Appendix 5

Southern Test Valley Employment Sites

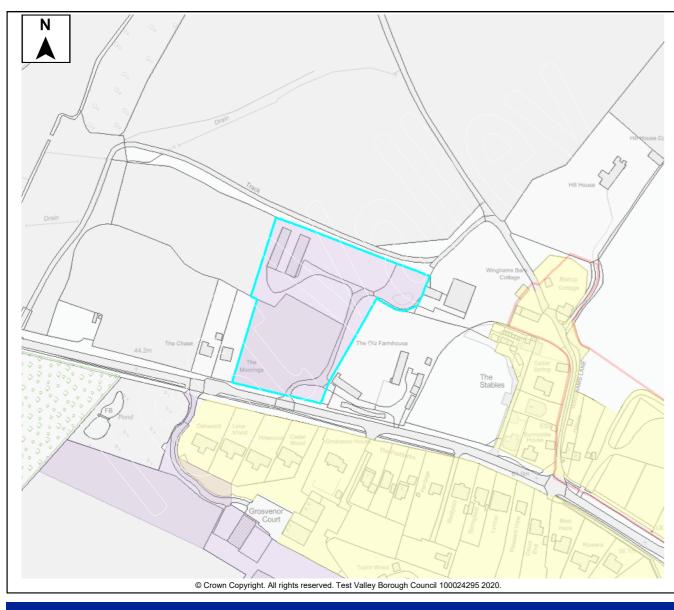
Ordered by Parish

Ref	Site Name	Settlement	Parish/Ward	Total Area (Ha)	Promoted Developable Area (Ha)	Proposed Use	Development Mix / Floorspace Capacity
45	Land at Hook Road	Ampfield	Ampfield	2.2	2.2	Mixed	Refer to site entry in Appendix 4
48	Land at Sleepy Hollow Farm	Ampfield	Ampfield	0.8	0.8	Employment	1000-1400sqm, E(g)(i) Offices
362	Fairbournes Farm	Braishfield	Braishfield	80	60	Mixed	Refer to site entry in Appendix 4
82	Velmore Farm	Chandlers Ford	Chilworth	67	40	Mixed	Refer to site entry in Appendix 4
113	Land South of University Parkway	Chilworth	Chilworth	2.19	0.27	Employment	2000sqm
244	Kennels Farm	Chilworth	Chilworth	3.903	3.903	Employment	14,000sqm, E(g)(i) Offices, E(g)(ii) Research and development of products or processes, B2 and B8.
371B	Land Adjoining Nattadon	Chilworth	Chilworth	1.6	1.6	Leisure	C1 Hotel (floorspace not specified)
292	Land at Choice Plants, Stockbridge Road	Timsbury	Michelmersh	1.963	1.963	Employment	2,500-2,800sqm (Use Class (E(g)(i), (ii), (iii), B8) or 65 dwelling residential scheme.
369	Land at Bunny Lane	Timsbury	Michelmersh	53	31.1	Mixed	Refer to site entry in Appendix 4
397	Land at Test Valley Business Park	North Baddesley	North Baddesley	2.2	2.2	Employment	6600-12000sqm (B8)
398	Roman House	North Baddesley	North Baddesley	0.98	0.95	Employment	E(g)(i), (ii), (iii), B8
399	Land West of Nutburn Road	North Baddesley	North Baddesley	46.7	10.4	Mixed	Refer to site entry in Appendix 4
314	Land at rear of Greenhill Lane	Rownhams	Nursling & Rownhams	0.4	0.4	Employment	900sqm employment
393	Land at Nursling Street	Nursling	Nursling & Rownhams	1.3	1.3	Mixed	Refer to site entry in Appendix 4

424	Land south of Coldharbour Lane	Nursling	Nursling & Rownhams	38	20	Employment	Industrial and logisticis (quantum not specified)
133	Land adj. to Abbey Park	Romsey	Romsey Extra	5.86	5.86	Employment	19,588sqm / 5.86ha (E(g)(i) Offices, E(g)(ii) Research and development of products or processes, B2 and B8.)
151	Lee Manor Farm	Lee	Romsey Extra	0.84	0.84	Mixed	Refer to site entry in Appendix 4
152	Nursling Site, Lee Lane	Lee	Romsey Extra	3.95	3.95	Mixed	Refer to site entry in Appendix 4
153	Burnt Grove Copse	Romsey	Romsey Extra	17.6	16	Mixed	Refer to site entry in Appendix 4
160	Broadlands Home Farm	Romsey	Romsey Extra	1.6	1.6	Employment	4,000sqm
161	Longbridge Farm	Romsey	Romsey Extra	0.98	0.98	Leisure	Leisure 550sqm
163	The Old Dairy	Romsey	Romsey Extra	0.119	0.119	Mixed	Refer to site entry in Appendix 4
187	Land North of Sandy Lane	Romsey	Romsey Extra	11.35	11.35	Mixed	Refer to site entry in Appendix 4
297	Former Ashfield Bakery, Ashfield Cottage	Romsey	Romsey Extra	0.5	0.5	Employment	Childrens Nursery (floorspace not specified)
329	Squabb Wood Landfill Site, Salisbury Road	Shootash	Romsey Extra	48.5	48.5	Employment	10000sqm (employment and logistics) / or 10000sqm mixed retail and commercial uses or recreation and leisure
332	Moorcourt Barns, Ridge Lane	Ower	Romsey Extra	0.3	0.3	Employment	1000sqm (employment, leisure, commercial)
335	Land at Upper Ashfield Farm, Hoe Lane	Romsey	Romsey Extra	0.7	0.42	Employment	1000sqm
396	South side of Botley Road	Romsey	Romsey Extra	2	1.2	Employment	3.200 sqm employment, E(g)(i) Offices, E(g)(ii) Research and development of products or processes, B2 and B8.

228	Land at Warner's Farm	East Wellow	Wellow	5	5	Mixed	Refer to site entry in Appendix
							4
229	Land west of Whinwhistle Road	East Wellow	Wellow	8	7.8	Mixed	Refer to site entry in Appendix 4
230	Oakdene Farm	East Wellow	Wellow	9	8.5	Mixed	Refer to site entry in Appendix 4
257	Greenwood Copse	East Wellow	Wellow	5.2	5.2	Employment	10,000sqm
350	Land Adjacent to Oakdene Farm, Whinwhistle Road	East Wellow	Wellow	0.8	0.75	Mixed	Refer to site entry in Appendix 4

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



Site Details												
		Site N	ame	Land at Sleepy	Hollo	ow Farm						
SHELAA Ref	48	Settler	men	Ampfield								
Parish/Ward	Parish/Ward Ampfield					Site Area		1.1 Ha	Develop	able Area	1.	1 Ha
Current Land Use	Use					Character of Dwellings and agriculture Surrounding Area						
Brownfield/PDL Greenfield Combined ✓ Brownfield/PDL 0.62 Ha Greenfield 0.48 Ha							8 Ha					
Site Constraints												
Countryside (C	COM2)		✓	SINC		Infrastruct	ure/ U	tilities	Oth	er (details b	pelow)	✓
Local Gap (E3) SSSI		SSSI		Land Own	ership	1	Nev	New Forest SPA Zone				
Conservation Area (E9)			SPA/SAC/Ramsar	 ✓ 	Covenants/Tenants		ints		ige Design		nt	
Listed Building	(E9)			AONB (E2)		Access/Ransom Strips			Planning Permission: 16/03209/FULLS			

Proposed Development

Availability	
Promoted by land owner	✓
Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Interes	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	\checkmark
No	

Residential			Dwellings	Phasing if permi
Employment	✓	1400	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			1	Year 4
Mixed Use Scł	nen	าย		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 New Local DPD. It provides information on available land, it does not allocate

Summary

Historic Park & Garden (E9)

Public Open Space (LHW1)

Employment Land (LE10)

nitted)	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.
l Plan e sites.	

Ancient Woodland

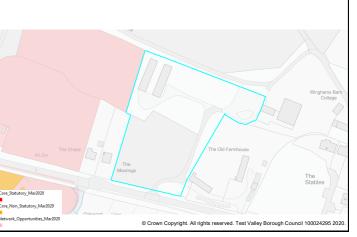
Flood Risk Zone

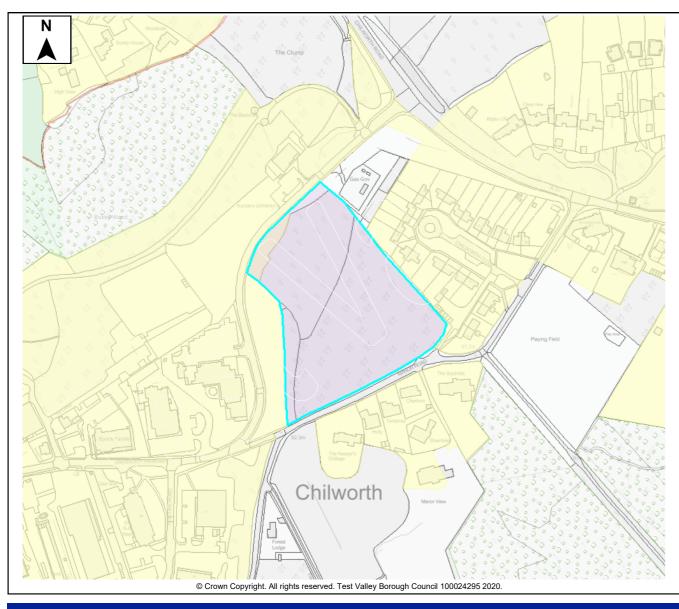
TPO

Infrastructure/ Utilities Other (details below)	\checkmark
Land Ownership New Forest SPA Zone	
Covenants/Tenants Village Design Statem	ent
Access/Ransom StripsPlanningPermission:16/03209/FULLS	
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.





Proposed Development	Pro	posed	Devel	opment
----------------------	-----	-------	-------	--------

Availability	
Promoted by land owner	✓
Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Interes	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	\checkmark

Residential			Dwellings
Employment	~	2000	Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			

		Can
Phasing if perm	nitted	The
(Dwellings only)	deve
Year 1		had
Year 2		The
Year 3		boun
Year 4		whic
Year 5		Loca
Years 6-10		Key
Years 11-15		servi
Years 15+		route

Site Details

SHELAA Ref

Parish/Ward

Current Land

Brownfield/PDL

Site Constraints

Use

Site Name

Settlement

Greenfield

Unmanaged woodland/scrubland

Chilworth

 \checkmark

113

Chilworth

				1		
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)		ТРО	✓	Pollution (E8)		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		

Combined

Summary

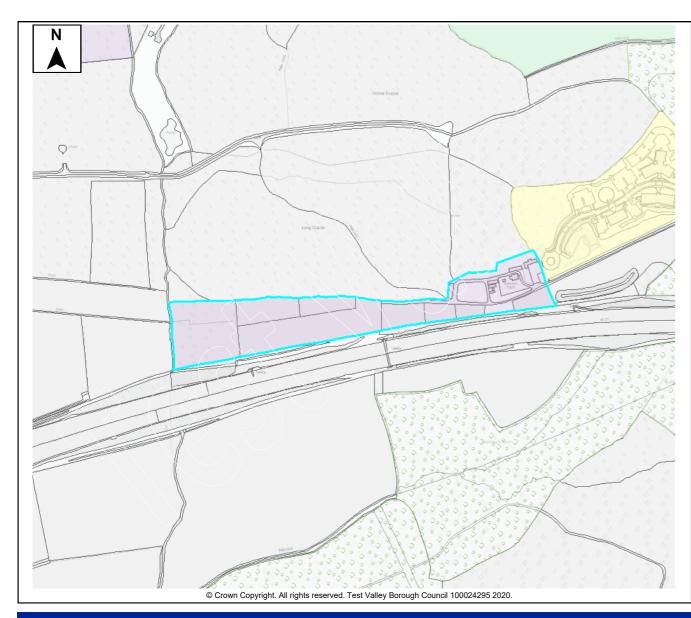
Residential			Dwellings	Phasing if permitted	The site is available and promoted for	ł
Employment	\checkmark	2000	Floor Space (m ²)	(Dwellings only)	development by the land owner, but to date has	1
Retail			Floor Space (m ²)	Year 1	had no interest from developers.	F
Leisure			Floor Space (m ²)	Year 2	The site is located outside of the settlement	r
Traveller Site			Pitches	Year 3	boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Chilworth	
Other				Year 4	which is identified as a Key Service Centre in the	"
Mixed Use Scl	 hen	ne		Year 5	Local Plan Settlement Hierarchy.	ŀ
Residential			Dwellings	Years 6-10	Key Service Centres have access to identified	
Employment			Floor Space (m ²)	Years 11-15	services and facilities including shops, bus	1
Retail			Floor Space (m ²)	Years 15+	routes, primary schools, employment and public	
Leisure			Floor Space (m ²)	Total	houses.	8
Other			Floor Space (III)	Not Known		\$ ° \$
outor						4
		•		e for the New Local Plan it <u>does not</u> allocate sites.		Cor Cor Ne

Land south of University Parkway

;	Site Area		2.19 Ha	Developa	ble Area	0.27 Ha
1	Character Surroundir Area		Residen	tial and Un	iversity car	npus
d	Brow	/nfie	eld/PDL	На	Greenfield	l Ha

Hbic Local Ecological Network





Site Details														
		Site N	ame	Kennels Farm										
SHELAA Ref	244	Settler	ment	Chilworth										
Parish/Ward	Chilw	orth		·		Site Area		3.903 Ha	Dev	elopa	ble Area	3.90	3.903 Ha	
Current Land Equine, tree nursery Character of University campus, agriculture and Use Surrounding Area														
Brownfield/PDI	-	Greer	nfield	I ✓ Comb	inec	d Brow	nfie	eld/PDL		На	Greenfiel	b	На	
Site Constrai	ints													
Countryside (C	OM2)		~	SINC	~	Infrastructu	lre	/ Utilities		Othe	r (details b	elow)	✓	
Local Gap (E3))			SSSI		Land Own	ers	hip	~					
Conservation A	Area (E	9)		SPA/SAC/Ramsar	~	Covenants	i/Τe	enants						
Listed Building	(E9)			AONB (E2)		Access/Ra	ins	om Strips						
Historic Park &	Garden (E9) Ancient Woodland 🗸 Contaminated Land				d Land									
Public Open Sp	bace (L	HW1)		TPO	Pollution (E8)									
Employment Land (LE10) Flood Risk Zone Mineral Safeguard						guarding								

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

Residential		Dwellings		Phasing if pe
Employment	✓	14000	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				Year 4
Mixed Use Sch	nem	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 pern Dwellings only	Tr de
′ear 1	ha
′ear 2	Tr
′ear 3	bo
′ear 4	Th Ur
′ear 5	ide
′ears 6-10	Pl
′ears 11-15	Ke
'ears 15+	se

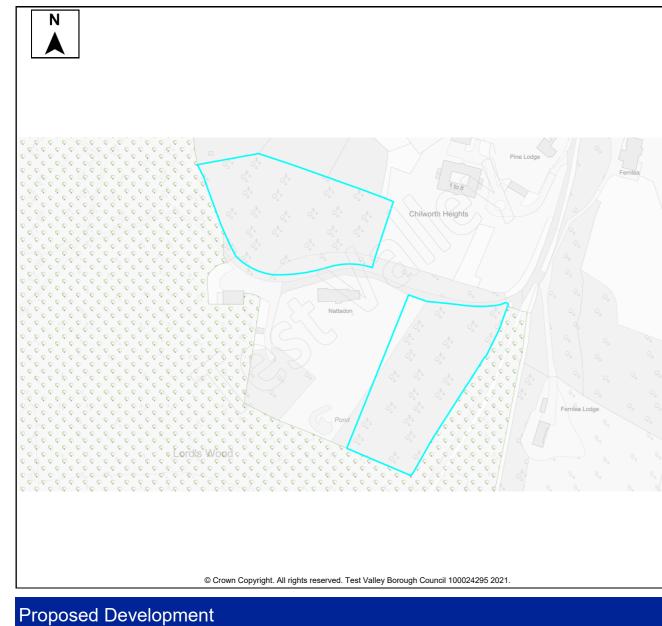
Summary

d	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.	

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.

Hbic Local Ecological Network

	Log Cox
Satutory, Mar2020 Non, Statutory, Mar2020 ork, Opportunities, Mar2020	Day T Day
on_opportunities_Mar2020	© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2020.



Site D	etails																
		a- 41	Site N	Iame Land adjoining "Nattadon"													
SHELA	AA Ref	371b	Settler	men	t Chilv	Chilworth											
Parish/	/Ward	Chilwo	orth						Site A	rea		1.6 Ha	Dev	Developable Area			1.6 Ha
Curren Use	it Land	Graziı	Grazing Character of Res Surrounding Area						Resident	ial ar	nd wo	odalnd					
Brownf	field/PDL	-	Greer	nfield	t	✓	Comb	ined		Brow	nfie	eld/PDL		На	Greenfield	b	На
Site C	Constrai	nts															
Countr	yside (C	OM2)		✓	SINC			✓	Infras	tructu	ure	/ Utilities		Othe	r (details b	elow)	✓
Local (Gap (E3)				SSSI				Land	Own	ers	hip		Publi	ic Right of	Way	
Conse	rvation A	rea (E	9)		SPA/S	AC/F	Ramsar	✓	Cover	nants	/Te	enants			Forest SP	A	
Listed	Building	(E9)			AONB	(E2)			Access/Ransom Strips				nt SPA ge Design	Statem	ent		
Historio	c Park &	Garde	en (E9)		Ancien	t Wo	odland		Contaminated Land			vinaç	Jo Dobigit		Uni		
Public	Open Sp	bace (L	.HW1)		TPO				Pollut	ion (E	Ξ8)	1					
Employ	yment La	and (LE	E10)		Flood I	Risk	Zone		Miner	al Sa	feg	juarding	✓				

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

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

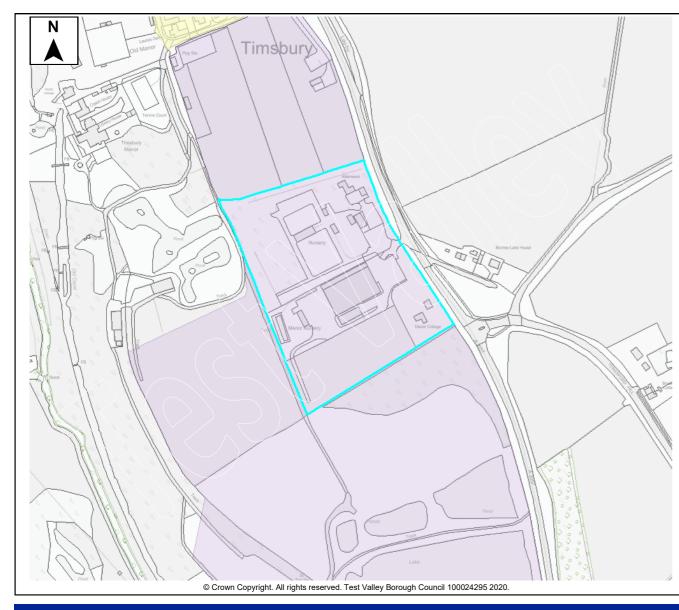
Summary

ed	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.

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.

Hbic Local Ecological Network





Pro	posed	Devel	opment
	poood	20101	opnion

Availability	
Promoted by land owner	✓
Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Intere	st
Promoted by developer	
Developer interest	
No developer interest	✓
Deliverability	
о II · г	
Could commence in 5yrs	
Unlikely to commence in 5yrs	✓
	√ on
Unlikely to commence in 5yrs	√ on
Unlikely to commence in 5yrs Possible self build plot provisio	√ on

Residential			Dwellings	Phasing if permit
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			<u> </u>	Year 4
Mixed Use Sch	hen	าย		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 New Local F DPD. It provides information on available land, it does not allocate s

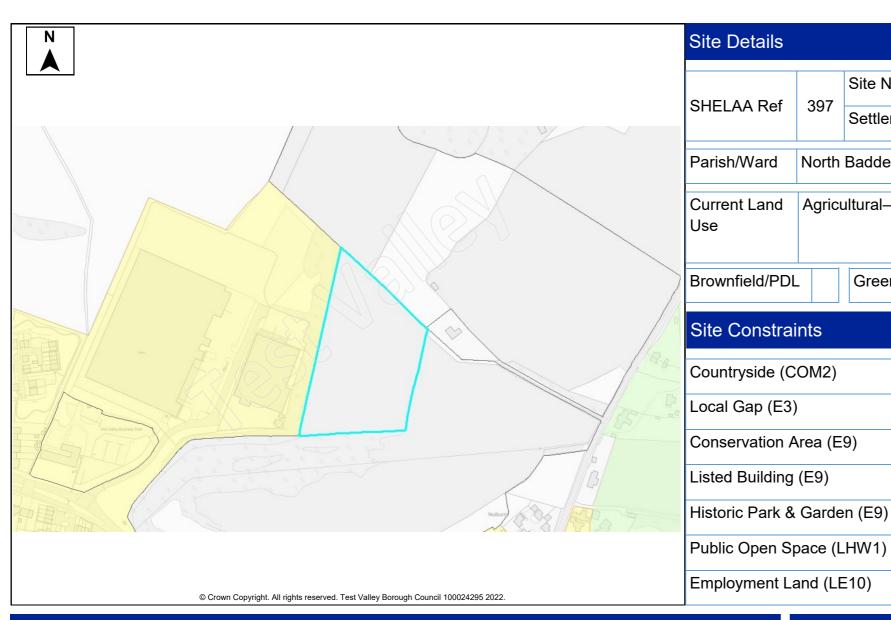
Site Details													
		Site Na	ame	Land at Alderwo	ood,	Manor Cotta	age	e, Manor N	urse	ry an	d Choice F	Plants,	
SHELAA Ref	292	Settlen	nen	t Timsbury									
Parish/Ward I	Micheli	mersh				Site Area		4.131 Ha	Dev	elopa	ble Area		4 Ha
Current Land Use	Nursery Character of Surrounding Agricultural and dwellings Area												
Brownfield/PDL	✓	Green	field	d Coml	pinec	l Brow	nfie	eld/PDL		На	Greenfiel	t l	На
Site Constrair	nts												
Countryside (CC	DM2)		✓	SINC		Infrastruct	ure	/ Utilities		Othe	r (details b	elow)	~
Local Gap (E3)				SSSI		Land Own	ers	hip		•	I Agreeme .01104/21	ent -	-
Conservation Area (E9)		9)		SPA/SAC/Ramsa	-	Covenants/Tenants		~		indwater S	ource		
Listed Building (E9)				AONB (E2)		Access/Ra	inso	om Strips			ection		
Historic Park & (Historic Park & Garden (E9)			Ancient Woodland		Contamina	atec	Land			Forest SP		A C
Public Open Spa	Public Open Space (LHW1)			TPO		Pollution (I	E8)				sfont Bats ging Buffe		AC
Employment Lar	nd (LE	10)	✓	Flood Risk Zone	~	Mineral Sa	feg	juarding					

Summary

ted	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 Timsbury 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.	
^o lan sites.		

Hbic Local Ecological Network





Proposed	Deve	lopment

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 pe
Employment	√	6.600- 12,000	Floor Space (m ²)	(Dwellings or
Retail		,	Floor Space (m ²)	Year 1
Netall			,	Year 2
Leisure			Floor Space (m ²)	Year 3
Traveller Site			Pitches	real S
Other				Year 4
				Year 5
Mixed Use Sch	ner	ne		Veere 6 10
Residential			Dwellings	Years 6-10
Employment			U	Years 11-15
Employment			Floor Space (m ²)	Years 15+
Retail			Floor Space (m ²)	
Leisure			Floor Space (m ²)	Total
Othor				Not Known
Other				

Phasing if permitted (Dwellings only)

Summary

ł	The site is available and promoted for development by the land owner, who is also the potential developer.
	The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the settlement of North Bassesley 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.

Site Name

Settlement

Greenfield

Agricultural—Pasture/grazing land

✓ SINC

SSSI

TPO

North Baddesley

North Baddesley

√

SPA/SAC/Ramsar

Ancient Woodland

Flood Risk Zone

AONB (E2)

397

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.

ent	of	North
Ke	y S	Service

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 Nonan DPD. Statutory Areas containing "Ancient Woodlands" "All Local Wildlife Sites (SINCs)" or "Priority Habitats" and Network Opportunity Areas.

Combined

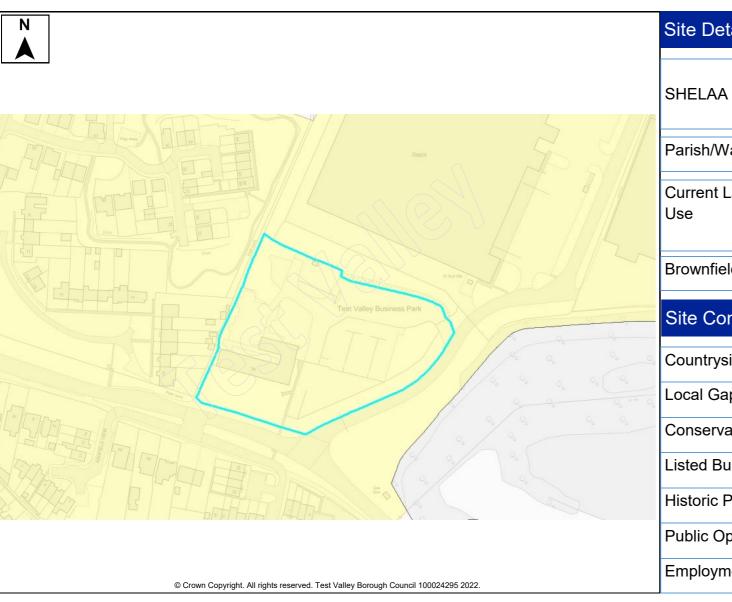
Site Area	2.2Ha	Developable Area	a 2,2Ha
Character Surroundir Area		nent and Agricultur	al
d Brow	/nfield/PDL	Greenfi	eld

~	Infrastructure/ Utilities		Other (details below)	✓				
	Land Ownership		New Forest SPA Zone SINC - Nutburn Meadow SINC - Lights Copse Meadow					
	Covenants/Tenants							
	Access/Ransom Strips							
	Contaminated Land							
~	Pollution (E8)							
	Mineral Safeguarding							

Hbic Local Ecological Network



Non_Statutory



Availability						
Promoted by land owner 🗸						
Site Available Immediately \checkmark						
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	
Employment	✓	tbc	Floor Space (m ²)	
Retail			Floor Space (m ²)	
Leisure			Floor Space (m ²)	
Traveller Site			Pitches	
Other				
Mixed Use Sch	nen	ne		
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						

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.

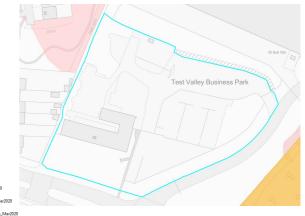
Site Details																
	Site N	ame	Roman House													
SHELAA Ref	Settler	nent	North	North Baddesley												
Parish/Ward	rd North Baddesley							Site Area		0.98Ha	Deve	Developable Area		0.95Ha		
Current Land Use	1 5 1 5							Character of Employment Surrounding Area			nent a	and residential				
Brownfield/PDL	✓	Greer	nfield			Comb	ined	Brownfield/PDL Greenfield			b					
Site Constrain	nts															
Countryside (Co	OM2)			SINC				Infrastructure/ Utilities		/ Utilities		Other (details t			✓	
Local Gap (E3)				SSSI				Land Ownership				New Forest SPA Zone				
Conservation A	rea (E	9)		SPA/SAC/Ramsar				Covenants/Tenants				Adjacent public right of wa Permission 07/01950/RES			-	
Listed Building (E9)				AONB (E2)			Access/Ransom Strips			Perm	NISSION U//	01950	RESS		
Historic Park & Garden (E9)				Ancient	Wo	odland		Contaminated Land		d Land						
Public Open Sp	Public Open Space (LHW1)			TPO	TPO			Pollution (E8)								
Employment Land (LE10)			✓	Flood Risk Zone				Mineral Safeguarding								

Summary

d	The site is available and promoted for	ł
	development by the land owner, who is also the	/
	potential developer.	F
	The site is located within the settlement	r
	boundary of the TVBC Revised Local Plan DPD.	k
	The site is located within the settlement of North	t
	Baddesley 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.	
	nouses.	
an		Ce
~		

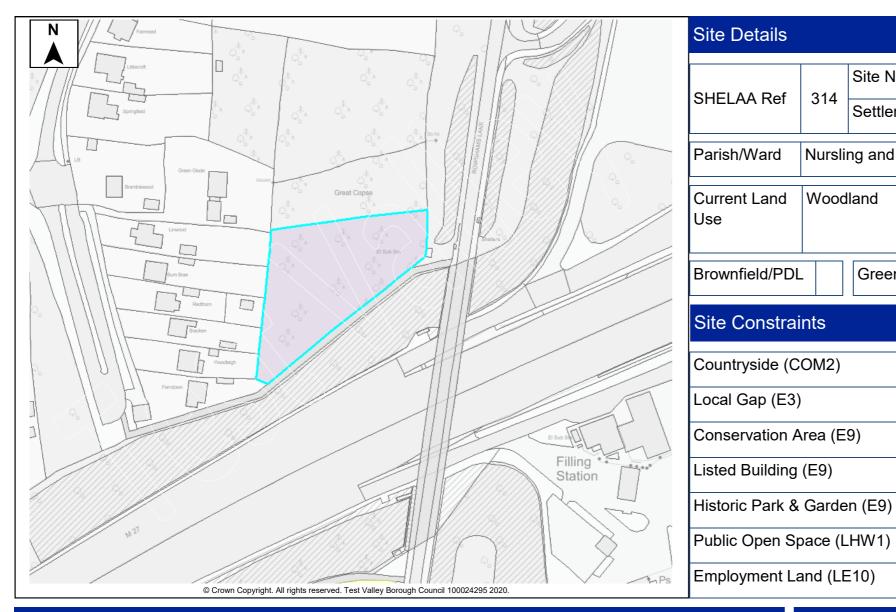
Hbic Local Ecological Network

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.



ore_Non_Statutory_Mar2020 etwork_Opportunities_Mar2020

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

Residential			Dwellings
	√	900	<u> </u>
Employment	v	900	Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			

	044	Site N	ame	Land at rear of Greenhill Lane									
SHELAA Ref	314	Settler	ement Rownhams										
Parish/Ward	Nursli	ng and	Rov	nhams		Site Area	0.4 Ha	Developable Area			0.4	4 Ha	
Current Land Use			Character of Woodland Surrounding Area			id and residential							
Brownfield/PDI		Greer	nfiel	I 🗸 Comb	oinec	d Brownfield/PDL				Ha Greenfiel		ł	На
Site Constra	ints												
Countryside (COM2)				SINC		Infrastructure/ Utilities			Other (details below)		elow)	✓	
Local Gap (E3)				SSSI		Land Ownership		1 1	Solent SPA Recreation Zone		<u> </u>		
Conservation Area (E9)				SPA/SAC/Ramsar	•	Covenants/Tenants			\checkmark	New Forest SPA Zone			
Listed Building (E9)				AONB (E2)		Access/Ransom Strips			\checkmark				

✓ Pollution

Summary

Residential			Dwellings		Phasing if permit	tted	The site is available and promoted for
Employment	✓	900	Floor Space (m ²)		(Dwellings only)		development by the land owner, but to date has
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
Traveller Site			Pitches		Year 3		boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of
Other					Year 4		Rownhams which is identified as a Key Service
Mixed Use Sc	hen	eme			Year 5		Centre in the Local Plan Settlement Hierarchy.
Residential			Dwellings		Years 6-10		Key Service Centres have access to identified
Employment			Floor Space (m ²)		Years 11-15		services and facilities including shops, bus
Retail			Floor Space (m ²)		Years 15+		routes, primary schools, employment and public houses.
Leisure			Floor Space (m ²)		Total		
Other					Not Known		
		•	of the evidence base on on available land,				

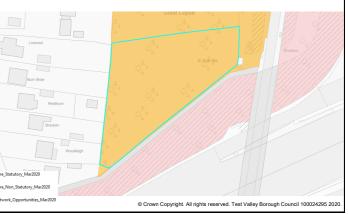
Ancient Woodland 🗸

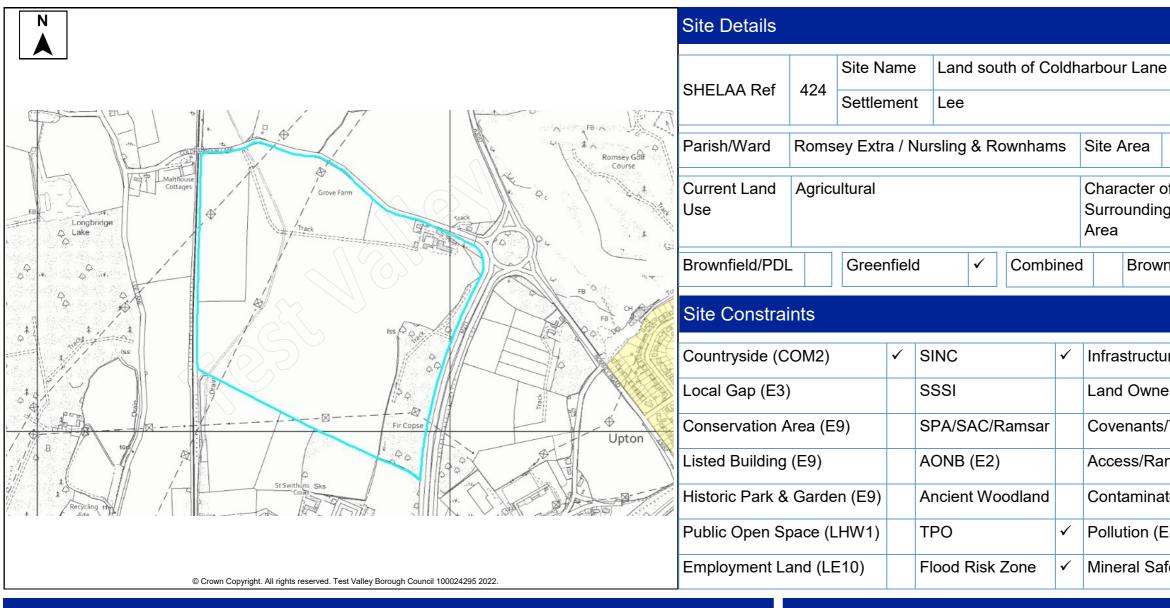
Flood Risk Zone

TPO

Infrastructure/ Utilities		Other (details below)	✓
Land Ownership		Solent SPA Recreation	
Covenants/Tenants	✓	New Forest SPA Zone	
Access/Ransom Strips	~		
Contaminated Land			
Pollution (E8)	✓		
Mineral Safeguarding			

Hbic Local Ecological Network





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 permit
Employment	✓	твс	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 Scł	hem	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					
Employment	✓	твс	Floor Space (m ²)	(Dwellings only)	development by the land owner, who is also the					
Retail			Floor Space (m ²)	Year 1	developer.					
Leisure			Floor Space (m ²)	Year 2	The site is located outside of the settlement					
Traveller Site			Pitches	Year 3	boundary of the TVBC Revised Local Plan DPD.					
Other				Year 4	 The closest settlement is Lee which is identified as Countryside in the Local Plan Settlement 					
Mixed Use Scheme				Year 5	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 facilities.					
Leisure			Floor Space (m ²)	Total						
Other		Not Known								

		38Ha	a Developa	ble Area	20Ha				
ng	of g	6							
w	nfie	eld/PDL		Greenfield	1				

ture/ Utilities	✓	Other (details below)	✓
nership		SINC - Fir Copse	
ts/Tenants		New Forest SPA Zone Solent SPA Recreation	
ansom Strips		Zone	
ated Land			
(E8)	✓		
afeguarding	✓		

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.



re_Non_Statutory_Mar2020

N				
$\begin{array}{cccccccccccccccccccccccccccccccccccc$				
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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						
Yes						
No						

Residential			Dwellings	Phasing if permitted
Employment	✓	19500	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	nem	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 <u>does not</u> allocate sites.

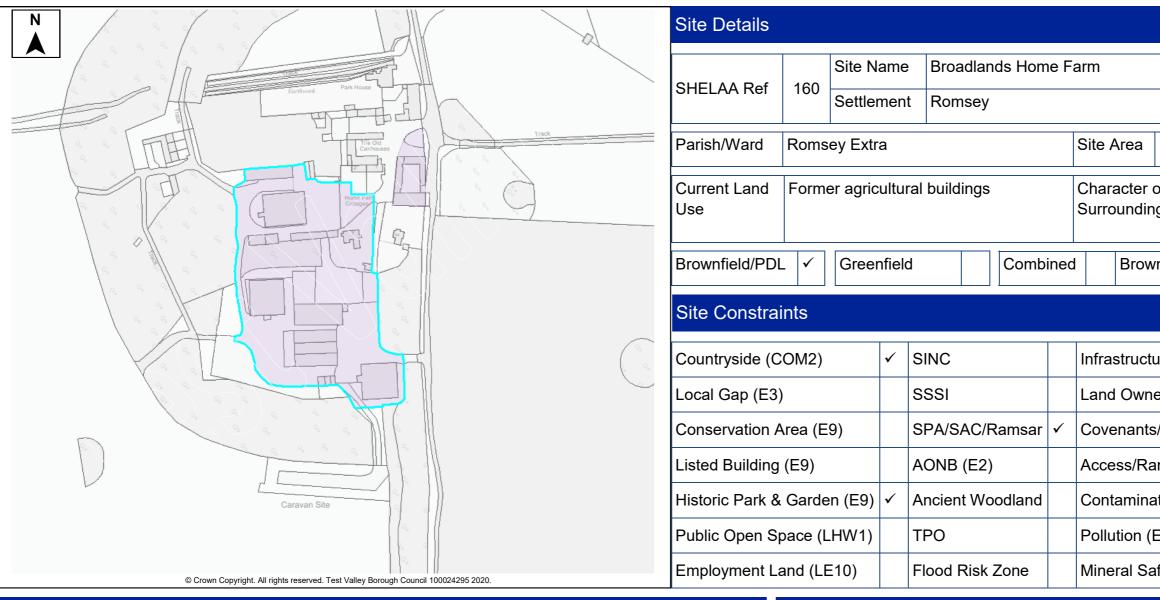
Site Details																
	400	Site N	ame	Land adj. to Abbey Park												
SHELAA Ref	133	Settler	men	t Rom	omsey											
Parish/Ward	Roms	ey Extr	а					Site A	Area		5.86 Ha	Dev	elopa	ible Area	5.8	86 Ha
Current Land Use	Vacar	nt agric	ultur	e						of Ig	Agricultu	re an	and employment land			
Brownfield/PDL	. 🗸	Greer	nfield	Ł	Combined					/nfie	eld/PDL		Ha Greenfield		d	На
Site Constrai	nts															
Countryside (Co	OM2)		✓	SINC	SINC			Infrastructure/ Utilities				Other (details below)			✓	
Local Gap (E3)			✓	SSSI				Land	Own	ers	hip		New Forest SPA Zone			
Conservation A	rea (E	9)		SPA/SA	AC/R	amsar	~	Cove	enants	s/Te	enants		Solent SPA Recreation Zone			
Listed Building	(E9)			AONB ((E2)			Acce	ss/Ra	anso	om Strips					
Historic Park &	Garde	en (E9)		Ancient	Wo	odland		Contaminated La			d Land					
Public Open Sp	ace (L	.HW1)		TPO				Pollu	tion (E8)						
Employment La	ind (LE	E10)		Flood R	Risk Z	Zone		Mine	ral Sa	afeg	guarding	✓				

Summary

d	The site is available and promoted for development by the land owner, who is also the intended developer.	F A p
	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.	n b S "
	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.	
an		

Hbic Local Ecological Network





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

Residential			Dwellings	Phasing if per
Employment	✓	4000	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 Sch	nen	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)The
deve
had/ear 1Image: filler
had/ear 2Image: filler
bour

Summary

	The site is available and promoted for	F
	development by the land owner, but to date has had no interest from developers.	A
		p
	The site is located outside of the settlement	n
	boundary of the TVBC Revised Local Plan DPD.	b
_	The closest settlement is the town of Romsey	0
	which is identified as a Major Centre in the Local	18
	Plan Settlement Hierarchy.	0
	Major Centres are settlements with the widest	
	range of facilities and services in the Borough	
\neg	and are more accessible due to better public	
	transport provision.	

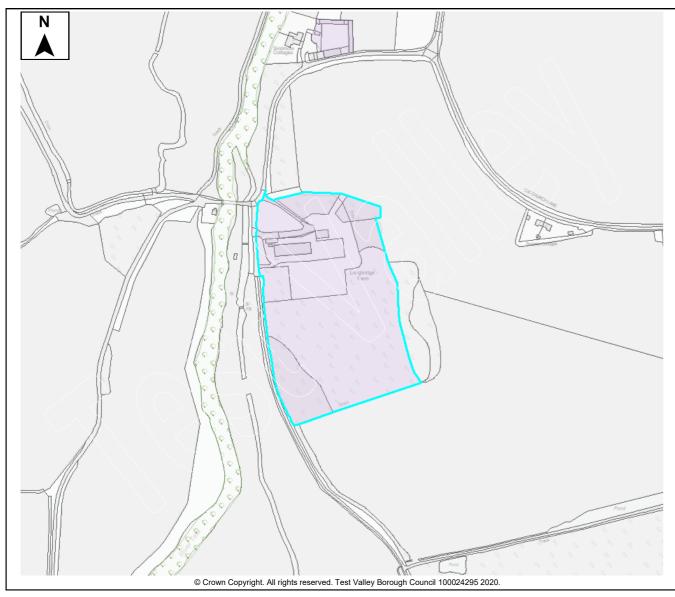
This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.

		1.6 Ha	able Area	1.6 Ha	
° c nę					
wnfield/PDL		eld/PDL	На	Greenfield	На

ture/ Utilities		Other (details below)	✓
nership		New Forest SPA Zone	
ts/Tenants		Solent SPA Recreation Zone	
ansom Strips			
nated Land			
(E8)			
Safeguarding	✓		

Hbic Local Ecological Network





Pro	nosed	Deve	lopment
	poood		

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

Residential			Dwellings	Phasing if per
Employment			Floor Space (m ²)	(Dwellings on
Retail			Floor Space (m ²)	Year 1
Leisure	✓	500	Floor Space (m ²)	Year 2
Traveller Site			Pitches	Year 3
Other			-	Year 4
Mixed Use Sch	nen	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
				Not Known

Site Details													
		Site N	ame	Longbridge Farn	n								
SHELAA Ref	161	Settler	nen	t Lee	Lee								
Parish/Ward	Roms	ey Extr	а			Site Area 3.97 Ha D			Dev	elopa	ble Area	0	.98 Ha
Current Land Use	U U	ultural in ultural b		ding vacant ngs		Character Surroundir							
Brownfield/PDL Greenfield				d Comb	inec	d ✓ Brow	/nfie	eld/PDL	0.3	4 Ha	Greenfield	d 3	.63 Ha
Site Constrai	ints												
Countryside (C	OM2)		✓	SINC		Infrastruct	ure	/ Utilities		Othe	r (details b	pelow)	✓
Local Gap (E3)				SSSI	~	Land Own	ers	hip		New	Forest SP	A Zone	;
Conservation A	vrea (E	9)		SPA/SAC/Ramsar	~	Covenants/Tenants			Solei Zone	nt SPA Re	creatio	n	
Listed Building	(E9)			AONB (E2)		Access/Ransom Strips		om Strips					
Historic Park &	ark & Garden (E9) Ancient Woodland Contaminated La		d Land										
Public Open Sp	bace (L	_HW1)		TPO		Pollution (E8)						
Employment La	and (LE	E10)		Flood Risk Zone		Mineral Sa	afeg	guarding	✓				

Summary

			Dwellings	Phasing if permitted	The site is available and promoted for
Employment			Floor Space (m ²)	(Dwellings only)	development by the land owner, but to date has
Retail			Floor Space (m ²)	Year 1	had no interest from developers.
Leisure	✓	500	Floor Space (m ²)	Year 2	The site is located outside of the settlement
Traveller Site			Pitches	Year 3	boundary of the TVBC Revised Local Plan DPD. The closest settlement is Lee which is identified
Other				Year 4	as Countryside in the Local Plan Settlement
Mixed Use Scheme		Year 5	Hierarchy.		
Residential	ntial 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 facilities.
Leisure			Floor Space (m ²)	Total	
Other				Not Known	

	3.97 Ha	a Developa	ble Area	0.98 Ha
of ng				
wnfield/PDL		0.34 Ha	Greenfield	3.63 Ha

Hbic Local Ecological Network



N 15.2m Poplar Cottages	Site Details	
The Hay Barn Partice Barn	SHELAA Ref	29
Ashfield	Parish/Ward	Ror
Pone Def HOE LANE	Current Land Use	Fie
	Brownfield/PDL	-
Autorial Baserial	Site Constrai	ints
	Countryside (C	OM
	Local Gap (E3))
	Conservation A	Area
	Listed Building	(E9)
	Historic Park &	Gar
	Public Open Sp	pace
© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2020.	Employment La	and

_		
Propose	n Devel	onment
1 100000		opnione

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	
Employment			Floor Space (m ²)	
Retail			Floor Space (m ²)	
Leisure			Floor Space (m ²)	
Traveller Site			Pitches	
Other	✓	Child o	lay care	
Mixed Use Sch	hen	ne		
Residential			Dwellings	
Employment			Floor Space (m²)	
Retail			Floor Space (m²)	
Leisure			Floor Space (m²)	
Other			1	

Phasing if pern	nitted	[-
(Dwellings only	/)	0
Year 1		-
Year 2		k
Year 3		
Year 4		ŀ
Year 5		,
Years 6-10		r
Years 11-15		ĺ
Years 15+		t
Total		
Not Known		

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

countryside (COM2)	✓	SINC		Infrastructure/ Utilities	Other (details below)	~
ocal Gap (E3)		SSSI		Land Ownership	Solent SPA Recreation Zone	
conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants	New Forest SPA Zone	
isted Building (E9)		AONB (E2)		Access/Ransom Strips		
listoric Park & Garden (E9)		Ancient Woodland		Contaminated Land		
ublic Open Space (LHW1)		TPO		Pollution (E8)		
mployment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		

Summary

Site Name

Settlement

Field, woodland and dwellings

Greenfield

297

Romsey Extra

Former Ashfield Bakery

Romsey

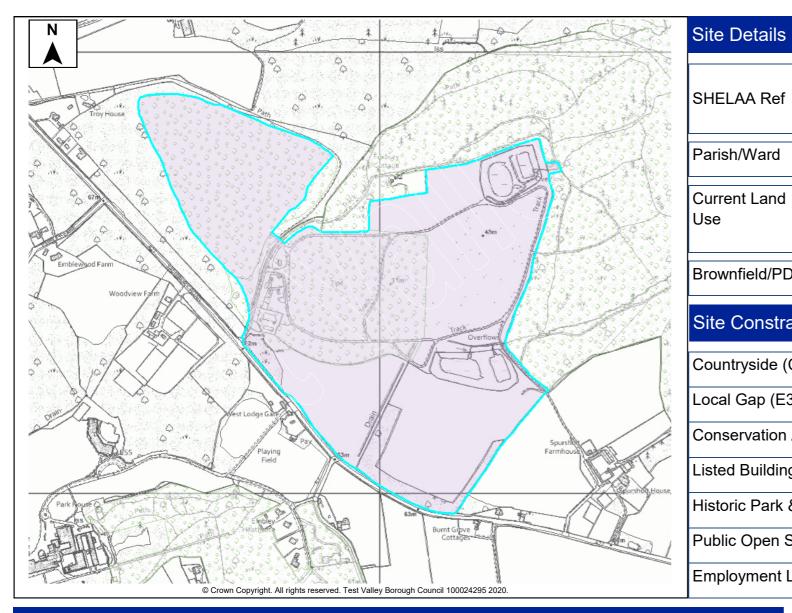
ted	The site is available and promoted for	Н
	development by a potential developer.	A
	The site is located outside of the settlement	p
	boundary of the TVBC Revised Local Plan DPD.	m
	The closest settlement is the town of Romsey	b
	which is identified as a Major Centre in the Local Plan Settlement Hierarchy.	th
	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.	
Plan		Core_
		Corre

		Site /	Area		0.5 Ha	a	Developa	ble Area		0.5 Ha
5			acter o oundin		Agricultu	ur	e			
1	Combined	✓	Brow	nfie	eld/PDL		0.25 Ha	Greenfiel	d	0.25 Ha

Ibic 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.





Pro	posed	Deve	lopment

Availability			Residential			Dwellings	Phasing if perr
Promoted by land owner	\checkmark		Employment			Floor Space (m ²)	(Dwellings only
Site Available Immediately	\checkmark		Retail			Floor Space (m ²)	Year 1
Site Currently Unavailable			Leisure			Floor Space (m ²)	Year 2
Achievability/Developer Intere	et		Traveller Site			Pitches	Year 3
Promoted by developer	,3t		Other	+			Year 4
	 ✓ 		Mixed Use Sc	⊥ her	ne		Year 5
Developer interest	•						Years 6-10
No developer interest			Residential			Dwellings	
Dolivorobility			Employment	✓	tbc	Floor Space (m ²)	Years 11-15
Deliverability			Retail	√	tbc	Floor Space (m ²)	Years 15+
Could commence in 5yrs			Relaii	•	IDC	FIOUL SPACE (III)	Total
Unlikely to commence in 5yrs	\checkmark		Leisure	√	tbc	Floor Space (m ²)	
Officery to confinence in Syrs	•		Other				Not Known
Possible self build plot provisi	on		Outer				
Yes					•	t of the evidence base	
No		D	PD. It provides	inf	ormati	on on available land,	it <u>does</u> not allocat

Residential			Dwellings	Phasing if per
Employment			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				Year 4
Mixed Use Sc	hen	ne		Year 5
Residential			Dwellings	Years 6-10
Employment	✓	tbc	Floor Space (m ²)	Years 11-15
Retail	✓	tbc	Floor Space (m ²)	Years 15+
Leisure	✓	tbc	Floor Space (m ²)	Total
Other				Not Known
				<u>.</u>

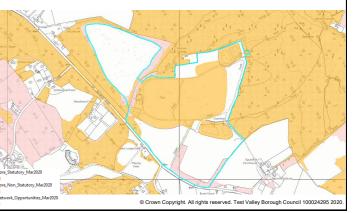
SHELAA Ref	329	Settler	nen	t Shootash	Shootash									
Parish/Ward Romsey Extra								Site Area 48.5 Ha		Dev	velopa	ble Area	48.	5 Ha
Current Land Use	ent Land Former mineral working site landfilled with non-hazardous waste					d		acter of ounding	Woodlar	nd an	d resi	dential		
Brownfield/PDL	ownfield/PDL 🗸 Greenfield Combined					I	Brownf	ield/PDL		На	Greenfiel	b	На	
Site Constrai	ints													
Countryside (C	OM2)		✓	SINC		✓	Infra	structure	e/ Utilities		Othe	r (details t	elow)	\checkmark
Local Gap (E3))			SSSI			Land	Owners	ship		New	Forest SF	A Zone	
Conservation A	Area (E	9)		SPA/SAC/R	amsar	~	Cove	enants/T	enants			sfont Bats ging Buffe	-	AC
Listed Building	(E9)			AONB (E2)			Acce	ss/Rans	som Strips			99	-	
Historic Park &	Garde	en (E9)		Ancient Woo	odland	~	Cont	aminate	d Land	✓	-			
Public Open Sp	bace (L	.HW1)		TPO		~	Pollu	tion (E8	5)	✓	-			
Employment La	and (LE	E10)		Flood Risk Z	Zone		Mine	ral Safe	guarding	•				

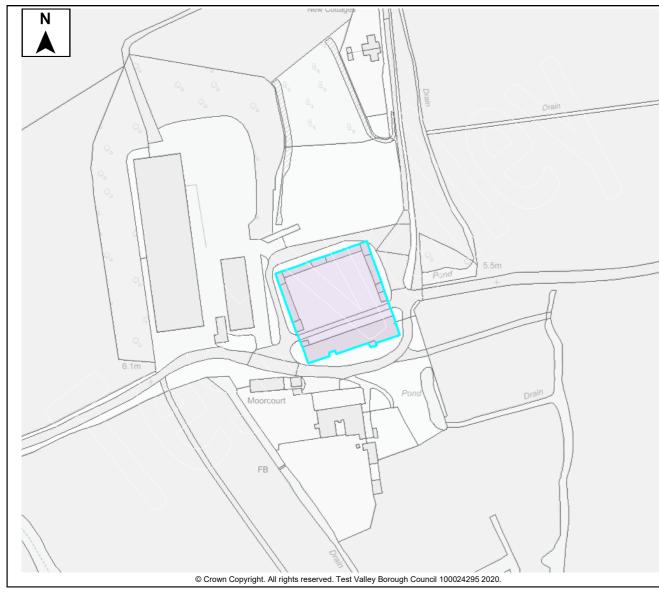
Site Name Squabb Wood landfill site

Summary

Residential			Dwellings	Phasing if permitted	The site is available and promoted for
Employment			Floor Space (m ²)	(Dwellings only)	development by the land owner, with ongoing
Retail			Floor Space (m ²)	Year 1	discussions with developers.
Leisure			Floor Space (m ²)	Year 2	The site is located outside of the settlement
Traveller Site			Pitches	Year 3	 boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Shootash
Other				Year 4	which is identified as Countryside in the Local
Mixed Use Scl	l her	ne		Year 5	Plan Settlement Hierarchy.
Residential			Dwellings	Years 6-10	Development away from the defined settlements
Employment	✓	tbc	Floor Space (m ²)	Years 11-15	is unlikely to meet all the elements of sustainable
Retail		tbc	Floor Space (m ²)	Years 15+	development considering access to a range of
Leisure		tbc	Floor Space (m ²)	Total	
Other				Not Known	

Hbic Local Ecological Network





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Pro	posed	Deve	lopment
1 10	poodu	0010	

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

Residential			Dwellings
Employment	✓	1000	Floor Space (m ²)
Retail			Floor Space (m²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			·
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			·

	Summa
Phasing if perm (Dwellings only Year 1	The site develop from a d
Year 2 Year 3	The site boundar
Year 4	The clos
Year 5	Settleme
Years 6-10	Develop
Years 11-15	is unlike
Years 15+	develop

Site Details

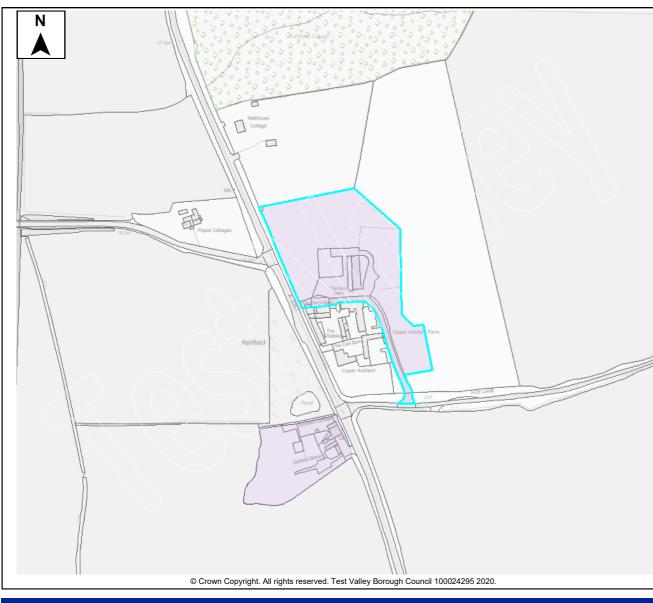
		1													
SHELAA Ref	332	Site N	ame	Моо	rcou	rt Barns	6								
	552	Settler	men	Lee	Lee										
Parish/Ward	Roms	ey Extr	а					Site /	Area	0.3 Ha	Dev	velopa	able Area	C	.3 Ha
Current Land Use	d Former agricultural barn and redundar farmyard						ant	Character of Wider former Moorcourt Farm comp				n comple	ex		
Brownfield/PDI	- 🗸	Greer	nfield	1		Comb	inec		Brownf	field/PDL		На	Greenfield	b	На
Site Constra	ints														
Countryside (C	OM2)		✓	SINC				Infrastructure/ Utilities			~	Other (details below) \checkmark			
Local Gap (E3))			SSSI				Land Ownership				Flood Alert Area			
Conservation A	Area (E	9)		SPA/S	AC/F	Ramsar		Cove	enants/T	enants	Solent SPA Recreation Zone			I	
Listed Building	(E9)		~	AONB	(E2)			Access/Ransom Strips				New Forest SPA Zone			
Historic Park &	Garde	en (E9)		Ancien	it Wo	odland		Contaminated Land			1				
Public Open S	bace (L	.HW1)		TPO				Pollu	ition (E8	3)		1			
Employment La	and (LE	E10)		Flood I	Risk	Zone	~	Mine	ral Safe	eguarding	~				

Su	m	m	ar	v
Ou			aı,	y

Residential			Dwellings	Phasing if permitted	The site is available and promoted for
Employment	✓	1000	Floor Space (m ²)	(Dwellings only)	development by the land owner, with interest
Retail			Floor Space (m ²)	Year 1	from a developer.
Leisure			Floor Space (m ²)	Year 2	The site is located outside of the settlement
Traveller Site			Pitches	Year 3	 boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Lee which
Other			·	Year 4	is identified as Countryside in the Local Plan
Mixed Use Sc	hen	ne		Year 5	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 facilities.
Leisure			Floor Space (m ²)	Total	
Other				Not Known	
				_	ן
		•		e for the New Local Plan it <u>does</u> <u>not</u> allocate sites.	

Hbic Local Ecological Network





	_		
Dro	nacad	Dovol	opment
FIU	DOSEU	Devel	opheni

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	\checkmark

Residential			Dwellings
Employment	✓	1000	Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			•
Mixed Use Sch	nen	ne	
Residential			Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Other			

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

Site Details														
		Site N	ame	Lan	d at Upper A	shfi	eld Farm							
SHELAA Ref	335	Settler	men	Ron	nsey									
Parish/Ward	Roms	ey Extr	а				Site Area		0.7 Ha	Dev	elopa	ble Area	0.	42 Ha
Current Land Use	Stora	Storage and car parking						of Ig	Agricultural, commercial and residential				tial	
Brownfield/PDL	. 🗸	Greer	nfield	1	Comb	ined	l Brow	nfie	eld/PDL		На	Greenfield	Ł	На
Site Constrai	nts													
Countryside (C	OM2)		✓	SINC			Infrastructure/ Utilities				Other (details below) 🗸			
Local Gap (E3)				SSSI			Land Ownership				Solent SPA Recreation			ו
Conservation A	rea (E	9)	SPA/SAC/Ramsar ✓			~	Covenants/Tenants					, Forest SP	A Zone	
Listed Building	(E9)		~	AONB	(E2)		Access/Ra	nso	om Strips					
Historic Park &	Garde	n (E9)		Ancien	nt Woodland		Contamina	atec	d Land					
Public Open Sp	ace (L	.HW1)		ТРО			Pollution (E8)							
Employment La				Flood Risk Zone			Mineral Safeguarding							

Summary

Phasing if permitted (Dwellings only)	The site is available and promoted for development by land owner who is the potential						
Year 1	developer.						
Year 2	The site is located outside of the settlement						
Year 3	boundary of the TVBC Revised Local Plan DPD.						
Year 4	The closest settlement is the town of Romsey which is identified as a Major Centre in the Local						
Year 5	Plan Settlement Hierarchy.						
Years 6-10	Major Centres are settlements with the widest						
Years 11-15	range of facilities and services in the Borough						
Years 15+	and are more accessible due to better public						
Total	transport provision.						
Not Known							
or the New Local Plan							

Hbic Local Ecological Network

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



	Site Details				
			Site N	ame	South
	SHELAA Ref	396	Settler	nent	Rom
	Parish/Ward	Roms	ey Extr	а	
	Current Land Use	Paddo	ock and	l woo	dland
	Brownfield/PD	L	Greer	nfield	
Presty Presty	Site Constra	ints			
A A A A A A A A A A A A A A A A A A A	Countryside (C	COM2)		√ {	SINC
	Local Gap (E3)		√ 5	SSSI
	Conservation A	Area (E	9)	S	SPA/SA
	Listed Building	(E9)		ŀ	AONB (
	Historic Park 8	Garde	n (E9)	ŀ	Ancient
	Public Open S	pace (L	HW1)	7	ГРО
© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2021.	Employment L	and (LE	10)	F	Flood R

Availability		Residential			Dwellings	Phasing if permit	t			
Promoted by land owner	✓	Employment	\checkmark	3200	Floor Space (m ²)	(Dwellings only)				
Site Available Immediately	✓	Retail			Floor Space (m ²)	Year 1				
Site Currently Unavailable		Leisure			Floor Space (m ²)	Year 2				
Achievability/Developer Interest		Traveller Site			Pitches	Year 3				
Promoted by developer	51	Other				Year 4				
· · ·										
Developer interest		Mixed Use Sch	nen	ne		V 0 40	-			
No developer interest	\checkmark	Residential			Dwellings	Years 6-10	_			
		Employment		Floor Space (m ²)		Years 11-15				
Deliverability			,		,	Years 15+				
Could common co in Euro		Retail			Floor Space (m ²)					
Could commence in 5yrs		Leisure			Floor Space (m ²)	Total				
Unlikely to commence in 5yrs	✓	Other				Not Known				
		Other					-			
Possible self build plot provision	on						_			
Yes		This document for	orm	ns part o	of the evidence bas	e for the next Local F	C			
Νο		DPD. It provides information on available land, it does not allocate si								

Residential			Dwellings	Phasing if permitte			
Employment	✓	3200	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 Sc	Mixed Use Scheme						
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

South side of Botley Road

Combined

Romsey

 \checkmark

SPA/SAC/Ramsar ✓

Ancient Woodland

Flood Risk Zone

AONB (E2)

Residential			Dwellings	Phasing if permitted	The site is available and promoted for	H		
Employment	√	3200	Floor Space (m ²)	(Dwellings only)	development by the land owner, who is also the	A		
Retail			Floor Space (m ²)	Year 1	intended developer.	pa		
Leisure			Floor Space (m ²)	Year 2	The site is located outside of the settlement	m		
Traveller Site			Pitches	Year 3	boundary of the TVBC Revised Local Plan DPD.	bi		
Other				Year 4	 The closest settlement is the town of Romsey which is identified as a Major Centre in the Local 	0 Se		
Mixed Use Scheme				Year 5	Plan Settlement Hierarchy.			
Residential		Dwellings		Years 6-10	Major Centres are settlements with the widest	- de		
Employment			Floor Space (m ²)	Years 11-15	range of facilities and services in the Borough	1. 1.		
Retail			Floor Space (m ²)	Years 15+	and are more accessible due to better public	R. L.		
Leisure			Floor Space (m ²)	Total	transport provision.			
Other				Not Known		5		
_			<u> </u>					
		•		e for the next Local Plan it <u>does not</u> allocate sites.		Core_St		

				0.011			4.0.11	
8	Site A	Area		2.8 Ha	a Developa	able Area		1.2 Ha
S		acter (undin		Agricult	ure and em	ployment l	and	
d		Brow	nfie	eld/PDL	На	Greenfiel	b	На

Infrastructure/ Utilities	✓	Other (details below)	✓			
Land Ownership		New Forest SPA Zone				
Covenants/Tenants		Solent SPA Recreation Zone				
Access/Ransom Strips						
Contaminated Land						
Pollution (E8)						
Mineral Safeguarding						

Hbic Local Ecological Network





Site Details																
		Site N	ame	Gree	Greenwood Copse											
SHELAA Ref	257	Settler	nent	East	East Wellow											
Parish/Ward	Wellow								Site Area 5.2 Ha De			Dev	elopa	ble Area	Ę	5.2 Ha
Current Land Use	Scrub woodland							-	racter o oundin	5,				de		
Brownfield/PDL	nfield		✓ Combined			d Brownfield/PDL			Ha Greenfiel		d	На				
Site Constrai	nts															
Countryside (C	OM2)		√ (SINC			Infrastructure/ Utilities				Other (details below)			\checkmark		
Local Gap (E3)			:	SSSI	SSI			Land Ownership				New Forest SPA Zone			;	
Conservation A	rea (E	9)	:	SPA/SAC/Ramsar				Covenants/Tenants				Mottisfont Bats SSSI/SAC Foraging Buffer			SAC	
Listed Building	(E9)			AONB	(E2)			Acce	ess/Ra	nso	om Strips			5 5		
Historic Park & Garden (E9)			1	Ancien	t Wo	odland		Contaminated Land								
Public Open Space (LHW1)			-	TPO				Pollution (E8)								
Employment La	and (LE	E10)	I	Flood I	Risk	Zone		Mine	eral Sa	feg	juarding	✓				

Availability			Residential			Dwellings	Phasing if per	
Promoted by land owner	\checkmark		Employment	✓	10000	Floor Space (m²)	(Dwellings on	
Site Available Immediately	✓		Retail			Floor Space (m ²)	Year 1	
Site Currently Unavailable			Leisure			Floor Space (m ²)	Year 2	
Achievability/Developer Intere		Traveller Site			Pitches	Year 3		
, ,	51		Other				Year 4	
Promoted by developer		Mixed Use Scl	Year 5					
Developer interest		witted Use Sci		N/ 0.40				
No developer interest	\checkmark		Residential			Dwellings	Years 6-10	
· ·]	Employment			Floor Space (m ²)	Years 11-15	
Deliverability							Years 15+	
Could commence in 5yrs			Retail			Floor Space (m ²)		
Unlikely to commence in 5yrs	✓		Leisure			Floor Space (m ²)	Total	
Unlikely to commence in Syrs	V		Other				Not Known	
Possible self build plot provisi	on		Ouloi				L	
Yes		Т	his document fo	orm	ns part o	of the evidence bas	e for the New Loc	
No		D	PD. It provides	info	ormatior	n on available land,	it <u>does</u> <u>not</u> alloca	

		Dwellings	Phasing if perr
✓	10000	Floor Space (m ²)	(Dwellings only
		Floor Space (m ²)	Year 1
		Floor Space (m ²)	Year 2
		Pitches	Year 3
		<u> </u>	Year 4
nen	ne		Year 5
		Dwellings	Years 6-10
			Years 11-15
		,	Years 15+
		,	Total
			Not Known
		✓ 10000 ✓ 10	 ✓ 10000 Floor Space (m²) Floor Space (m²) Floor Space (m²) Pitches

Summary

ermitted hly)	The site is available and promoted for development by the land owner, but to date has had no interest from developers.	F A p
	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.	י ש הי
	Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.	
cal Plan ate sites.		Core Core Netv

Hbic Local Ecological Network

