Centre	

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	100
Year 4	150
Year 5	250
Years 6-10	500
Years 11-15	500
Years 15+	
Total	1500
Not Known	

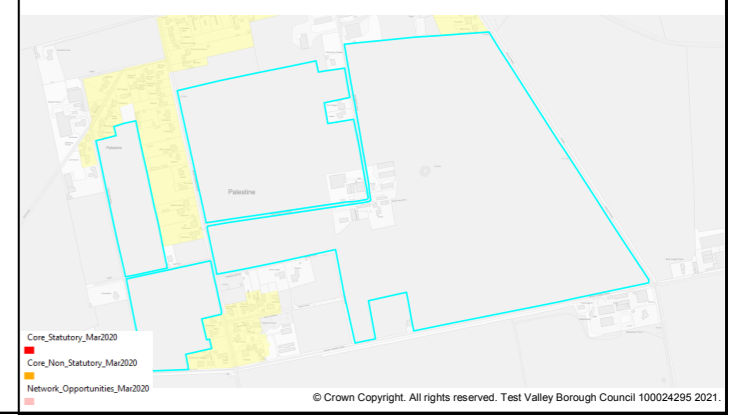
This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites.

Summary

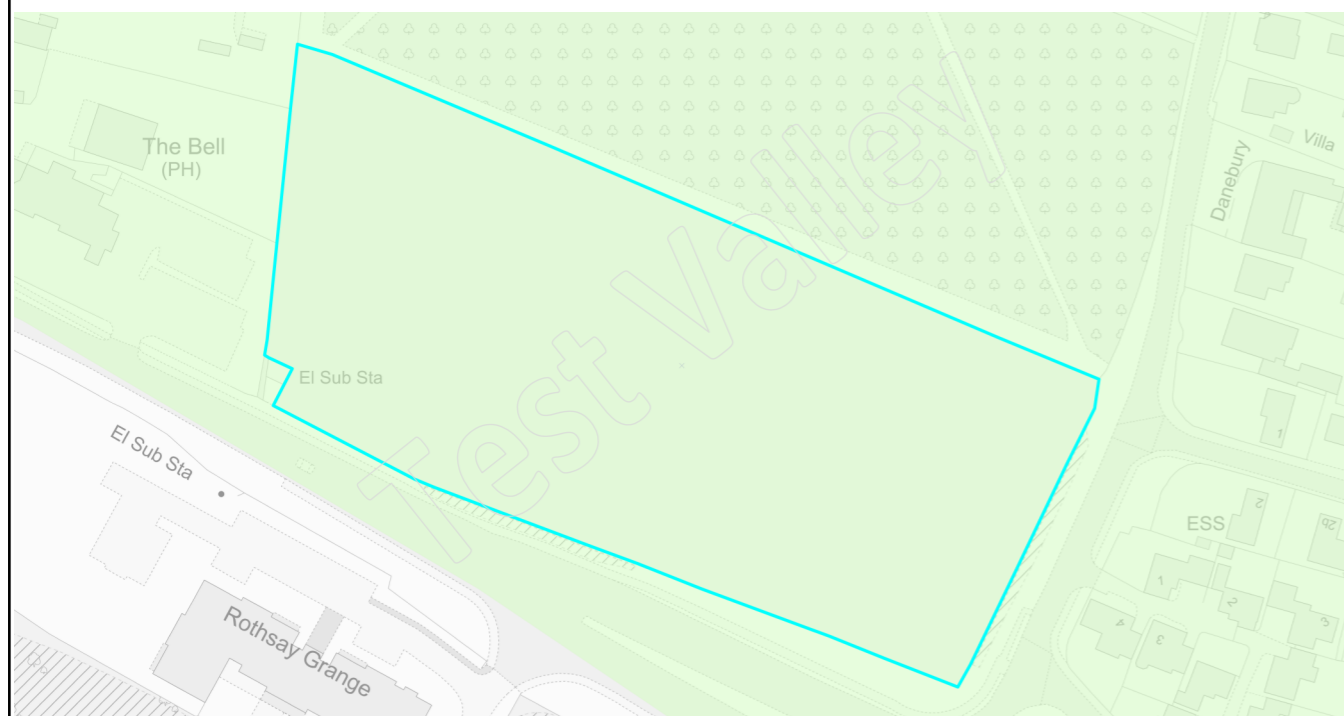
The site is available and promoted for development by a potential developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Palestine which is identified as a Rural Village in the Local Plan Settlement Hierarchy. Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.



Site Details									
SHELAA Ref	142	Site Name	Land at Short Lane						
		Settlement	Penton Corner						
Parish/Ward	Penton Mewsey			Site Area	1.73 Ha	Developable Area	1.73 Ha		
Current Land Use	Vacant agricultural land			Character of Surrounding Area	Residential and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha
Site Constraints									
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	Other (details below) ✓				
Local Gap (E3)	✓	SSSI		Land Ownership	Flood Alert Areas				
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	Village Design Statement				
Listed Building (E9)		AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)		TPO		Pollution (E8)					
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding					



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Proposed Development

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

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	25
Year 3	25
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	50
Not Known	

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

Summary

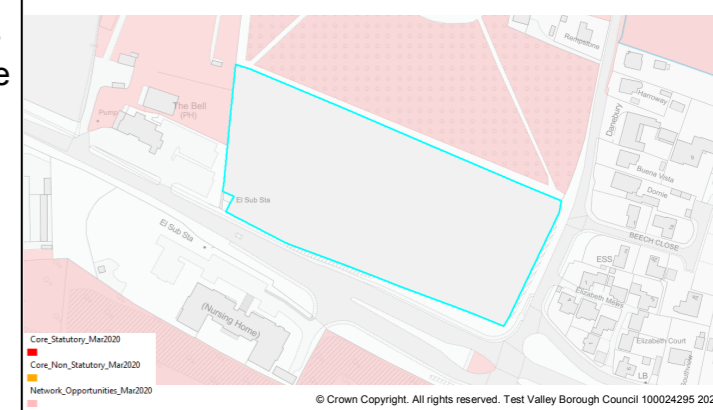
The site is available and promoted for development by the land owner, with interest from a developer.

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

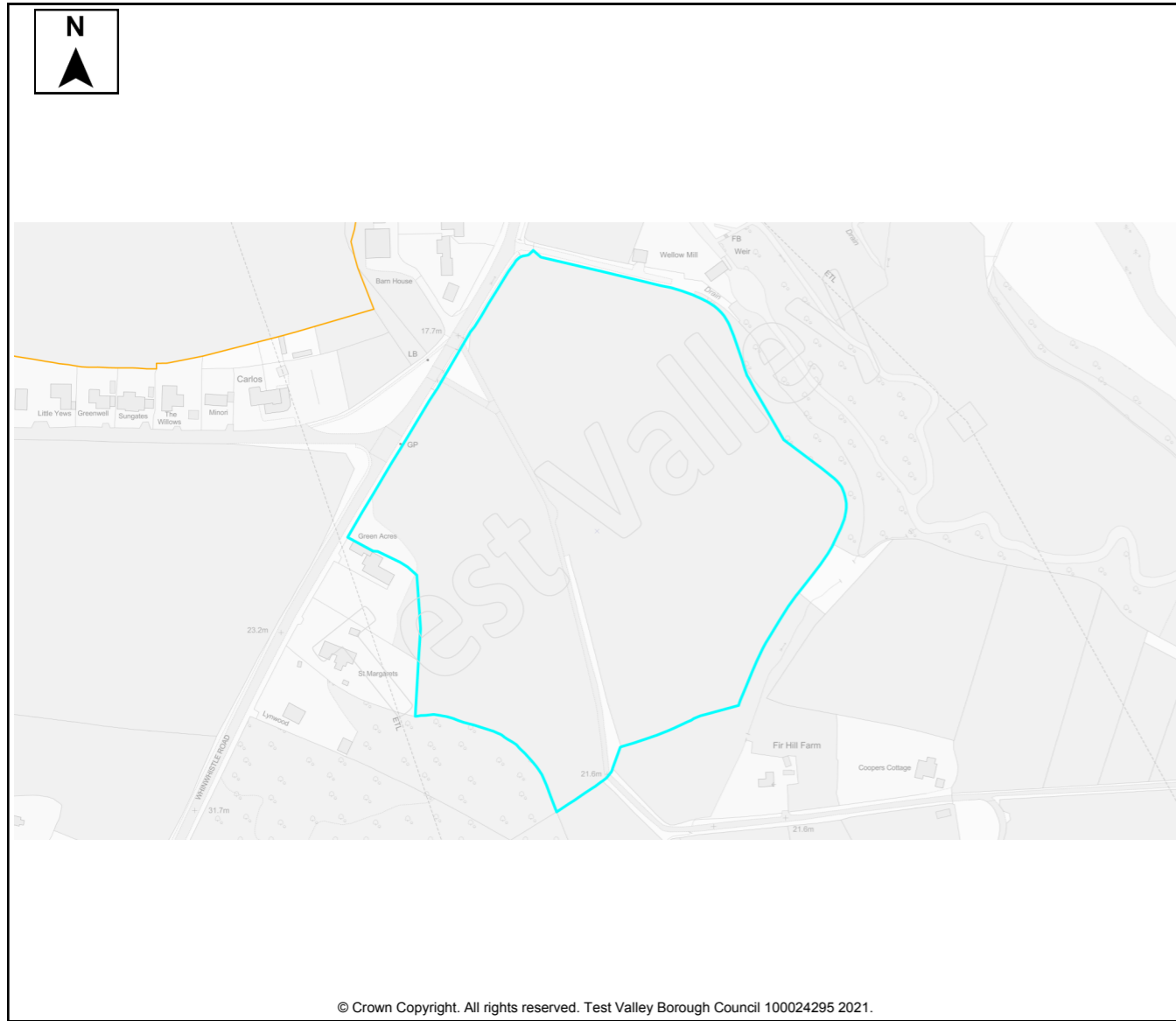
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.



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Site Details

SHELAA Ref	228	Site Name	Land at Warner's Farm				
		Settlement	East Wellow				
Parish/Ward	Wellow		Site Area	5 Ha	Developable Area	5 Ha	
Current Land Use	Agriculture		Character of Surrounding Area	Dwellings and agriculture			
Brownfield/PDL		Greenfield	✓	Combined			
				Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)		SSSI	✓	Land Ownership		New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Mottisfont Bats SSSI/SAC Foraging Buffer	
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		Flood Alert Areas	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Flood Warning Areas	
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓		

Proposed Development

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

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

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

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

Summary

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

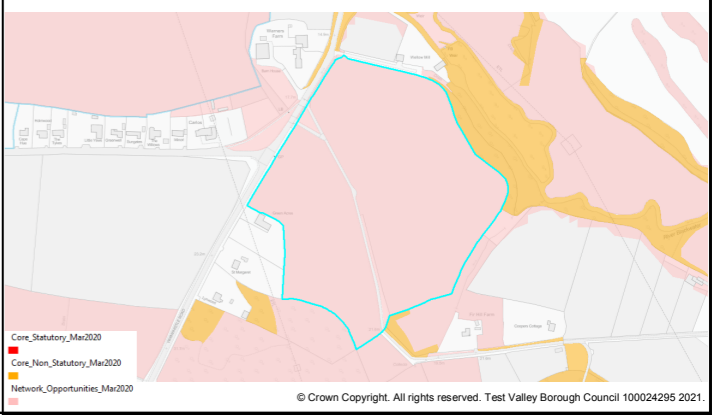
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy.

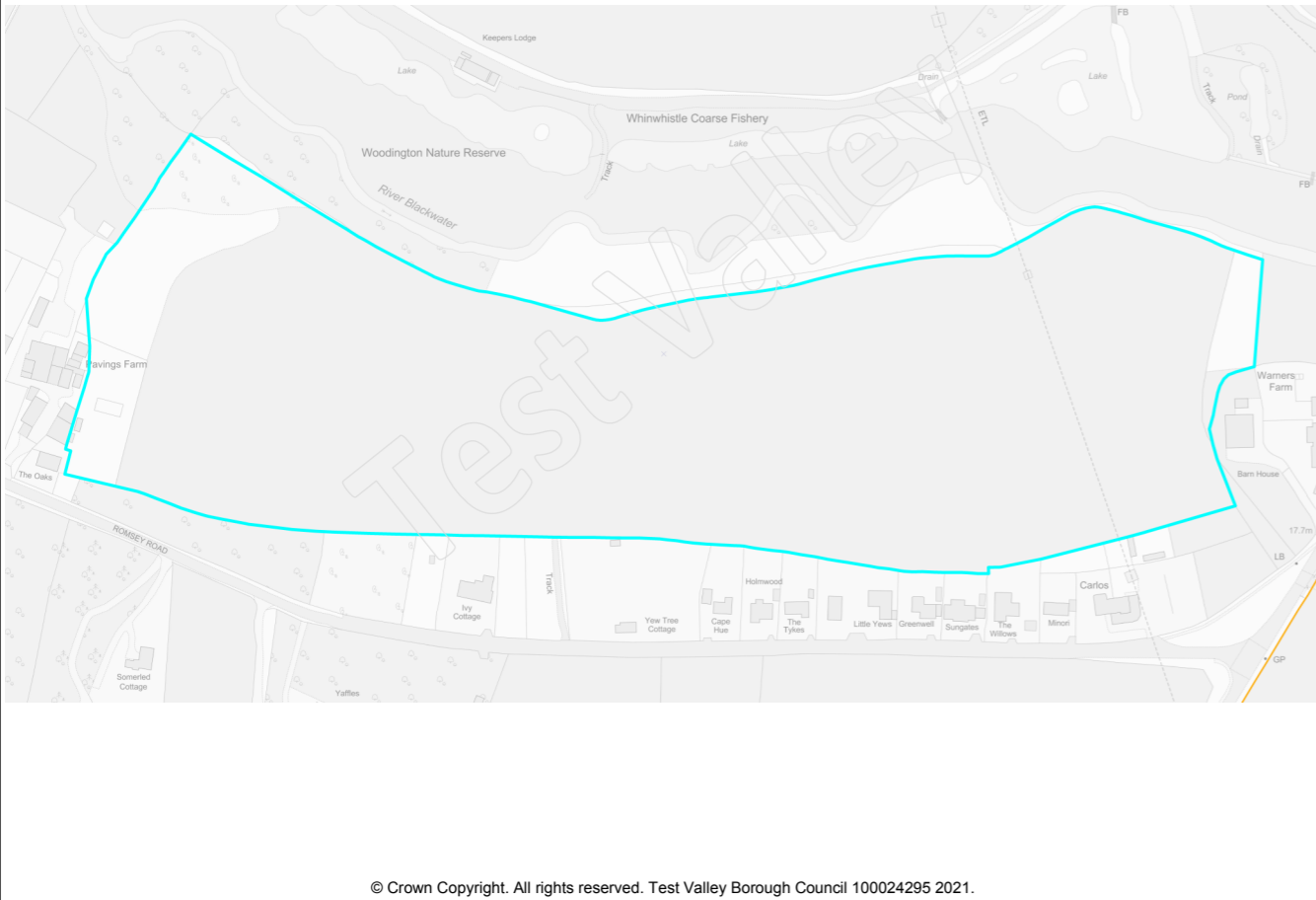
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

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

Hbic Local Ecological Network

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Site Details

SHELAA Ref	229	Site Name	Land west of Whinwhistle Road				
		Settlement	East Wellow				
Parish/Ward	Wellow		Site Area	8 Ha	Developable Area	7.8 Ha	
Current Land Use	Agriculture		Character of Surrounding Area	Dwellings and agriculture			
Brownfield/PDL		Greenfield	✓	Combined			
				Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)		SSSI	✓	Land Ownership		New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Mottisfont Bats SSSI/SAC Foraging Buffer	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Flood Alert Areas	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Flood Warning Areas	
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone	✓	Mineral Safeguarding	✓		

Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	78	Dwellings
Employment	✓	TBC	Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure	✓	TBC	Floor Space (m ²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	78
Not Known	✓

Summary

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

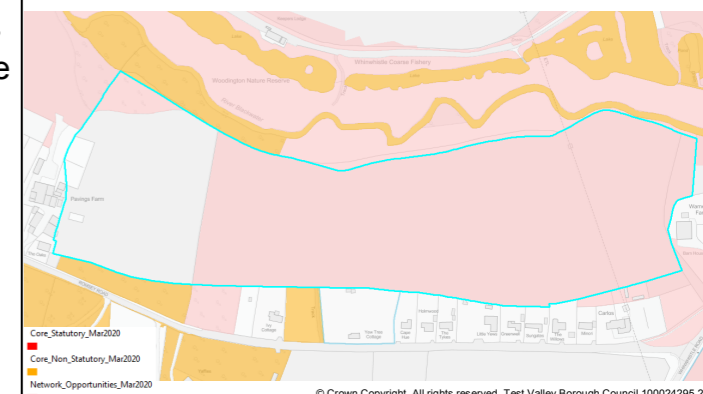
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy.

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

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

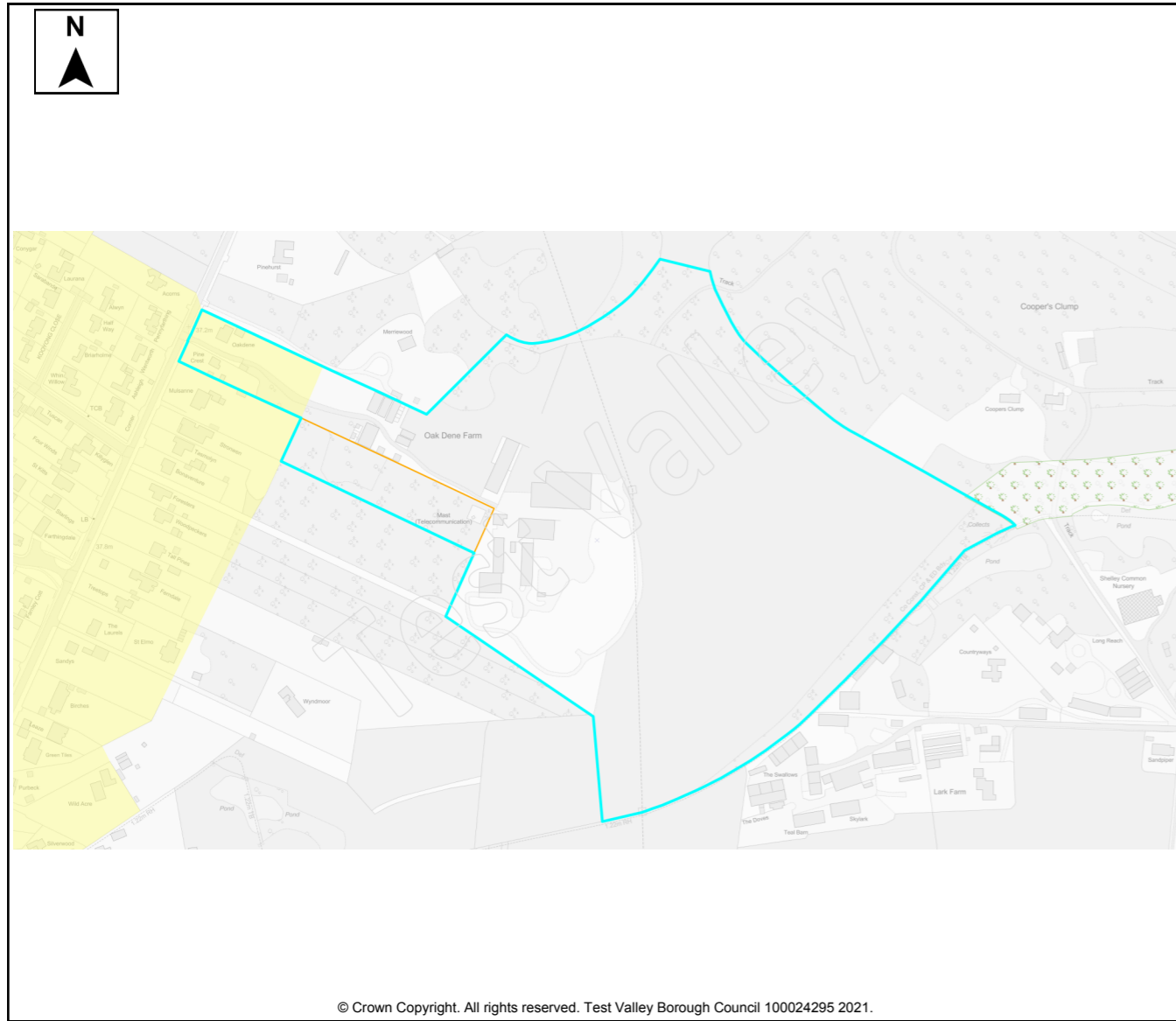
Hbic Local Ecological Network

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Site Details

SHELAA Ref	230	Site Name	Oakdene Farm						
		Settlement	East Wellow						
Parish/Ward	Wellow		Site Area	9 Ha	Developable Area	8.5 Ha			
Current Land Use	Agriculture		Character of Surrounding Area	Dwellings and agriculture					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	3.75 Ha	Greenfield	5.25 Ha

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		
Public Open Space (LHW1)		TPO		Pollution (E8)		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		

Proposed Development

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

Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site		Pitches
Other		
Mixed Use Scheme		
Residential	✓ 85	Dwellings
Employment	✓ TBC	Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure	✓ TBC	Floor Space (m ²)
Other		

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	85
Not Known	✓

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

Summary

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

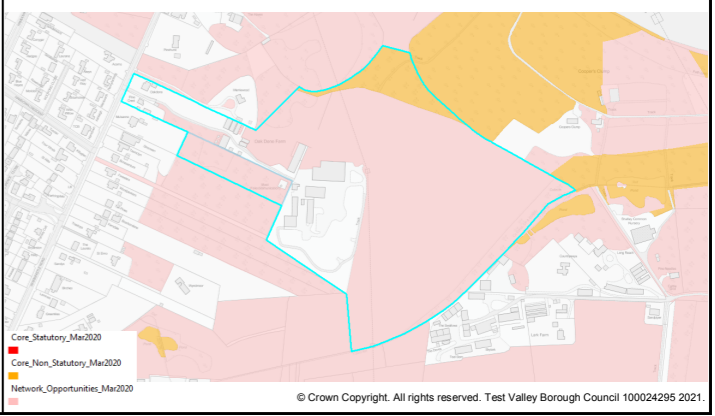
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy.

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

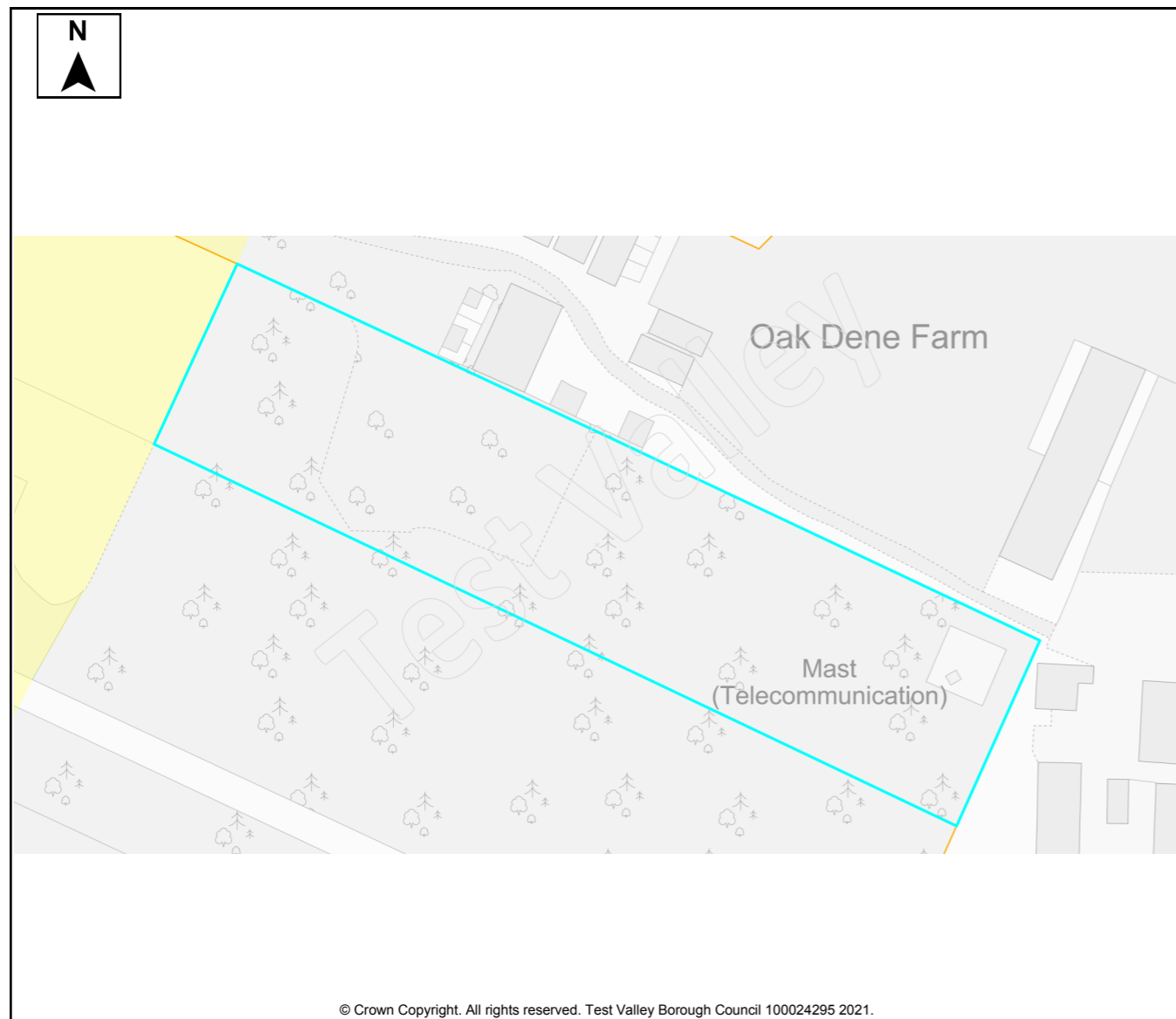
The number of dwellings proposed is a Council estimate calculated at 10 dwellings per hectare.

Hbic Local Ecological Network

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



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Site Details									
SHELAA Ref	350	Site Name	Land Adjacent to Oakdene Farm						
		Settlement	East Wellow						
Parish/Ward	Wellow		Site Area	0.8 Ha	Developable Area	0.65 Ha			
Current Land Use	Telecommunications infrastructure and tree plantation		Character of Surrounding Area	Mixed use commercial and residential					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.06 Ha	Greenfield	0.74 Ha

Site Constraints							
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA Zone Village Design Statement	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding			

Proposed Development

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

Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site		Pitches
Other		
Mixed Use Scheme		
Residential	✓ 6	Dwellings
Employment	✓ 1500	Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Other		

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

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

Summary

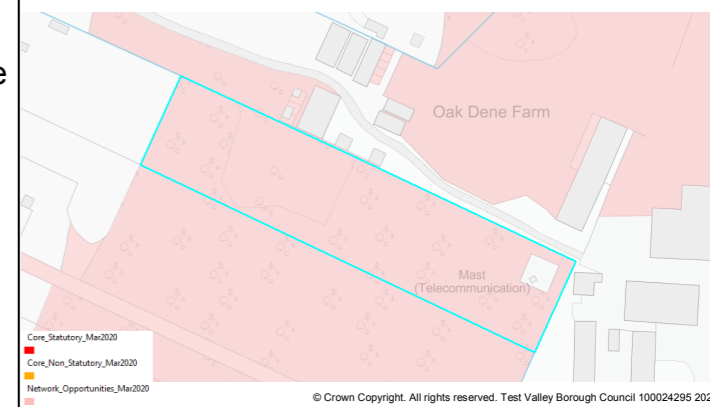
The site is available and promoted for development by the land owner, with interest from a developer.

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

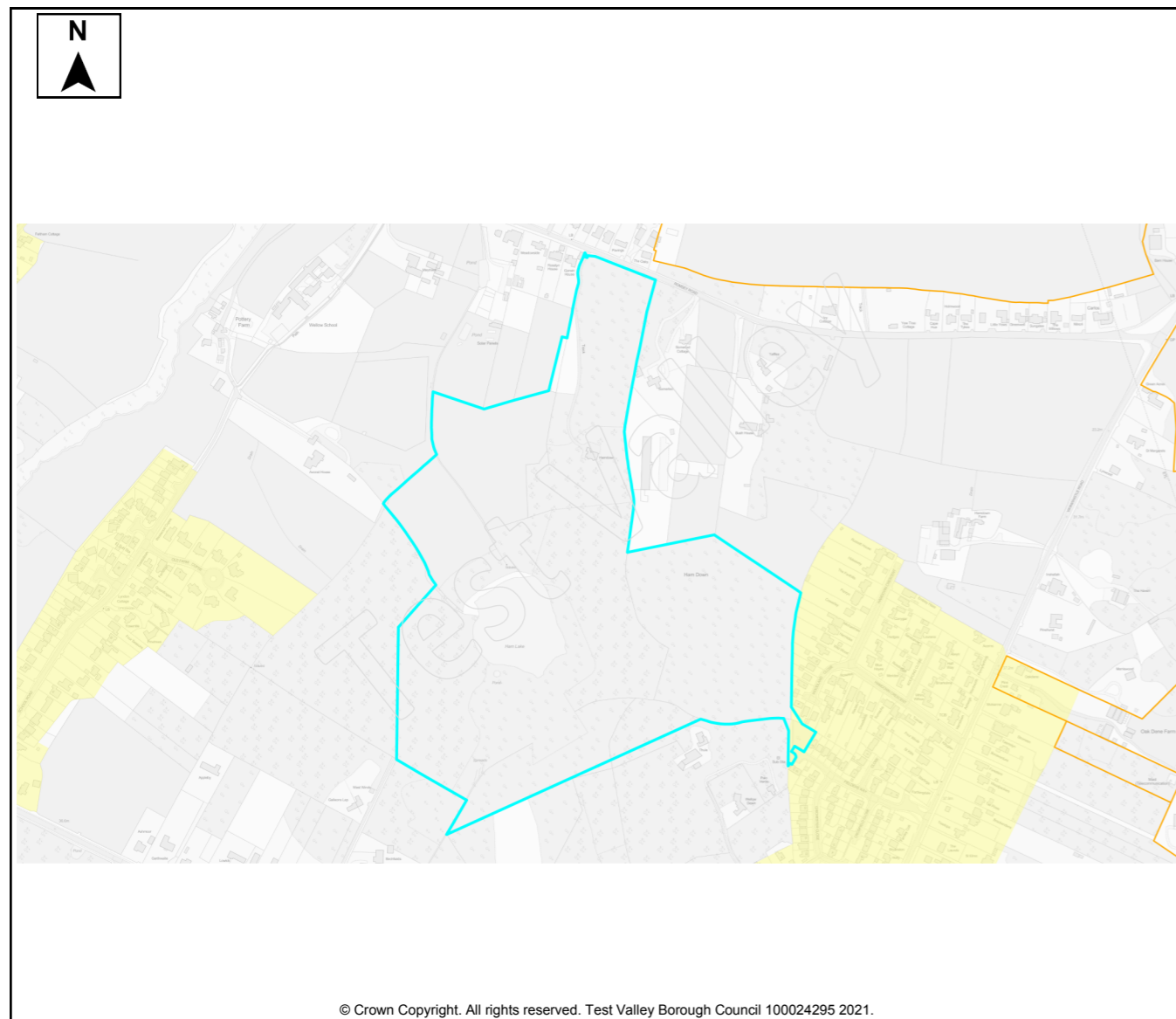
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

Hbic Local Ecological Network

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



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Site Details

SHELAA Ref	367	Site Name	Land at Hamdown House						
		Settlement	East Wellow						
Parish/Ward	Wellow		Site Area	37.7 Ha	Developable Area	32 Ha			
Current Land Use	Residential garden land, paddocks and woodland		Character of Surrounding Area	Residential, agricultural and woodland					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.5 Ha	Greenfield	37.2 Ha

Site Constraints

Countryside (COM2)	✓	SINC	Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI	Land Ownership	New Forest SPA	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants	Mottisfont Bats SSSI/SAC Foraging Buffer
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	Village Design Statement
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land	
Public Open Space (LHW1)		TPO	✓	Pollution (E8)	
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	

Proposed Development

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

Achievability/Developer Interest	
Promoted by developer	
Developer interest	✓
No developer interest	

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

Possible self build plot provision	
Yes	
No	✓

Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site		Pitches
Other		
Mixed Use Scheme		
Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure	✓ TBC	Floor Space (m ²)
Other	✓ 140 (Extra Care C2)	

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	140
Years 11-15	
Years 15+	
Total	
Not Known	

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Summary

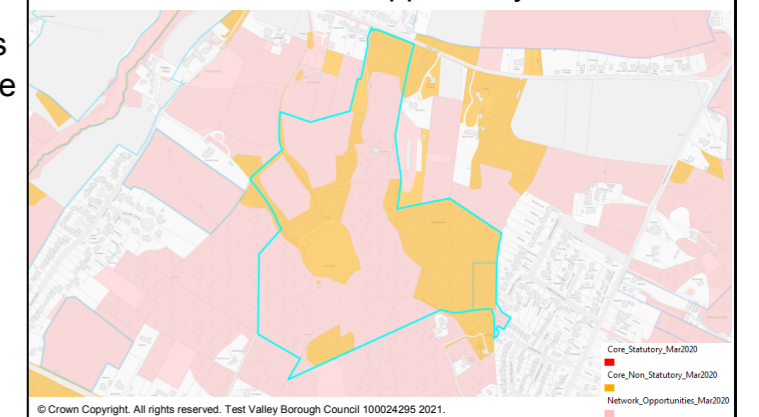
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Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

Hbic Local Ecological Network

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



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