

Appendix 5

Southern Test Valley Employment Sites

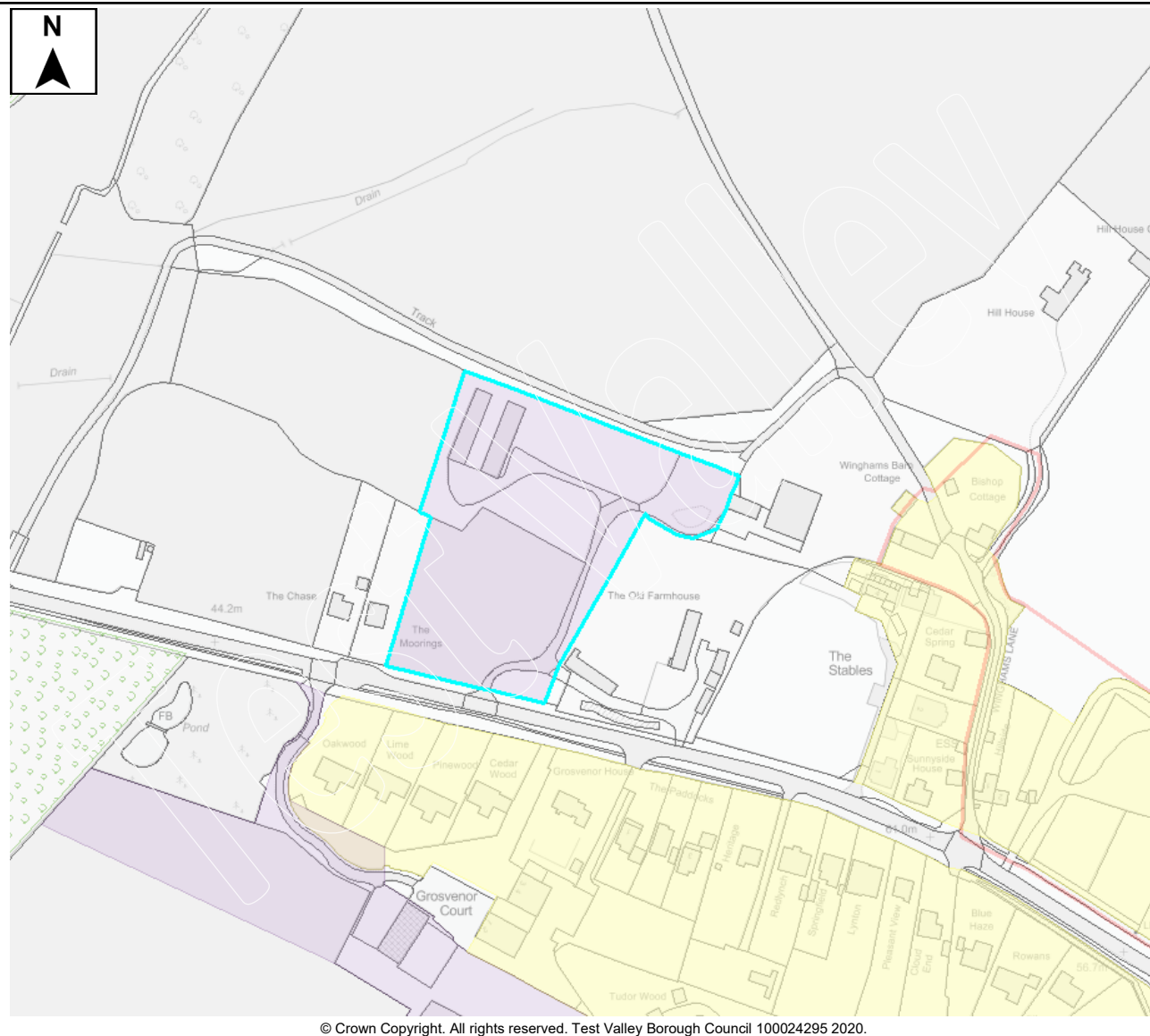
Ordered by Parish

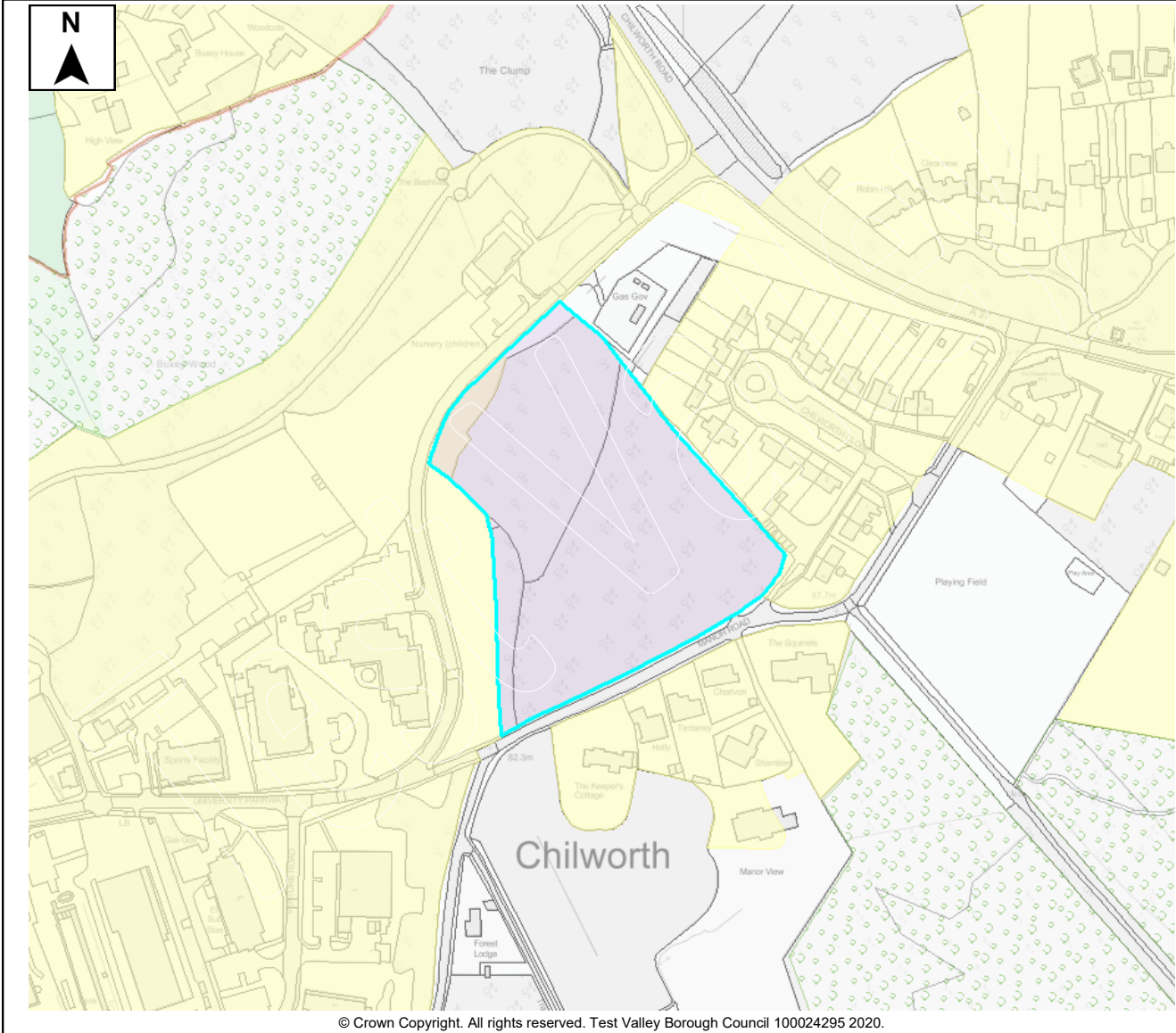
| Ref | Site Name | Settlement | Parish/Ward | Total Area (Ha) | Promoted Developable Area (Ha) | Proposed Use | Development Mix / Floorspace Capacity |
|------|---|-----------------|---------------------|-----------------|--------------------------------|--------------|--|
| 45 | Land at Hook Road | 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 logistics (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

| | | | | | | |
|------------------|------------------------------|------------|----------------------------------|-----------------------------------|------------------|------------|
| 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 (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, 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.

Core_Statutory_Mar2020
Core_Non_Statutory_Mar2020
Network_Opportunities_Mar2020

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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 woodalnd | | | | |
| 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 ²) |
| Retail | | | Floor Space (m ²) |
| Leisure | ✓ | TBC | Floor Space (m ²) |
| Traveller Site | | | Pitches |
| Other | ✓ | Hotel | |

| Mixed Use Scheme | | | |
|------------------|--|--|-------------------------------|
| 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 next Local Plan DPD. It provides information on available land, it does not allocate sites.

Summary

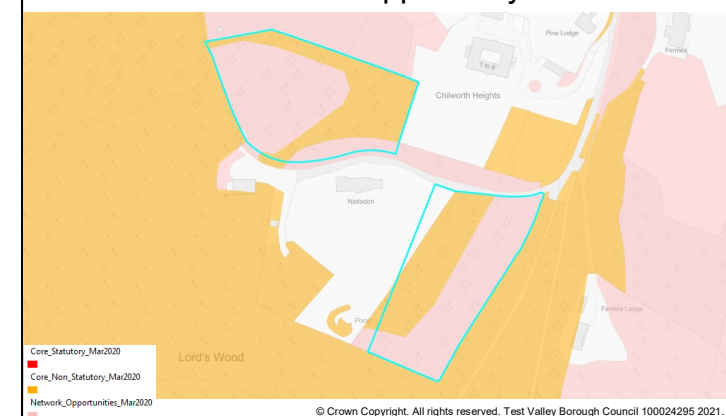
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

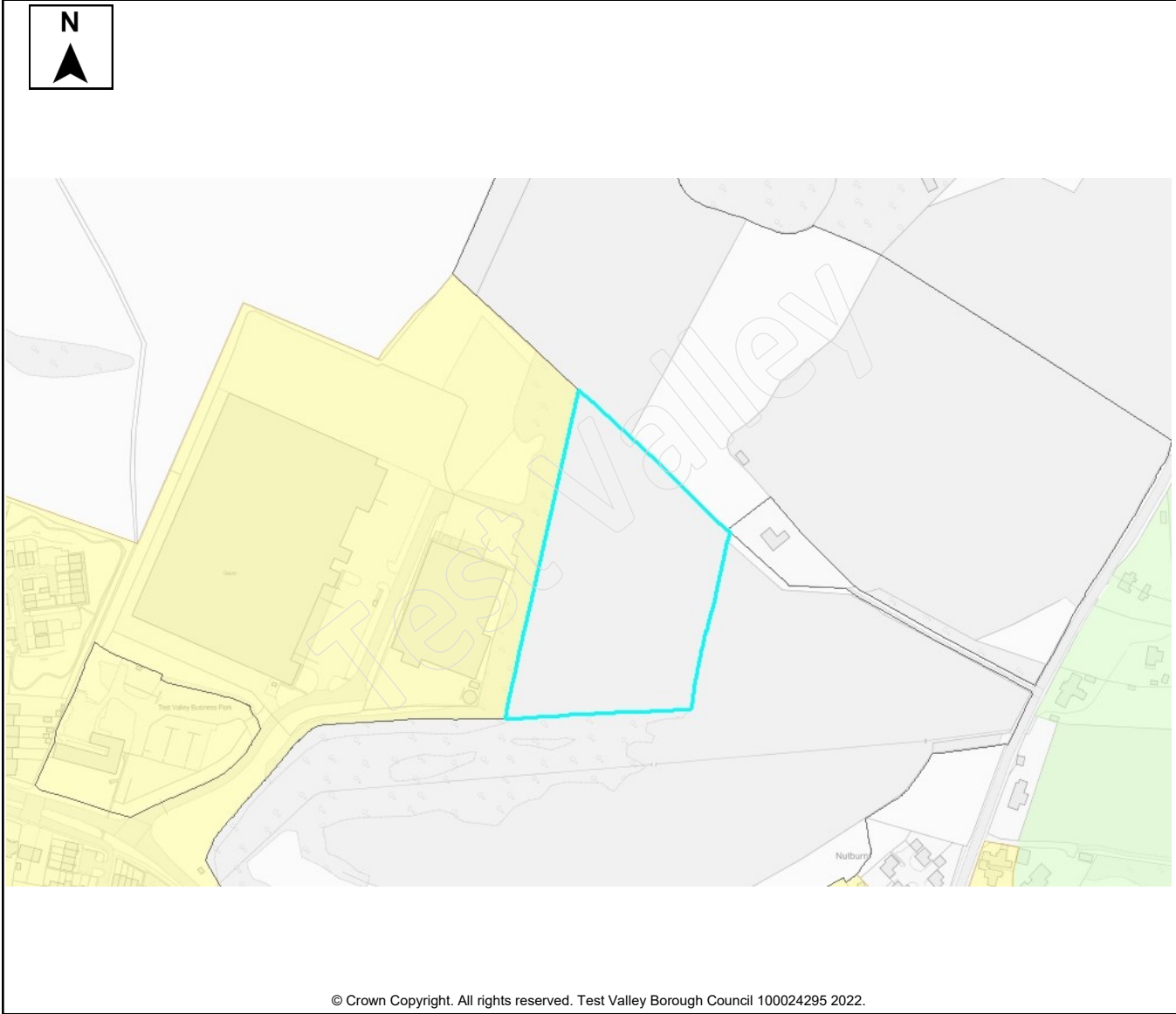
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the Southampton University Science Park near Chilworth which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

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

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.





| Site Details | | | | | | | | | | |
|-----------------------------|-----------------------------------|------------------|---|-------------------------------|-----------------------------|--|------------------|------------|--|--|
| SHELAA Ref | 397 | Site Name | Land to the East of Test Valley Business Park | | | | | | | |
| | | Settlement | North Baddesley | | | | | | | |
| Parish/Ward | North Baddesley | | | Site Area | 2.2Ha | | Developable Area | 2,2Ha | | |
| Current Land Use | Agricultural—Pasture/grazing land | | | Character of Surrounding Area | Employment 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 | | New Forest SPA Zone SINC - Nutburn Meadow SINC - Lights Copse Meadow | | | | |
| 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 | ✓ | 6,600-12,000 | 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

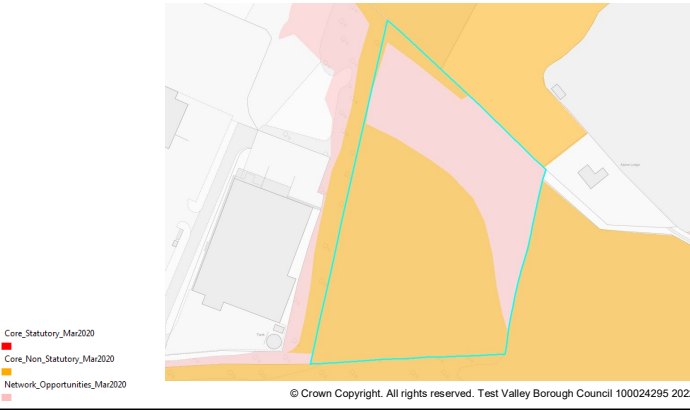
The site is available and promoted for development by the land owner, who is also the potential developer.

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 Baddesley which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

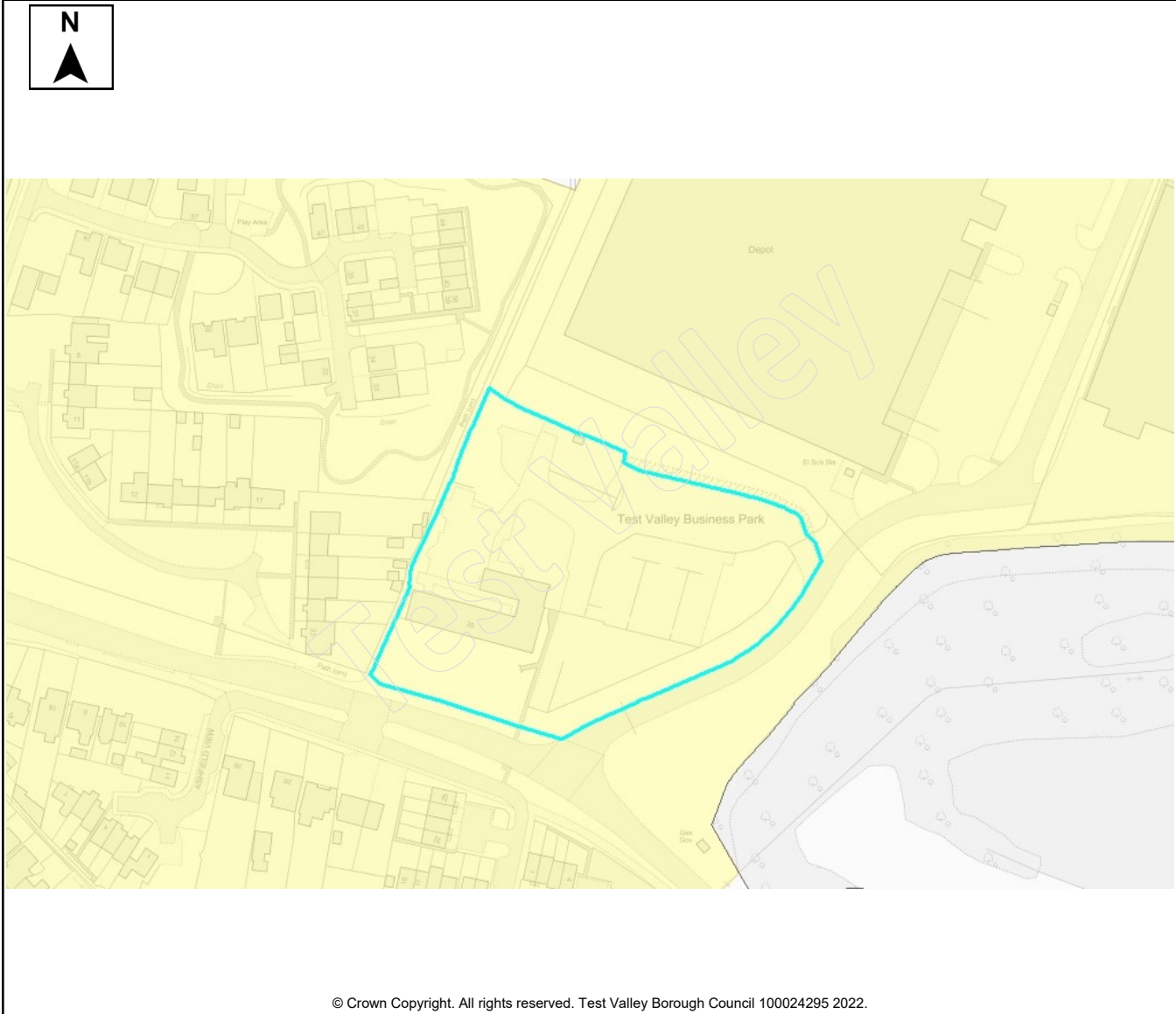
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

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.

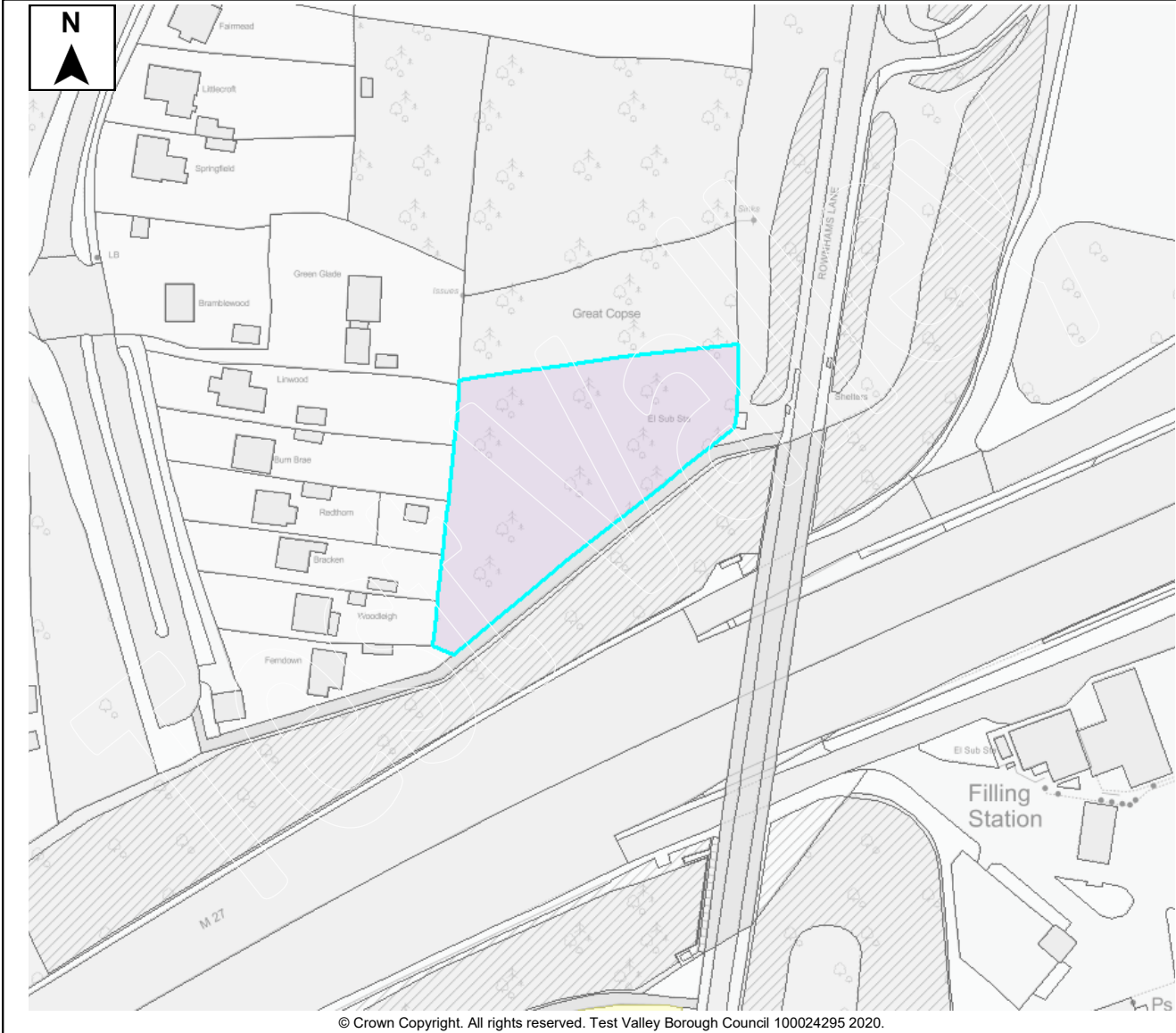


| Site Details | | | | | | | |
|-----------------------------|----------------------------|------------------|-----------------|-------------------------------|----------------------------|---|------------|
| SHELAA Ref | 398 | Site Name | Roman House | | | | |
| | | Settlement | North Baddesley | | | | |
| Parish/Ward | North Baddesley | | | Site Area | 0.98Ha | Developable Area | 0.95Ha |
| Current Land Use | Employment and car parking | | | Character of Surrounding Area | Employment 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 | | New Forest SPA Zone Adjacent public right of way Permission 07/01950/RESS | |
| 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 | | | |
| Employment | ✓ | tbc | Dwellings |
| 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 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 potential developer. | |
| The site is located within the settlement boundary of the TVBC Revised Local Plan DPD. The site is located within the settlement of North 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. | |
| 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 | 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 | | |

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 | |
| 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 (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, 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.

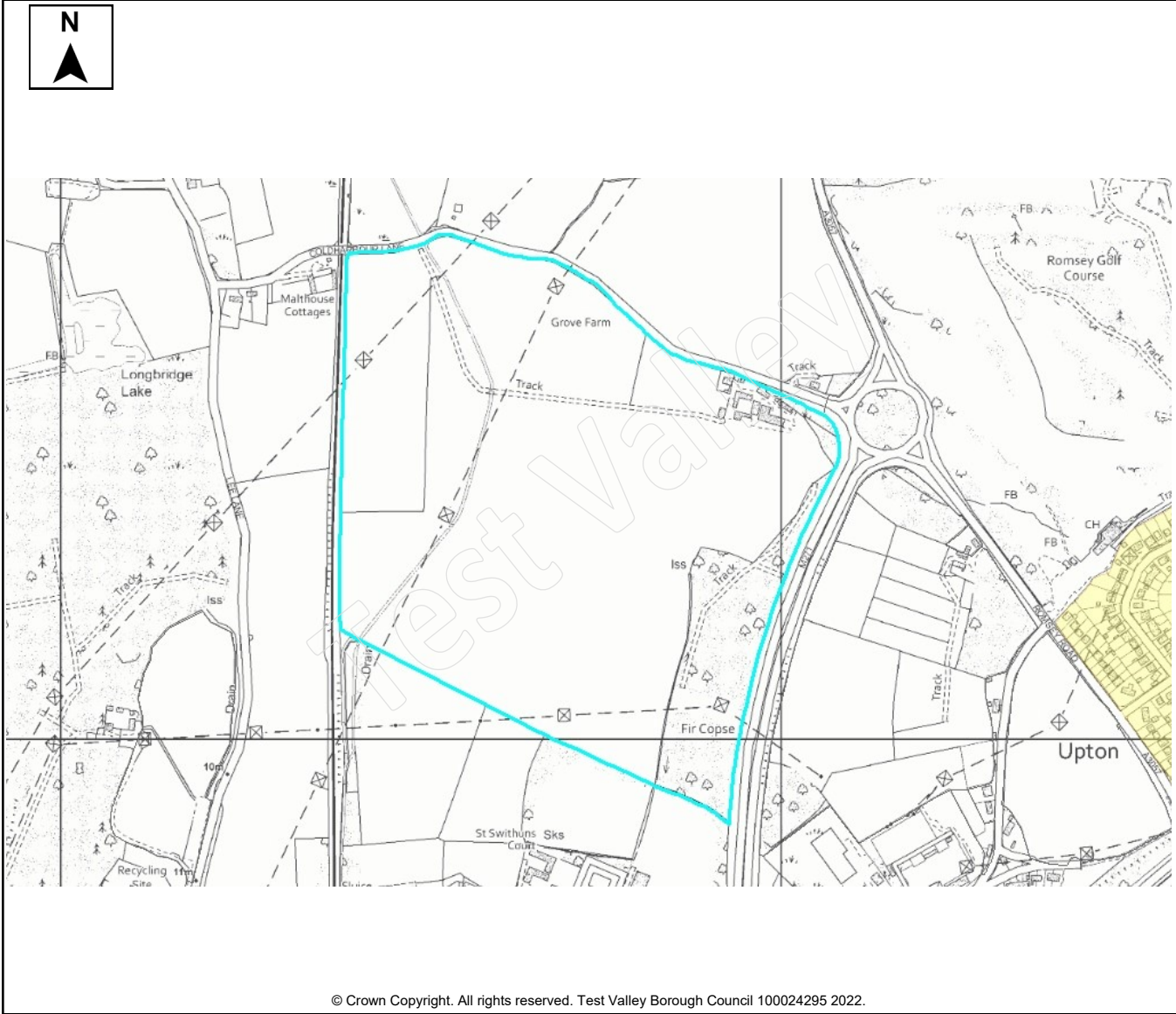
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

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

Core_Statutory_Mar2020
Core_Non_Statutory_Mar2020
Network_Opportunities_Mar2020

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Site Details

| | | | | | | |
|------------------|------------------------------------|------------|--------------------------------|--|------------------|------------|
| SHELAA Ref | 424 | Site Name | Land south of Coldharbour Lane | | | |
| | | Settlement | Lee | | | |
| Parish/Ward | Romsey Extra / Nursling & Rownhams | | Site Area | 38Ha | Developable Area | 20Ha |
| Current Land Use | Agricultural | | Character of Surrounding Area | Agricultural, woodland and residential | | |
| Brownfield/PDL | | Greenfield | ✓ | Combined | | Greenfield |

Site Constraints

| | | | | | | | |
|-----------------------------|---|------------------|---|---------------------------|---|---|---|
| Countryside (COM2) | ✓ | SINC | ✓ | Infrastructure/ Utilities | ✓ | Other (details below) | ✓ |
| Local Gap (E3) | | SSSI | | Land Ownership | | SINC - Fir Copse 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 | |
| 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 | ✓ | TBC | 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 next Local Plan DPD. It provides information on available land, it does not allocate sites.

Summary

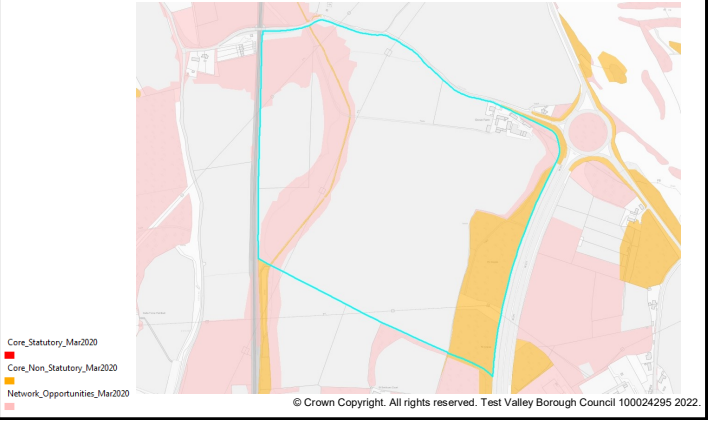
The site is available and promoted for development by the land owner, who is also the developer.

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.

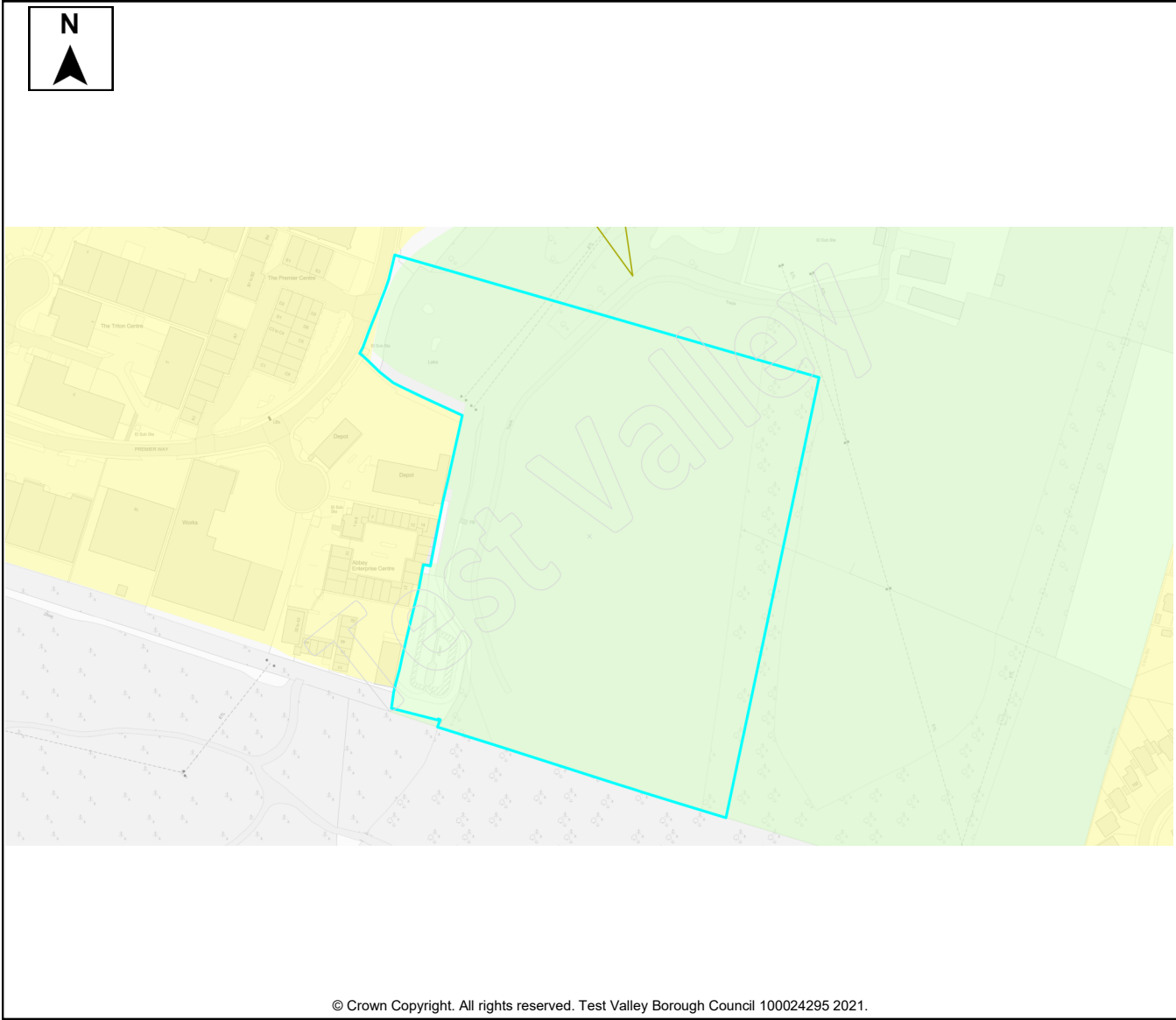
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

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 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 | 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 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 | |
|------------------------------------|---|
| 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 | ✓ | 19500 | 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 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.

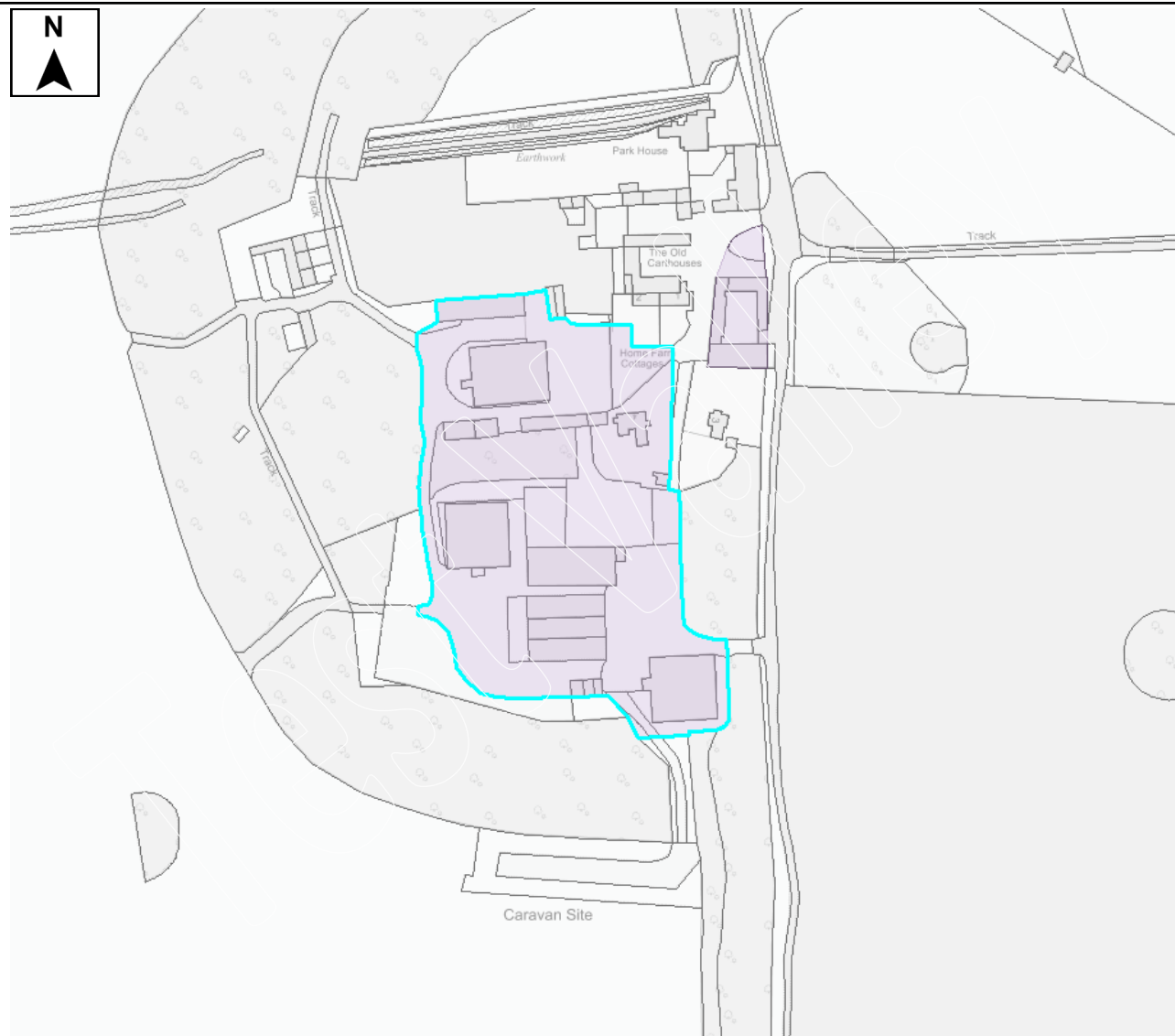
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

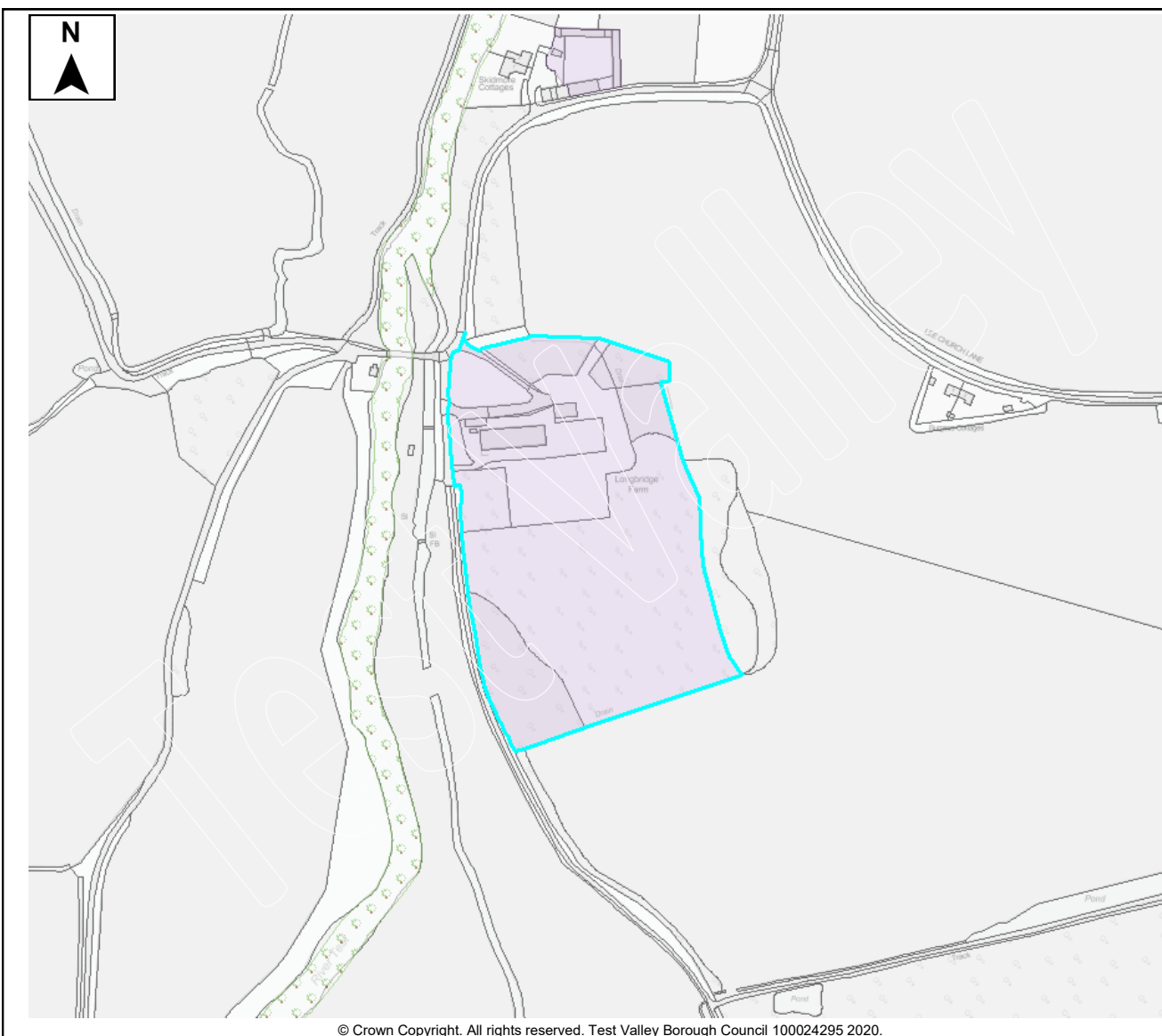
Hbic Local Ecological Network

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.

Network Opportunities_Mar2020

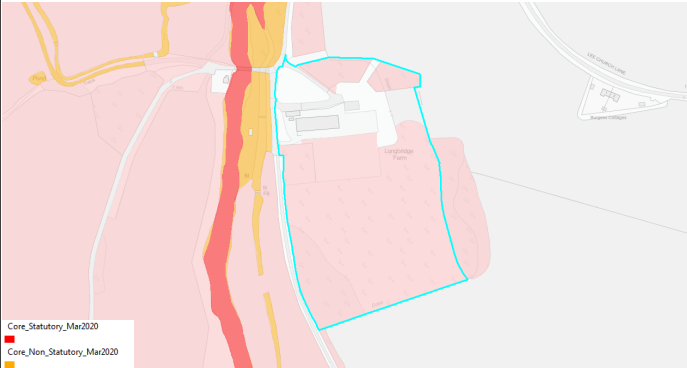
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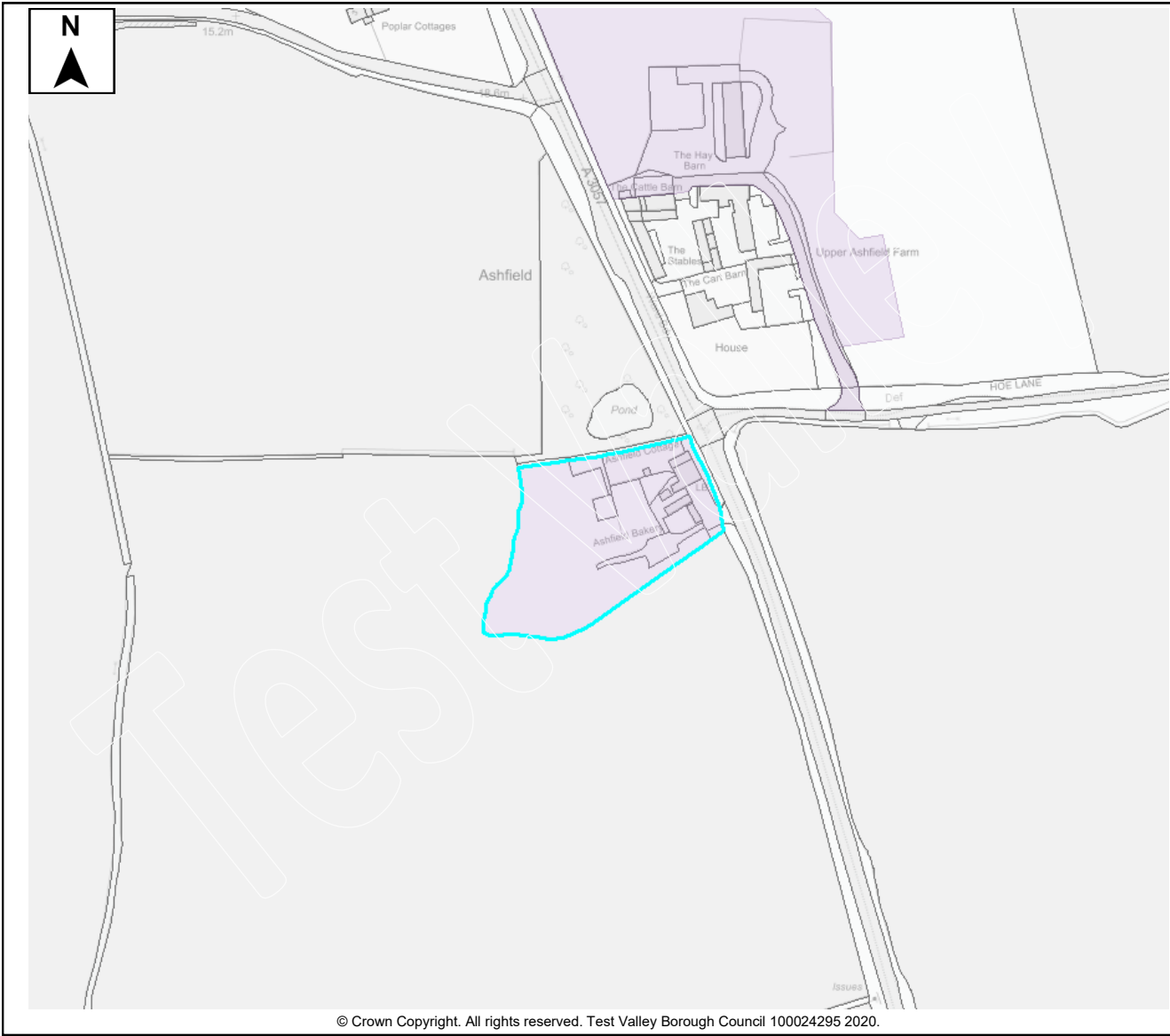


| Site Details | | | | | | | | | | |
|------------------|--|------------|-----------------|----------|--------------------------|----------------|---------|------------------|------------|---------|
| SHELAA Ref | 161 | Site Name | Longbridge Farm | | | | | | | |
| | | Settlement | Lee | | | | | | | |
| 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 | | | | | |
| 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 | | | | | Summary | |
|------------------------------------|---|--|--|--|--|--|
| Availability | | | | | <p>The site is available and promoted for development by the land owner, but to date has had no interest from developers.</p> <p>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.</p> <p>Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.</p> | |
| Promoted by land owner | ✓ | | | | | |
| Site Available Immediately | ✓ | | | | | |
| Site Currently Unavailable | | | | | | |
| Achievability/Developer Interest | | | | | <p>Hbic Local Ecological Network</p> <p>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”.</p>  | |
| Promoted by developer | | | | | | |
| Developer interest | | | | | | |
| No developer interest | ✓ | | | | | |
| Deliverability | | | | | <p>This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does</u> <u>not</u> allocate sites.</p> | |
| Could to commence in 5yrs | | | | | | |
| Unlikely to commence in 5yrs | ✓ | | | | | |
| Possible self build plot provision | | | | | | |
| Yes | | | | | | |
| No | | | | | | |
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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.



| 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 | 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 | |
|------------------------------------|---|
| 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 | ✓ | Child day care |
| 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 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.

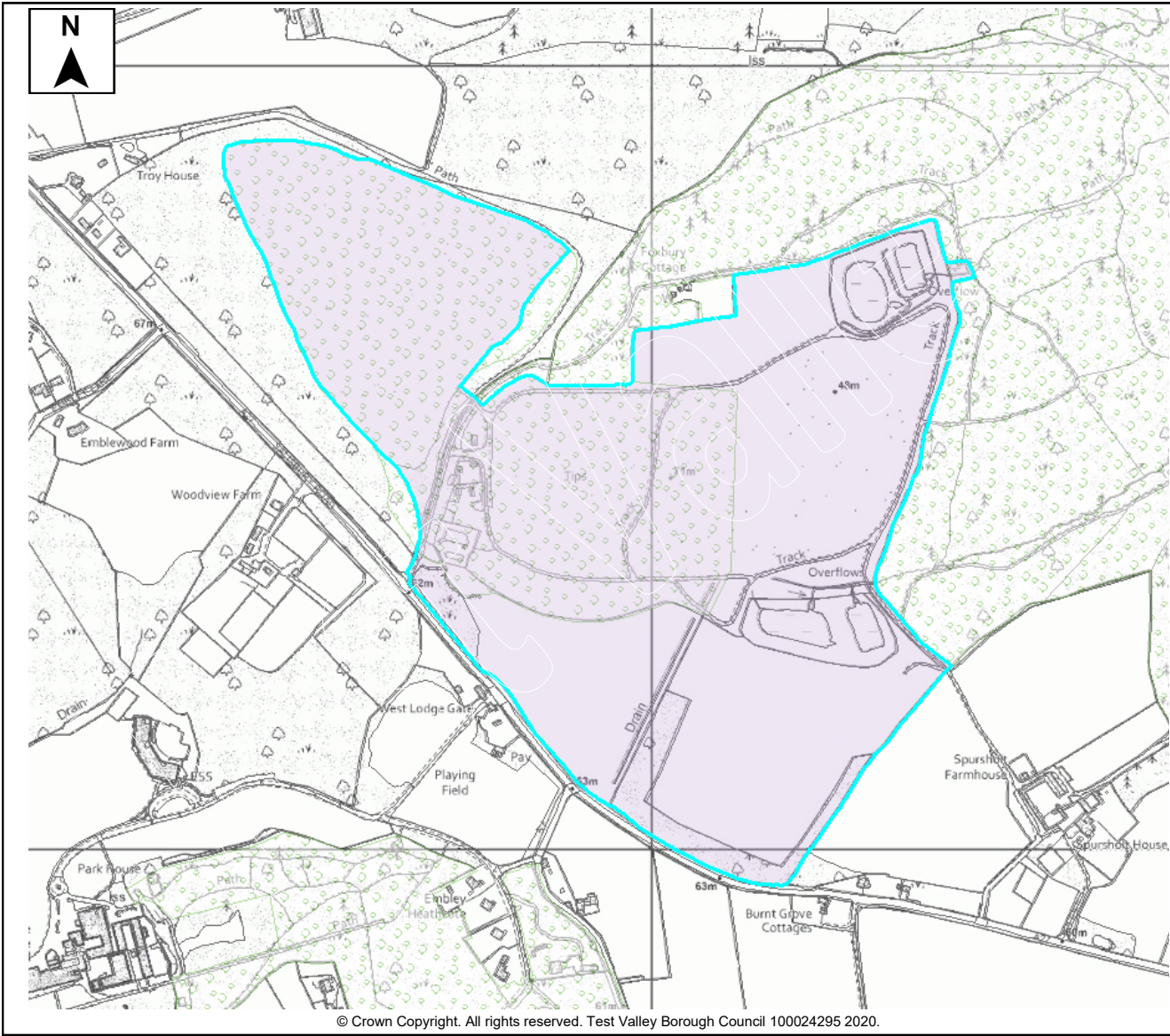
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

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.

Core_Statutory_Mar2020
Core_Non_Statutory_Mar2020
Network_Opportunities_Mar2020

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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 | 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 | | | 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 | ✓ | tbc | 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 | |

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

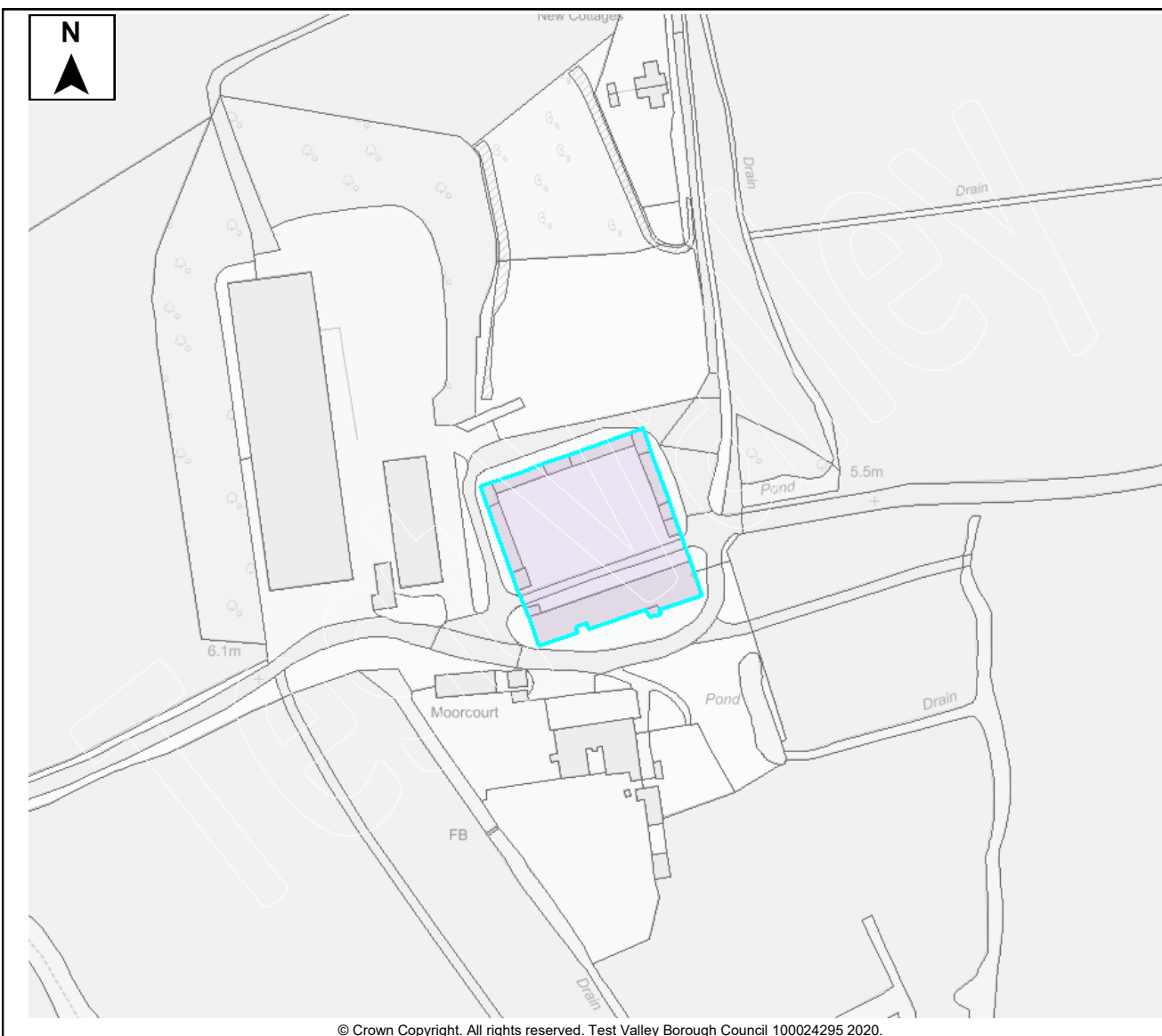
The site is available and promoted for development by the land owner, with ongoing discussions with developers.

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.

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

| | | | |
|------------------|---|------|------------------|
| Residential | | | Dwellings |
| Employment | ✓ | 1000 | 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

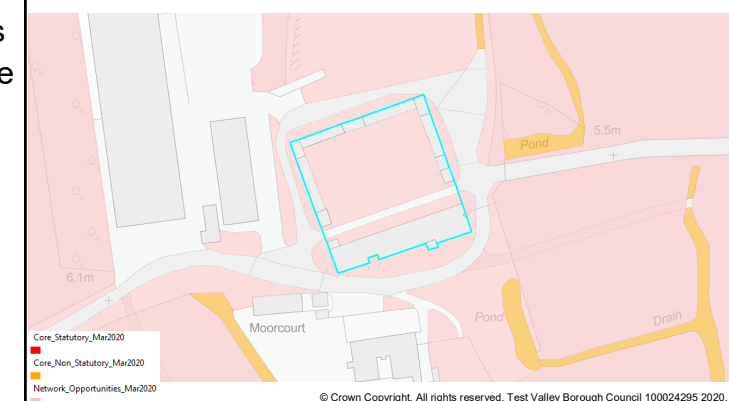
The site is available and promoted for development by the land owner, with interest from a developer.

The site is located 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.

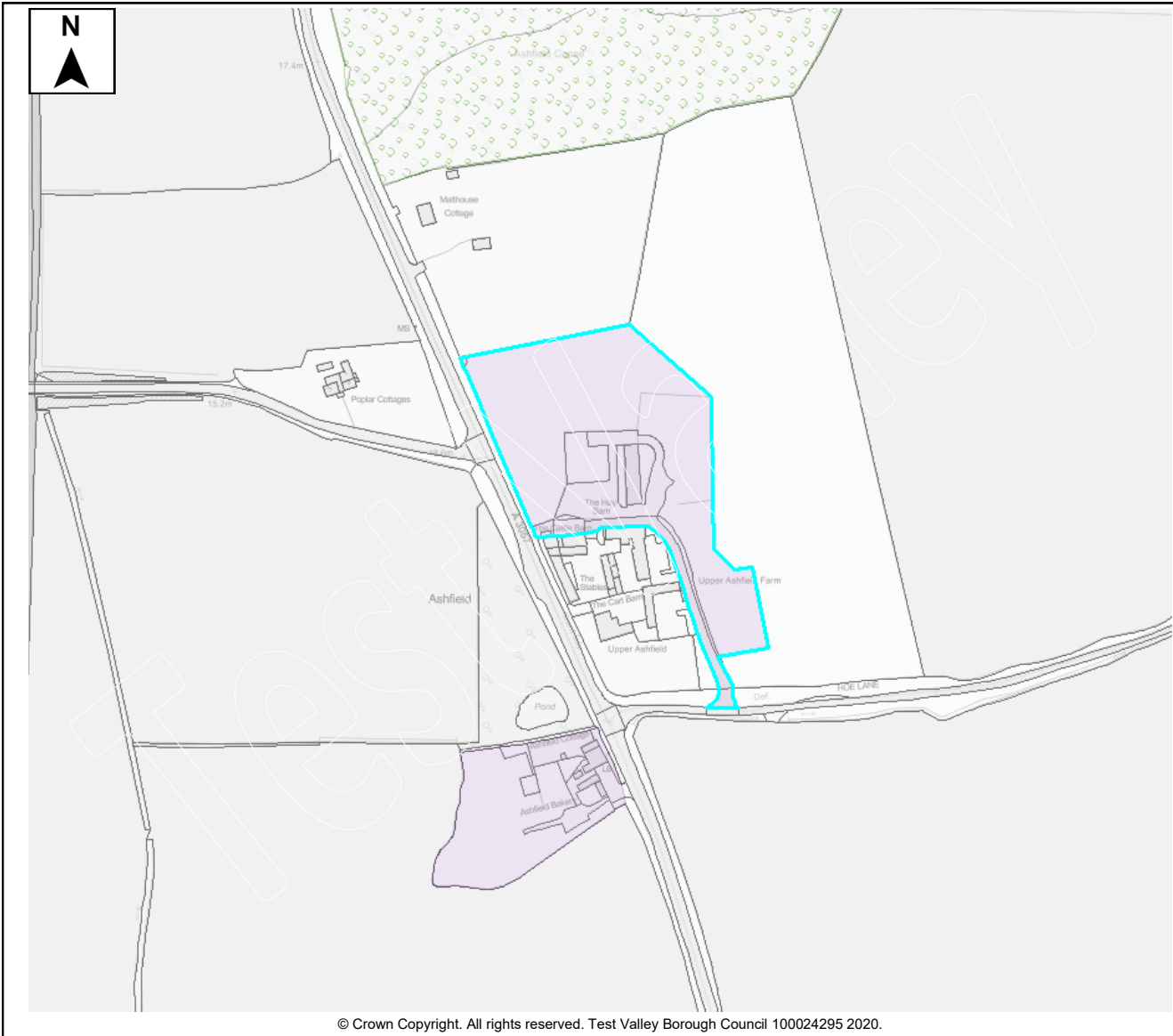
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

Hbic Local Ecological Network

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 | 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 | |
| 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 (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

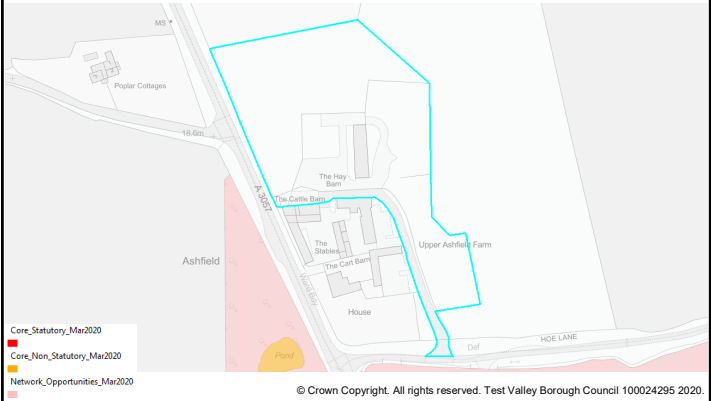
The site is available and promoted for development by land owner who is the potential developer.

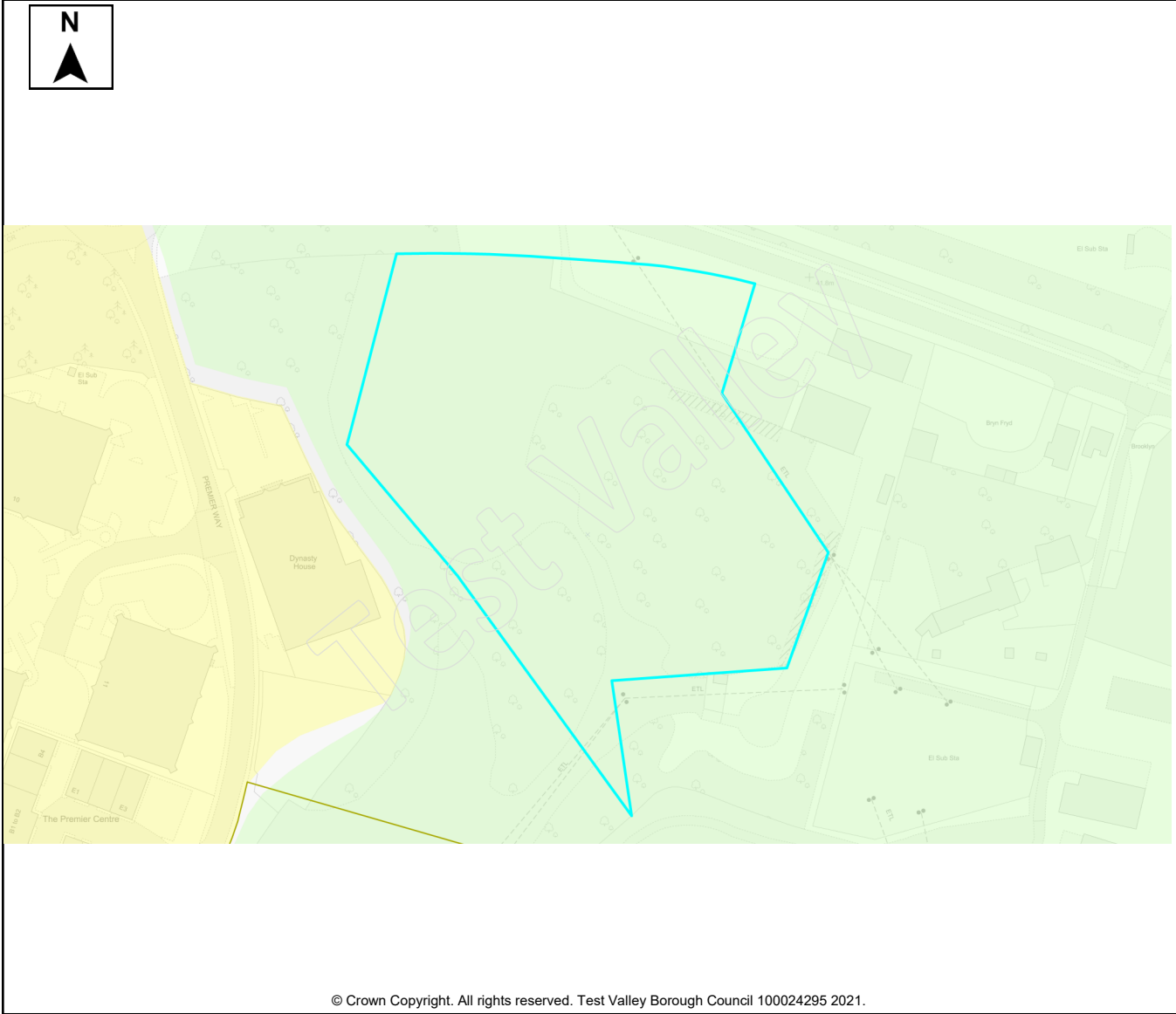
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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.

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 | | | | | | | | | | |
|-----------------------------|----------------------|------------|---------------------------|----------|-------------------------------|---------------------------------|-----------------------|---|----|--|
| 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 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 | |
| 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 (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 next Local Plan DPD. It provides information on available land, it does not allocate sites.

Summary

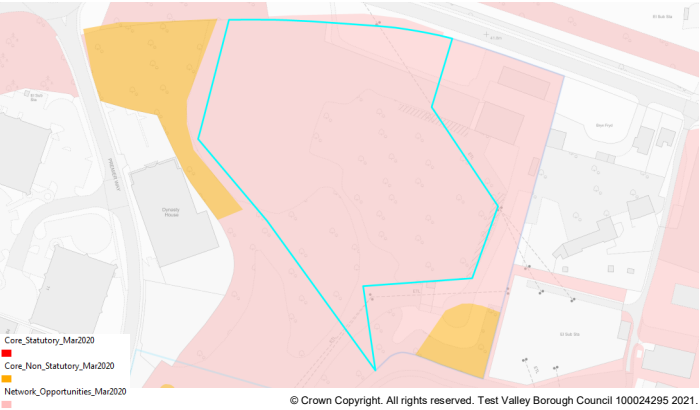
The site is available and promoted for development by the land owner, who is also the intended developer.

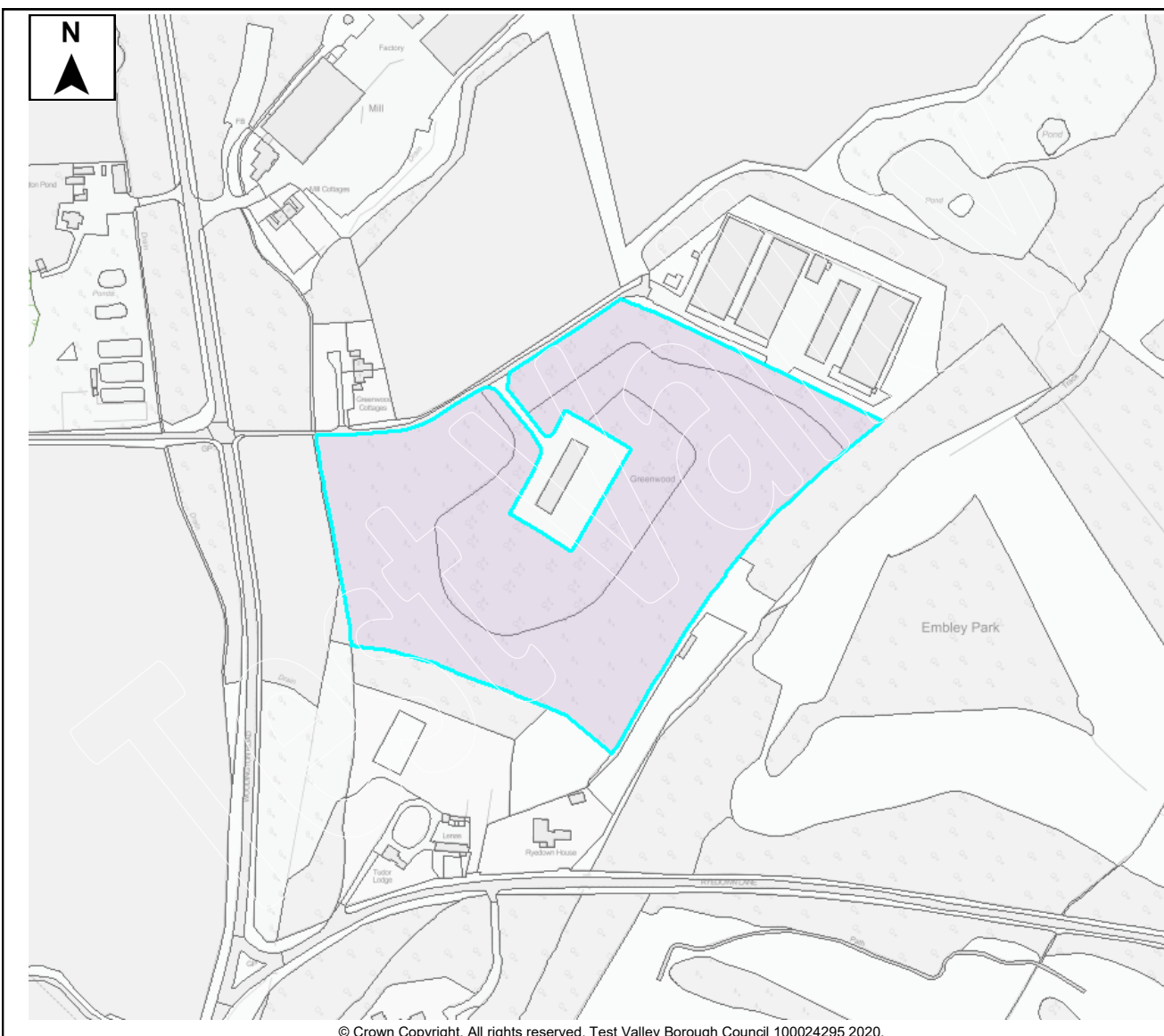
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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.

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

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

Proposed Development

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

| Residential | | | Dwellings |
|------------------|---|-------|------------------|
| Employment | ✓ | 10000 | Floor Space (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, but to date has had no interest from developers.

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

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

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.

