

Appendix 3

Northern Test Valley Employment Sites

Ordered by Parish

Ref	Site Name	Settlement	Parish/Ward	Total Area (Ha)	Promoted Developable Area (Ha)	Proposed Use	Development Mix / Floorspace Capacity
252	Littlebridge	Andover	Abbotts Ann	135.98	52	Mixed	Refer to site entry in Appendix 2
143	Land west of Ordnance Lane	Weyhill	Amport	4.85	4.85	Employment	22000sqm (B8)
379	Land at Harewood Farm	Andover Down	Andover: Downlands	11.7	4.3	Employment	15000sqm, (E(g)(i), (ii), (iii), B2, B8)
4	Plot 5 Andover Business Park	Andover	Andover: Millway	50	8	Employment	49,000sqm, B1c (light industrial, B2, B8)
231	Land south of Finkley Farm	Finkley	Andover: Romans	174	80	Mixed	Refer to site entry in Appendix 2
251	Former Andover Pumping Station	Andover	Andover: St Marys	3.78	3.78	Mixed	Refer to site entry in Appendix 2
431	Land south west of Martins Lane	Chilbolton	Chilbolton	7.3	7.3	Mixed	Refer to site entry in Appendix 2
173	Land at Manor Farm	Knights Enham	Enham Alamein	154	77	Mixed	Refer to site entry in Appendix 2
122	Land at Yew Tree Farm	Goodworth Clatford	Goodworth Clatford	13	4	Mixed	Refer to site entry in Appendix 2
405	Land between Grateley and Palestine	Grateley	Grateley	4.65	4.65	Employment	21000sqm
439	Land off Pond Lane and Old Stockbridge Road	Grateley	Grateley & Over Wallop	135	67	Mixed	Refer to site entry in Appendix 2
324	Land south of A342 and East of Shoddesden lane	Ludgershall	Kimpton	55	50	Mixed	Refer to site entry in Appendix 2
131	Abbots Manor Farmyard	Leckford	Leckford	1.1	1.1	Mixed	Refer to site entry in Appendix 2
373	South View Farm	Palastine	Over Wallop	73.25	50	Mixed	Refer to site entry in Appendix 2

Ref	Site Name	Settlement	Parish/Ward	Total Area (Ha)	Promoted Developable Area (Ha)	Proposed Use	Development Mix / Floorspace Capacity
392	Land at Harroway House	Penton Mewsey	Penton Grafton	29.6	16.6	Employment	46,450sqm
142	Land at Short Lane	Penton Corner	Penton Mewsey	1.73	1.73	Mixed	Refer to site entry in Appendix 2
400	Thruxton Aerodrome	Thruxton	Thruxton	165.6	165.6	Employment	Employment (TBC, Leisure (race track and ancillary uses)
401	Land south of Thruxton Aerodrome north of A303	Thruxton	Thruxton	15	15	Employment	680,031ft² / 63,177m² GEA of modern flexible employment floor space (Egi, ii, and iii), B2, B8 and C1 hotel).

Mixed use sites contain residential use, the proformas for these sites can be found in housing and mixed use Appendix.



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

Proposed Development

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

Residential			Dwellings
Employment	✓	15000	Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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.

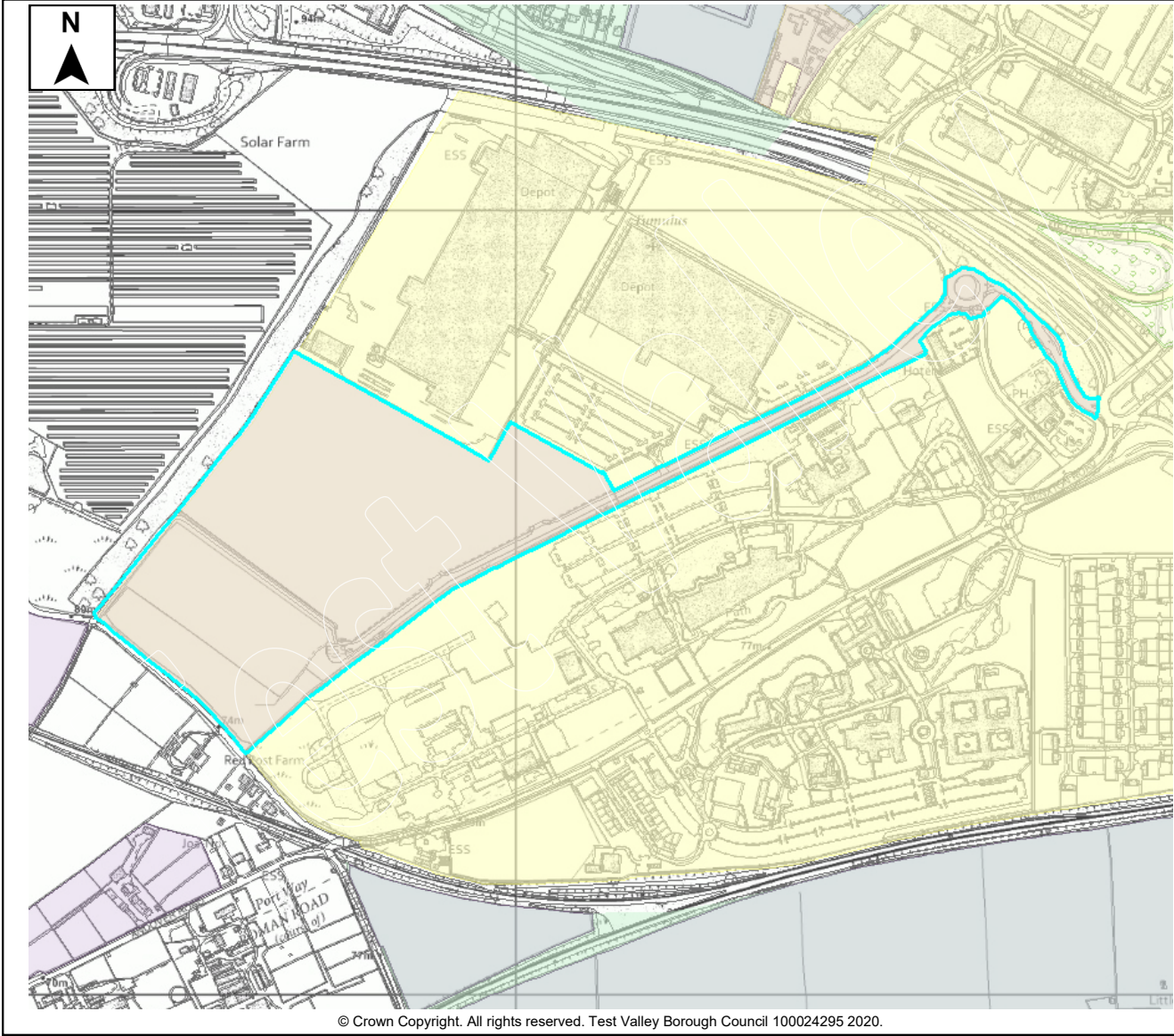
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Andover which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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 some Network Opportunity Areas containing “Woodland/ Scrub”, “Neutral Grassland” or “Calcareous Grassland”.

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Site Details

SHELAA Ref	4	Site Name	Plot 5 Andover Business Park			
		Settlement	Andover			
Parish/Ward	Andover Millway			Site Area	8 Ha	Developable Area 8 Ha
Current Land Use	Partially implemented Business Park			Character of Surrounding Area	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		Andover Airfield Business Park Policy LE9	
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	✓	61369	Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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 New Local Plan DPD. It provides information on available land, it does not allocate sites.

Summary

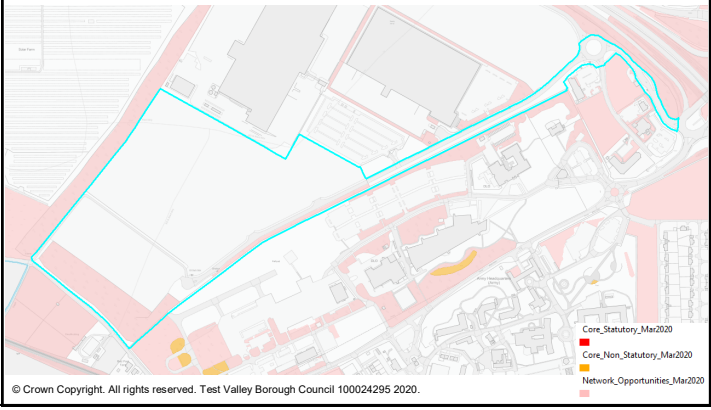
The site is available and promoted for development by the land owner, with interest from a developer.

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.

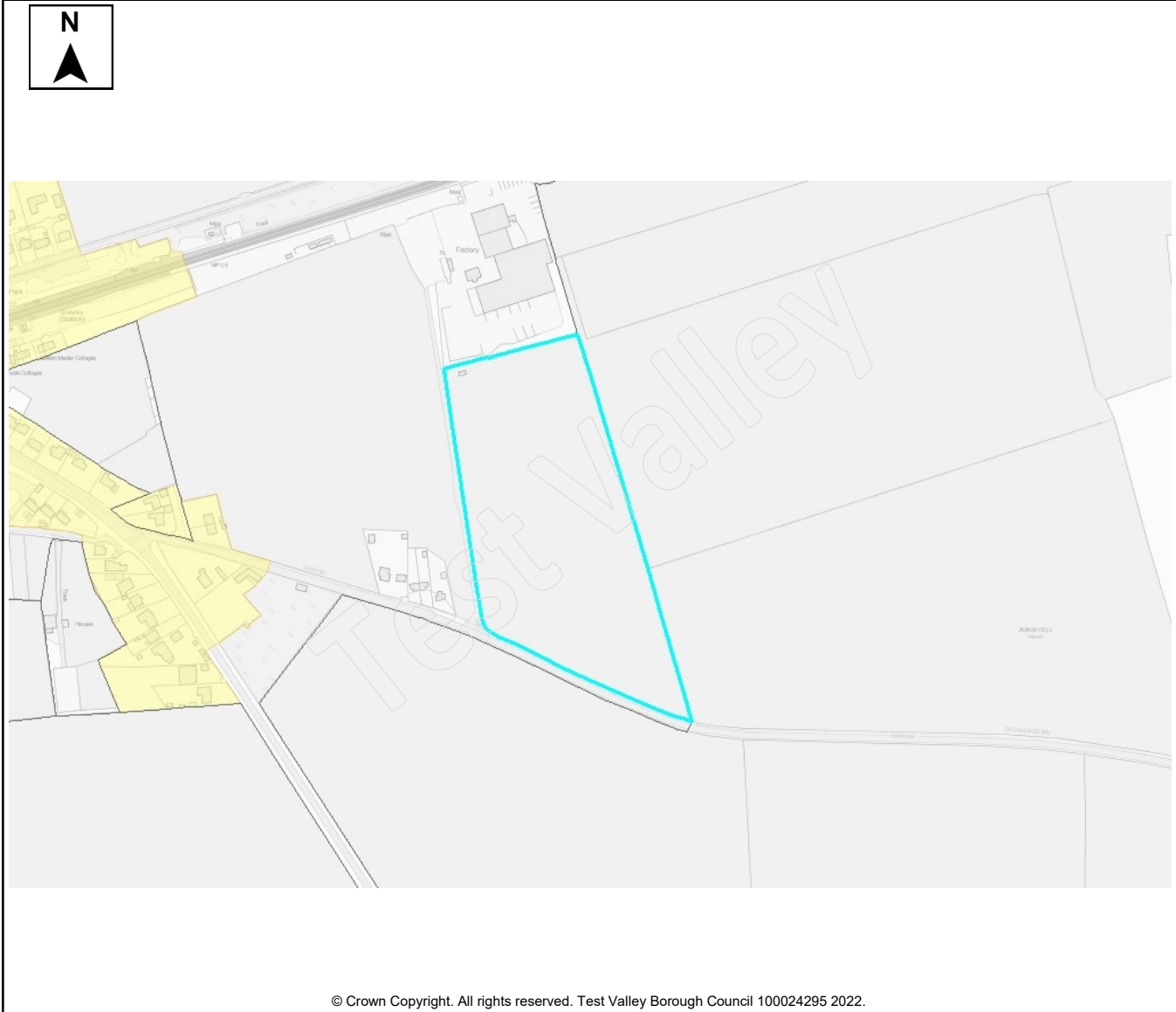
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Site Details										
SHELAA Ref	405	Site Name	Land between Grateley and Palestine							
		Settlement	Palestine							
Parish/Ward	Over Wallop				Site Area	4.65Ha	Developable Area		4.65Ha	
Current Land Use	Agricultural (arable land)				Character of Surrounding Area	Agricultural, residential and commercial				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC			Infrastructure/ Utilities			Other (details below)	
Local Gap (E3)			SSSI			Land Ownership				
Conservation Area (E9)			SPA/SAC/Ramsar			Covenants/Tenants				
Listed Building (E9)			AONB (E2)			Access/Ransom Strips		✓		
Historic Park & Garden (E9)			Ancient Woodland			Contaminated Land				
Public Open Space (LHW1)			TPO			Pollution (E8)				
Employment Land (LE10)			Flood Risk Zone			Mineral Safeguarding				

Proposed Development

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

Residential			Dwellings
Employment	✓	21,000	Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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 Palestine which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

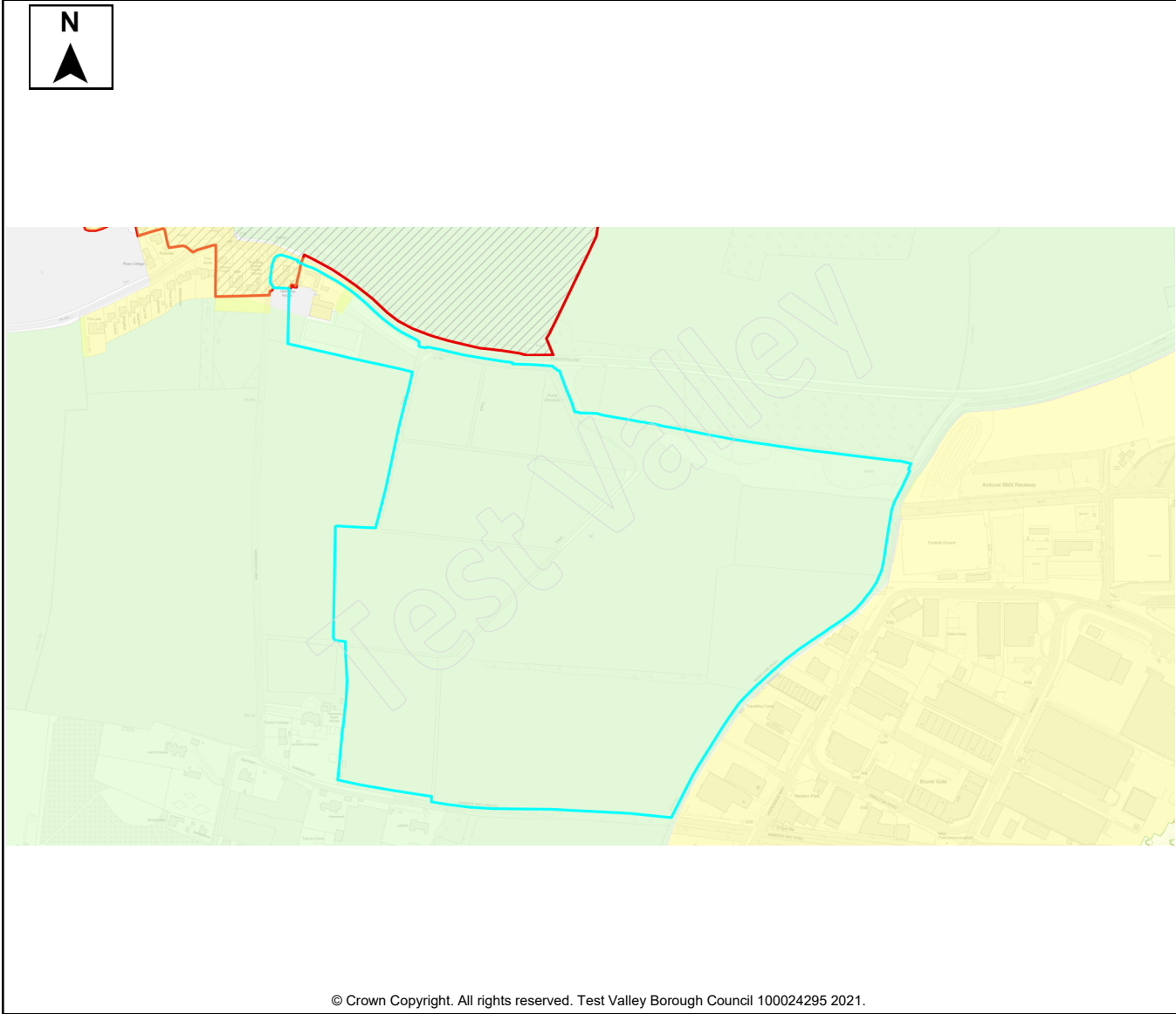
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

Hbic Local Ecological Network

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

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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 (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
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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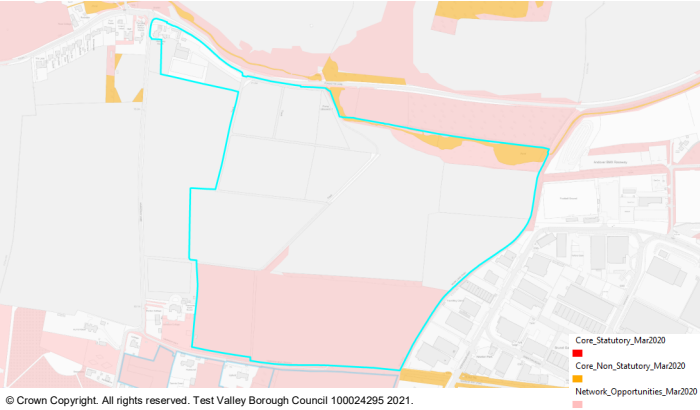
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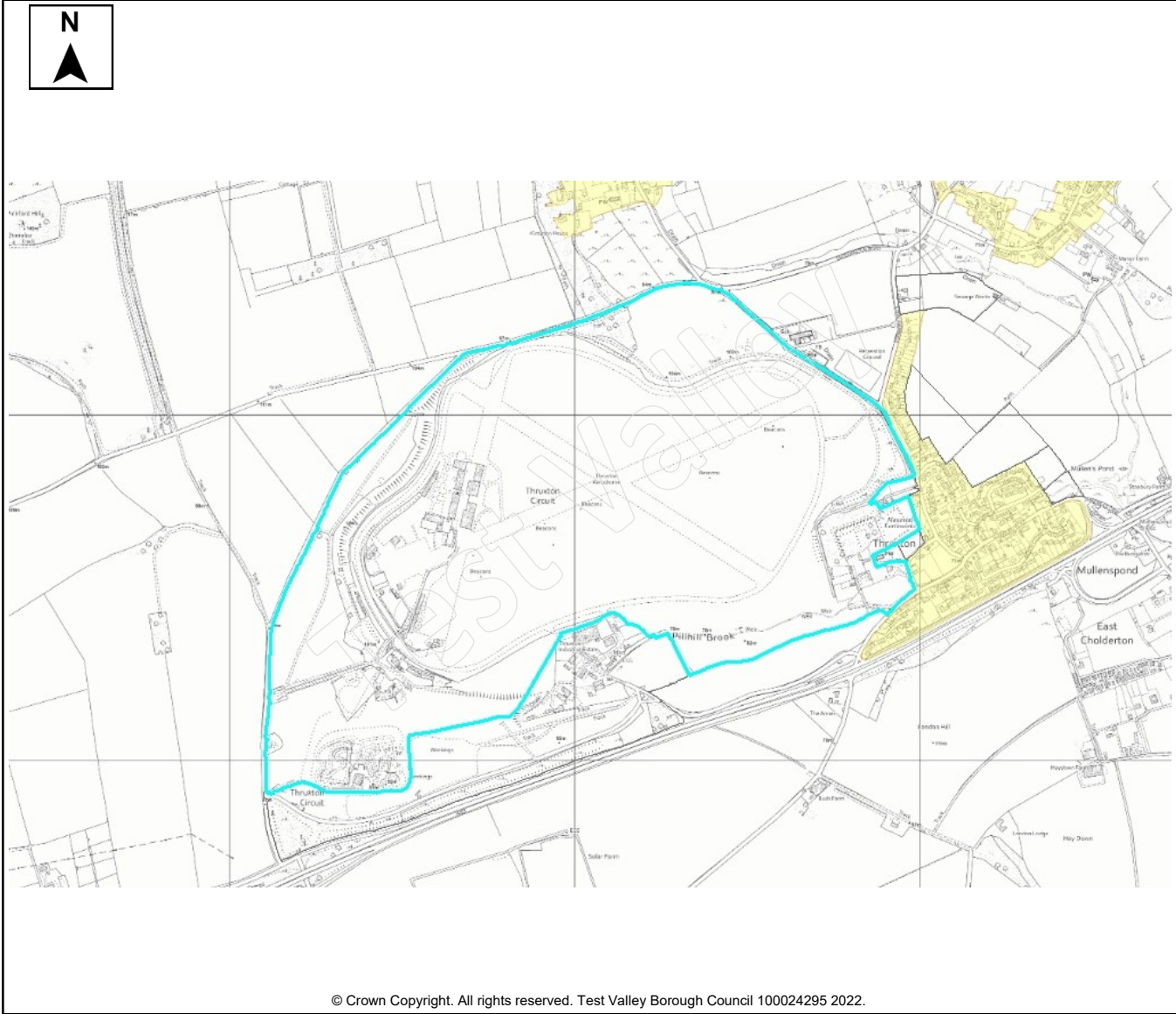
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Site Details												
SHELAA Ref	400	Site Name	Thruxton Aerodrome									
		Settlement	Thruxton									
Parish/Ward	Thruxton				Site Area	165.6Ha		Developable Area		TBD		
Current Land Use	Aerodrome and leisure uses				Character of Surrounding Area	Industrial, agricultural 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 SINC - SU28404630					
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 (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment	✓	TBC	Floor Space (m²)
Retail			Floor Space (m²)
Leisure	✓	TBC	Floor Space (m²)
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

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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 village of Thruxton which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

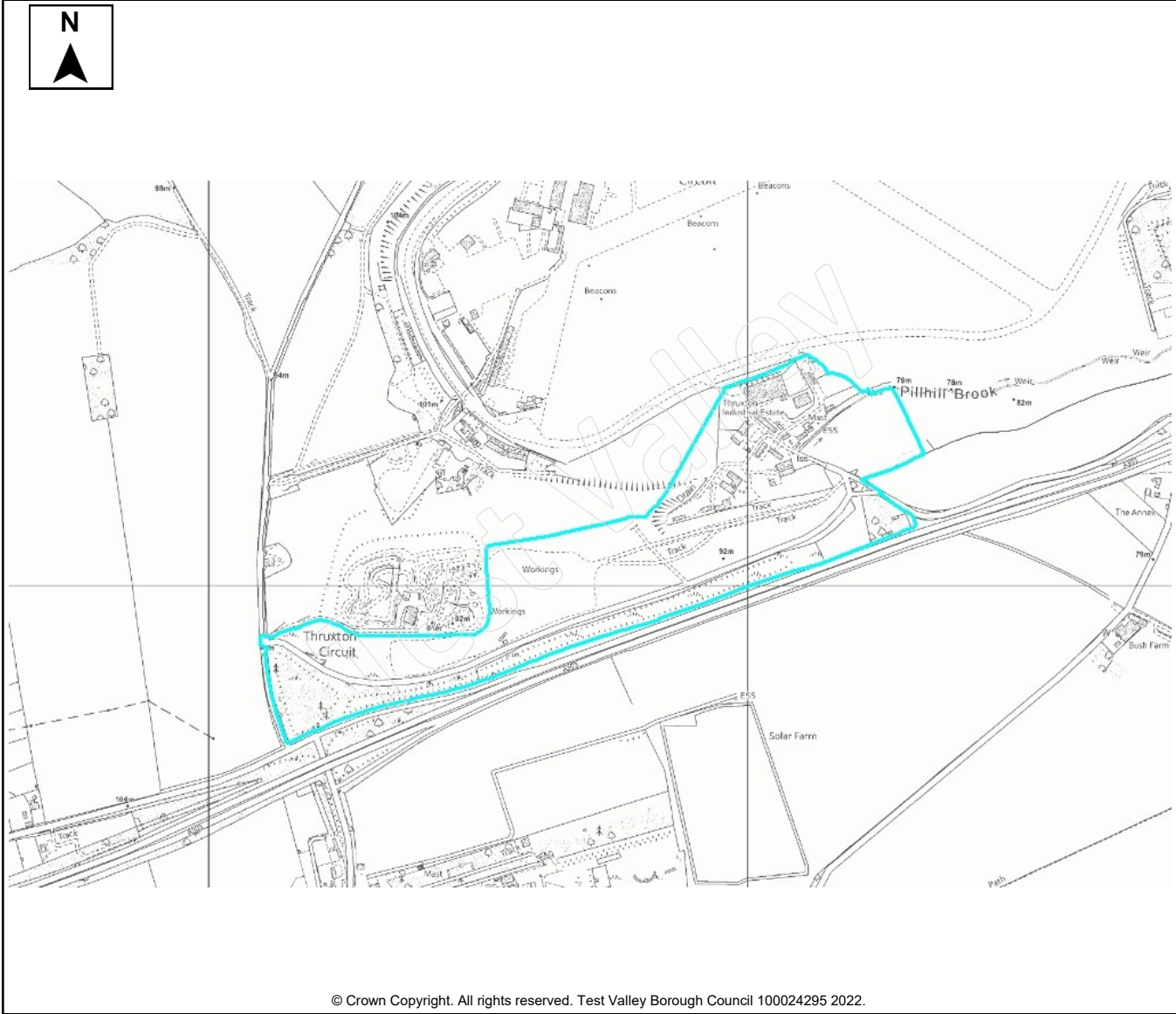
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Site Details											
SHELAA Ref	401	Site Name	Land south of Thruxton Aerodrome, north of A303								
		Settlement	Thruxton								
Parish/Ward	Thruxton				Site Area	15Ha		Developable Area	15Ha		
Current Land Use	Employment				Character of Surrounding Area	Thruxton Aerodrome and agricultural					
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 Safeguarded waste site			
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 (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment	✓	TBC	Floor Space (m²)
Retail			Floor Space (m²)
Leisure	✓	TBC	Floor Space (m²)
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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Network_Opportunities_Mar2020

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