

# **Test Valley Borough Council**

## **Strategic Housing and Economic Land Availability Assessment (SHELAA)**

### **Appendix 11**

#### **Southern Test Valley Sites for Employment, Leisure or Other Uses**

## Disclaimer

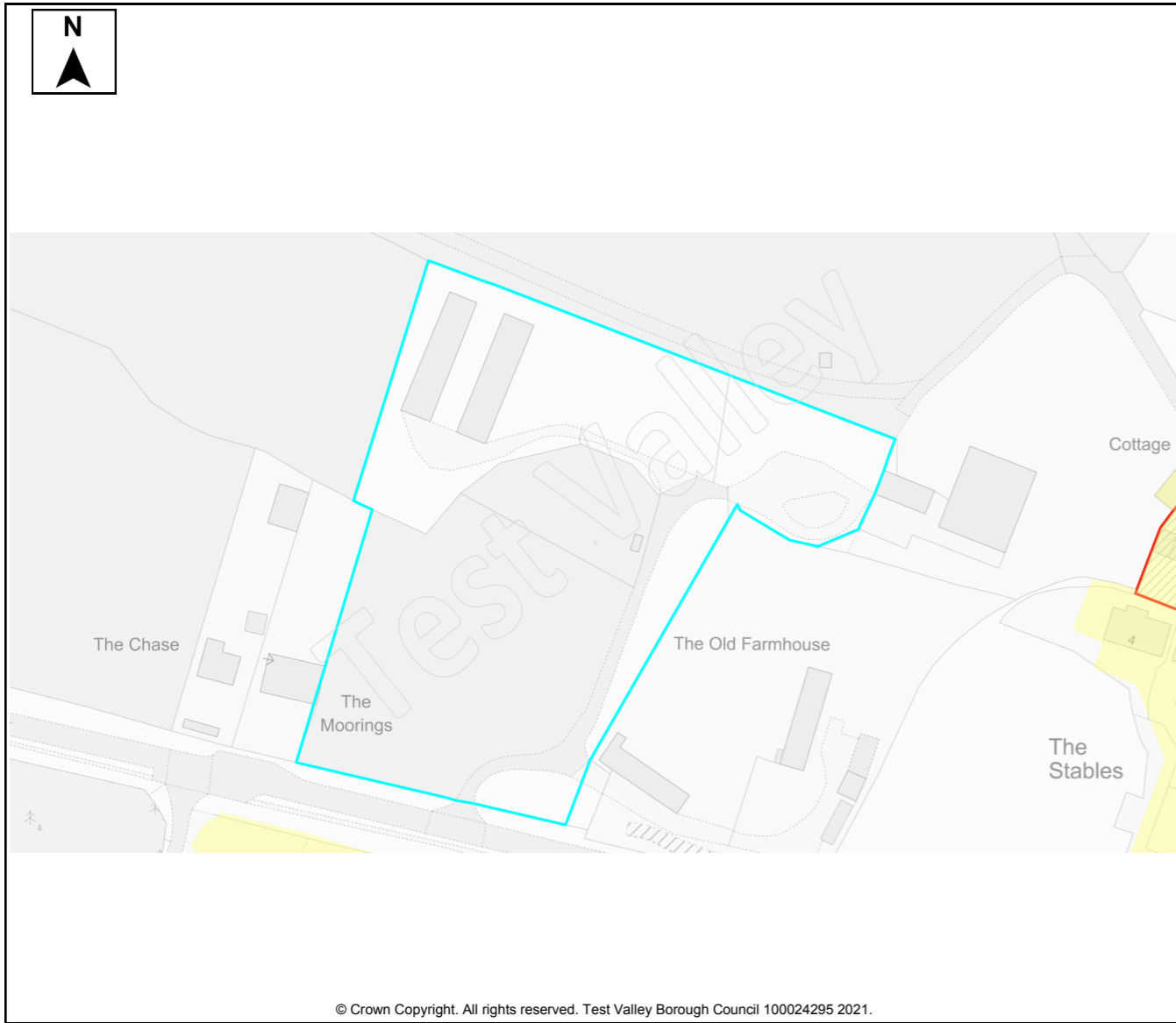
- i) The SHELAA document is an important component of the evidence base for Test Valley Local Development Framework (LDF). It seeks to identify and assess land available with housing and economic potential to inform future allocations for housing and employment. The Council is required to carry out, 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 A11: Southern 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+
48	Land at Sleepy Hollow Farm	Ampfield	1000sqm	Employment	1000		
113	Land south of University Parkway	Chilworth	2000sqm	Employment	2000		
244	Kennels Farm	Chilworth	14000sqm	Employment	Not known		
371 b	Land adjoining "Nattadon"	Chilworth	Hotel	Leisure	Not known		
314	Land at rear of Greenhill Lane	Nursling & Rownhams	900sqm	Employment	Not known		
133	Land adj. to Abbey Park	Romsey Extra	18600sqm	Employment	Not known		
160	Broadlands Home Farm	Romsey Extra	4000sqm	Employment	Not known		
161	Longbridge Farm	Romsey Extra	500sqm	Leisure	Not known		
297	Former Ashfield Bakery, Ashfield Cottage, Southampton Road	Romsey Extra	Children's Nursery	Other	Not known		
329	Squabb Wood Landfill Site, Salisbury Road	Romsey Extra	10000sqm	Employment	Not known		
332	Moorcourt Barns, Ridge Lane	Romsey Extra	1000sqm	Employment	Not known		
335	Land at Upper Ashfield Farm, Hoe Lane	Romsey Extra	1000sqm	Employment	Not known		
396	South side of Botley Road	Romsey Extra	3200sqm	Employment	3200		

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



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### Site Details

SHELAA Ref	48	Site Name	Land at Sleepy Hollow Farm						
		Settlement	Ampfield						
Parish/Ward	Ampfield		Site Area	1.1 Ha	Developable Area	1.1 Ha			
Current Land Use	Workshop/storage		Character of Surrounding Area	Dwellings and agriculture					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.62 Ha	Greenfield	0.48 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	Planning Permission: 16/03209/FULLS
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	✓	1000	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			Dwellings
Employment			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	
Years 11-15	
Years 15+	
Total	
Not Known	

### Summary

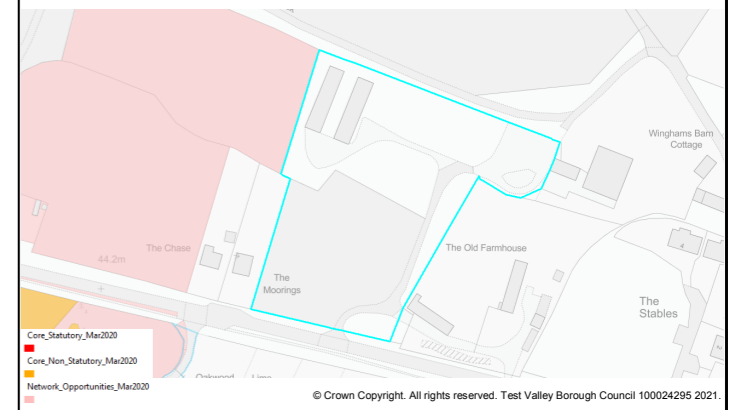
The site is available and promoted for development by the land owner, with interest from a developer.

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

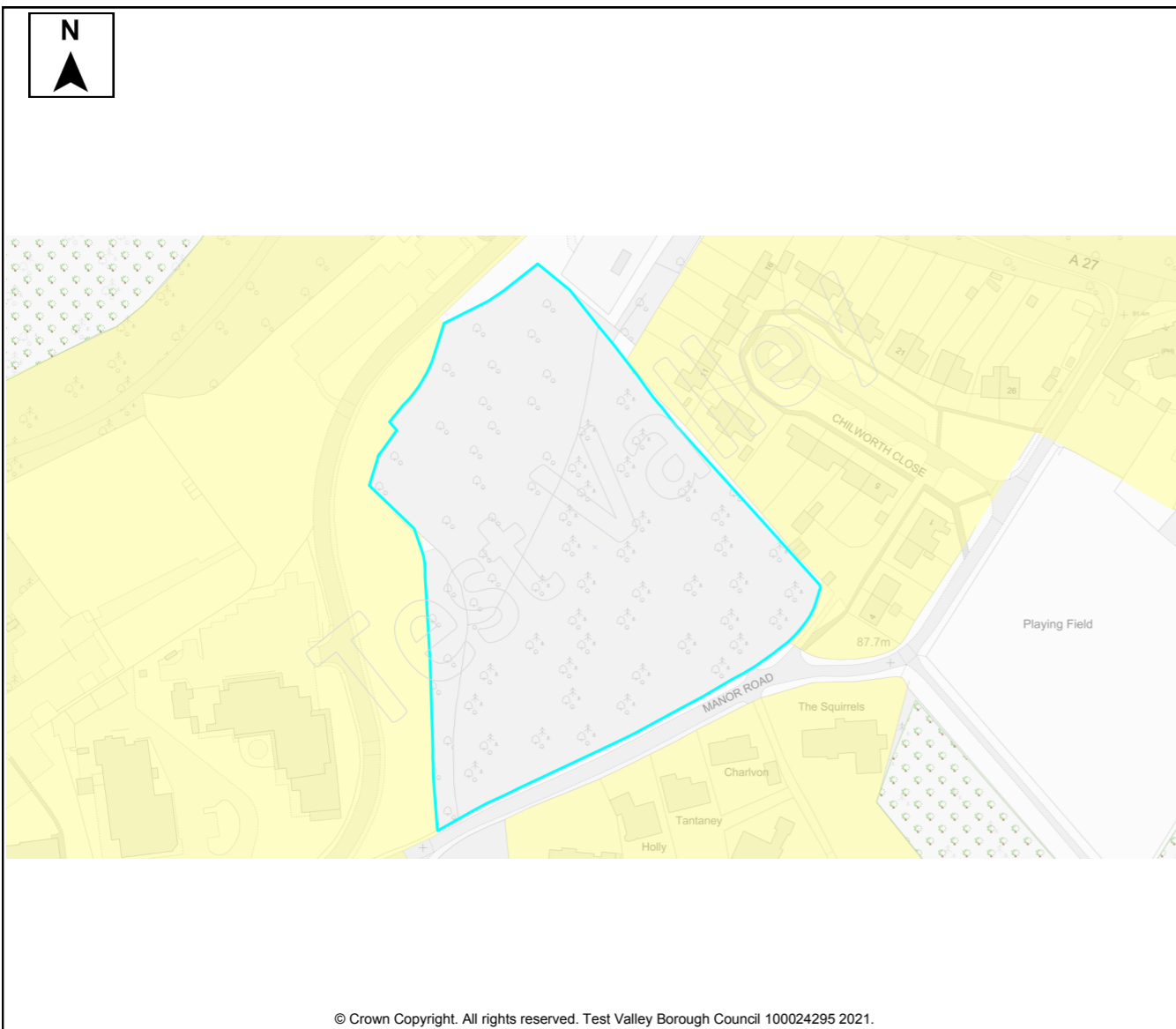
### Habitat Local Ecological Network

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



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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	113	Site Name	Land south of University Parkway			
		Settlement	Chilworth			
Parish/Ward	Chilworth		Site Area	2.19 Ha	Developable Area	0.27 Ha
Current Land Use	Unmanaged woodland/scrubland		Character of Surrounding Area	Residential and University campus		
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			
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	✓ 2000	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		Dwellings
Employment		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	
Years 11-15	
Years 15+	
Total	
Not Known	

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## Summary

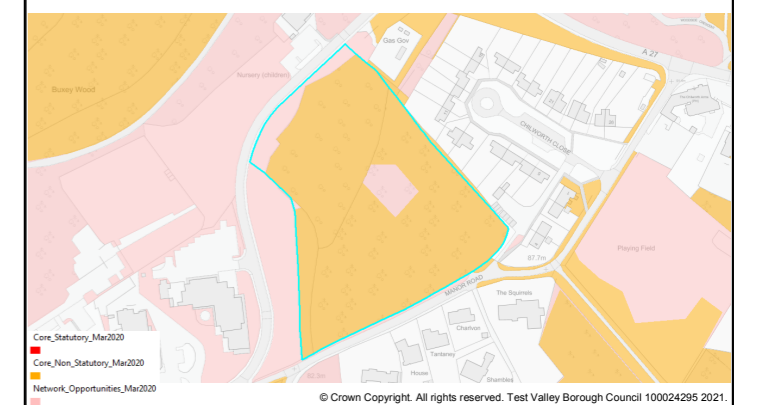
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

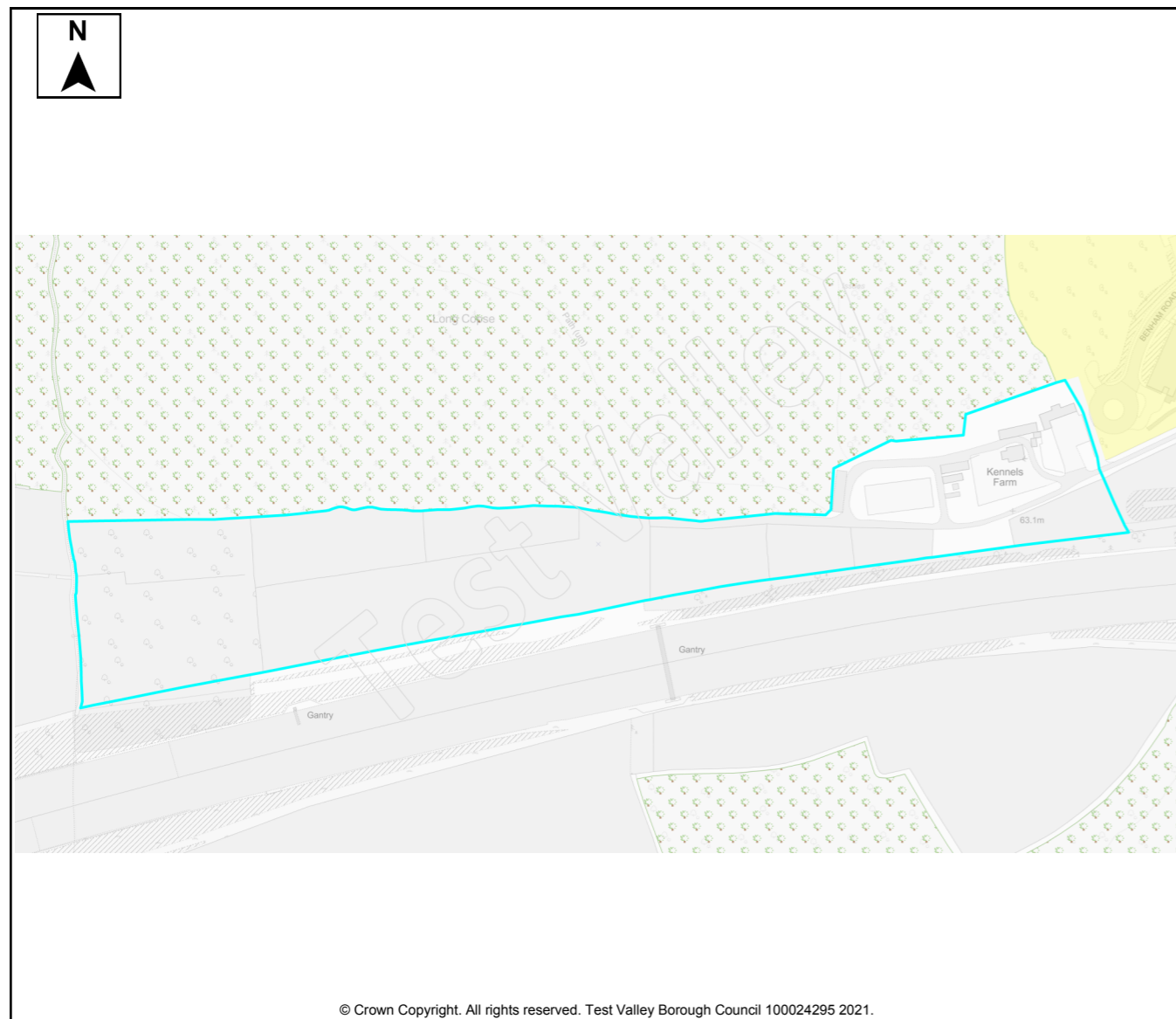
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

## Hbic Local Ecological Network

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	244	Site Name	Kennels Farm				
		Settlement	Chilworth				
Parish/Ward	Chilworth		Site Area	3.903 Ha	Developable Area	3.903 Ha	
Current Land Use	Equine, tree nursery		Character of Surrounding Area	University campus, 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	✓		
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	✓	14000	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			Dwellings
Employment			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	
Years 11-15	
Years 15+	
Total	
Not Known	

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

## Summary

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

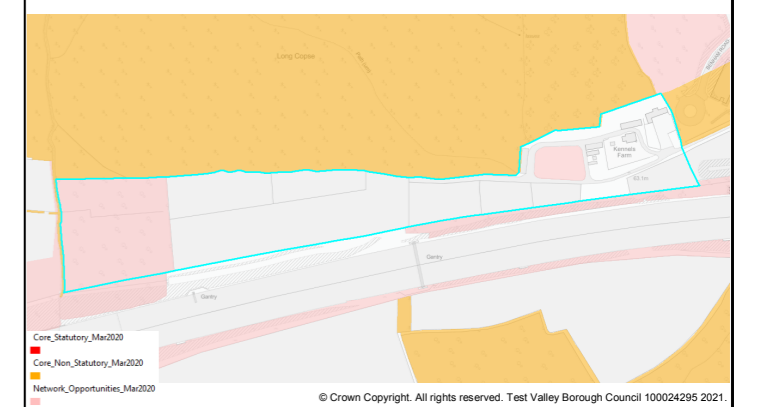
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the Southampton University Science Park near Chilworth which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

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

Pollution indicated above relates to noise of the adjacent motorway

## 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	371b	Site Name	Land adjoining "Nattadon"				
		Settlement	Chilworth				
Parish/Ward	Chilworth		Site Area	1.6 Ha	Developable Area	1.6 Ha	
Current Land Use	Grazing		Character of Surrounding Area	Residential and woodland			
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	Public Right of Way	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants	New Forest SPA	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	Solent SPA	
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		Floor Space (m <sup>2</sup> )
Retail		Floor Space (m <sup>2</sup> )
Leisure	✓ TBC	Floor Space (m <sup>2</sup> )
Traveller Site		Pitches
Other	✓ Hotel	
Mixed Use Scheme		
Residential		Dwellings
Employment		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	
Years 11-15	
Years 15+	
Total	
Not Known	

## Summary

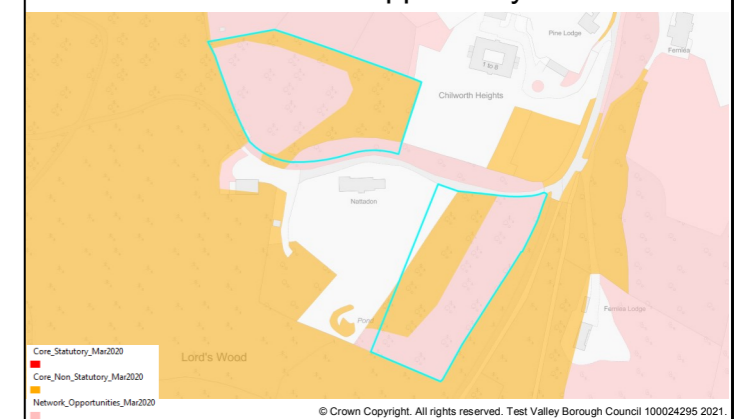
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The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the Southampton University Science Park near Chilworth which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

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

## 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	314	Site Name	Land at rear of Greenhill Lane				
		Settlement	Rownhams				
Parish/Ward	Nursling and Rownhams		Site Area	0.4 Ha	Developable Area	0.4 Ha	
Current Land Use	Woodland		Character of Surrounding Area	Woodland 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		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			Dwellings
Employment	✓	900	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			Dwellings
Employment			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	
Years 11-15	
Years 15+	
Total	
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.

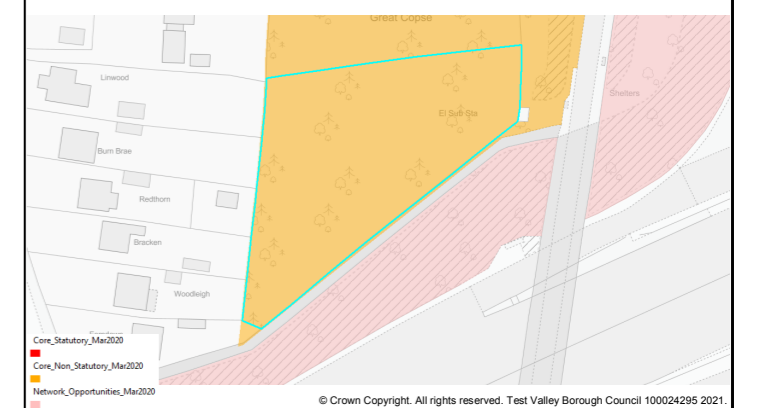
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Rownhams which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

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

Pollution indicated above relates to noise of the adjacent motorway

## 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 Core Non-Statutory Areas containing "Ancient Woodlands" "All Local Wildlife Sites (SINCs)" or "Priority Habitats"



Site Details									
SHELAA Ref	133	Site Name	Land adj. to Abbey Park						
		Settlement	Romsey						
Parish/Ward	Romsey Extra			Site Area	5.86 Ha	Developable Area	5.86 Ha		
Current Land Use	Vacant agriculture			Character of Surrounding Area	Agriculture and employment land				
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	✓				

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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	
No	

Residential		Dwellings
Employment	✓ 18600	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		Dwellings
Employment		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	
Years 11-15	
Years 15+	
Total	
Not Known	

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## Summary

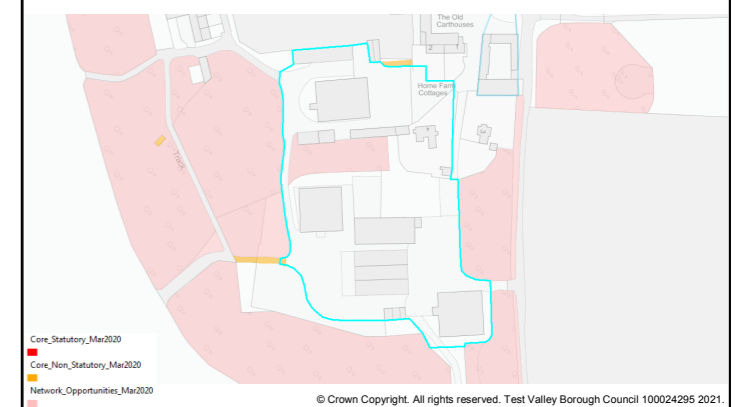
The site is available and promoted for development by the land owner, who is also the intended developer.

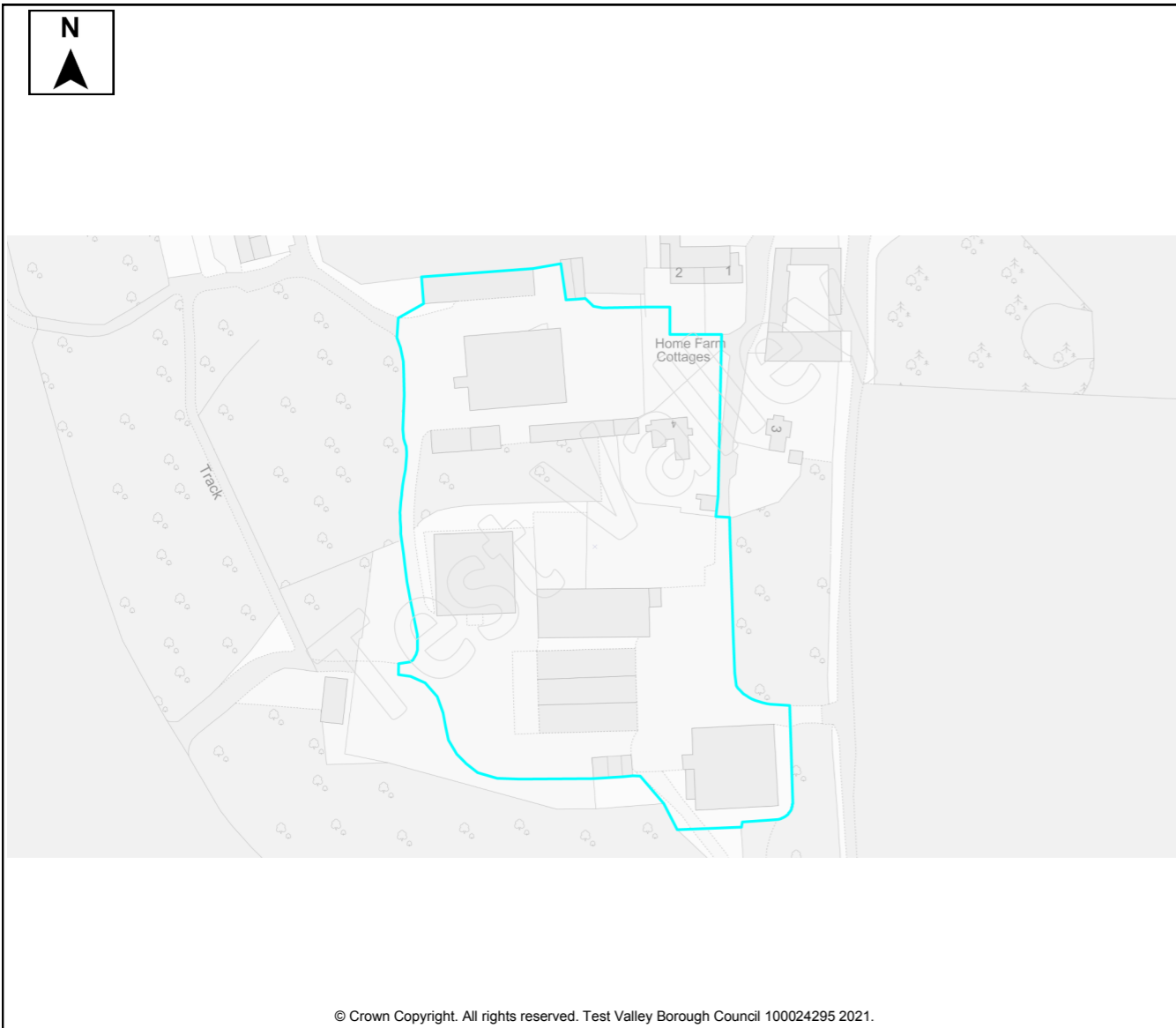
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

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





## Site Details

SHELAA Ref	160	Site Name	Broadlands Home Farm				
		Settlement	Romsey				
Parish/Ward	Romsey Extra		Site Area	1.6 Ha	Developable Area	1.6 Ha	
Current Land Use	Former agricultural buildings		Character of Surrounding Area	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	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	✓ 4000	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		Dwellings
Employment		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	
Years 11-15	
Years 15+	
Total	
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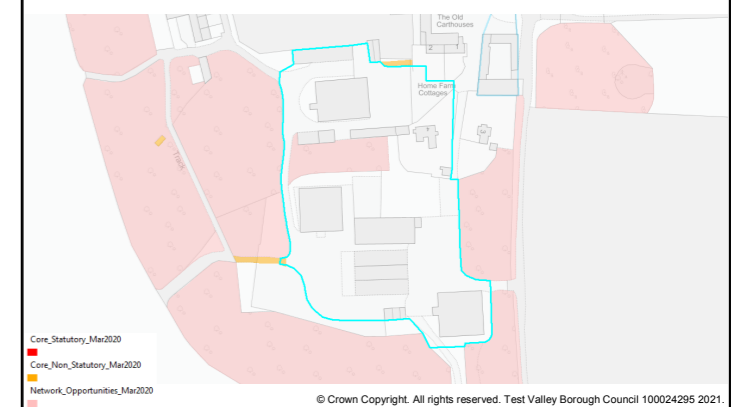
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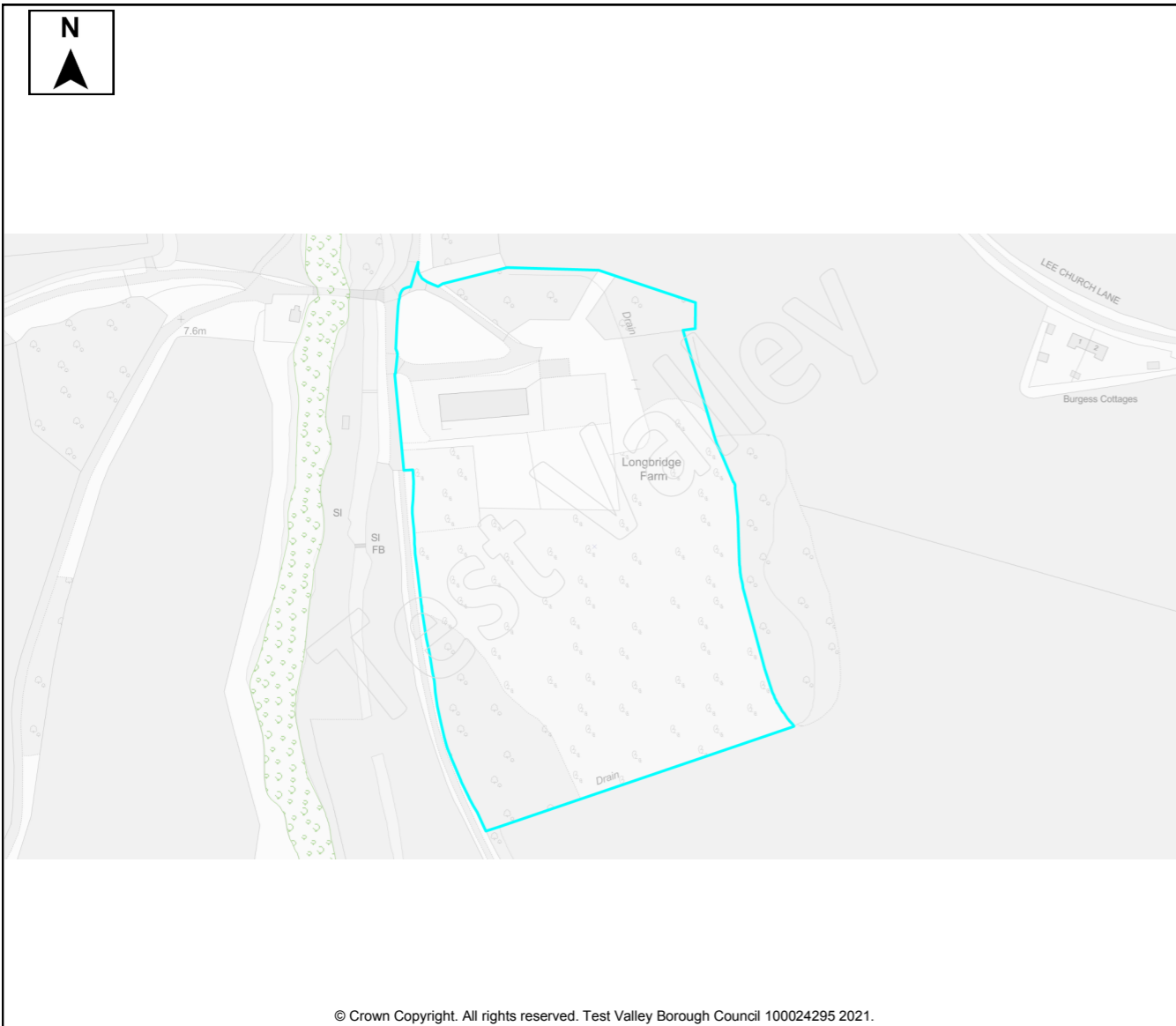
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Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

## Hbic Local Ecological Network

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### Site Details

SHELAA Ref	161	Site Name	Longbridge Farm			
		Settlement	Lee			
Parish/Ward	Romsey Extra		Site Area	3.97 Ha	Developable Area	0.98 Ha
Current Land Use	Agricultural including vacant agricultural buildings		Character of Surrounding Area	Agriculture and countryside		
Brownfield/PDL		Greenfield		Combined ✓	Brownfield/PDL	0.34 Ha
					Greenfield	3.63 Ha

### Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI	✓	Land Ownership		New Forest SPA Zone Solent SPA Recreation 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		Residential		Dwellings		Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	Employment		Floor Space (m <sup>2</sup> )		Year 1	
Site Available Immediately	✓	Retail		Floor Space (m <sup>2</sup> )		Year 2	
Site Currently Unavailable		Leisure	✓ 500	Floor Space (m <sup>2</sup> )		Year 3	
Achievability/Developer Interest		Traveller Site		Pitches		Year 4	
Promoted by developer		Other				Year 5	
Developer interest		Mixed Use Scheme				Years 6-10	
No developer interest	✓	Residential		Dwellings		Years 11-15	
Deliverability		Employment		Floor Space (m <sup>2</sup> )		Years 15+	
Could to commence in 5yrs		Retail		Floor Space (m <sup>2</sup> )		Total	
Unlikely to commence in 5yrs	✓	Leisure		Floor Space (m <sup>2</sup> )		Not Known	
Possible self build plot provision		Other					
Yes		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.					
No							

### Summary

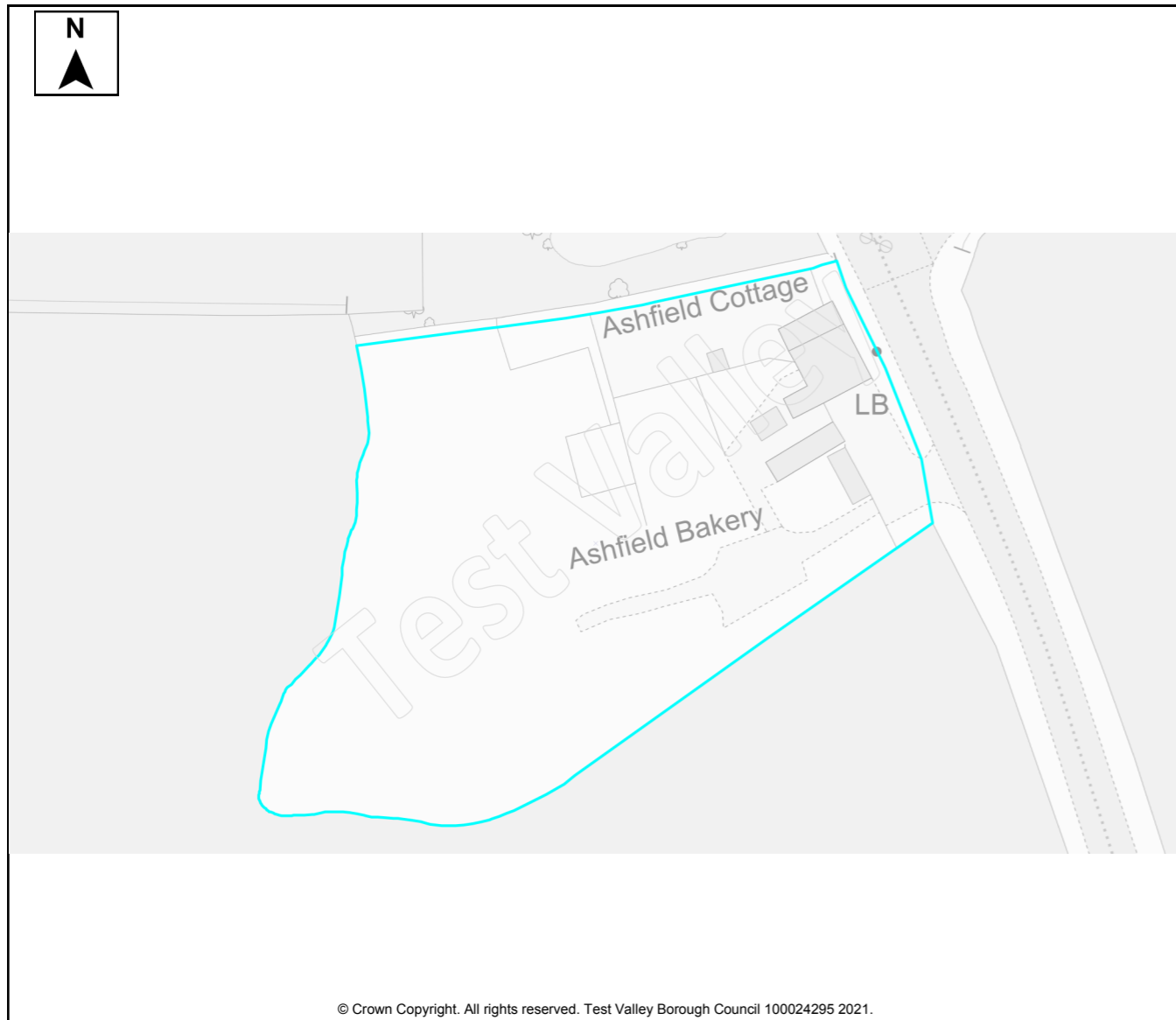
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

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	297	Site Name	Former Ashfield Bakery						
		Settlement	Romsey						
Parish/Ward	Romsey Extra		Site Area	0.5 Ha	Developable Area	0.5 Ha			
Current Land Use	Field, woodland and dwellings		Character of Surrounding Area	Agriculture					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.25 Ha	Greenfield	0.25 Ha

### Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Solent SPA Recreation Zone 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		Residential		Dwellings	Phasing if permitted (Dwellings only)
Promoted by land owner		Employment		Floor Space (m <sup>2</sup> )	
Site Available Immediately	✓	Retail		Floor Space (m <sup>2</sup> )	
Site Currently Unavailable		Leisure		Floor Space (m <sup>2</sup> )	
		Traveller Site		Pitches	
Achievability/Developer Interest		Other	✓	Children's Nursery	Year 1
Promoted by developer	✓	Mixed Use Scheme			Year 2
Developer interest	✓	Residential		Dwellings	Year 3
No developer interest		Employment		Floor Space (m <sup>2</sup> )	Year 4
Deliverability		Retail		Floor Space (m <sup>2</sup> )	Year 5
Could commence in 5yrs	✓	Leisure		Floor Space (m <sup>2</sup> )	Years 6-10
Unlikely to commence in 5yrs		Other			Years 11-15
Possible self build plot provision		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.			Years 15+
Yes					Total
No					Not Known

### Summary

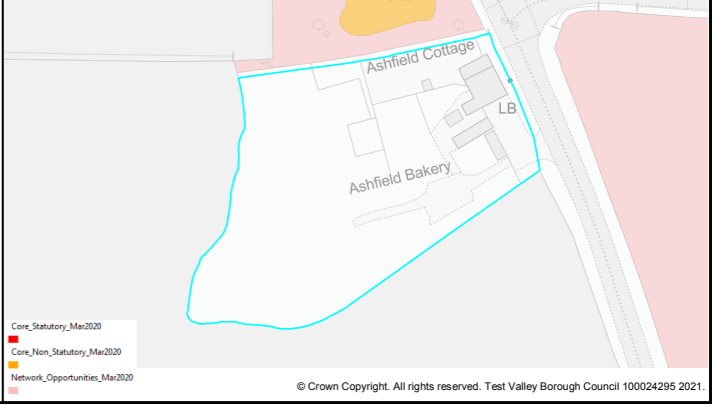
The site is available and promoted for development by a potential developer.

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.

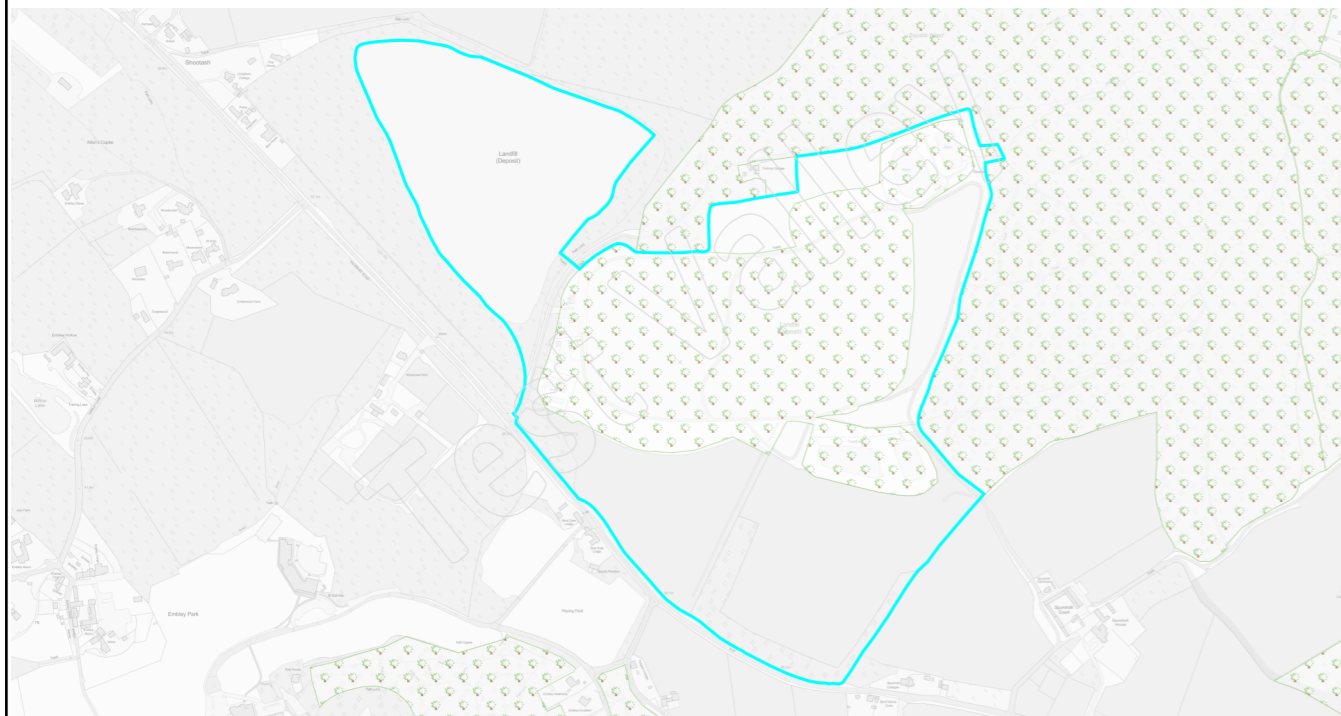
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

### 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 does not include any of the features identified in the ecological network.



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### Site Details

SHELAA Ref	329	Site Name	Squabb Wood landfill site			
		Settlement	Shootash			
Parish/Ward	Romsey Extra		Site Area	48.5 Ha	Developable Area	48.5 Ha
Current Land Use	Former mineral working site landfilled with non-hazardous waste		Character of Surrounding Area	Woodland 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	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 <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		Dwellings
Employment		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	
Years 11-15	
Years 15+	
Total	
Not Known	

### Summary

The site is available and promoted for development by the land owner, with ongoing discussions with developers.

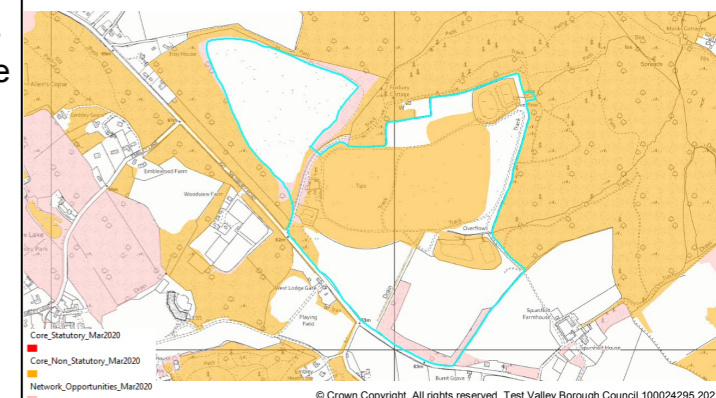
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Shootash which is identified as Countryside in the Local Plan Settlement Hierarchy.

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 of the previous land use

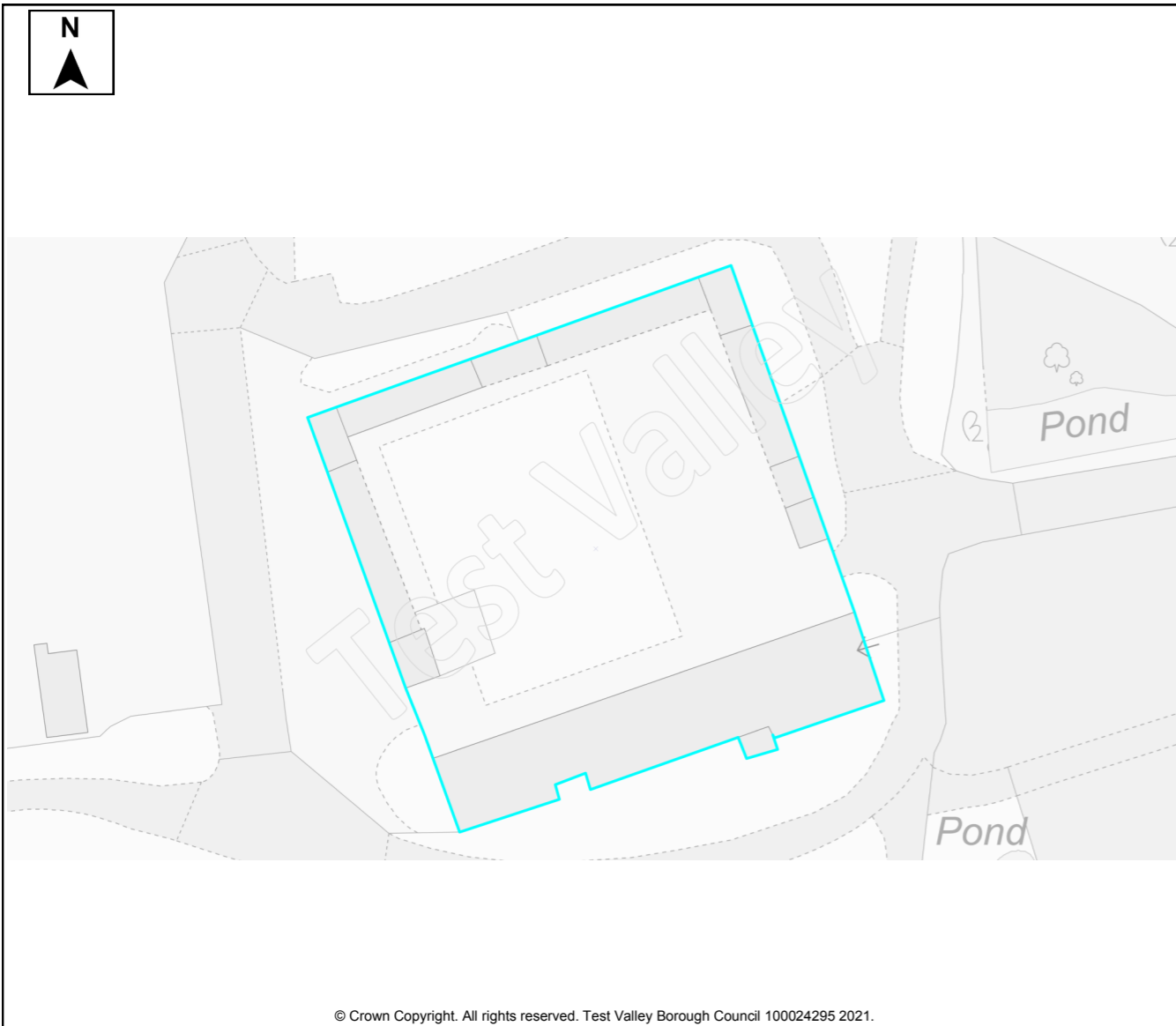
### Hbic Local Ecological Network

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.



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	332	Site Name	Moorcourt Barns			
		Settlement	Lee			
Parish/Ward	Romsey Extra		Site Area	0.3 Ha	Developable Area	0.3 Ha
Current Land Use	Former agricultural barn and redundant farmyard		Character of Surrounding Area	Wider former Moorcourt Farm complex		
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		Solent SPA Recreation Zone	
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	✓ 1000	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		Dwellings
Employment		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	
Years 11-15	
Years 15+	
Total	
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

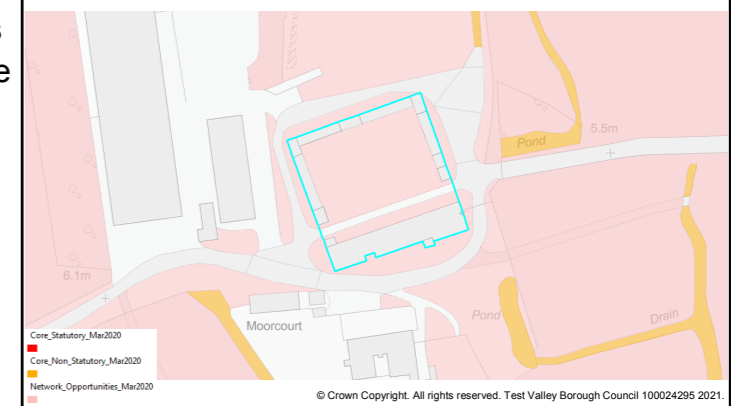
The site is available and promoted for development by the land owner, with interest from a developer.

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

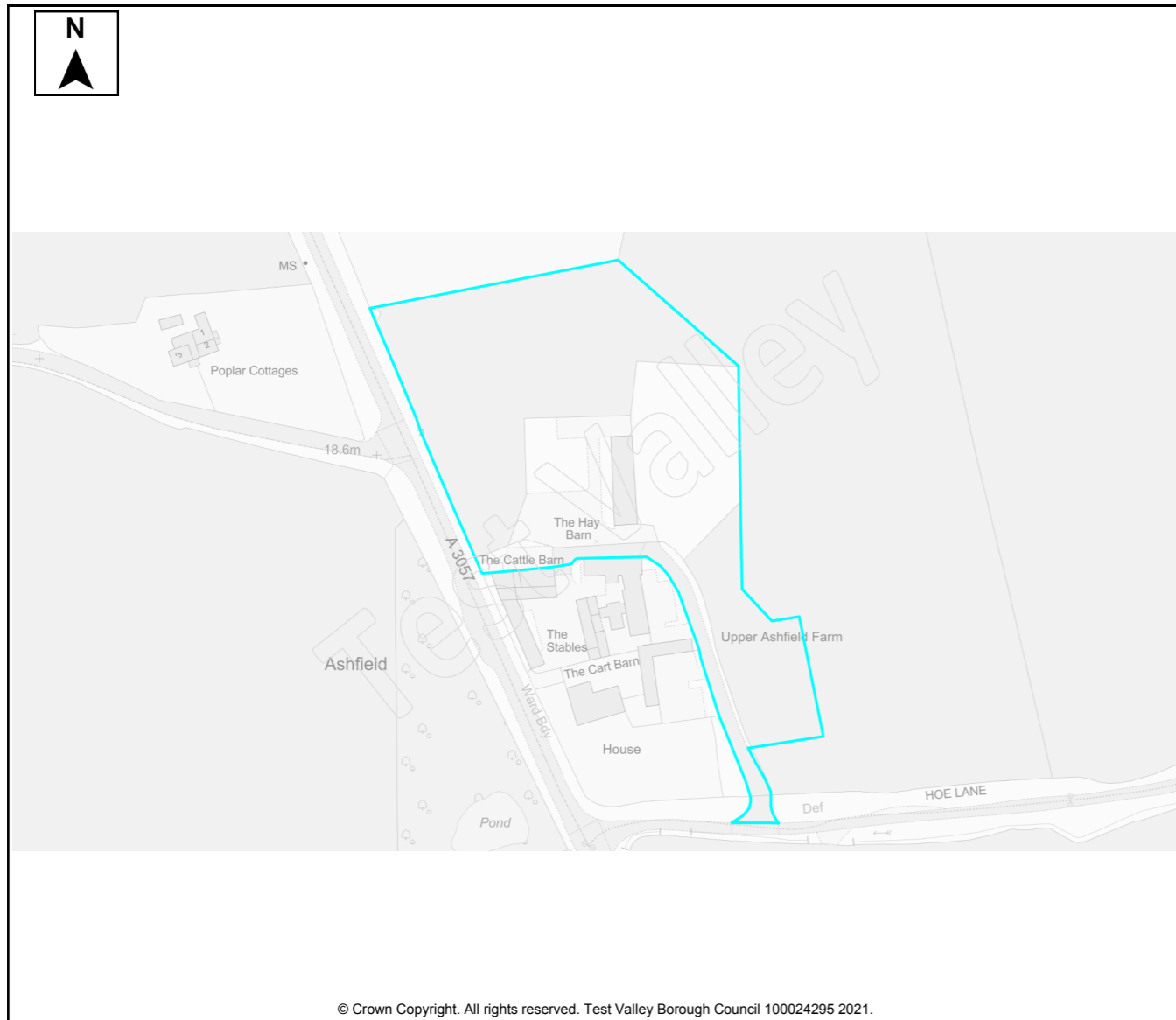
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

### Hbic Local Ecological Network

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### Site Details

SHELAA Ref	335	Site Name	Land at Upper Ashfield Farm			
		Settlement	Romsey			
Parish/Ward	Romsey Extra		Site Area	0.7 Ha	Developable Area	0.42 Ha
Current Land Use	Storage and car parking		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	Solent SPA Recreation Zone 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		Residential		Dwellings		Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	Employment	✓ 1000	Floor Space (m <sup>2</sup> )		Year 1	
Site Available Immediately	✓	Retail		Floor Space (m <sup>2</sup> )		Year 2	
Site Currently Unavailable		Leisure		Floor Space (m <sup>2</sup> )		Year 3	
Achievability/Developer Interest		Traveller Site		Pitches		Year 4	
Promoted by developer	✓	Other				Year 5	
Developer interest	✓	Mixed Use Scheme				Years 6-10	
No developer interest		Residential		Dwellings		Years 11-15	
Deliverability		Employment		Floor Space (m <sup>2</sup> )		Years 15+	
Could commence in 5yrs	✓	Retail		Floor Space (m <sup>2</sup> )		Total	
Unlikely to commence in 5yrs		Leisure		Floor Space (m <sup>2</sup> )		Not Known	
Possible self build plot provision		Other					
Yes		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.					
No							

### Summary

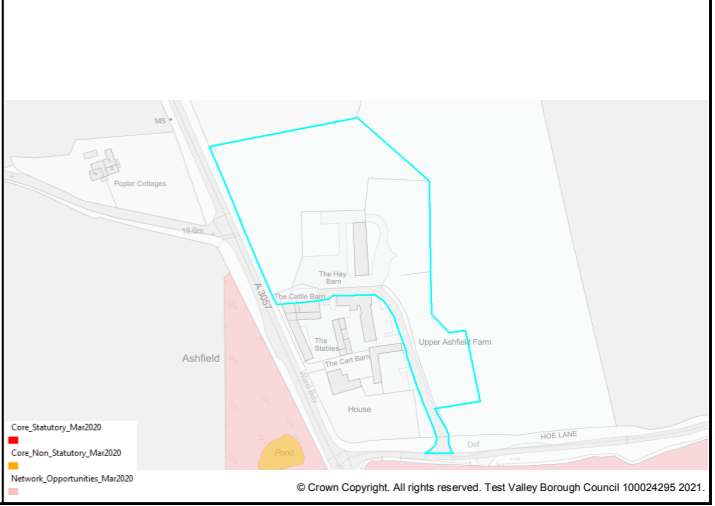
The site is available and promoted for development by land owner who is the potential developer.

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.

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.

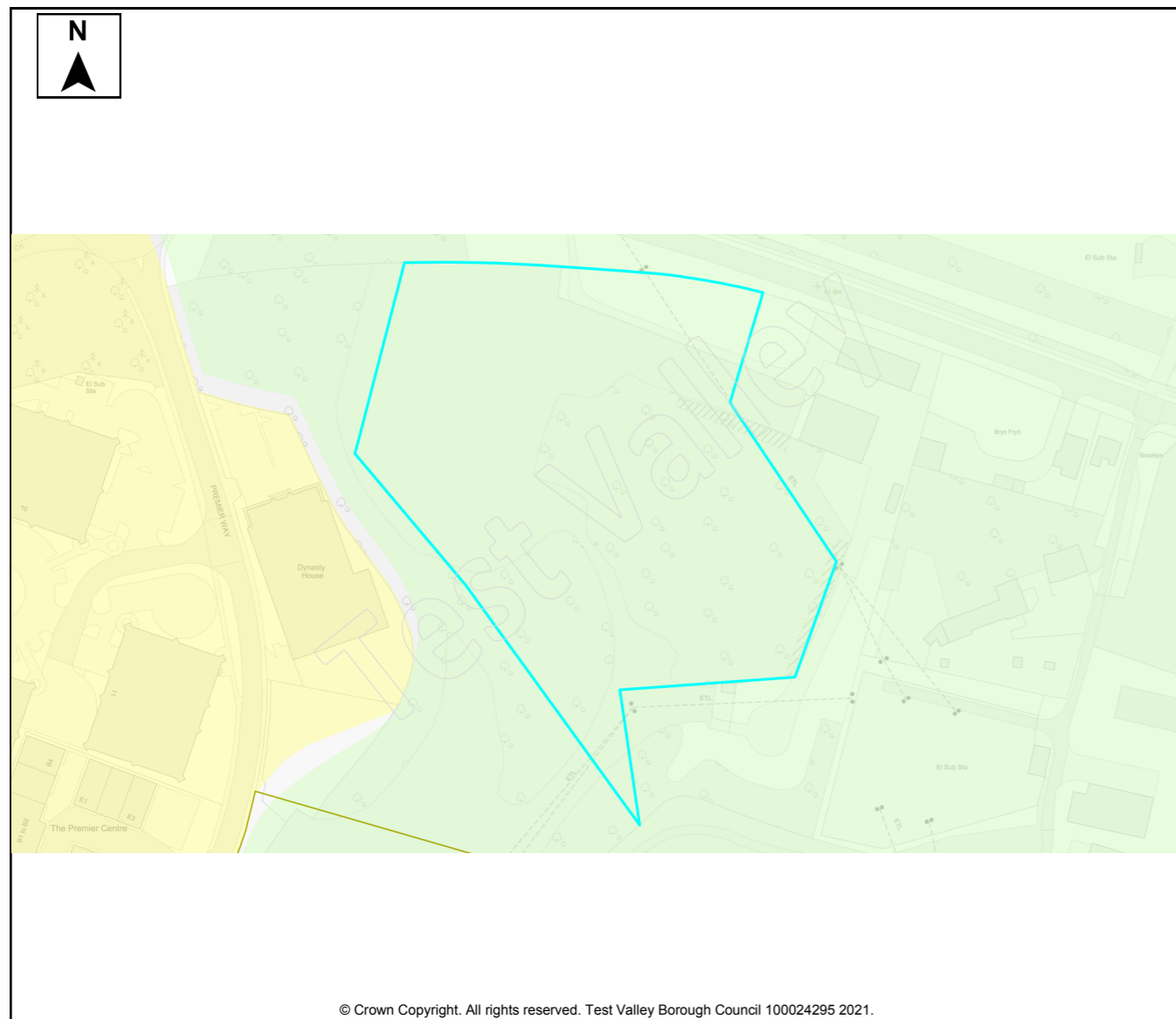
### Habitat Local Ecological Network

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



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## Site Details

SHELAA Ref	396	Site Name	South side of Botley Road				
		Settlement	Romsey				
Parish/Ward	Romsey Extra		Site Area	2.8 Ha	Developable Area	1.2 Ha	
Current Land Use	Paddock and woodland		Character of Surrounding Area	Agriculture and employment land			
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	✓	3200	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			Dwellings
Employment			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	
Years 11-15	
Years 15+	
Total	
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, who is also the intended developer.

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

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

## Habitat Local Ecological Network

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