

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

## **Appendix 9**

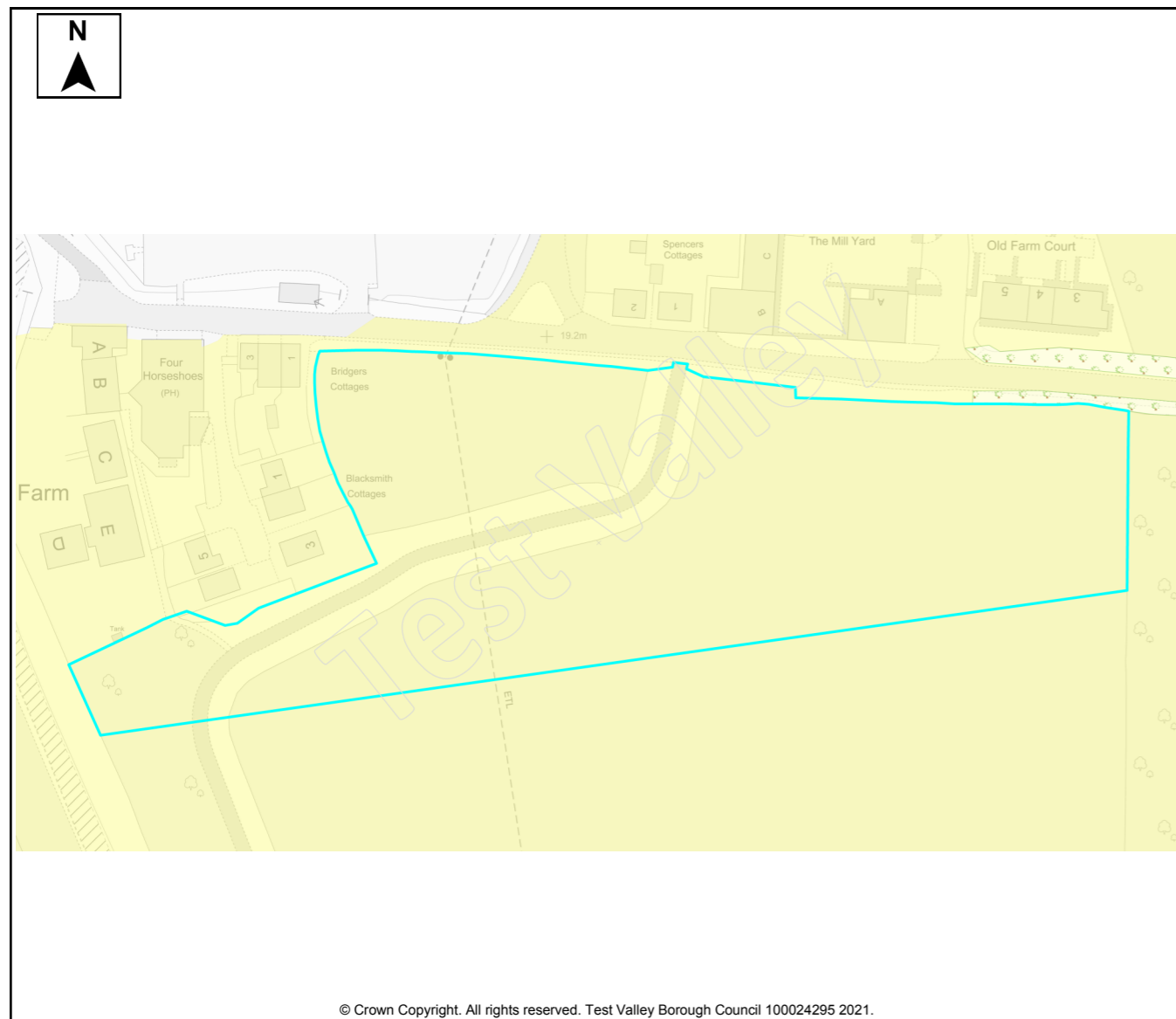
### **Southern Test Valley Mixed Use Sites**

## 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 A9a: Southern Test Valley Mixed Use Sites identified within 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+
393	Land at Nursling Street	Nursling & Rownhams	15	Dwellings	15		
			1250sqm	Employment	n/a		
* An asterisk indicates where information has not been provided and the Council has estimated potential supply							



## Site Details

SHELAA Ref	393	Site Name	Land at Nursling Street			
		Settlement	Nursling			
Parish/Ward	Nursling & Rownhams		Site Area	1.3 Ha	Developable Area	1.3 Ha
Current Land Use	Grazing		Character of Surrounding Area	Residential and employment		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Greenfield

## Site Constraints

Countryside (COM2)		SINC		Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Local Plan Policy LE6: Land at Adanac Park, Nursling New Forest SPA Solent SPA	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)	✓	Flood Risk Zone		Mineral Safeguarding	✓		

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential			Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	15	Dwellings
Employment	✓	1250	Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Other			

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

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 Nursling identified by the TVBC Revised Local Plan DPD. Nursling and Rownhams are identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

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

## Habitat Local Ecological Network

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

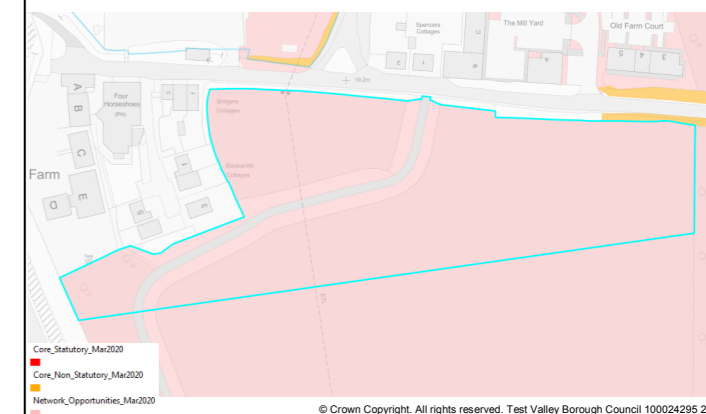
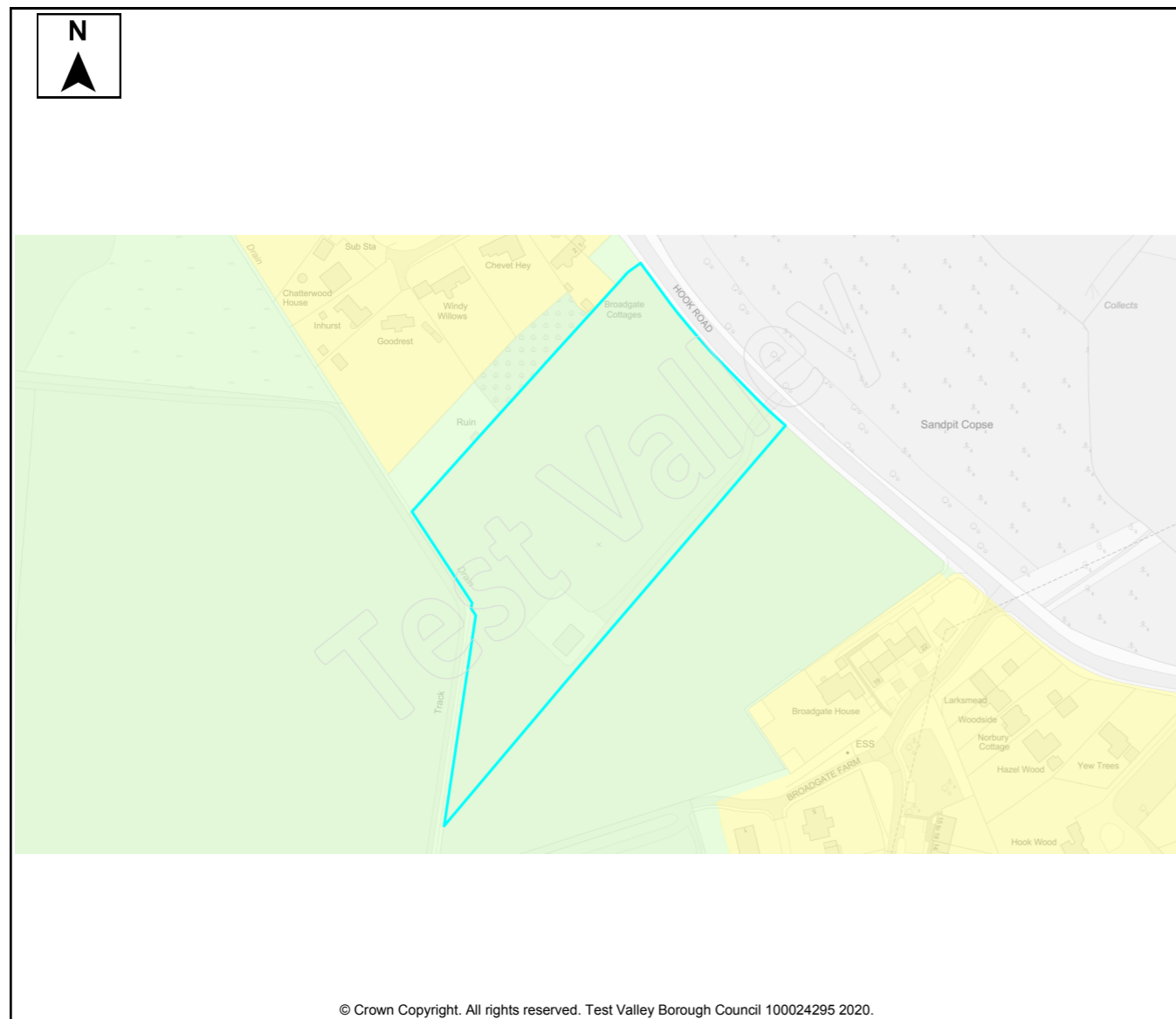


Table A9b: Southern Test Valley Mixed Use Sites identified outside of Local Plan Settlement Boundary where a change in policy is required for development							
Ref No.	Site Name	Parish/Ward	Capacity	Proposed Use	Housing Completions in Years		
					1-5	6-10	11-15+
45	Land at Hook Road	Ampfield	30	Dwellings	30		
			500sqm	Employment	n/a		
82	Velmore Farm	Chilworth	750	Dwellings		250	500
			TBC	Employment	n/a		
			TBC	Leisure	n/a		
151	Lee Manor Farm	Romsey Extra	10	Dwellings	10		
			1000sqm	Employment	n/a		
152	Nursling site, Lee Lane	Romsey Extra	100	Dwellings	100		
			1000sqm	Employment	n/a		
153	Burnt Grove Field	Romsey Extra	400	Dwellings		400	
			5000sqm	Employment	n/a		
163	The Old Dairy	Romsey Extra	5	Dwellings	5		
			500sqm	Employment	n/a		
187	Land north of Sandy Lane	Romsey Extra	300	Dwellings	300		
			4500sqm	Retail	n/a		
296	South side of Botley Road	Romsey Extra	40	Dwellings	40		
			1000sqm	Employment	n/a		

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



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## Site Details

SHELAA Ref	45	Site Name	Land at Hook Road				
		Settlement	Ampfield				
Parish/Ward	Ampfield		Site Area	2.2 Ha	Developable Area	2.2 Ha	
Current Land Use	Agricultural		Character of Surrounding Area	Dwellings and agriculture			
Brownfield/PDL		Greenfield	✓	Combined			
				Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)	✓	SSSI		Land Ownership		New Forest SPA Zone	
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 <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	30	Dwellings
Employment	✓	500	Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Other			

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

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## Summary

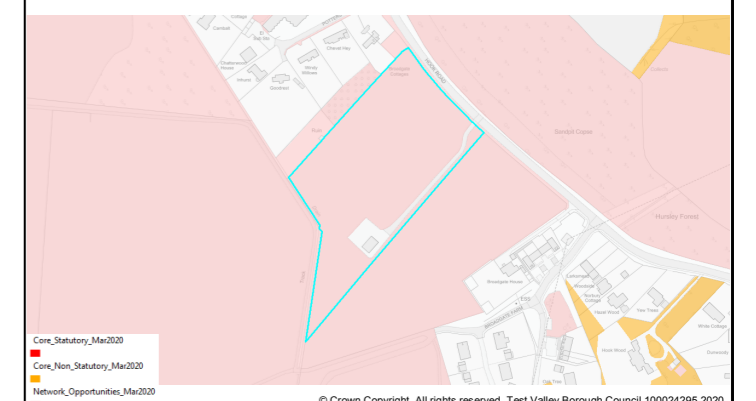
The site is available and promoted for development by the land owner, with interest from a developer.

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

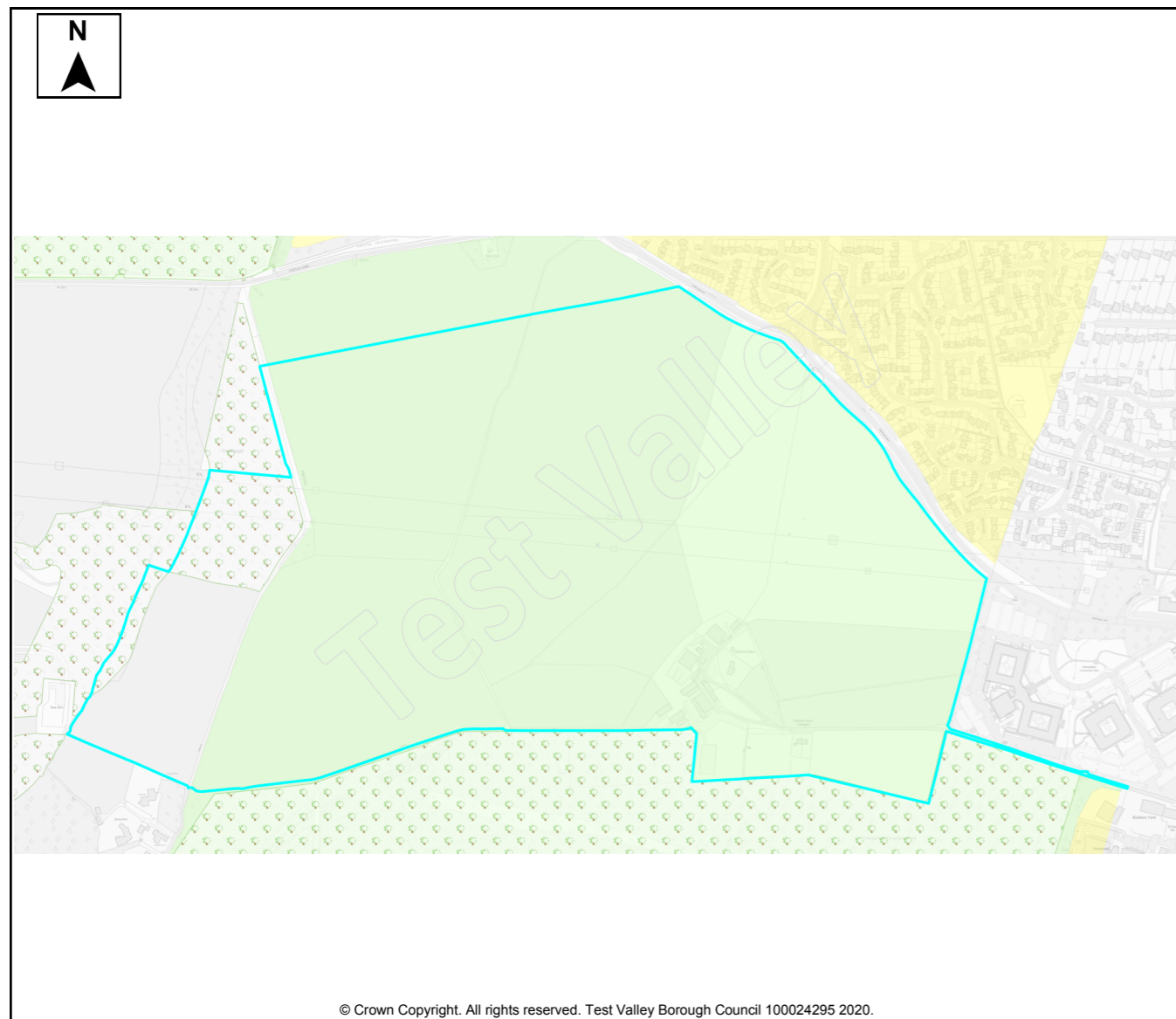
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

## Habitat Local Ecological Network

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



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## Site Details

SHELAA Ref	82	Site Name	Velmore Farm						
		Settlement	Chandler's Ford						
Parish/Ward	Chilworth		Site Area	67 Ha	Developable Area	40 Ha			
Current Land Use	Agricultural, equestrian, storage and three residential properties		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 - SU41401930	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		SINC - SU42301860	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		New Forest SPA Zone	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO	✓	Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone	✓	Mineral Safeguarding			

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential			Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	750	Dwellings
Employment	✓	TBC	Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure	✓	TBC	Floor Space (m <sup>2</sup> )
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	250
Years 11-15	250
Years 15+	250
Total	750
Not Known	

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## Summary

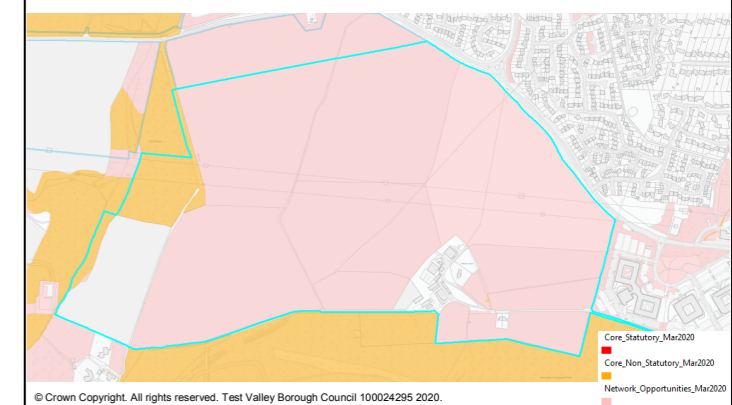
The site is available and promoted for development by a potential developer.

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

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

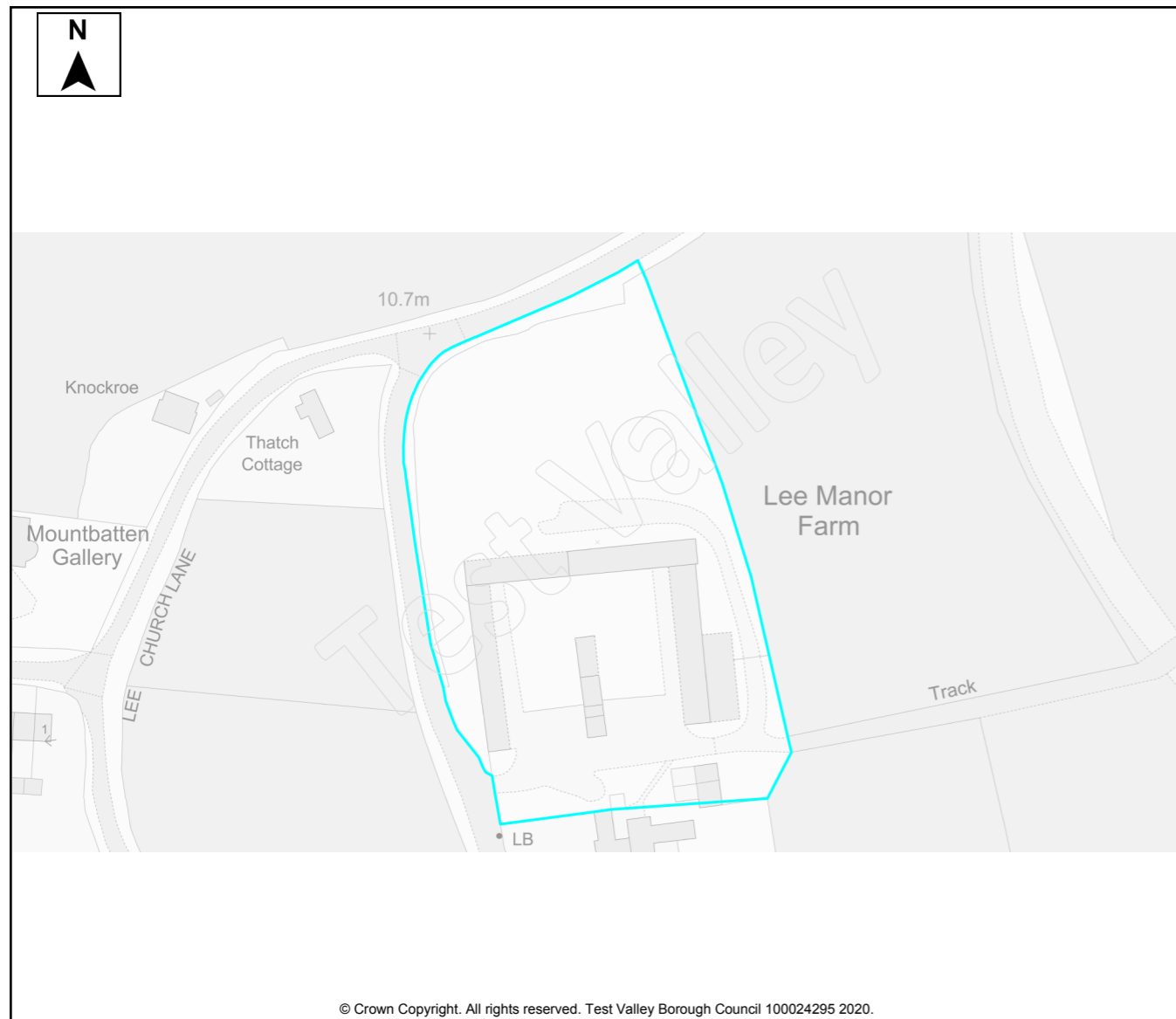
## Habitat Local Ecological Network

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	151	Site Name	Lee Manor Farm						
		Settlement	Lee						
Parish/Ward	Romsey Extra			Site Area	0.84 Ha	Developable Area	0.84 Ha		
Current Land Use	Former agricultural buildings			Character of Surrounding Area	Agricultural				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	Ha	Greenfield	Ha
Site Constraints									
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓		
Local Gap (E3)		SSSI		Land Ownership		Solent SPA Recreation Zone			
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		New Forest SPA Zone			
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)		TPO		Pollution (E8)					
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓				

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential			
Employment			Dwellings
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	10	Dwellings
Employment	✓	1000	Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Other			

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

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## Summary

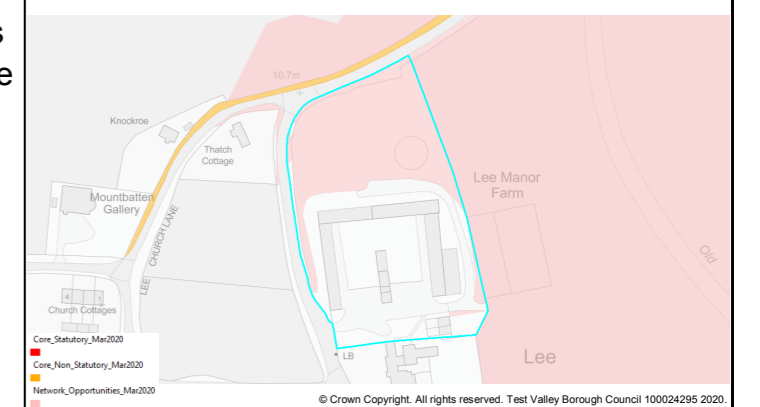
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

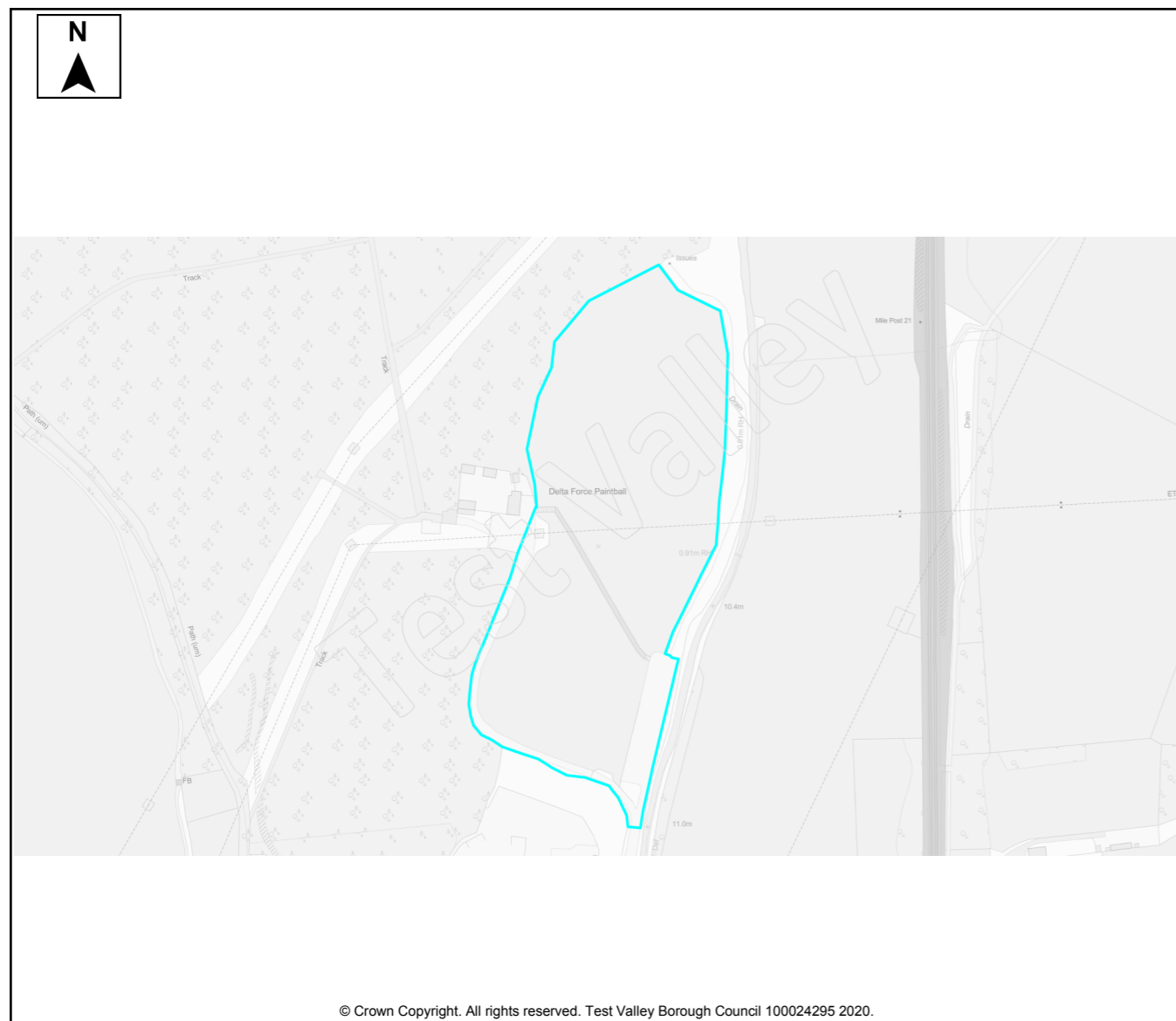
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is Lee which is identified as Countryside in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

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## Site Details

SHELAA Ref	152	Site Name	Nursling Site, Lee Lane				
		Settlement	Nursling				
Parish/Ward	Romsey Extra		Site Area	3.95 Ha	Developable Area	3.95 Ha	
Current Land Use	Agricultural land currently leased to a paintball operator		Character of Surrounding Area	Agricultural			
Brownfield/PDL		Greenfield	✓	Combined			
				Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

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

## Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	100	Dwellings
Employment	✓	1000	Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Other			

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

## Summary

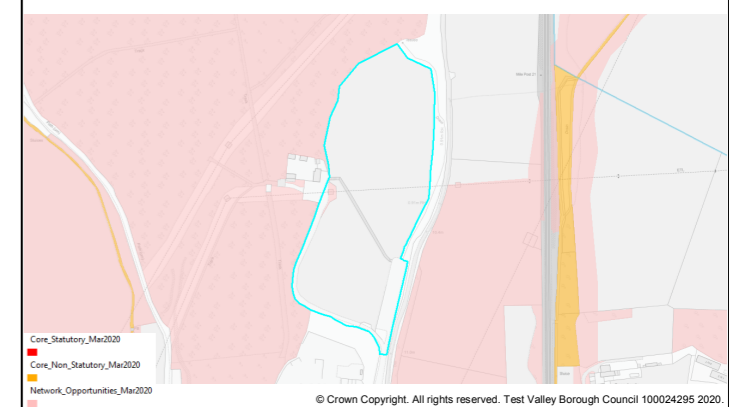
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

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

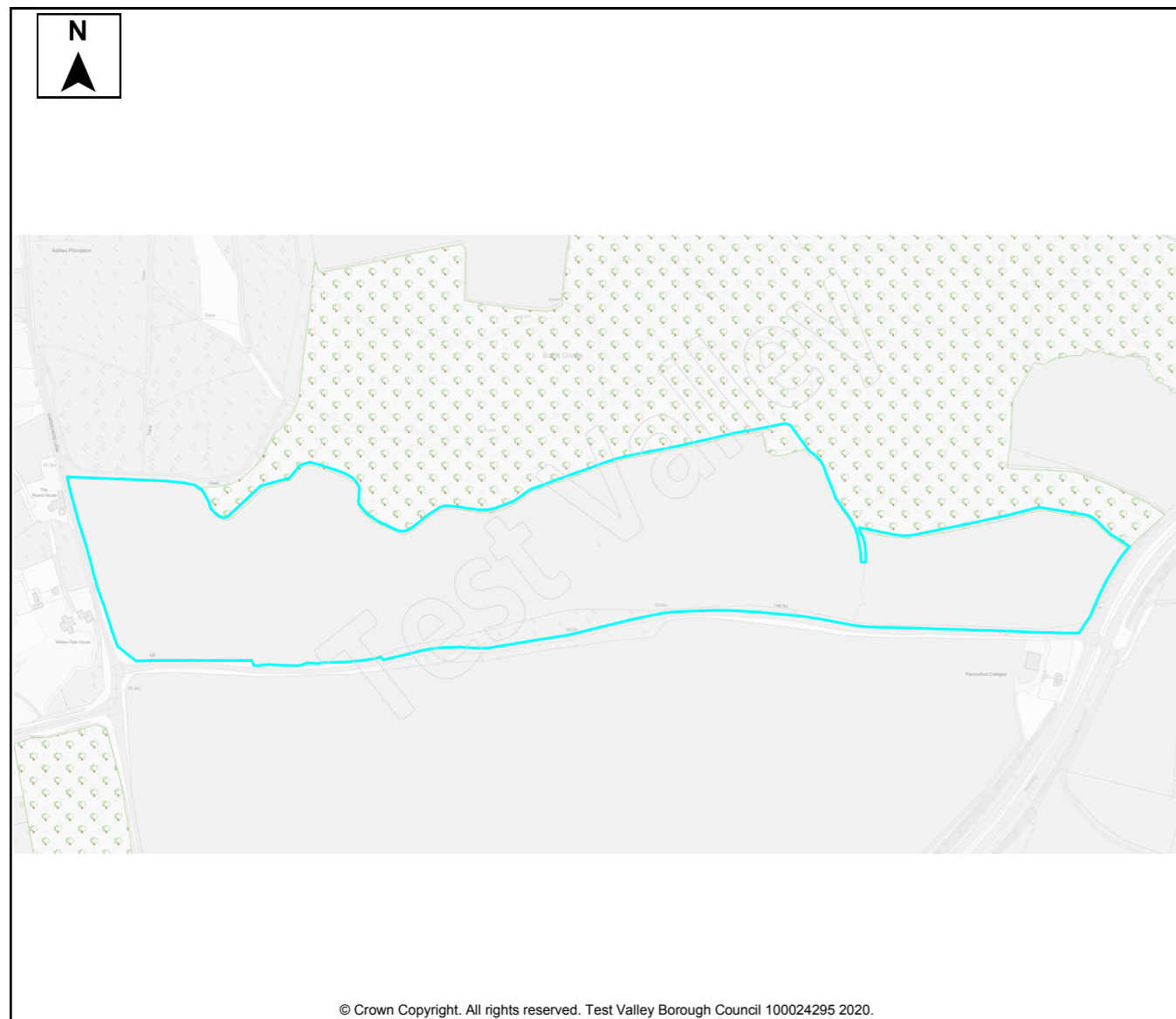
## Hbic Local Ecological Network

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



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## Site Details

SHELAA Ref	153	Site Name	Burnt Grove Field				
		Settlement	Romsey				
Parish/Ward	Romsey Extra		Site Area	17.6 Ha	Developable Area	16 Ha	
Current Land Use	Agricultural		Character of Surrounding Area	Agriculture and Countryside			
Brownfield/PDL		Greenfield	✓	Combined			
				Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		SINC-SU33802030	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		New Forest SPA Zone	
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		Solent SPA Recreation Zone	
Historic Park & Garden (E9)	✓	Ancient Woodland	✓	Contaminated Land		Mottisfont Bats SSSI/SAC Foraging Buffer	
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 <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	400	Dwellings
Employment	✓	5000	Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
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	

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

## Summary

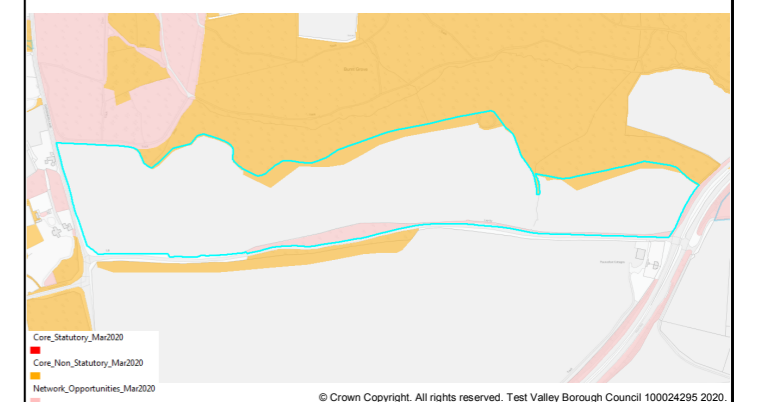
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

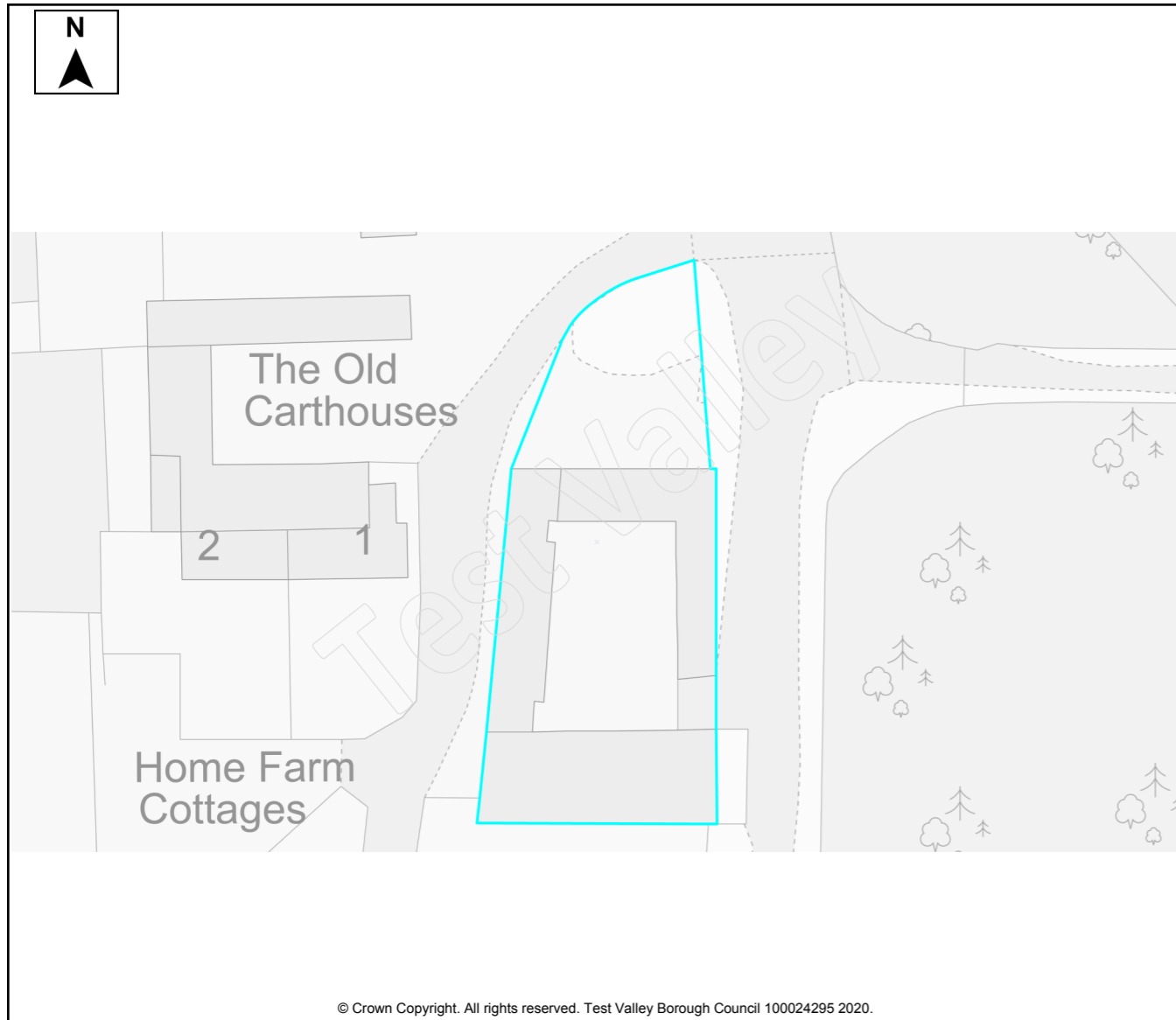
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

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





Site Details							
SHELAA Ref	163	Site Name	The Old Dairy				
		Settlement	Romsey				
Parish/Ward	Romsey Extra		Site Area	0.119 Ha	Developable Area	0.119 Ha	
Current Land Use	Former agricultural buildings		Character of Surrounding Area	Agricultural			
Brownfield/PDL	✓	Greenfield	Combined	Brownfield/PDL	Ha	Greenfield	Ha

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

### Proposed Development

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

Residential		Dwellings
Employment		Floor Space (m <sup>2</sup> )
Retail		Floor Space (m <sup>2</sup> )
Leisure		Floor Space (m <sup>2</sup> )
Traveller Site		Pitches
Other		
Mixed Use Scheme		
Residential	✓ 5	Dwellings
Employment	✓ 500	Floor Space (m <sup>2</sup> )
Retail		Floor Space (m <sup>2</sup> )
Leisure		Floor Space (m <sup>2</sup> )
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	

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

### Summary

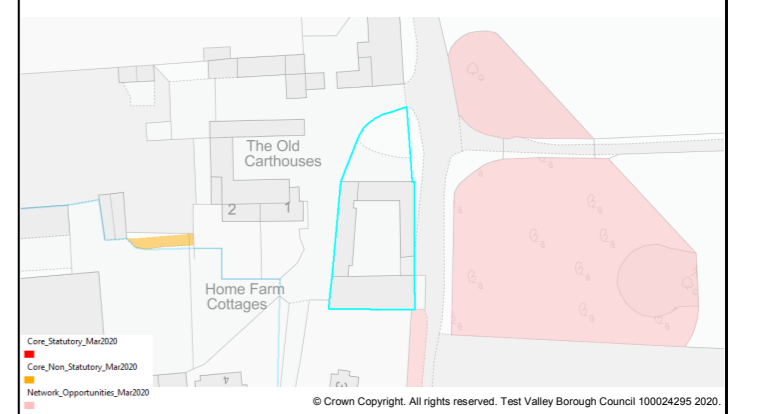
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

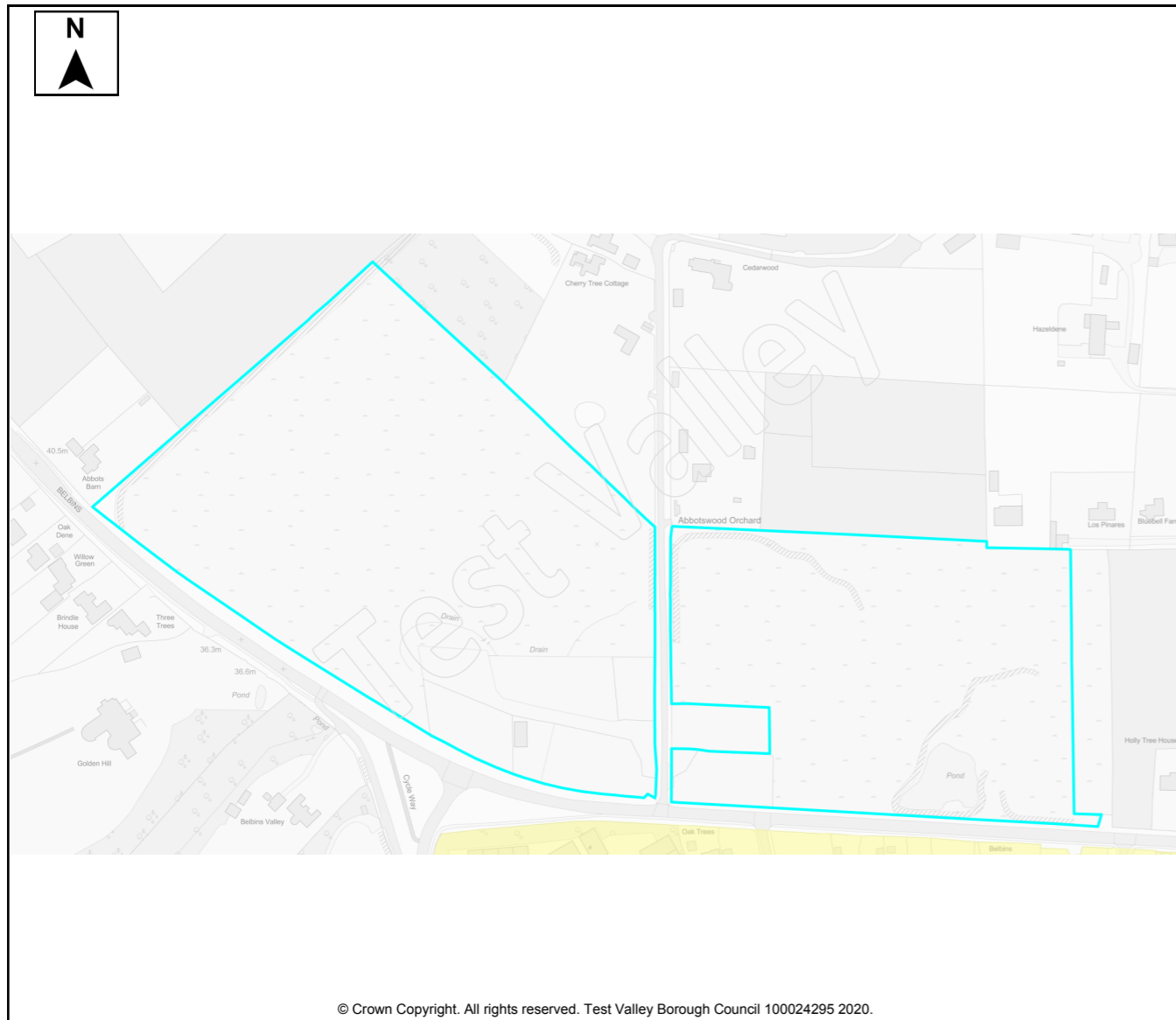
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

### Hbic Local Ecological Network

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





### Site Details

SHELAA Ref	187	Site Name	Land north of Sandy Lane						
		Settlement	Romsey						
Parish/Ward	Romsey Extra		Site Area	11.35 Ha	Developable Area	11.35 Ha			
Current Land Use	Mostly fallow; with some open storage and manufacturing		Character of Surrounding Area	Residential, commercial and agriculture					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	1.64 Ha	Greenfield	9.46 Ha

### Site Constraints

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

### Proposed Development

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

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

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

Possible self build plot provision	
Yes/Element	
No	✓

Residential			Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	300	Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail	✓	4500	Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Other			

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

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### Summary

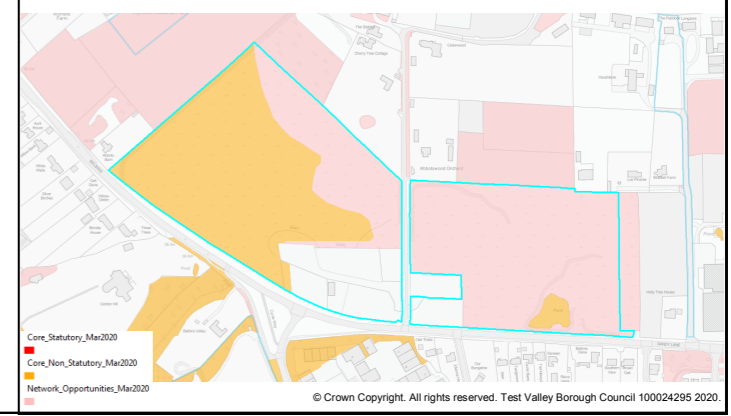
The site is available and promoted for development by the land owner, with interest from a developer.

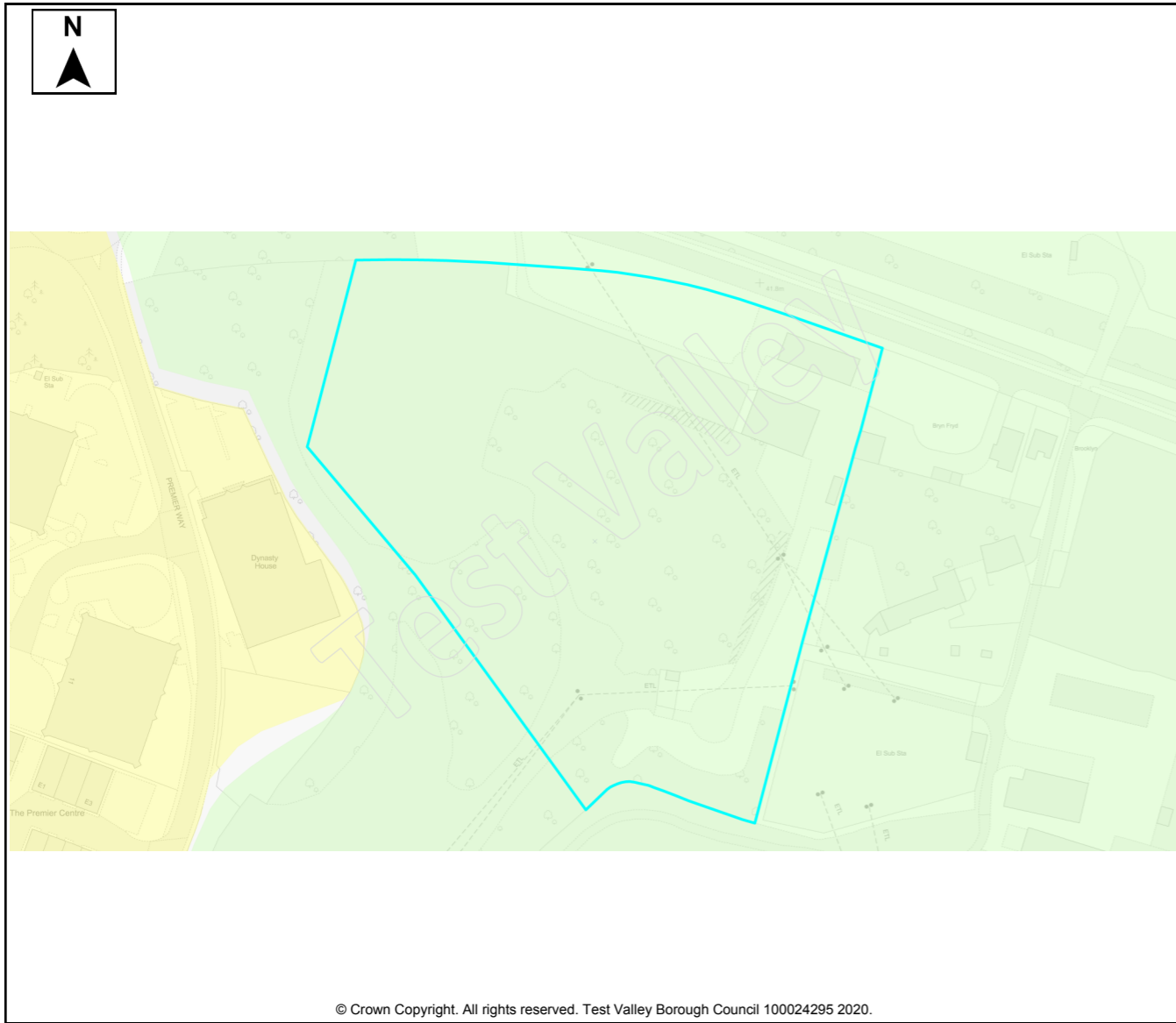
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Romsey. Romsey is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

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	296	Site Name	Land south of Botley Road				
		Settlement	Romsey				
Parish/Ward	Romsey Extra		Site Area	2.8 Ha	Developable Area	1.5 Ha	
Current Land Use	Field & woodland		Character of Surrounding Area	Agriculture and industrial			
Brownfield/PDL		Greenfield	✓	Combined			
				Brownfield/PDL	Ha	Greenfield	Ha

### Site Constraints

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

### Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential			Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	40	Dwellings
Employment	✓	1000	Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Other			

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

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### Summary

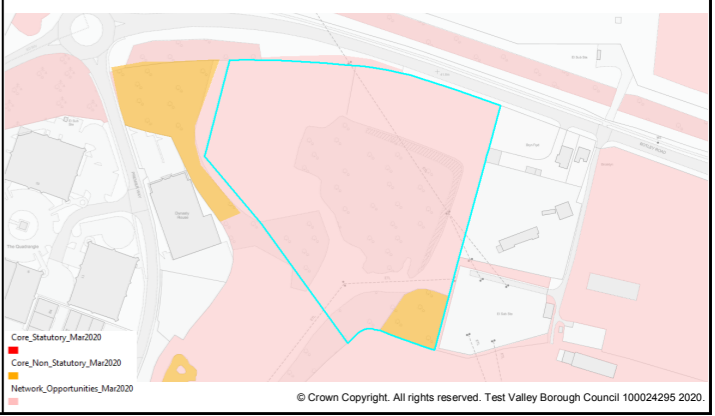
The site is available and promoted for development by a potential developer.

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

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### Habitat Local Ecological Network

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