

Test Valley Borough Council

Strategic Housing and Economic Land Availability Assessment (SHELAA)

Appendix 10

Northern Test Valley Sites for Employment, Leisure or Other Uses



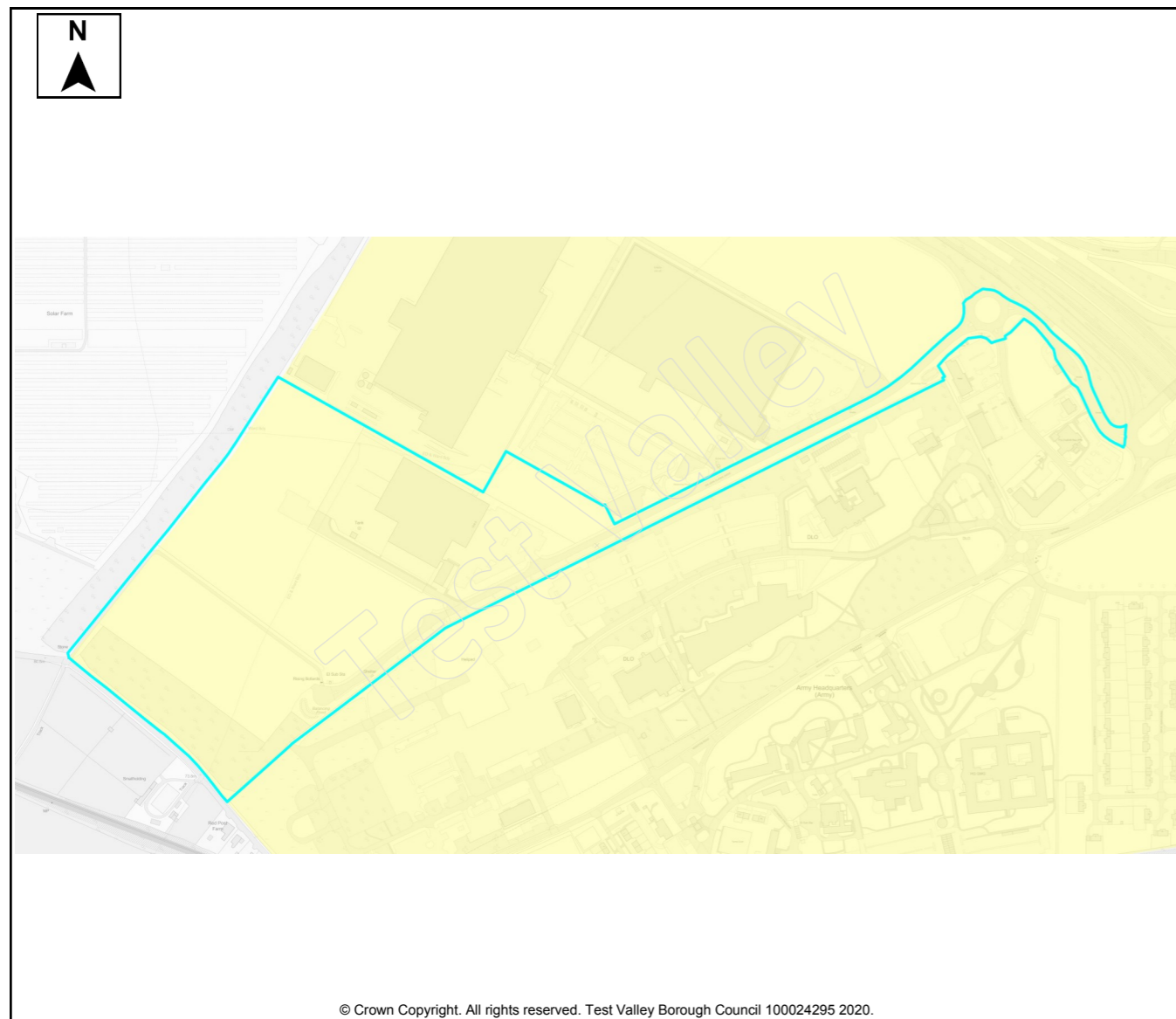
This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites

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



Site Details

SHELAA Ref	4	Site Name	Plot 5 Andover Business Park			
		Settlement	Andover			
Parish/Ward	Andover Millway		Site Area	50 Ha	Developable Area	8 Ha
Current Land Use	Partially implemented Business Park		Character of Surrounding Area	Commercial and countryside		
Brownfield/PDL	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>	Combined	<input type="checkbox"/>	Greenfield

Site Constraints

Countryside (COM2)	<input type="checkbox"/>	SINC	<input type="checkbox"/>	Infrastructure/ Utilities	<input type="checkbox"/>	Other (details below)	<input checked="" type="checkbox"/>
Local Gap (E3)	<input type="checkbox"/>	SSSI	<input type="checkbox"/>	Land Ownership	<input type="checkbox"/>	Andover Airfield Business Park Policy LE9	<input type="checkbox"/>
Conservation Area (E9)	<input type="checkbox"/>	SPA/SAC/Ramsar	<input type="checkbox"/>	Covenants/Tenants	<input type="checkbox"/>		<input type="checkbox"/>
Listed Building (E9)	<input type="checkbox"/>	AONB (E2)	<input type="checkbox"/>	Access/Ransom Strips	<input type="checkbox"/>		<input type="checkbox"/>
Historic Park & Garden (E9)	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>	Contaminated Land	<input type="checkbox"/>		<input type="checkbox"/>
Public Open Space (LHW1)	<input type="checkbox"/>	TPO	<input type="checkbox"/>	Pollution (E8)	<input type="checkbox"/>		<input type="checkbox"/>
Employment Land (LE10)	<input checked="" type="checkbox"/>	Flood Risk Zone	<input type="checkbox"/>	Mineral Safeguarding	<input type="checkbox"/>		<input type="checkbox"/>

Proposed Development

Availability	
Promoted by land owner	<input checked="" type="checkbox"/>
Site Available Immediately	<input checked="" type="checkbox"/>
Site Currently Unavailable	<input type="checkbox"/>

Achievability/Developer Interest	
Promoted by developer	<input type="checkbox"/>
Developer interest	<input checked="" type="checkbox"/>
No developer interest	<input type="checkbox"/>

Deliverability	
Could commence in 5yrs	<input checked="" type="checkbox"/>
Unlikely to commence in 5yrs	<input type="checkbox"/>

Possible self build plot provision	
Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

Residential	<input type="checkbox"/>		Dwellings
Employment	<input checked="" type="checkbox"/>	49000	Floor Space (m ²)
Retail	<input type="checkbox"/>		Floor Space (m ²)
Leisure	<input type="checkbox"/>		Floor Space (m ²)
Traveller Site	<input type="checkbox"/>		Pitches
Other	<input type="checkbox"/>		
Mixed Use Scheme			
Residential	<input type="checkbox"/>		Dwellings
Employment	<input type="checkbox"/>		Floor Space (m ²)
Retail	<input type="checkbox"/>		Floor Space (m ²)
Leisure	<input type="checkbox"/>		Floor Space (m ²)
Other	<input type="checkbox"/>		

Phasing if permitted (Dwellings only)	
Year 1	<input type="checkbox"/>
Year 2	<input type="checkbox"/>
Year 3	<input type="checkbox"/>
Year 4	<input type="checkbox"/>
Year 5	<input type="checkbox"/>
Years 6-10	<input type="checkbox"/>
Years 11-15	<input type="checkbox"/>
Years 15+	<input type="checkbox"/>
Total	<input type="checkbox"/>
Not Known	<input type="checkbox"/>

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.

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".

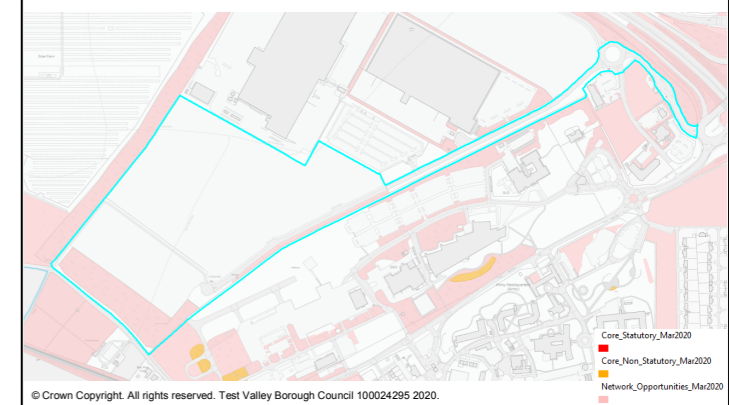
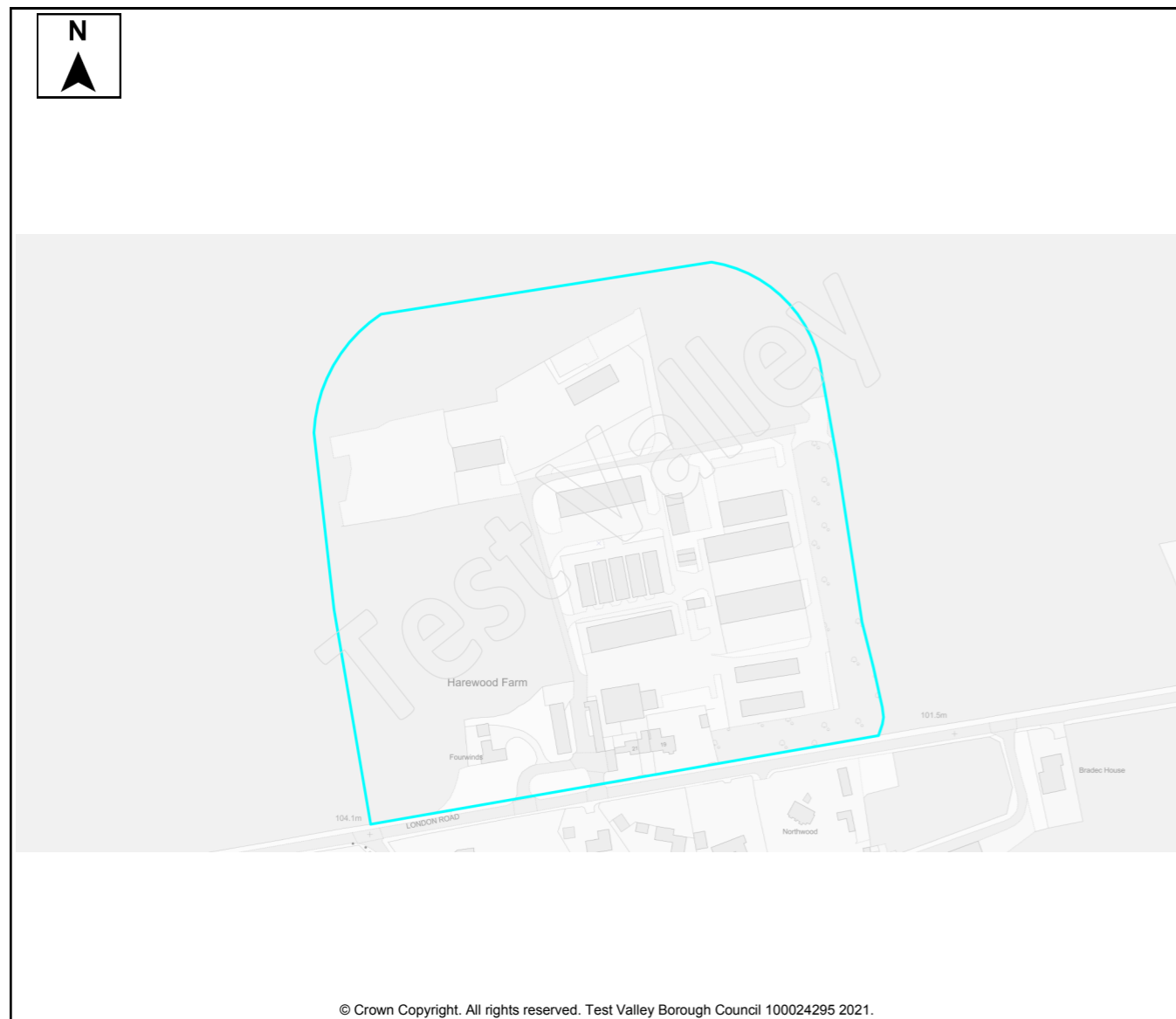


Table A10b: Northern Test Valley Employment Sites identified outside of Local Plan Settlement Boundary where a change in policy is required for development							
Ref No.	Site Name	Parish/Ward	Capacity	Proposed Use	Completions in Years (sqm)		
					1-5	6-10	11-15+
379	Land at Harewood Farm	Andover: Downlands	15000sqm	Employment	Not known		
143	Land west of Ordnance Lane	Amport	22000sqm	Employment	22000		
292	Land at Choice Plants, Stockbridge Road	Michelmersh	2500sqm	Employment	Not known		
392	Land at Harroway House	Penton Mewsey	46450sqm	Employment	15482	30968	
257	Greenwood Copse	Wellow	10000sqm	Employment	Not known		

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



Site Details

SHELAA Ref	379	Site Name	Land at Harewood Farm			
		Settlement	Andover Down			
Parish/Ward	Andover Downlands		Site Area	11.7 Ha	Developable Area	4.3 Ha
Current Land Use	Part agricultural and part employment land		Character of Surrounding Area	Agriculture and residential		
Brownfield/PDL	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>	Combined	Brownfield/PDL	Greenfield

Site Constraints

Countryside (COM2)	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>
Site Available Immediately	<input checked="" type="checkbox"/>
Site Currently Unavailable	<input type="checkbox"/>

Achievability/Developer Interest	
Promoted by developer	<input type="checkbox"/>
Developer interest	<input checked="" type="checkbox"/>
No developer interest	<input type="checkbox"/>

Deliverability	
Could commence in 5yrs	<input checked="" type="checkbox"/>
Unlikely to commence in 5yrs	<input type="checkbox"/>

Possible self build plot provision	
Yes	<input type="checkbox"/>
No	<input type="checkbox"/>

Residential		Dwellings
Employment	<input checked="" type="checkbox"/> 15000	Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site		Pitches
Other		
Mixed Use Scheme		
Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Other		

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

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Summary

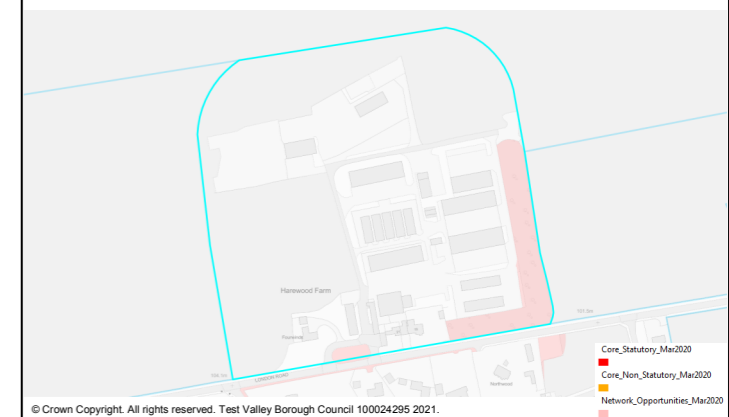
The site is available and promoted for development by the land owner, with interest from a developer.

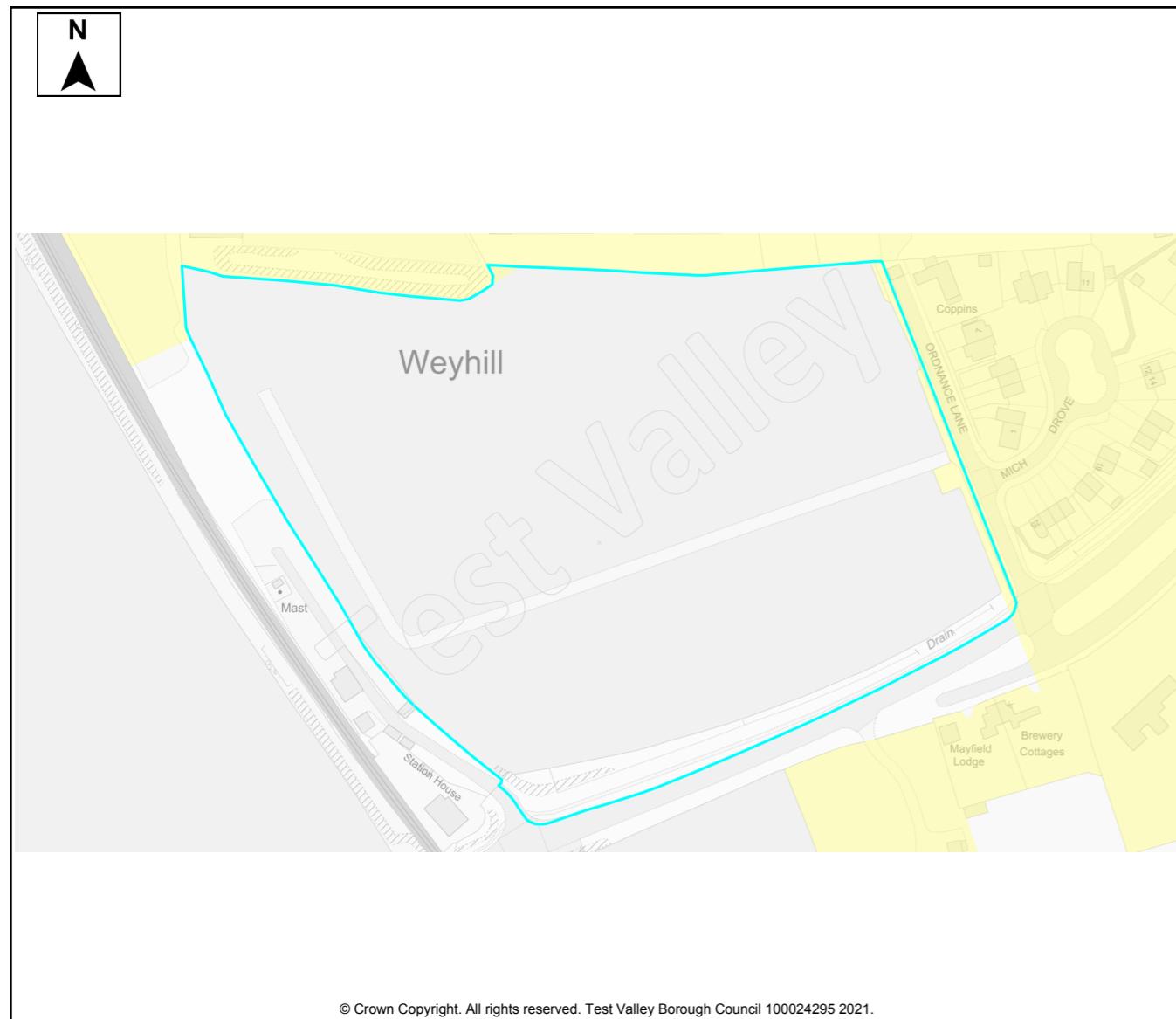
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Andover which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

Habitat Local Ecological Network

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





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Site Details

SHELAA Ref	143	Site Name	Land west of Ordnance Lane			
		Settlement	Weyhill			
Parish/Ward	Amport		Site Area	4.85 Ha	Developable Area	4.85 Ha
Current Land Use	Former airfield		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	Flood Alert Areas	
Conservation Area (E9)		SPA/SAC/Ramsar	Covenants/Tenants	Groundwater Source Protection	
Listed Building (E9)		AONB (E2)	Access/Ransom Strips	Village Design Statment	
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	✓ 22000	Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site		Pitches
Other		
Mixed Use Scheme		
Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Other		

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

Summary

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

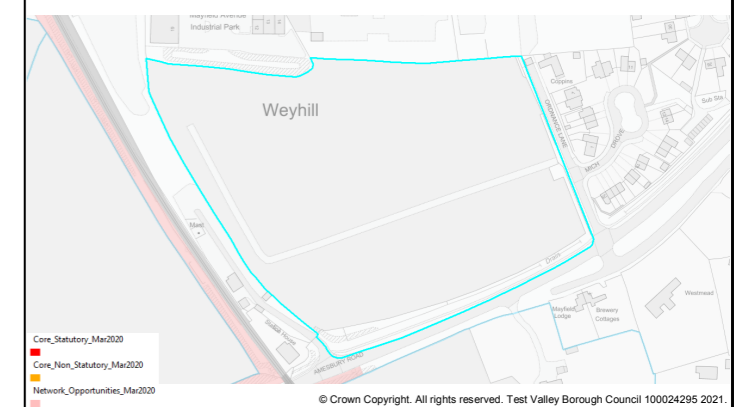
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Weyhill which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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 noise of the adjacent railway

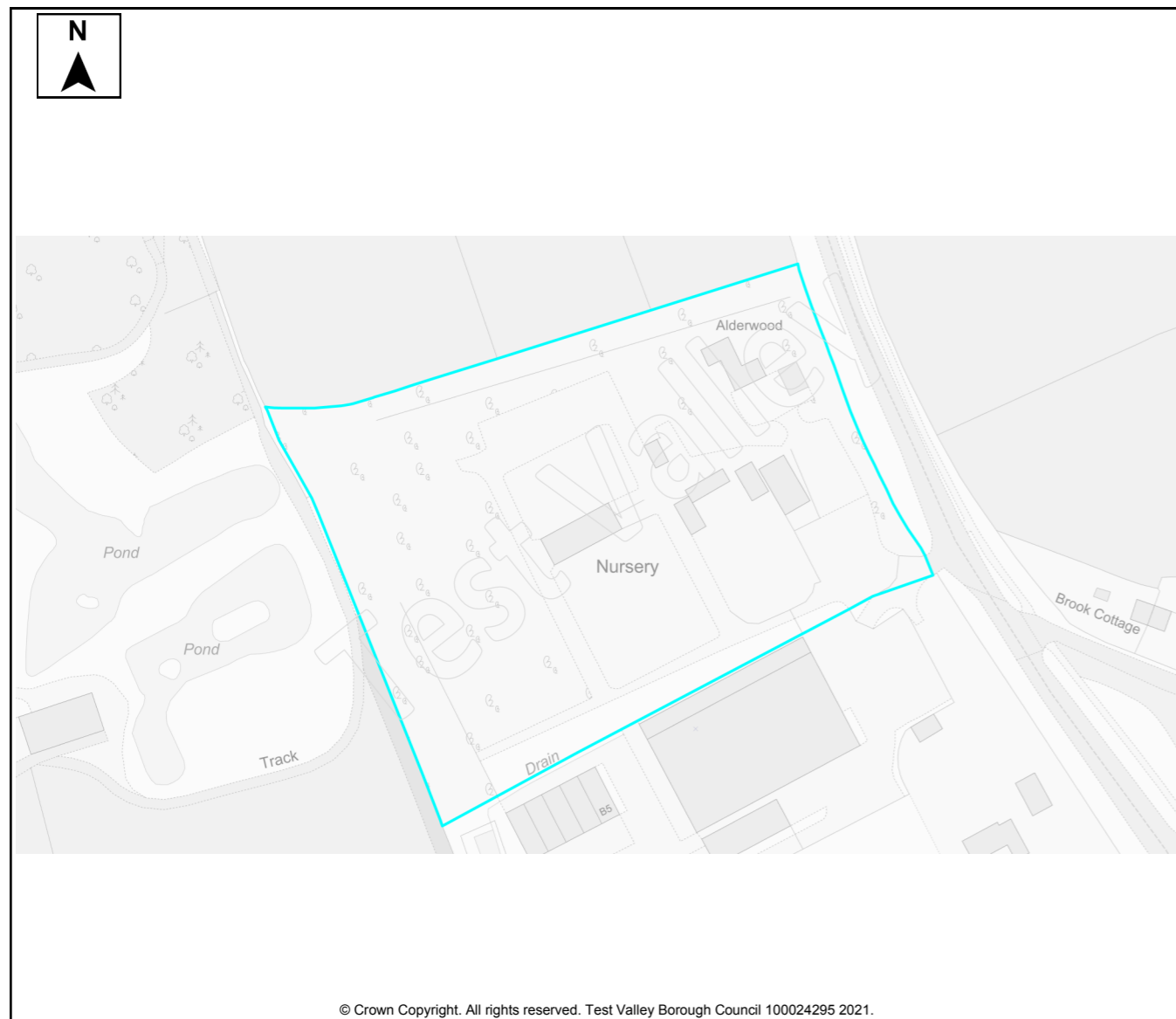
Hbic Local Ecological Network

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



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Site Details

SHELAA Ref	292	Site Name	Land at Choice Plants, Stockbridge Road			
		Settlement	Tisbury			
Parish/Ward	Michelmersh		Site Area	4.131 Ha	Developable Area	4 Ha
Current Land Use	Nursery		Character of Surrounding Area	Agricultural and dwellings		
Brownfield/PDL	✓	Greenfield		Combined	Brownfield/PDL	Greenfield

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Legal Agreement - TVS.01104/21 New Forest SPA Zone Mottisfont Bats SSSI/SAC Foraging Buffer	
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	✓	2500	Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			

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

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Summary

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

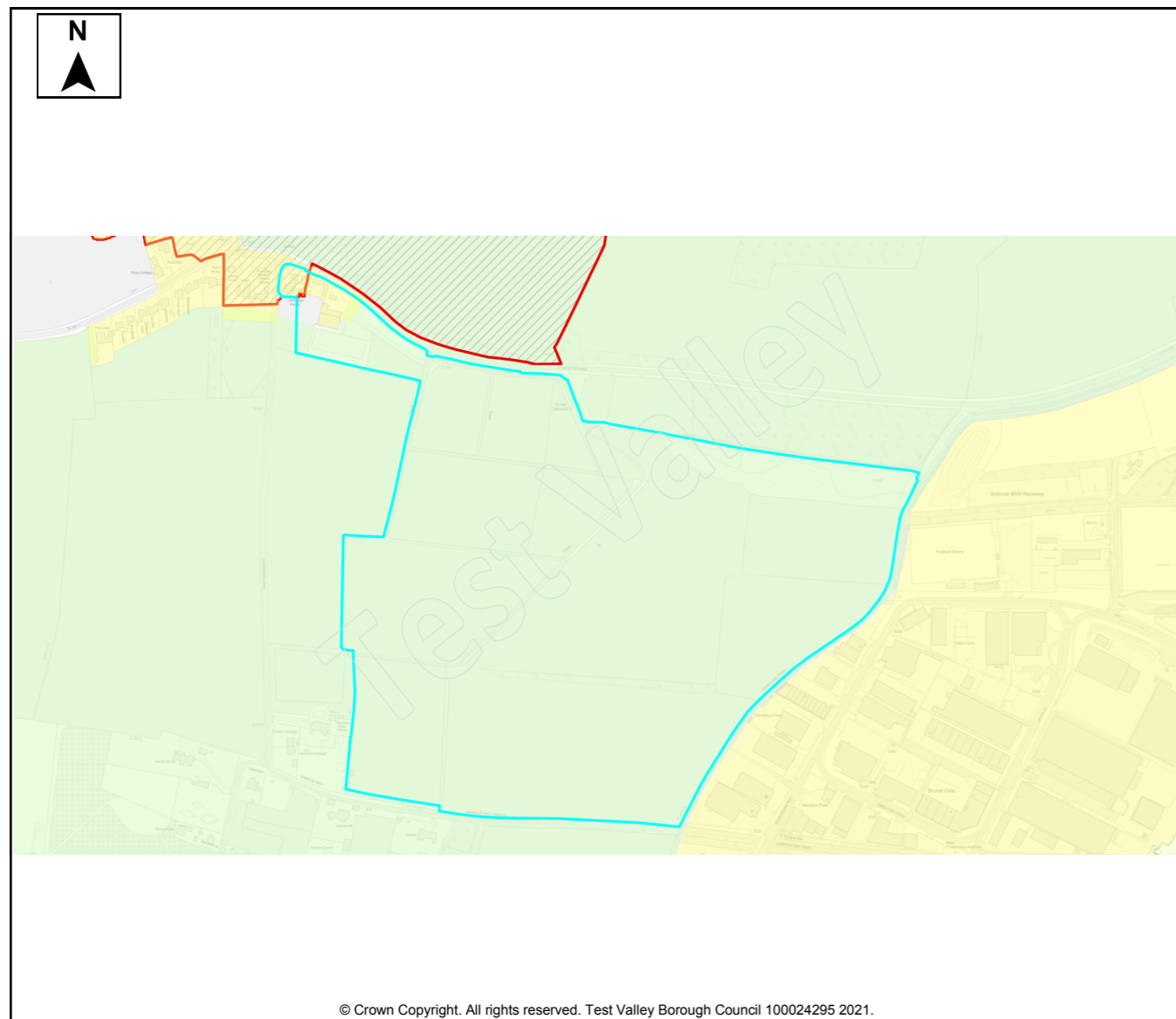
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Tisbury which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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".





Site Details

SHELAA Ref	392	Site Name	Land at Harroway House						
		Settlement	Penton Mewsey						
Parish/Ward	Penton Grafton		Site Area	29.6 Ha	Developable Area	16.65 Ha			
Current Land Use	Grazing		Character of Surrounding Area	Agricultural, Industrial 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 Area	
Conservation Area (E9)	✓	SPA/SAC/Ramsar		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)		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	✓	46450	Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			

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

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Summary

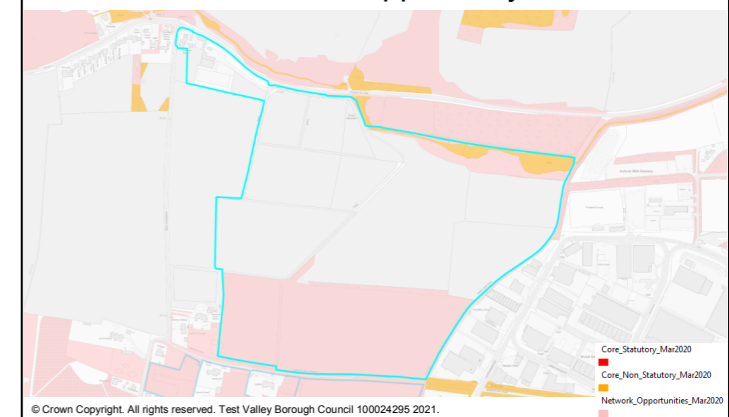
The site is available and promoted for development by the land owner, with interest from a developer.

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 which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

Hbic Local Ecological Network

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





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Site Details

SHELAA Ref	257	Site Name	Greenwood Copse				
		Settlement	East Wellow				
Parish/Ward	Wellow		Site Area	5.2 Ha	Developable Area	5.2 Ha	
Current Land Use	Scrub woodland		Character of Surrounding Area	Dwellings, commercial and countryside			
Brownfield/PDL		Greenfield	✓	Combined			
				Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

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

Proposed Development

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

Residential			Dwellings
Employment	✓	10000	Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			

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

Summary

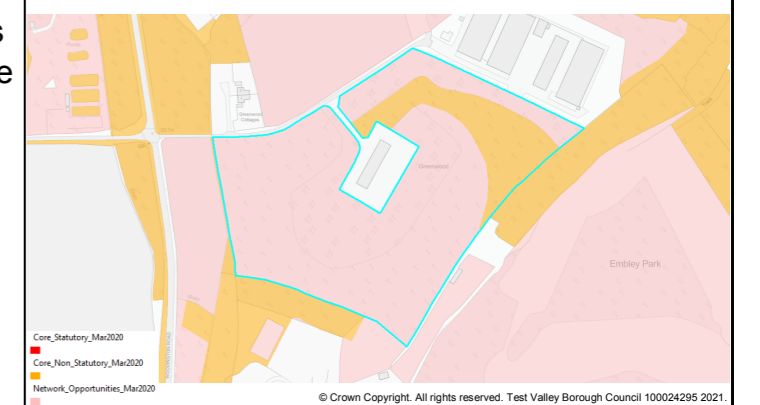
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

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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