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

Appendix 10

Northern Test Valley Sites for Employment, Leisure or Other Uses



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

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 A10a: Employment Sites identified within Revised Local Plan Allocations										
Ref	Site Name	Parish/	Capacity	Proposed	Completions in Years (sqm)					
No.	Site Marine	Ward	Сарасну	Use	1-5	6-10	11- 15+			
4	Plot 5 Andover Business Park Andover: 49000sqm Employment Not known Millway M									
* An	* An asterisk indicates where information has not been provided and the Council has estimated potential supply									

	4
N A	Site Details
	SHELAA Ref
	Parish/Ward
	Current Land Use
	Brownfield/PD
	Site Constra
	Countryside (
	Local Gap (E
	Conservation
	Listed Buildin
	Historic Park
	Public Open S
© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2020.	Employment I

4														
Site Details														
		Site N	ame	Plot 5 A	ndover E	Busii	ness Park							
SHELAA Ref	4	Settler	ment	Andove	Andover									
Parish/Ward	Andov	ver Millv	way				Site Area		50 Ha	Dev	elopa	able Area		8 Ha
Current Land Use	Partia	illy impl	eme	nted Busin	ed Business Park Character of Commerc Surrounding Area					cial and countryside				
Brownfield/PDL	- 🗸	Greer	nfield	ł	Comb	inec	Brow	/nfie	eld/PDL			Greenfield	k	
Site Constrai	ints													
Countryside (C	OM2)			SINC			Infrastructure/ Utilities			Othe	er (details b	elow)	✓	
Local Gap (E3))			SSSI			Land Own	ers	hip		Andover Airfield Business Park Policy LE9		ess	
Conservation A	Area (E	9)		SPA/SAC	/Ramsar		Covenants/Tenants			raik		5		
Listed Building	(E9)			AONB (E2	2)		Access/Ransom Strips							
Historic Park &	Garde	en (E9)		Ancient W	oodland		Contaminated Land							
Public Open Sp	bace (L	_HW1)		TPO			Pollution (E8)						
Employment La	and (LE	E10)	✓	Flood Risk	k Zone		Mineral Sa	afeg	guarding					

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Proposed Development

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

Residential			Dwellings	Phasing if permitted
Employment	✓	49000	Floor Space (m ²)	(Dwellings only)
Retail			Floor Space (m ²)	Year 1
Leisure			Floor Space (m ²)	Year 2
Traveller Site			Pitches	Year 3
Other				Year 4
Mixed Use Scl	hen	Year 5		
Residential			Dwellings	Years 6-10
Employment			Floor Space (m ²)	Years 11-15
Retail			Floor Space (m ²)	Years 15+
Leisure			Floor Space (m ²)	Total
Other				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

d	The site is available and promoted for	ŀ
	development by the land owner, with interest	4
	from a developer.	F
	The site is located within the settlement	r
	boundary of Andover identified by the TVBC	k
	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.	Martin M
	1	
an		

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".

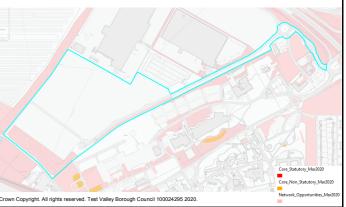


Table A10b: Northern Test Valley Employment Sites identified outside of Local Plan Settlement Boundary where a change in policy is required for development

-										
Ref	Site Name	Parish/	Capacity	Proposed	Completions in Years (sqm)					
No.	Site Name	Ward	Capacity	Use	1-5	6-10	11- 15+			
379	Land at Harewood Farm	Andover:	15000sqm	Employment	Not known		n			
		Downlands								
143	Land west of Ordnance Lane	Amport	22000sqm	Employment	22000					
292	Land at Choice Plants, Stockbridge	Michelmersh	2500sqm	Employment	Not known		n			
	Road									
392	Land at Harroway House	Penton	46450sqm	Employment	15482	30968				
		Mewsey								
257										
* An a	* An asterisk indicates where information has not been provided and the Council has estimated potential supply									

	6								
	Site Details								
		270	Site Na	ame	Land at Harewood F	Farm			
	SHELAA Ref	379 Settlement Andover Down			Andover Down				
	Parish/Ward	Andov	er Dow	nland	ls	Site Area	11.7 Ha	Developable Area	4.3 Ha
	Current Land Use	Part a land	gricultu	iral an	nd part employment	Character of Surroundin Area	0	e and residential	
	Brownfield/PDI		Greer	field	Combined	d Brow	nfield/PDL	Greenfield	
	Site Constra	ints							
	Countryside (C	OM2)		✓ S	SINC	Infrastructu	ure/ Utilities	Other (details bel	ow)
Harewood Farm	Local Gap (E3))		S	SSI	Land Owne	ership		
Fourier 2 m 101.5m	Conservation A	Area (E	9)	S	PA/SAC/Ramsar	Covenants	/Tenants		
104.tm LONDON NOAD	Listed Building	(E9)		A	ONB (E2)	Access/Ra	nsom Strips		
	Historic Park &	Garde	n (E9)	А	ncient Woodland	Contamina	ted Land		
	Public Open S	pace (L	HW1)	Т	PO	Pollution (E	E8)		
© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2021.	Employment La	and (LE	10)	F	lood Risk Zone	Mineral Sa	feguarding		
Dramaged Development		0							

c

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	on
Yes	
No	

Residential			Dwellings	Phasing if permitte
Employment	✓	15000	Floor Space (m ²)	(Dwellings only)
Retail			Floor Space (m ²)	Year 1
Leisure			Floor Space (m ²)	Year 2
Traveller Site			Pitches	Year 3
Other				Year 4
Mixed Use Sch	hen	ne		Year 5
Residential			Dwellings	Years 6-10
Employment			Floor Space (m ²)	Years 11-15
Retail			Floor Space (m ²)	Years 15+
Leisure			Floor Space (m ²)	Total
Other				Not Known

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

Summary

ed	The site is available and promoted for	Hb
	development by the land owner, with interest	An
	from a developer.	ра
	The site is located outside of the settlement	ma
	boundary of the TVBC Revised Local Plan DPD.	bio
	The site is adjacent to the town of Andover	Op
	which is identified as a Major Centre in the Local	Sc
	Plan Settlement Hierarchy.	Gr
	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.	
lan ites.		

	11.7 Ha	Developa	ble Area	4.3 Ha
of ng	Agricultu	ire and res	idential	
wnfield/PDL			Greenfield	

bic Local Ecological Network

n ecological network is a group of habitat atches that species can move easily between, naintaining ecological function and conserving iodiversity. This site includes some Network Opportunity Areas containing "Woodland/ Scrub", "Neutral Grassland" or "Calcareous rassland".



	7			
	Site Details			
			ite Nan	ne
	SHELAA Ref	143 S	Settleme	ent
Therease and the second	Parish/Ward	Amport		
Weyhill	Current Land Use	Former	airfield	
uner de la companya	Brownfield/PDL	_ ✓ (Greenfi	eld
	Site Constrai	ints		
* Mast Drain	Countryside (C	OM2)	1	S
	Local Gap (E3)			S
Autor Cottages	Conservation A	vrea (E9)		S
76. Has 17777 1777 1777 1777 1777 1777 1777 1	Listed Building	(E9)		A
	Historic Park &	Garden	(E9)	A
	Public Open Sp	bace (LH	W1)	Т
© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2021.	Employment La	and (LE1	0)	F

Proposed Development

Ν

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	\checkmark
Unlikely to commence in 5yrs	
Possible self build plot provision	on
Yes	
No	

Residential			Dwellings	Phasing if per
Employment	✓	22000	Floor Space (m ²)	(Dwellings on
Retail			Floor Space (m ²)	Year 1
Leisure			Floor Space (m ²)	Year 2
Traveller Site			Pitches	Year 3
Other			1	Year 4
Mixed Use Scł	hen	ne		Year 5
Residential			Dwellings	Years 6-10
Employment			Floor Space (m ²)	Years 11-15
Retail			Floor Space (m ²)	Years 15+
Leisure			Floor Space (m ²)	Total
Other				Not Known

Phasing if permitted (Dwellings only)

Summary

	The site is available and promoted for	ŀ
	development by the land owner, with interest	A
	from a developer.	F
	The site is located outside of the settlement	r
	boundary of the TVBC Revised Local Plan DPD.	k
_	The site is adjacent to the village of Weyhill	t
	which is identified as a Rural Village in the Local	
	Plan Settlement Hierarchy.	
	Rural Villages do not contain the range and	$\left \right\rangle$
	number of facilities and services or have the	/
	same accessibility as larger settlements.	
	Pollution indicated above relates to noise of the	
-	adjacent railway	
_		

Land west of Ordnance Lane

Combined

Weyhill

SINC

SSSI

TPO

SPA/SAC/Ramsar

Ancient Woodland

Flood Risk Zone

AONB (E2)

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7

S	Site Area	4.85 Ha	Developable Area	4.85 Ha
S	Character c Surrounding Area		cial and residential	
d	Brow	nfield/PDL	Greenfie	d

Infrastructure/ Utilities		Other (details below)	✓		
Land Ownership		Flood Alert Areas			
Covenants/Tenants		Groundwater Source Protection			
Access/Ransom Strips		Village Design Statment			
Contaminated Land					
Pollution (E8)	✓				
Mineral Safeguarding					

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.





Dranaad	Dava	lonmont
Proposed	Deve	opment

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

Residential		Dwellings		Phasing if permitte
Employment	✓	2500	Floor Space (m ²)	(Dwellings only)
Retail			Floor Space (m ²)	Year 1
Leisure			Floor Space (m ²)	Year 2
Traveller Site			Pitches	Year 3
Other				Year 4
Mixed Use Scheme			Year 5	
Residential			Dwellings	Years 6-10
Employment			Floor Space (m ²)	Years 11-15
Retail			Floor Space (m ²)	Years 15+
Leisure			Floor Space (m ²)	Total
Other				Not Known

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

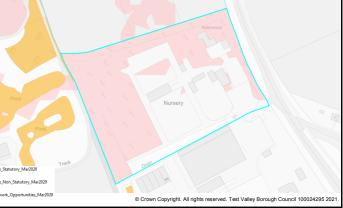
Site Details																	
		Site N	e Name Land at Choice Pla						ants, Stockbridge Road								
SHELAA Ref	292	Settler	men	t Time	sbury	/											
Parish/Ward	Miche	lmersh						Site A	Area	rea 4.131 Ha			velopa		4 Ha		
Current Land Use	Nurse	ery							Character of Agricultural and dwellings Surrounding Area					1			
Brownfield/PDL	- 🗸	Greer	nfield	ł	Combined				d Brownfield/PDL					Greenfie	d		
Site Constrai	nts																
Countryside (C	OM2)		✓	SINC				Infra	struct	ure	/ Utilities		Othe	er (details	below)	✓	
Local Gap (E3)				SSSI				Land Ownership				Legal Agreement - TVS.01104/21					
Conservation Area (E9)			SPA/SAC/Ramsar 🗸			• 🗸	Covenants/Tenants		~	New Forest SPA Zone			÷				
Listed Building	sted Building (E9) AONB (E2)				Acce	ss/Ra	ans	om Strips		Mottisfont Bats SSSI/SAC			SAC				
Historic Park &	Garde	en (E9)		Ancien	t Wo	odland		Contaminated La		d Land		Fora	iging Buffe	er			
Public Open Sp	bace (L	_HW1)		TPO				Pollution (E8)									
Employment La	and (LE	E10)	✓	Flood I	Risk	Zone	✓	Mine	ral Sa	afeg	guarding						

Summary

ted	The site is available and promoted for	F
	development by the land owner, but to date has	A
	had no interest from developers.	p
	The site is located outside of the settlement	n
	boundary of the TVBC Revised Local Plan DPD.	b
	The closest settlement is the village of Timsbury	
	which is identified as a Rural Village in the Local Plan Settlement Hierarchy.	
		٥,
	Rural Villages do not contain the range and number of facilities and services or have the	6
	same accessibility as larger settlements.	
Plan		Core
:100		Core

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".



	5								
	Site Details								
		Site N	lame	Land at Harrowa	y H	ouse			
	SHELAA Ref	392 Settle	ment	Penton Mewsey					
	Parish/Ward	Penton Graf	ton			Site			
	Current Land Use	Grazing				Char Surro Area			
	Brownfield/PDL	Gree	nfield	d 🗸 Comb	ined	ł			
	Site Constrai	Site Constraints							
	Countryside (C	OM2)	✓	SINC		Infra			
	Local Gap (E3))	✓	SSSI		Land			
	Conservation A	Area (E9)	~	SPA/SAC/Ramsar		Cov			
	Listed Building	(E9)		AONB (E2)		Acce			
	Historic Park &	Garden (E9)		Ancient Woodland		Con			
	Public Open Sp	bace (LHW1)		TPO		Poll			
© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2021.	Employment La	and (LE10)		Flood Risk Zone	✓	Mine			

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	\checkmark
Unlikely to commence in 5yrs	
Possible self build plot provision	on
Yes	
No	

Residential			Dwellings	Phasing if per
Employment	✓	46450	Floor Space (m ²)	(Dwellings on
Retail			Floor Space (m ²)	Year 1
Leisure			Floor Space (m ²)	Year 2
Traveller Site			Pitches	Year 3
Other			1	Year 4
Mixed Use Scl	hen	ne		Year 5
Residential			Dwellings	Years 6-10
Employment			Floor Space (m ²)	Years 11-15
Retail			Floor Space (m ²)	Years 15+
Leisure			Floor Space (m ²)	Total
Other			,	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.

Site Constr	raints								
Countryside	(COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below) \checkmark		
Local Gap (E3)			SSSI		Land Ownership		Flood Alert Area		
Conservation Area (E9)		rea (E9) 🗸 SPA/SA		amsar Covenants/Tenants			Groundwater Protection		
Listed Building (E9)			AONB (E2)		Access/Ransom Strips		Archaeology Yellow (locally Or Regionally Important)		
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land		Village Design Statement		
Public Open	Space (LHW1)		ТРО		Pollution (E8)		-		
Employment	Land (LE10)		Flood Risk Zone	✓	Mineral Safeguarding	✓			
	Summary								
if permitted	The site is av	ailat	ble and promoted for		Hbic Local Eco	logic	al Network		
gs only)	development	by t	he land owner, with i	inte	rest An ecological r	An ecological network is a group of habitat			

development by the land owner, with interest An ecological network is a group of habitat from a developer. patches that species can move easily between, maintaining ecological function and conserving The site is located outside of the settlement biodiversity. This site includes both Core Nonboundary of the TVBC Revised Local Plan DPD. Statutory Areas containing "Ancient Woodlands" The site is adjacent to the town of Andover "All Local Wildlife Sites (SINCs)" or "Priority which is identified as a Major Centre in the Local Habitats" and Network Opportunity Areas. Plan Settlement Hierarchy.

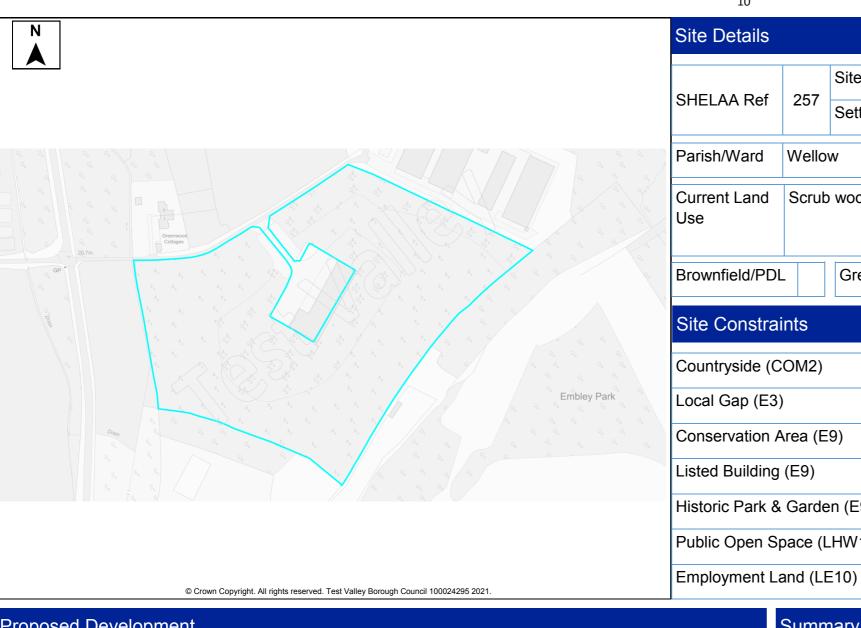
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

q

Site Area 29.6 Ha Develo	abla Araa	
Surrounding	able Area	16.65 Ha
Alea	strial and Res	sidential

Greenfield





10																
Site Details																
	0.57	Site N	ame	e Gre	enwo	od Cop	se									
SHELAA Ref	257	Settler	men	t Eas	East Wellow											
Parish/Ward	Wello	W						Site /	Area		5.2 Ha Developable Area				Ę	5.2 Ha
Current Land Use	Scrub	woodla	and						acter oundin	-	Dwelling	s, commercial and count				de
Brownfield/PDL Greenfield 🗸 Combined						inec	1	Brow	nfie	eld/PDL		На	Greenfield	d	На	
Site Constra	ints															
Countryside (COM2) ✓ SINC						Infrastructure/ Utilities Other (details belo					pelow)	✓				
Local Gap (E3) SSSI						Land Ownership					New Forest SPA Zone					
Conservation Area (E9) SPA/SAC/Rame					Ramsar		Covenants/Tenants			1 1	Mottisfont Bats SSSI/SAC Foraging Buffer					
Listed Building (E9)				AONB (E2)			Access/Ransom Strips					0 0 1				
Historic Park & Garden (E9) Ancient Woodlar				odland		Contaminated Land										
Public Open S	pace (L	.HW1)		TPO				Pollution (E8)								
							1									

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	on
Yes	
Νο	

Residential			Dwellings	Phasing if p
Employment	✓	10000	Floor Space (m ²)	(Dwellings o
Retail			Floor Space (m ²)	Year 1
Leisure			Floor Space (m ²)	Year 2
Traveller Site			Pitches	Year 3
Other			I	Year 4
Mixed Use Scł	hen	ne		Year 5
Residential			Dwellings	Years 6-10
Employment			Floor Space (m ²)	Years 11-15
Retail			Floor Space (m ²)	Years 15+
Leisure			Floor Space (m ²)	Total
Other				Not Known

Summary

Residential			Dwellings	Phasing if permitted	The site is available and promoted for	ł			
Employment	✓	10000	Floor Space (m ²)	(Dwellings only)	development by the land owner, but to date has	1			
Retail			Floor Space (m ²)	Year 1	had no interest from developers.				
Leisure			Floor Space (m ²)	Year 2	The site is located outside of the settlement	r			
Traveller Site			Pitches	Year 3	 boundary of the TVBC Revised Local Plan DPI The closest settlement is the village of East Wellow which is identified as Countryside in the 				
Other			<u> </u>	Year 4					
Mixed Use Scheme				Year 5	Local Plan Settlement Hierarchy.				
Residential Dwellings				Years 6-10	Development away from the defined settlements				
Employment			Floor Space (m ²)	Years 11-15	is unlikely to meet all the elements of sustainable				
Retail			Floor Space (m ²)	Years 15+	development considering access to a range of				
Leisure			Floor Space (m ²)	Total	facilities.				
Other				Not Known					
		•		e for the next Local Plan it <u>does not</u> allocate sites.		Co Ce Ne			

Flood Risk Zone

10

Hbic Local Ecological Network

 \checkmark

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

