

## **Appendix 4**

### **Southern Test Valley Housing and Mixed Use Sites**

**Ordered by Parish**

<b>Ref</b>	<b>Site Name</b>	<b>Settlement</b>	<b>Parish/Ward</b>	<b>Total Area (Ha)</b>	<b>Promoted Developable Area (Ha)</b>	<b>Proposed Use</b>	<b>Promoted Anticipated Capacity</b>
44	Land at Hook Road	Ampfield	Ampfield	2.2	2.2	Residential	50
45	Land at Hook Road	Ampfield	Ampfield	2.2	2.2	Mixed	30
47	Land at Sleepy Hollow Farm	Ampfield	Ampfield	1.1	1.1	Residential	6
49	Bracken Wood	Romsey	Ampfield	10.7	10.7	Residential	40
77	Land adjoining Woodlea Way	Ampfield	Ampfield	1.02	1.02	Residential	5
93	Land Rear of Redburn Farm	Ampfield	Ampfield	3.5	2.5	Residential	70
174	Land northwest & southeast of Knapp Lane	Ampfield	Ampfield	1.18	1.18	Residential	7
278	Ampfield Golf & Country Club	Ampfield	Ampfield	8.7	4.5	Residential	150
283	Land south of Grosvenor Court	Ampfield	Ampfield	1.8	1.8	Residential	20
295	Land to north of King Edward Park/St James' Park/Wheelhouse Park, Baddesley Road	Ampfield	Ampfield	2.4	2.4	Residential	44
452	Rowley's Field	Ampfield	Ampfield	3	3	Residential	12
59	Land by Orchards, Romsey Road	Awbridge	Awbridge	7.02	0.8	Residential	10



Ref	Site Name	Settlement	Parish/Ward	Total Area (Ha)	Promoted Developable Area (Ha)	Proposed Use	Promoted Anticipated Capacity
101	Land at Danes Road	Awbridge	Awbridge	1	1	Residential	10
342	Land south of Romsey Road	Awbridge	Awbridge	7	2.5	Mixed	1500
46	Land north of Jacobs Folly	Braishfield	Braishfield	1.6	0.9	Residential	20
91	Fairbournes Farm	Braishfield	Braishfield	0.3	0.3	Residential	30
115	Land west and east of Braishfield Road	Braishfield	Braishfield	9.8	9	Residential	160
119	Land at Megana Way	Braishfield	Braishfield	1	1	Residential	20
164	Land south of Lionwood	Braishfield	Braishfield	0.5	0.5	Residential	15
301	Land south of 'The Dog and Crook PH'	Braishfield	Braishfield	0.15	0.1	Residential	5
302	Land south of the 'Listed Farmhouse', Fairbournes Farm	Braishfield	Braishfield	0.4	0.4	Residential	12
352	Land to rear of Willowbrook House, Brook Hill	Braishfield	Braishfield	0.8	0.8	Residential	15
362	Fairbournes Farm	Braishfield	Braishfield	80	60	Mixed	500
20	Land north of School Lane	Broughton	Broughton	0.49	0.49	Residential	10
105	Land northwest of Hayters Farm	Broughton	Broughton	1	1	Residential	30
107	Coolers Farm Field	Broughton	Broughton	1.25	1.25	Residential	19

<b>Ref</b>	<b>Site Name</b>	<b>Settlement</b>	<b>Parish/Ward</b>	<b>Total Area (Ha)</b>	<b>Promoted Developable Area (Ha)</b>	<b>Proposed Use</b>	<b>Promoted Anticipated Capacity</b>
116	Land adj. to Hyde Farm	Broughton	Broughton	1.62	1.62	Residential	45
127	Old Donkey Field	Broughton	Broughton	0.35	0.3	Residential	5
225	Land at Brightside Farm	Broughton	Broughton	0.4	0.4	Residential	6
273	Land north of School Lane	Broughton	Broughton	0.4	0.4	Residential	5
24	Chilworth Kennels & Cattery	Chilworth	Chilworth	1.5	1.1	Residential	5
82	Velmore Farm	Valley Park	Chilworth	67	40	Mixed	850
146	Land at Chilworth Old Village	Chilworth	Chilworth	0.9	0.9	Residential	15
285	Land at Castle Lane	Valley Park	Chilworth	6.23	6.23	Residential	220
312	Stoneham Park House and adjacent property	Stoneham	Chilworth	12	7	Residential	150
354	Castle Lane Farm	North Baddesley	Chilworth	49.79	27.11	Mixed	650
371	Land adjoining "Nattadon"	Chilworth	Chilworth	1.6	1.6	Residential	10
406	Roundabouts Copse	North Baddesley	Chilworth/North Baddesley	5.6	1.8	Residential	30
7	Land west of Holbury Lane	Lockerley	East Dean	2.7	2.5	Residential	65
236	Land west of Houghton Road	Stockbridge	Houghton	55	10	Residential	150

<b>Ref</b>	<b>Site Name</b>	<b>Settlement</b>	<b>Parish/Ward</b>	<b>Total Area (Ha)</b>	<b>Promoted Developable Area (Ha)</b>	<b>Proposed Use</b>	<b>Promoted Anticipated Capacity</b>
238	Land north of Stevens Drove	Houghton	Houghton	2.07	2.07	Residential	45
239	Land west of Rose Cottage	Houghton	Houghton	1.15	1.15	Residential	12
286	Meon Hill Farm	Stockbridge	Houghton	1.69	1.5	Residential	61
446	Old Quarry Site	Houghton	Houghton	4.77	4.77	Residential	No figure provided
447	Land south of Quarry Site	Houghton	Houghton	4.49	4.49	Residential	No figure provided
448	Land to rear of Farm House	Houghton	Houghton	0.32	0.32	Residential	No figure provided
449	Estate Office and surrounds	Houghton	Houghton	0.62	0.62	Residential	No figure provided
50	Land & buildings west of Horsebridge Road	Horsebridge	Kings Somborne	0.61	0.61	Residential	50
51	Land east of Horsebridge Farm Cottages	Horsebridge	Kings Somborne	0.48	0.48	Residential	20
52	Land west of Horsebridge Road	Horsebridge	Kings Somborne	0.38	0.38	Residential	15
53	Land east of Horsebridge Road	Horsebridge	Kings Somborne	0.42	0.42	Residential	10
54	Land between Romsey Road & Horsebridge Road	Horsebridge	Kings Somborne	0.67	0.67	Residential	15
55	Land east of Furzedown Road	Kings Somborne	Kings Somborne	3.5	3.5	Residential	175

Ref	Site Name	Settlement	Parish/Ward	Total Area (Ha)	Promoted Developable Area (Ha)	Proposed Use	Promoted Anticipated Capacity
57	Land between Furzedown Road & Eldon Road	Kings Somborne	Kings Somborne	4	4	Residential	200
70	Land at Compton Manor Estate	Compton	Kings Somborne	0.94	0.94	Residential	20
78	Land east of Church Road	Kings Somborne	Kings Somborne	1.4	1.4	Residential	14
79	Land east of Church Road allotments	Kings Somborne	Kings Somborne	2	0.8	Residential	11
80	Land off Winchester Road & New Lane	Kings Somborne	Kings Somborne	1.4	0.6	Residential	11
81	Land south of Winchester Road	Kings Somborne	Kings Somborne	0.5	0.4	Residential	9
148	Land at Spencers Farm	Kings Somborne	Kings Somborne	2.3	2.3	Residential	30
186	Allotments	Kings Somborne	Kings Somborne	0.58	0.58	Residential	20
374	Land south of Cruck Cottage	Kings Somborne	Kings Somborne	2.2	1.5	Residential	15
375	Land at Winchester Road and New Lane	Kings Somborne	Kings Somborne	2	2	Residential	25
376	Land at Church Lane	Kings Somborne	Kings Somborne	2.5	2	Residential	20
388	Garlick Lane	Kings Somborne	Kings Somborne	0.4	0.25	Residential	6
413	Land at Furzedown Road	Kings Somborne	Kings Somborne	4.78	0.58	Residential	18

Ref	Site Name	Settlement	Parish/Ward	Total Area (Ha)	Promoted Developable Area (Ha)	Proposed Use	Promoted Anticipated Capacity
430	Land east of Eldon Road	Kings Somborne	Kings Somborne	4.18	3.78	Residential	60
8	Land north of East Dean Road	Lockerley	Lockerley	1.1	0.7	Residential	20
166	Coombes Meadow	Lockerley	Lockerley	1.3	1.3	Residential	25
259	Land adj. to East Dean Road	Lockerley	Lockerley	6.88	6.88	Residential	103
260	Land adj. to Romsey Road	Lockerley	Lockerley	2.7	2.7	Residential	40
276	Land north & east of Manor Cottages	Lockerley	Lockerley	1.65	1.5	Residential	60
334	Bussells, Cooks Lane	Lockerley	Lockerley	2.8	2.8	Residential	9
341	Woodside, Carters Clay Road	Lockerley	Lockerley	0.67	0.67	Residential	6
453	Land at Plaitford Green	Plaitford Green	Melchet Park & Plaitford	3.8	3.8	Residential	16
2	Chapel Lane	Timsbury	Michelmersh	0.44	0.44	Residential	5
3	Land north of Stockbridge Road	Timsbury	Michelmersh	5.26	5.26	Residential	100
27	Land between "Hillside Cottage" & "4 Hilltop Cottages"	Michelmersh	Michelmersh	0.7	0.6	Residential	12
42	Land adjoining Manor Lane	Timsbury	Michelmersh	3.4	3.4	Residential	50

Ref	Site Name	Settlement	Parish/Ward	Total Area (Ha)	Promoted Developable Area (Ha)	Proposed Use	Promoted Anticipated Capacity
65	Land north of Mesh Road	Michelmersh	Michelmersh	0.85	0.85	Residential	42
67	Land north of Mesh Road	Michelmersh	Michelmersh	3.5	3.5	Residential	150
191	The Herons	Timsbury	Michelmersh	0.71	0.71	Residential	5
267	Elizabethan Cottage	Timsbury	Michelmersh	0.64	0.4	Residential	5
291	Land at Choice Plants, Stockbridge Road	Timsbury	Michelmersh	1.963	1.963	Residential	65
310	The Malthouse Inn, Stockbridge Road	Timsbury	Michelmersh	0.35	0.35	Residential	5
365	Rudd Lane	Timsbury	Michelmersh	1.5	1.5	Residential	5
366	Hill Top, Heron Lane	Timsbury	Michelmersh	5.5	5.5	Residential	55
369	Land at Bunny Lane	Timsbury	Michelmersh	53	31.1	Mixed	750
414	Land to the south of Haccups Lane/Rudd Lane	Michelmersh	Michelmersh	0.25	0.25	Residential	5
422	Land south of Rudd Lane	Timsbury	Michelmersh	0.4	0.4	Residential	5
62	Land at Great Covert	North Baddesley	North Baddesley	82.3	9.1	Residential	300
246	Land south of Flexford Road	Valley Park	North Baddesley	18.6	18.6	Residential	400
399	Land off Nutburn Road	North Baddesley	North Baddesley	46.7	10.42	Mixed	35

Ref	Site Name	Settlement	Parish/Ward	Total Area (Ha)	Promoted Developable Area (Ha)	Proposed Use	Promoted Anticipated Capacity
19	Packridge Farm	North Baddesley	Nursling & Rownhams	18.4	9.4	Residential	350
201	Land at Rownhams Lane	Rownhams	Nursling & Rownhams	19.48	9.17	Residential	300
250	Land at Four Horseshoes Public House	Nursling	Nursling & Rownhams	1	1	Residential	30
253	Field's Farm	Rownhams	Nursling & Rownhams	8.43	8.43	Mixed	120
255	Land south of Hoe Lane	North Baddesley	Nursling & Rownhams	1.84	1.64	Residential	50
313	Land at rear of Greenhill Lane	Rownhams	Nursling & Rownhams	0.4	0.4	Residential	10
385	Land at Upton Lane	Rownhams	Nursling & Rownhams	12.3	8.4	Residential	380
393	Land at Nursling Street	Nursling	Nursling & Rownhams	1.3	1.3	Mixed	15
394	Upton Triangle	Rownhams	Nursling & Rownhams	4.67	4.67	Residential	100
41	Land north of Highwood Lane	Romsey	Romsey Extra	9.69	7.25	Residential	155
99	Land north of Oxlease Meadows	Romsey	Romsey Extra	1.6	0.5	Residential	6
139	Land at Lodge Farm	Romsey	Romsey Extra	12.7	8.85	Residential	355
150	Romsey Football Ground	Romsey	Romsey Extra	1.6	1.6	Residential	70
151	Lee Manor Farm	Lee	Romsey Extra	0.84	0.84	Mixed	10

Ref	Site Name	Settlement	Parish/Ward	Total Area (Ha)	Promoted Developable Area (Ha)	Proposed Use	Promoted Anticipated Capacity
152	Nursling site, Lee Lane	Lee	Romsey Extra	3.95	3.95	Mixed	100
153	Burnt Grove Field	Embley Park	Romsey Extra	17.6	16	Mixed	400
154	Land south of bypass	Romsey	Romsey Extra	3.8	3.8	Residential	110
155	Land at Burma Road	Romsey	Romsey Extra	0.94	0.603	Residential	30
158	Land at Pauncefoot Farm	Romsey	Romsey Extra	1.3	1.3	Residential	15
162	Skidmore Barns	Lee	Romsey Extra	0.173	0.173	Residential	5
163	The Old Dairy	Romsey	Romsey Extra	0.119	0.119	Mixed	5
180	Land south of Crampmoor Lane	Romsey	Romsey Extra	0.59	0.59	Residential	10
187	Land north of Sandy Lane	Belbins	Romsey Extra	11.35	11.35	Mixed	333
207	Land at Shootash Poultry Farm	Shootash	Romsey Extra	0.5	0.46	Residential	10
227	Land adj. to Embley Wood	Embley Park	Romsey Extra	1.6	1.4	Residential	14
282	Land at corner of Highwood Lane & Botley Road	Romsey	Romsey Extra	9	9	Residential	170
284	Land at Ganger Farm (South)	Romsey	Romsey Extra	31	14	Residential	420
296	South side of Botley Road	Romsey	Romsey Extra	2.8	1.5	Mixed	40
308	Oxlease House, Cupernham Lane	Romsey	Romsey Extra	1.62	1.62	Residential	25

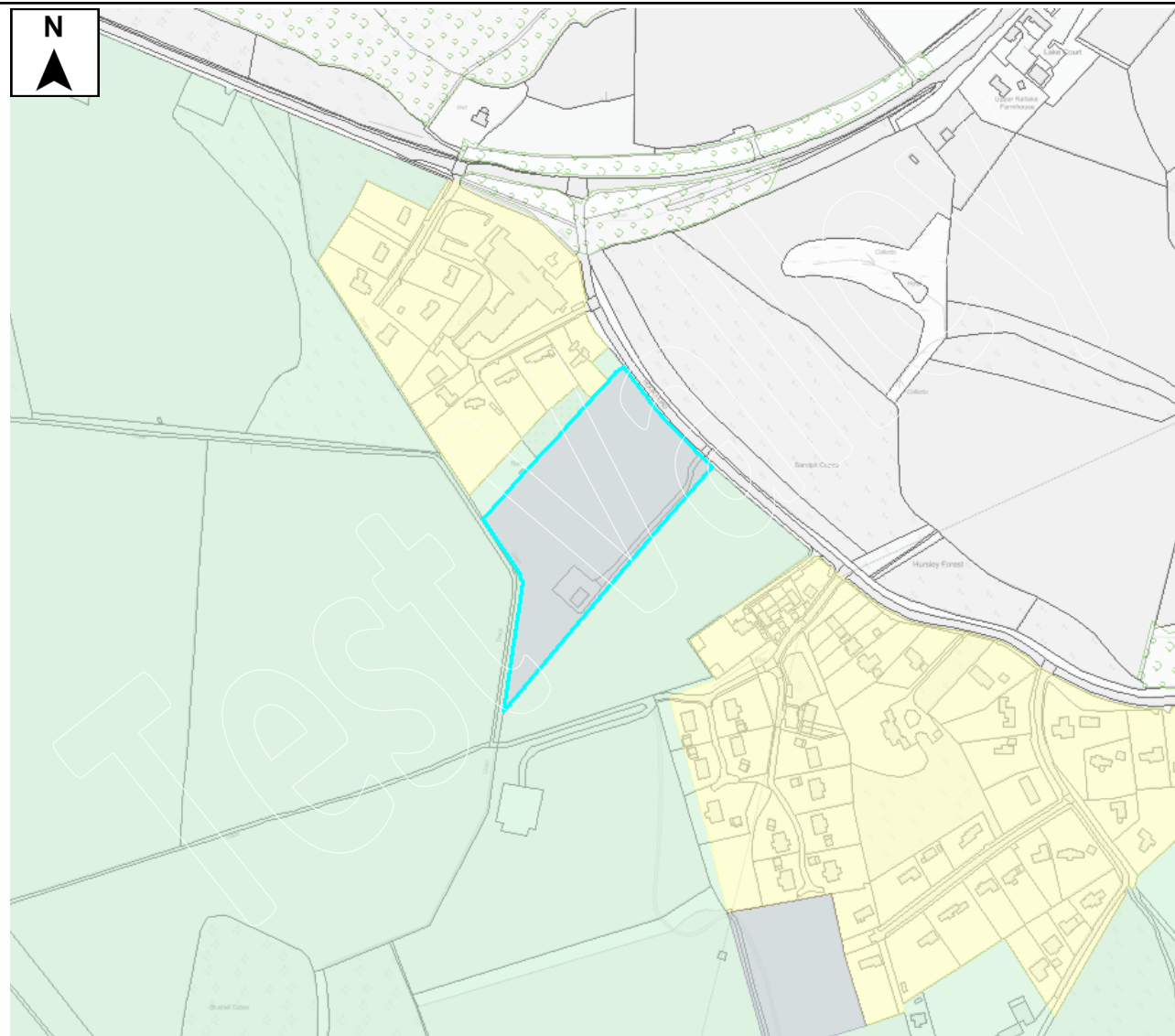


Ref	Site Name	Settlement	Parish/Ward	Total Area (Ha)	Promoted Developable Area (Ha)	Proposed Use	Promoted Anticipated Capacity
330	Busheylease Farm, Ridge Lane	Lee	Romsey Extra	0.53	0.53	Residential	5
331	Moorcourt Barns, Ridge Lane	Lee	Romsey Extra	0.3	0.3	Residential	5
344	Brentry Nursery, Jermyns Lane	Romsey	Romsey Extra	13.5	7.5	Residential	250
351	Land adj. to Silverwood, Gardeners Lane	Embley Park	Romsey Extra	1	0.8	Residential	6
353	The Paddock, Sandy Lane	Belbins	Romsey Extra	0.45	0.37	Residential	5
356	Land off Highwood Lane	Romsey	Romsey Extra	7.84	7.84	Residential	230
370	Land south of Highwood Lane	Romsey	Romsey Extra	13	13	Residential	400
384	Land North of Oxlease Meadows	Romsey	Romsey Extra	2.8	1.8	Residential	45
427	Dolgoch	Belbins	Romsey Extra	6.81	6.81	Residential	No figure provided
159	Grove Farm	Lee	Romsey Extra Nursling & Rownhams	86.9	36	Residential	2,000
156	Land at Eastwood Court	Romsey	Romsey: Abbey	0.04	0.04	Residential	5
157	Eastwood Court Buildings	Romsey	Romsey: Abbey	0.1	0.1	Residential	10
39	Land at Melchet Park	Sherfield English	Sherfield English	3.24	3.24	Residential	100

Ref	Site Name	Settlement	Parish/Ward	Total Area (Ha)	Promoted Developable Area (Ha)	Proposed Use	Promoted Anticipated Capacity
407	Glebe Garage	Sherfield English	Sherfield English	0.3	0.3	Residential	5
240	Lancaster House	Stockbridge	Stockbridge	1.603	1.603	Residential	5
408	Land between London Road and Winton Hill (including Little Dean Yard)	Stockbridge	Stockbridge	3.2	2.4	Residential	40
409	Land between London Road and Winton Hill	Stockbridge	Stockbridge	2.39	2.1	Residential	35
410	Land west of Little Dean House, Winton Hill	Stockbridge	Stockbridge	1.24	1.24	Residential	15
411	Little Dean Yard, London Road	Stockbridge	Stockbridge	0.68	0.68	Residential	10
433	Land between A3057 & Marsh Court Road	Stockbridge	Stockbridge	0.77	0.77	Residential	5
169	Land off Flexford Road	Valley Park	Valley Park	12.14	6.28	Residential	280
6	The Field, Crawley Hill	East Wellow	Wellow	1.86	1.86	Residential	40
16	Pottery Farm	West Wellow	Wellow	9.5	7	Residential	135
37	Land to rear of "Iona" & "Bellevue Garage"	East Wellow	Wellow	1.068	1.068	Residential	26
75	Land east of School Road	West Wellow	Wellow	2.4	2.4	Residential	35
134	Land at Maurys Mount	West Wellow	Wellow	1	1	Residential	26

Ref	Site Name	Settlement	Parish/Ward	Total Area (Ha)	Promoted Developable Area (Ha)	Proposed Use	Promoted Anticipated Capacity
171	Land south of Romsey Road	West Wellow	Wellow	5.82	3.83	Residential	115
178	Tanners Court	Shootash	Wellow	1.15	1.15	Residential	20
228	Land at Warner's Farm	East Wellow	Wellow	5	5	Mixed	50
229	Land west of Whinwhistle Road	East Wellow	Wellow	8	7.8	Mixed	78
230	Oakdene Farm	East Wellow	Wellow	9	8.5	Residential	85
261	Land adj. to Rowden Close	West Wellow	Wellow	0.5	0.5	Residential	9
294	Land at Merryhill Farm, Tanners Lane	Shootash	Wellow	2.6	0.8	Residential	5
350	Land Adjacent to Oakdene Farm, Whinwhistle Road	East Wellow	Wellow	0.8	0.75	Mixed	6
367	Land at Hamdown House	East Wellow	Wellow	37.7	32	Mixed	140
368	Land at Fielders Way	East Wellow	Wellow	1	1	Residential	20
434	Hamworth Farm	Wellow	Wellow	10.6	10.6	Residential	250
442	Pottery Farm	Wellow	Wellow	0.41	0.41	Residential	9
445	Pottery Farm	Wellow	Wellow	0.81	0.81	Residential	12
112	Land at Norman Court	West Tytherley	West Tytherley	1.6	1.6	Residential	46
275	Woodside Farm	West Dean	West Tytherley	1	1	Residential	10





SHELAA Ref	44	Site Name	Land at Hook Road						
		Settlement	Ampfield						
Parish/Ward	Ampfield				Site Area	2.2 Ha	Developable Area	2.2 Ha	
Current Land Use	Agriculture				Character of Surrounding Area	Dwellings and agriculture			
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)	✓	SSSI		Land Ownership		New Forest SPA Zone Village Design Statement	
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			

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	✓	50	Dwellings
Employment			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			

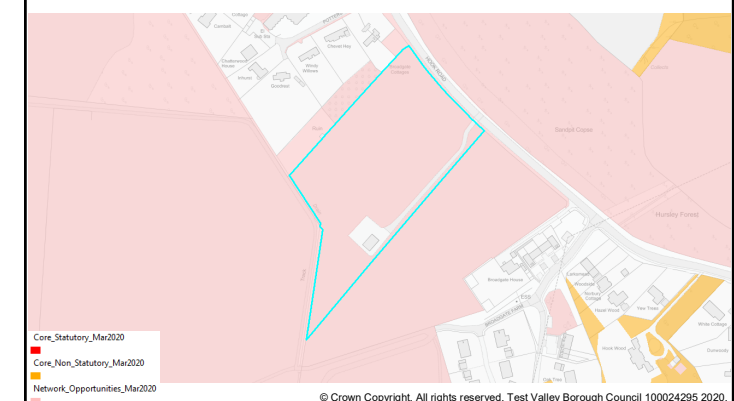
Phasing if permitted (Dwellings only)	
Year 1	
Year 2	50
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	50
Not Known	

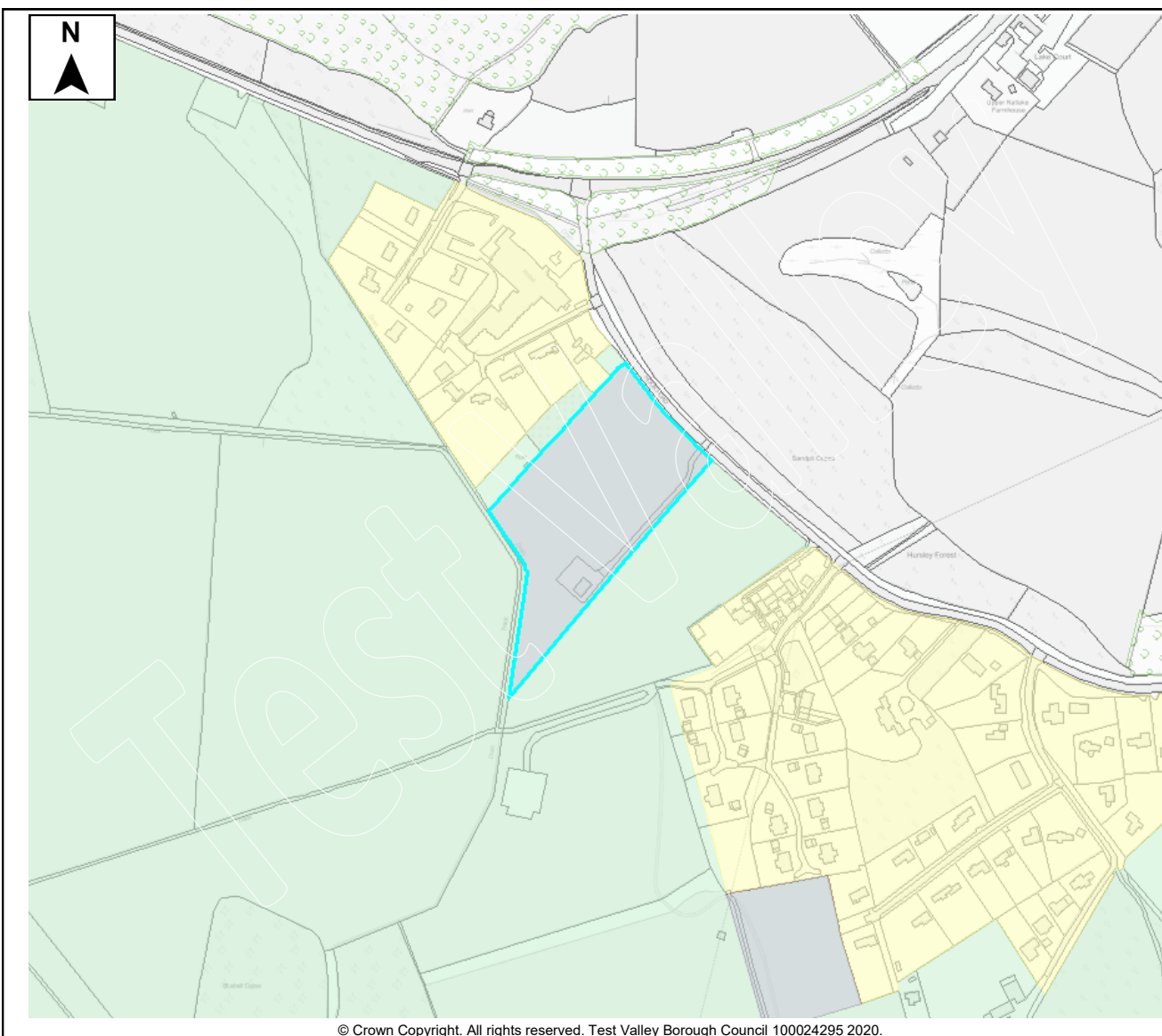
The site is available and promoted for development by the land owner, with interest from a developer.

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.

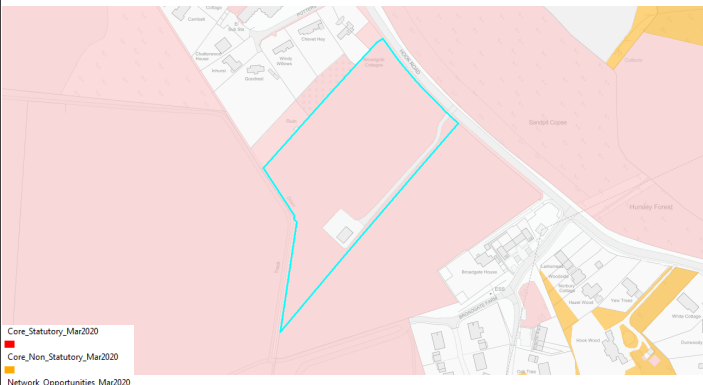
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

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”.

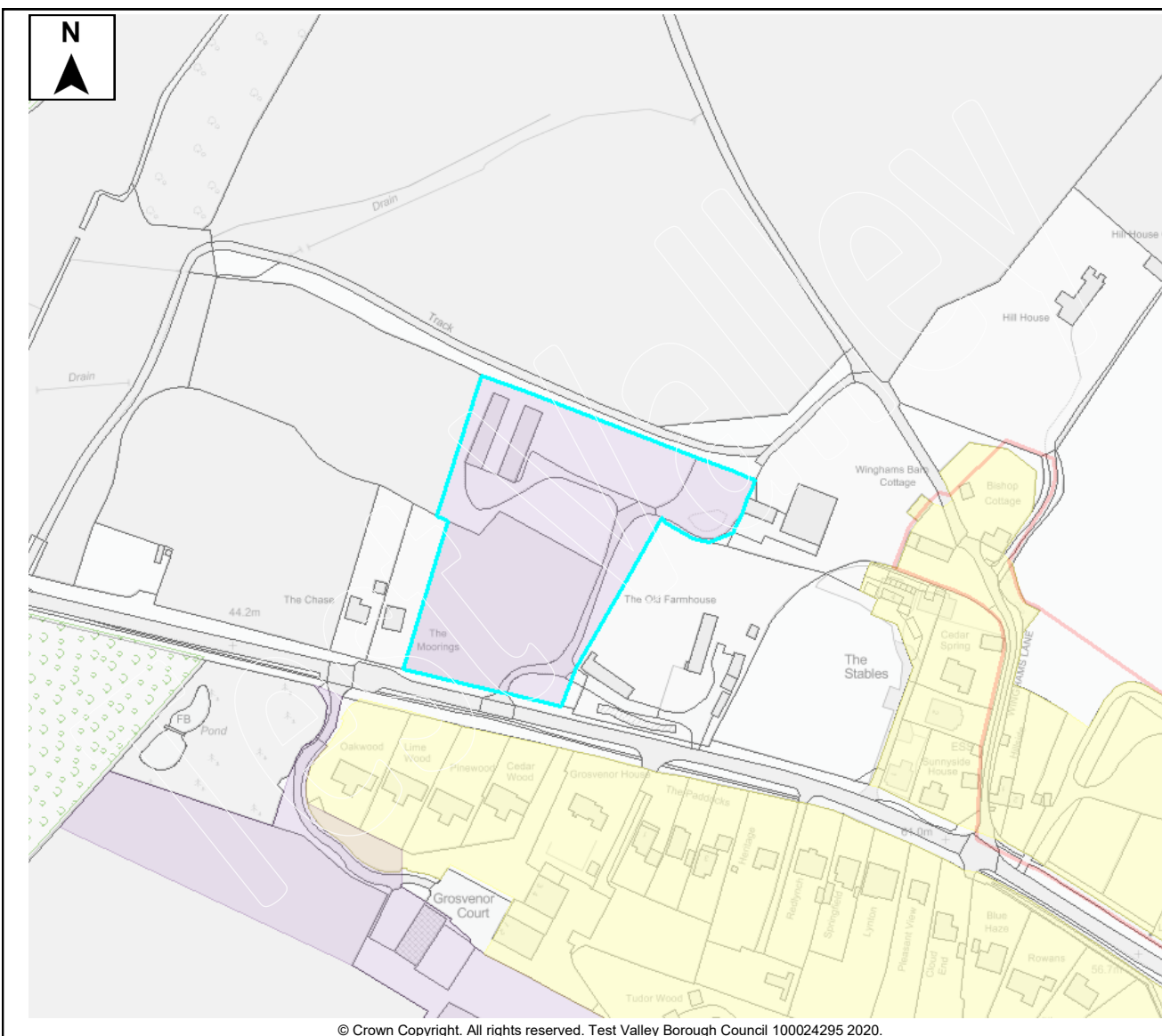




Site Details												
SHELAA Ref	45	Site Name	Land at Hook Road									
		Settlement	Ampfield									
Parish/Ward	Ampfield				Site Area	2.2 Ha		Developable Area	2.2 Ha			
Current Land Use	Agricultural				Character of Surrounding Area	Dwellings and agriculture						
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha			
Site Constraints												
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓				
Local Gap (E3)	✓	SSSI		Land Ownership		New Forest SPA Zone Village Design Statement						
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, with interest from a developer.</p> <p>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.</p> <p>Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</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						
Could commence in 5yrs						
Unlikely to commence in 5yrs	✓					
Possible self build plot provision						
Yes	✓				<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>	
No						

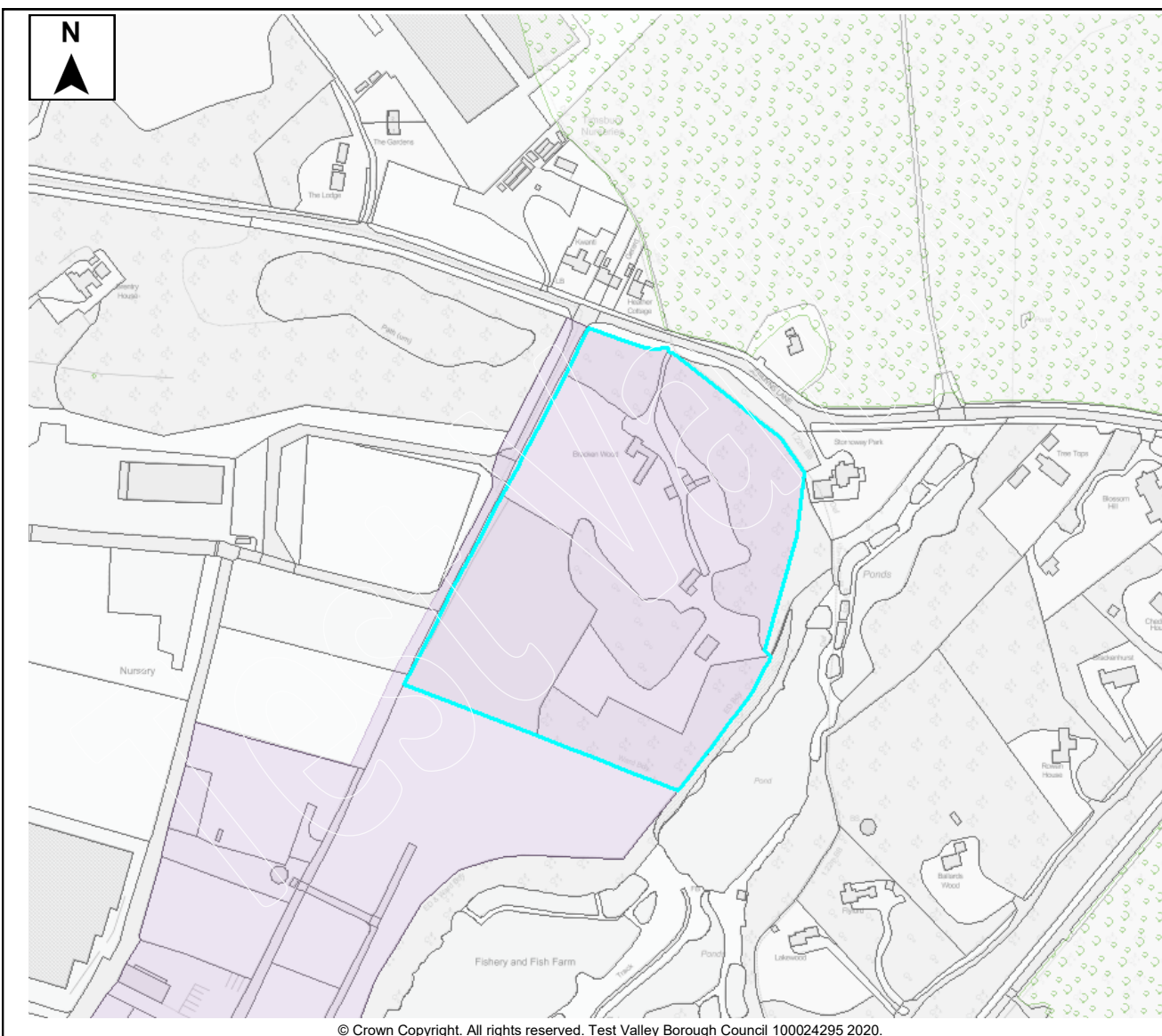




Site Details										
SHELAA Ref	47	Site Name	Land at Sleepy Hollow Farm							
		Settlement	Ampfield							
Parish/Ward	Ampfield				Site Area	1.1 Ha		Developable Area	1.1 Ha	
Current Land Use	Workshop/storage				Character of Surrounding Area	Dwellings and agriculture				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.62 Ha	Greenfield	0.48 Ha	

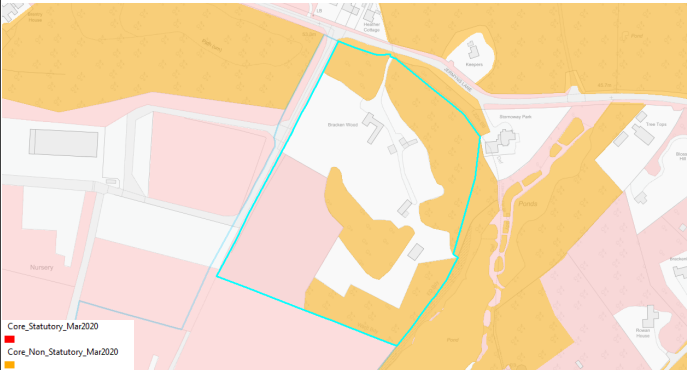
Site Constraints							
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA Zone  Village Design Statement  Planning Permission: 16/03209/FULLS	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants			
Listed Building (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, with interest from a developer.</p> <p>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.</p> <p>Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p>																					
Promoted by land owner	✓																								
Site Available Immediately	✓																								
Site Currently Unavailable																									
Achievability/Developer Interest				<h3>Hbic Local Ecological Network</h3> <p>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.</p> 																					
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	✓	6	Dwellings	<h3>Phasing if permitted (Dwellings only)</h3> <table><tr><td>Year 1</td><td></td></tr><tr><td>Year 2</td><td>6</td></tr><tr><td>Year 3</td><td></td></tr><tr><td>Year 4</td><td></td></tr><tr><td>Year 5</td><td></td></tr><tr><td>Years 6-10</td><td></td></tr><tr><td>Years 11-15</td><td></td></tr><tr><td>Years 15+</td><td></td></tr><tr><td>Total</td><td>6</td></tr><tr><td>Not Known</td><td></td></tr></table>		Year 1		Year 2	6	Year 3		Year 4		Year 5		Years 6-10		Years 11-15		Years 15+		Total	6	Not Known	
Year 1																									
Year 2	6																								
Year 3																									
Year 4																									
Year 5																									
Years 6-10																									
Years 11-15																									
Years 15+																									
Total	6																								
Not Known																									
Employment			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																									
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.																									



Site Details										
SHELAA Ref	49	Site Name	Bracken Wood							
		Settlement	Ampfield							
Parish/Ward	Ampfield				Site Area	4.5 Ha	Developable Area	4.5 Ha		
Current Land Use	Private gardens				Character of Surrounding Area	Residential, countryside and woodland				
Brownfield/PDL	✓	Greenfield		Combined		Brownfield/PDL	Ha	Greenfield	Ha	

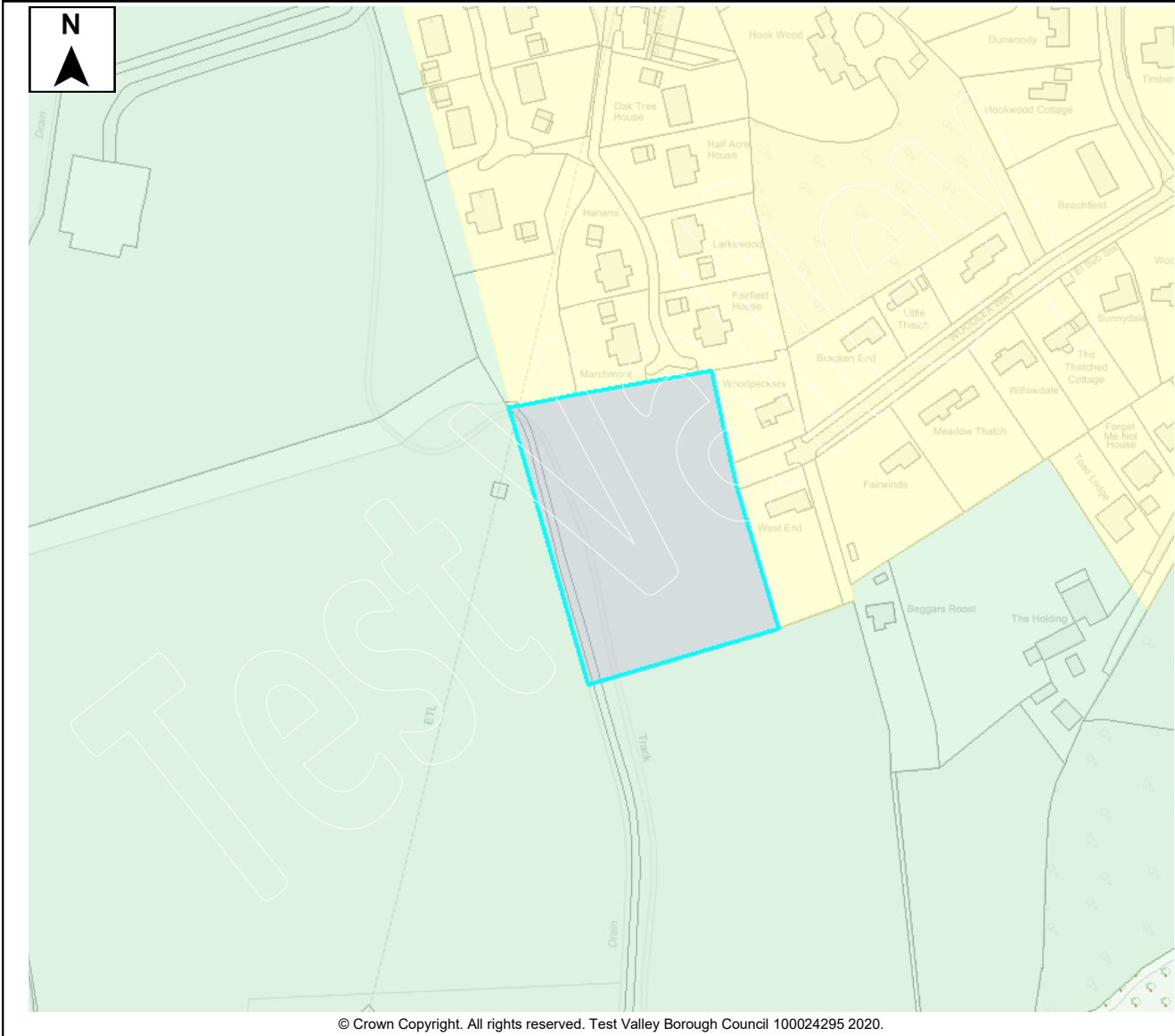
Site Constraints							
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI	✓	Land Ownership		New Forest SPA Zone  Mottisfont Bats SSSI/SAC Foraging Buffer	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom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

Proposed Development					Summary	
Availability					<p>The site is available and promoted for development by the land owner, with interest from a developer.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Ampfield which is identified as a Rural Village in the Local Plan Settlement Hierarchy.</p> <p>Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</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 both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.</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 commence in 5yrs	✓					
Unlikely to commence in 5yrs						
Possible self build plot provision						
Yes/Element	✓				<p><b>Residential</b> ✓ 40 Dwellings</p> <p><b>Employment</b> Floor Space (m²)</p> <p><b>Retail</b> Floor Space (m²)</p> <p><b>Leisure</b> Floor Space (m²)</p> <p><b>Traveller Site</b> Pitches</p> <p><b>Other</b></p> <p><b>Mixed Use Scheme</b></p> <p><b>Residential</b> Dwellings</p> <p><b>Employment</b> Floor Space (m²)</p> <p><b>Retail</b> Floor Space (m²)</p> <p><b>Leisure</b> Floor Space (m²)</p> <p><b>Other</b></p>	
No						
Phasing if permitted (Dwellings only)						
Year 1	20					
Year 2	20					
Year 3						
Year 4						
Year 5						
Years 6-10						
Years 11-15						
Years 15+						
Total	40					
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.

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Site Details										
SHELAA Ref	77	Site Name	Land adjoining Woodlea Way							
		Settlement	Ampfield							
Parish/Ward	Ampfield				Site Area	1.02 Ha	Developable Area		1.02 Ha	
Current Land Use	Agricultural				Character of Surrounding Area	Dwellings and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓		
Local Gap (E3)	✓	SSSI		Land Ownership		New Forest SPA Zone Village Design Statement				
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/Element	✓
No	

Residential	✓	5	Dwellings
Employment			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	5
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
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 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.

### Hbic Local Ecological Network

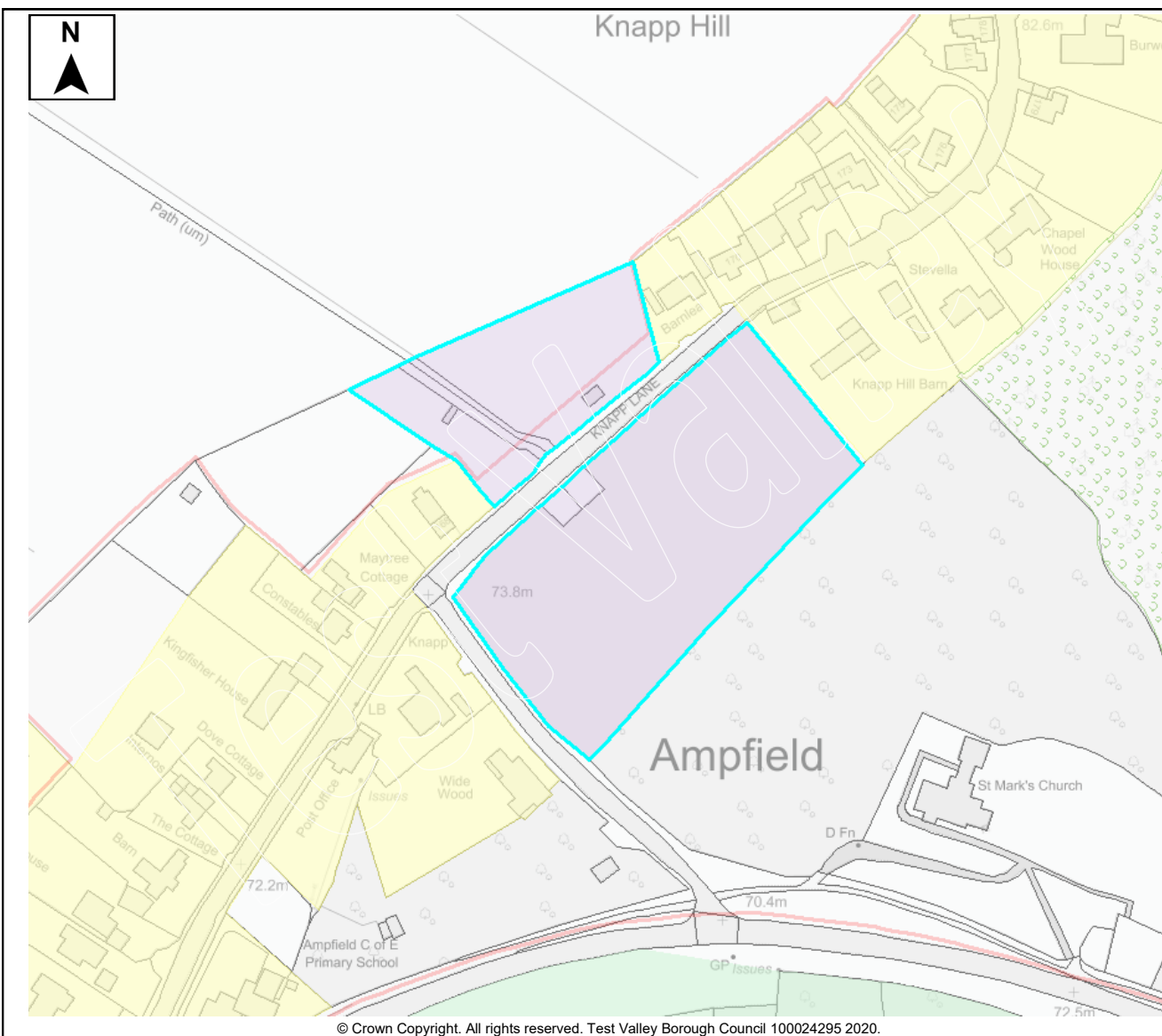
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing “Woodland/ Scrub”, “Neutral Grassland” or “Calcareous Grassland”.

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Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

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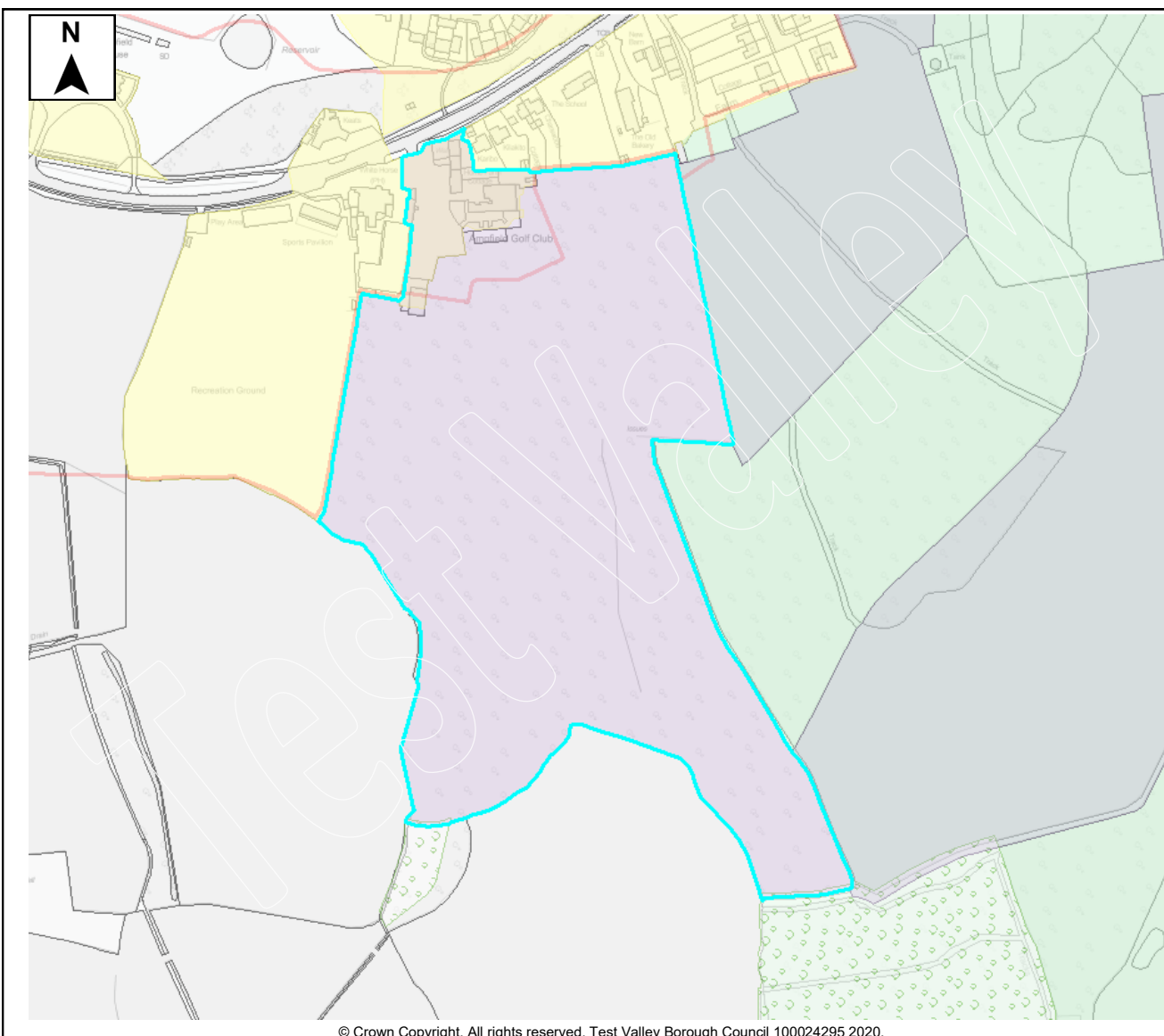


Site Details							
SHELAA Ref	174	Site Name	Land north west and south east of Knapp Lane				
		Settlement	Ampfield				
Parish/Ward	Ampfield			Site Area	1.15 Ha	Developable Area	1.07 Ha
Current Land Use	Horse paddock and amenity land associated with Knapp Hill Barn			Character of Surrounding Area	Residential 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 Village Design Statement	
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		Residential		✓ 7	<p>The site is available and promoted for development by a potential developer.</p> <p>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.</p> <p>Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p>		
Promoted by land owner		Employment					
Site Available Immediately	✓	Retail					
Site Currently Unavailable		Leisure					
		Traveller Site					
Achievability/Developer Interest		Other			<p><b>Hbic Local Ecological Network</b></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	✓	Mixed Use Scheme					
Developer interest	✓	Residential					
No developer interest		Employment					
		Retail					
Deliverability		Leisure					
Could commence in 5yrs	✓	Other					
Unlikely to commence in 5yrs							
Possible self build plot provision							
Yes/Element	✓						
No							

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	278	Site Name	Ampfield Golf & Country Club						
		Settlement	Ampfield						
Parish/Ward	Ampfield					Site Area	8.7 Ha	Developable Area	4.5 Ha
Current Land Use	Golf facility (18 hole); club house; function/wedding venue and office space					Character of Surrounding Area	Dwellings, leisure, agriculture and countryside		
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.6 Ha	Greenfield	8.1 Ha

Site Constraints									
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)	✓		
Local Gap (E3)		SSSI		Land Ownership		SINC - SU40102270			
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants		SINC - SU40402260			
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		New Forest SPA Zone			
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				Summary	
Availability		Residential		✓	150
Promoted by land owner	✓	Employment			
Site Available Immediately	✓	Retail			
Site Currently Unavailable		Leisure			
Achievability/Developer Interest		Traveller Site			
Promoted by developer		Other			
Developer interest	✓	Mixed Use Scheme			
No developer interest		Residential			
Deliverability		Employment			
Could commence in 5yrs	✓	Retail			
Unlikely to commence in 5yrs		Leisure			
Possible self build plot provision		Other			
Yes/Element	✓	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.			
No					
		Dwellings		Phasing if permitted (Dwellings only)	
		Floor Space (m²)		Year 1	
		Floor Space (m²)		Year 2	20
		Floor Space (m²)		Year 3	30
		Pitches		Year 4	40
				Year 5	40
				Years 6-10	20
				Years 11-15	
				Years 15+	
				Total	150
				Not Known	

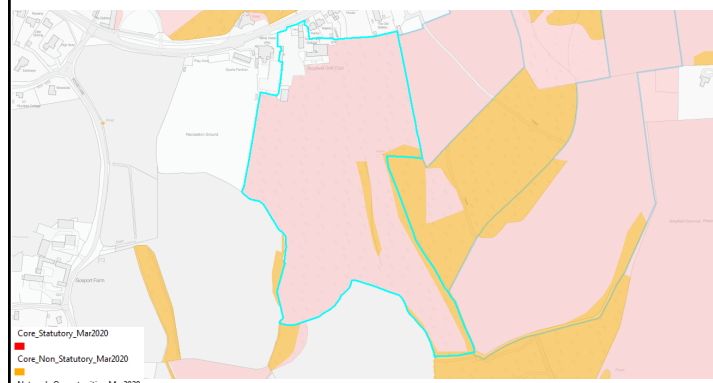
The site is available and promoted for development by the land owner, with interest from a developer.

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.

### Hbic Local Ecological Network

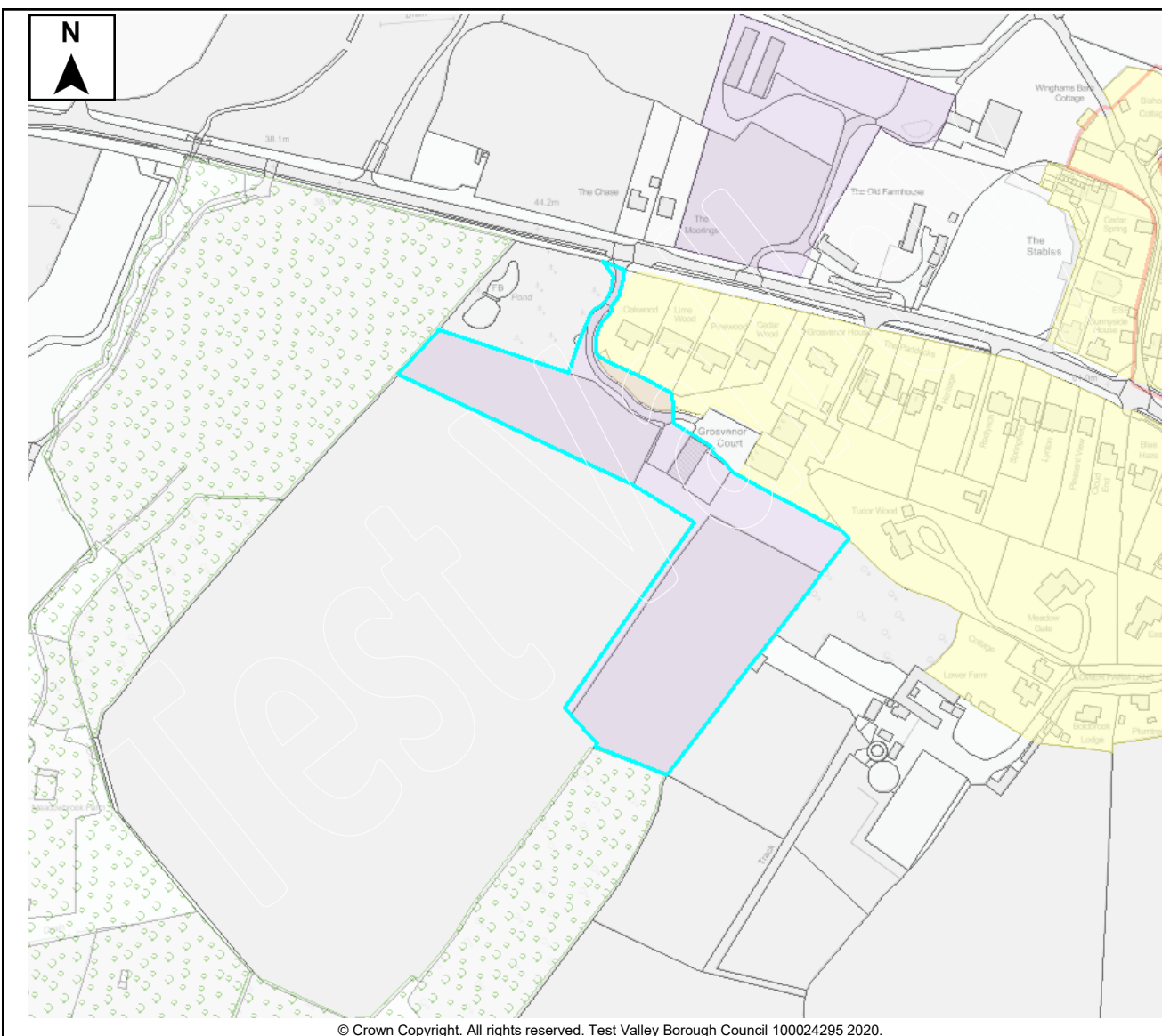
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network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



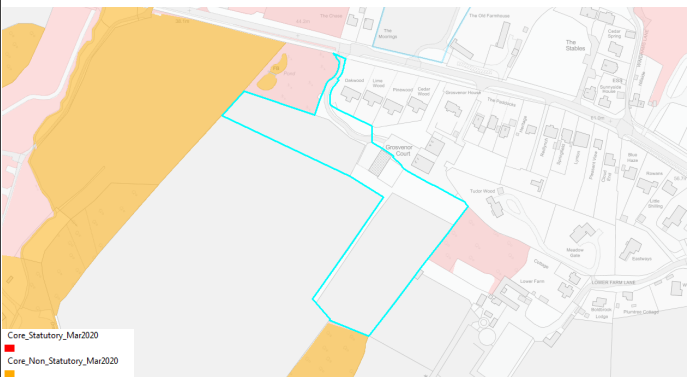
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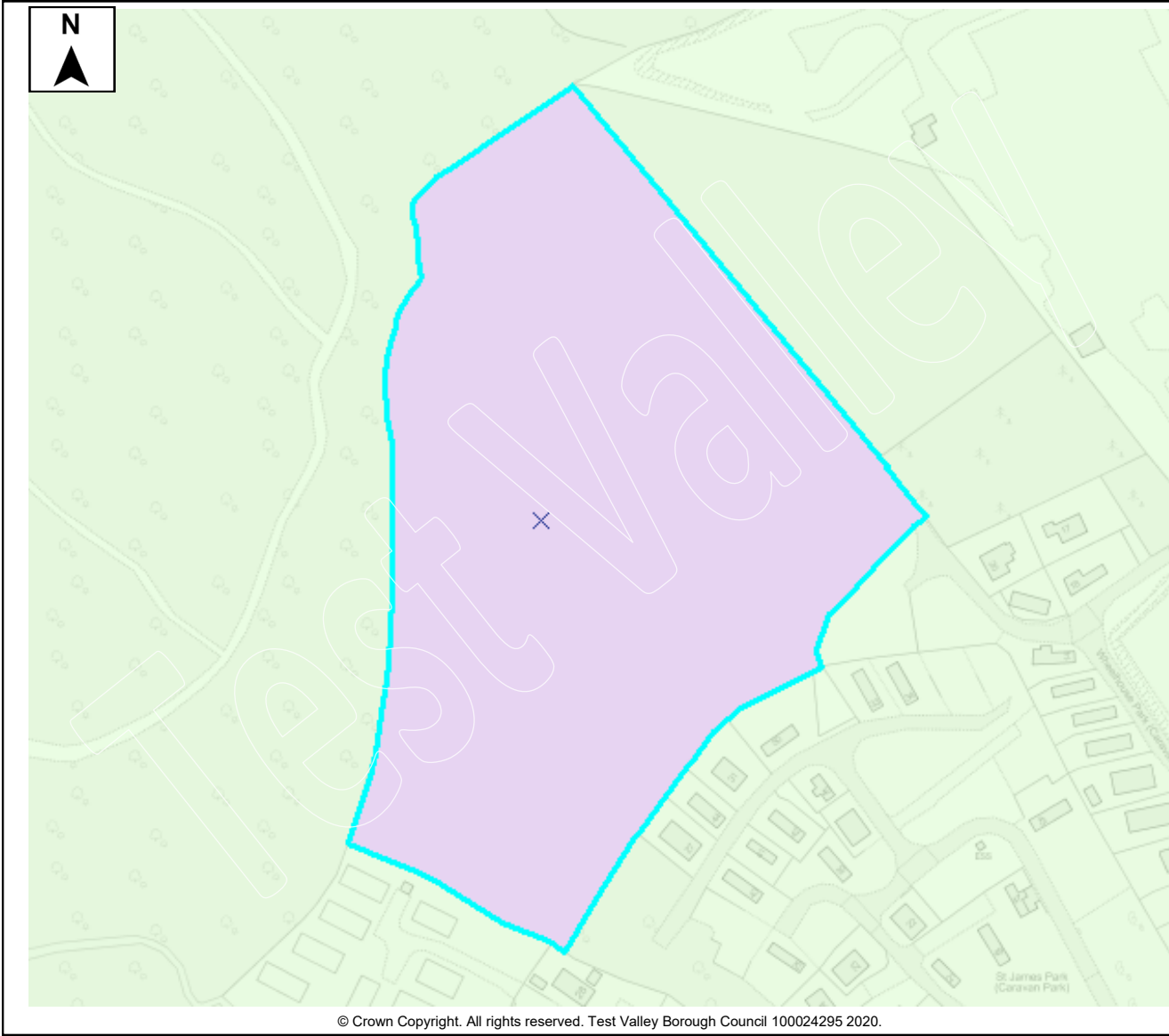




Site Details										
SHELAA Ref	283	Site Name	Land south of Grosvenor Court							
		Settlement	Ampfield							
Parish/Ward	Ampfield			Site Area	1.8 Ha		Developable Area	1.8 Ha		
Current Land Use	Paddocks			Character of Surrounding	Dwellings, commercial, agriculture and equestrian use					
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)		✓		
Local Gap (E3)		SSSI		Land Ownership		SINC - SU39302290 SINC - SU39102310 New Forest SPA Zone Village Design Statement				
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		Residential		✓	20
Promoted by land owner		Employment			
Site Available Immediately		Retail			
Site Currently Unavailable		Leisure			
		Traveller Site			
		Other			
Achievability/Developer Interest		Mixed Use Scheme			
Promoted by developer		Residential			
Developer interest		Employment			
No developer interest		Retail			
		Leisure			
		Other			
Deliverability		Dwellings			
Could commence in 5yrs		Employment			
Unlikely to commence in 5yrs		Retail			
		Leisure			
		Other			
Possible self build plot provision		Dwellings			
Yes		Employment			
No		Retail			
		Leisure			
		Other			
Phasing if permitted (Dwellings only)					
Year 1		Year 2			
Year 3		Year 4		20	
Year 5		Years 6-10			
Years 11-15		Years 15+			
Total		Not Known		20	
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 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.					
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.					
					

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	295	Site Name	Land to north of King Edward Park/St James' Park/Wheelhouse Park							
		Settlement	Chandlers Ford							
Parish/Ward	Ampfield				Site Area	2.4 Ha	Developable Area		2 Ha	
Current Land Use	Grazing land				Character of Surrounding	Residential development and countryside				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)	✓	
Local Gap (E3)		✓	SSSI	✓	Land Ownership			17/01615/OUTS (adj. land to east for a care village)  New Forest SPA Zone  Village Design Statement		
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	✓	44 Assisted Living Units
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	44
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 village of Ampfield which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

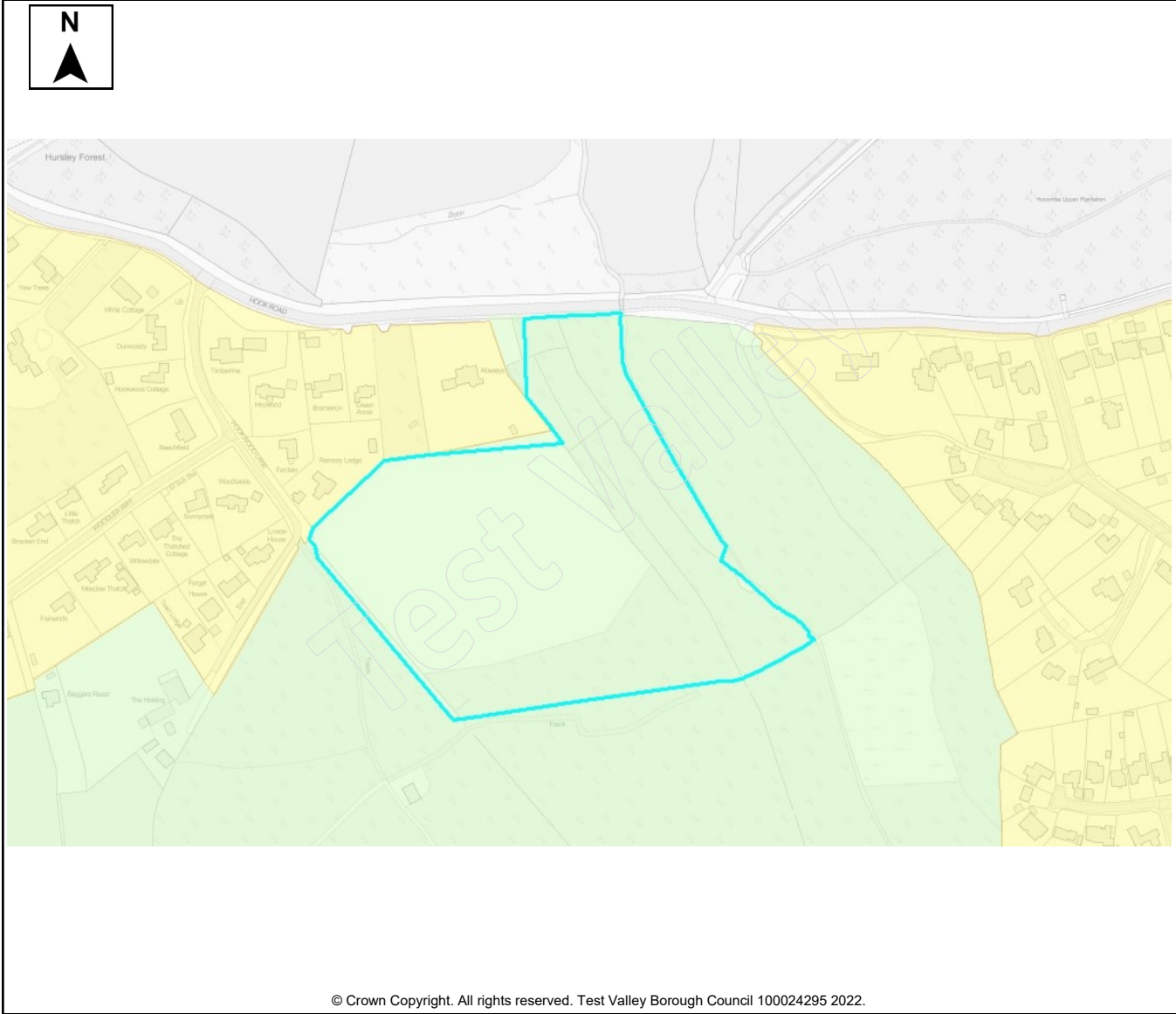
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

### 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”

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Site Details										
SHELAA Ref	452	Site Name	Rowley's Field							
		Settlement	Ampfield							
Parish/Ward	Ampfield				Site Area	3Ha		Developable Area	TBC	
Current Land Use	Agricultural				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)	✓	
Local Gap (E3)		✓	SSSI	✓	Land Ownership			SSSI - Trodds Copse		
Conservation Area (E9)			SPA/SAC/Ramsar		Covenants/Tenants			New Forest SPA Zone		
Listed Building (E9)			AONB (E2)		Access/Ransom Strips			Village Design Statement		
Historic Park & Garden (E9)			Ancient Woodland	✓	Contaminated Land					
Public Open Space (LHW1)			TPO	✓	Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

Proposed Development											
Availability		Residential				✓	12	Dwellings		Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	Employment						Floor Space (m²)		Year 1	
Site Available Immediately		Retail						Floor Space (m²)		Year 2	
Site Currently Unavailable	✓	Leisure						Floor Space (m²)		Year 3	
Achievability/Developer Interest		Traveller Site						Pitches		Year 4	
Promoted by developer		Other								Year 5	
Developer interest		Mixed Use Scheme									
No developer interest	✓	Residential						Dwellings		Years 6-10	
Deliverability		Employment						Floor Space (m²)		Years 11-15	
Could commence in 5yrs		Retail						Floor Space (m²)		Years 15+	
Unlikely to commence in 5yrs	✓	Leisure						Floor Space (m²)		Total	12
Possible self build plot provision		Other								Not Known	✓
Yes		This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.									
No	✓										

# Summary

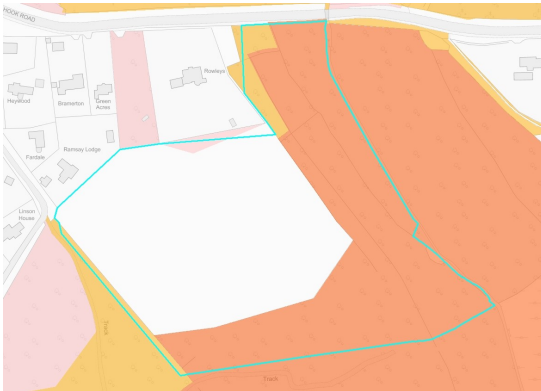
The site is available and promoted for development by the land owner, currently there is no interest from a developer.

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.

## Hbic Local Ecological Network

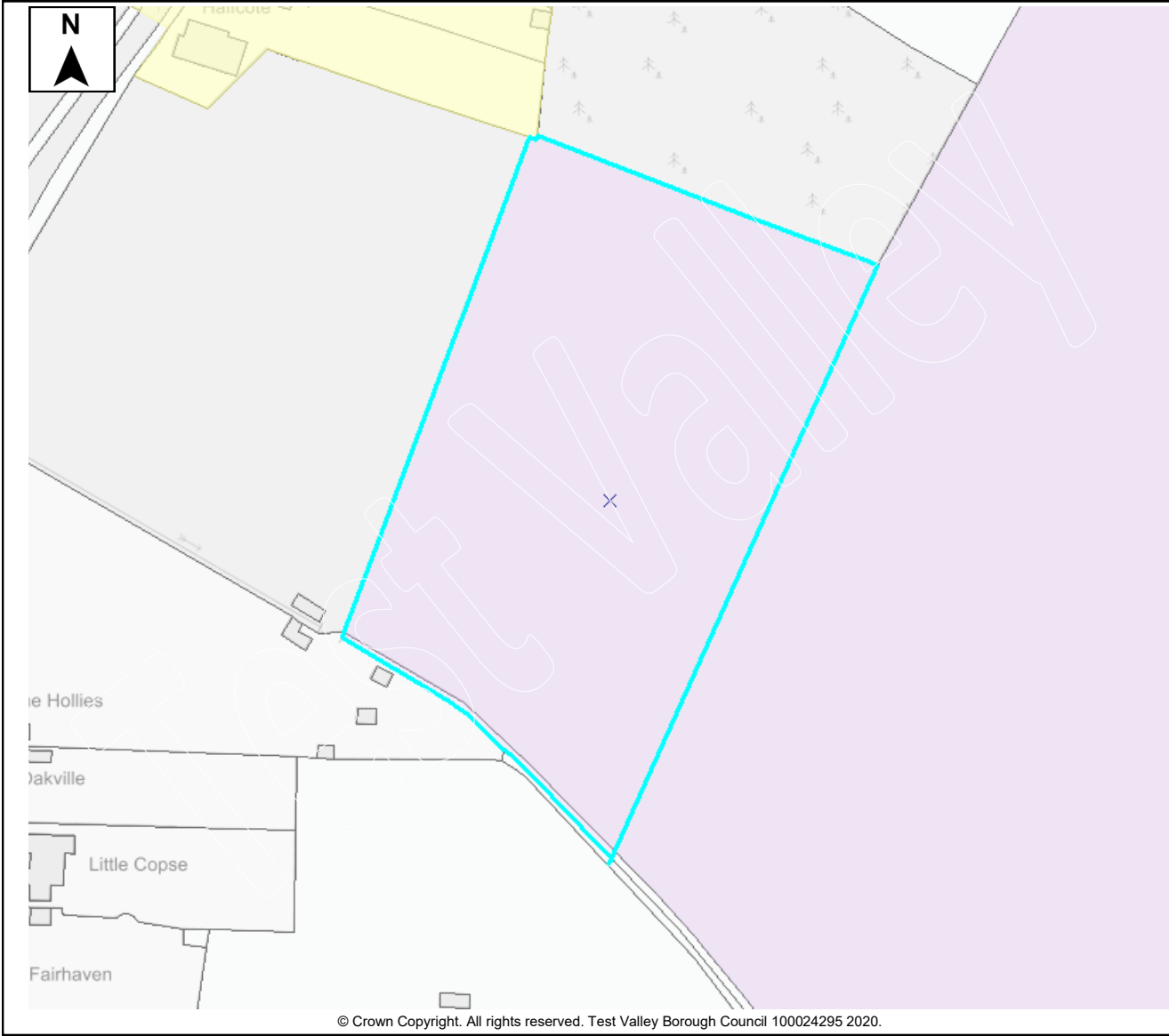
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory and Statutory Areas containing “SSSI” “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats”.



The map displays the Hbic Local Ecological Network. It features a large orange area representing the Core Statutory area, a smaller yellow area representing the Core Non-Statutory area, and a green line representing the Network Opportunities area. The map also shows surrounding roads, buildings, and other land use features. A legend in the bottom left corner identifies the colors: red for Core Statutory\_Mar2020, yellow for Core\_Non\_Statutory\_Mar2020, and green for Network\_Opportunities\_Mar2020.

Core Statutory\_Mar2020  
Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

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Site Details							
SHELAA Ref	59	Site Name	Land by Orchards, Romsey Road				
		Settlement	Awbridge				
Parish/Ward	Awbridge			Site Area	7.02 Ha	Developable Area	0.8 Ha
Current Land Use	Agriculture			Character of Surrounding	Agriculture and dwellings		
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 Mottisfont Bats SSSI/SAC Foraging Buffer	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	✓		
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓		

## Proposed Development

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

Residential	✓	10	Dwellings
Employment			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	10
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 site is adjacent to the village of Awbridge which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

### Hbic Local Ecological Network

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





Site Details										
SHELAA Ref	101	Site Name	Land at Danes Road							
		Settlement	Awbridge							
Parish/Ward	Awbridge				Site Area	1 Ha		Developable Area	1 Ha	
Current Land Use					Character of Surrounding Area					
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  Mottisfont Bats SSSI/SAC Foraging Buffer	
Conservation Area (E9)			SPA/SAC/Ramsar		✓	Covenants/Tenants				
Listed Building (E9)			AONB (E2)			Access/Ransom Strips				
Historic Park & Garden (E9)			Ancient Woodland			Contaminated Land				
Public Open Space (LHW1)			TPO			Pollution (E8)				
Employment Land (LE10)			Flood Risk Zone			Mineral Safeguarding		✓		

## Proposed Development

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

Residential	✓	10	Dwellings
Employment			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	10
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	10
Not Known	

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

## Summary

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

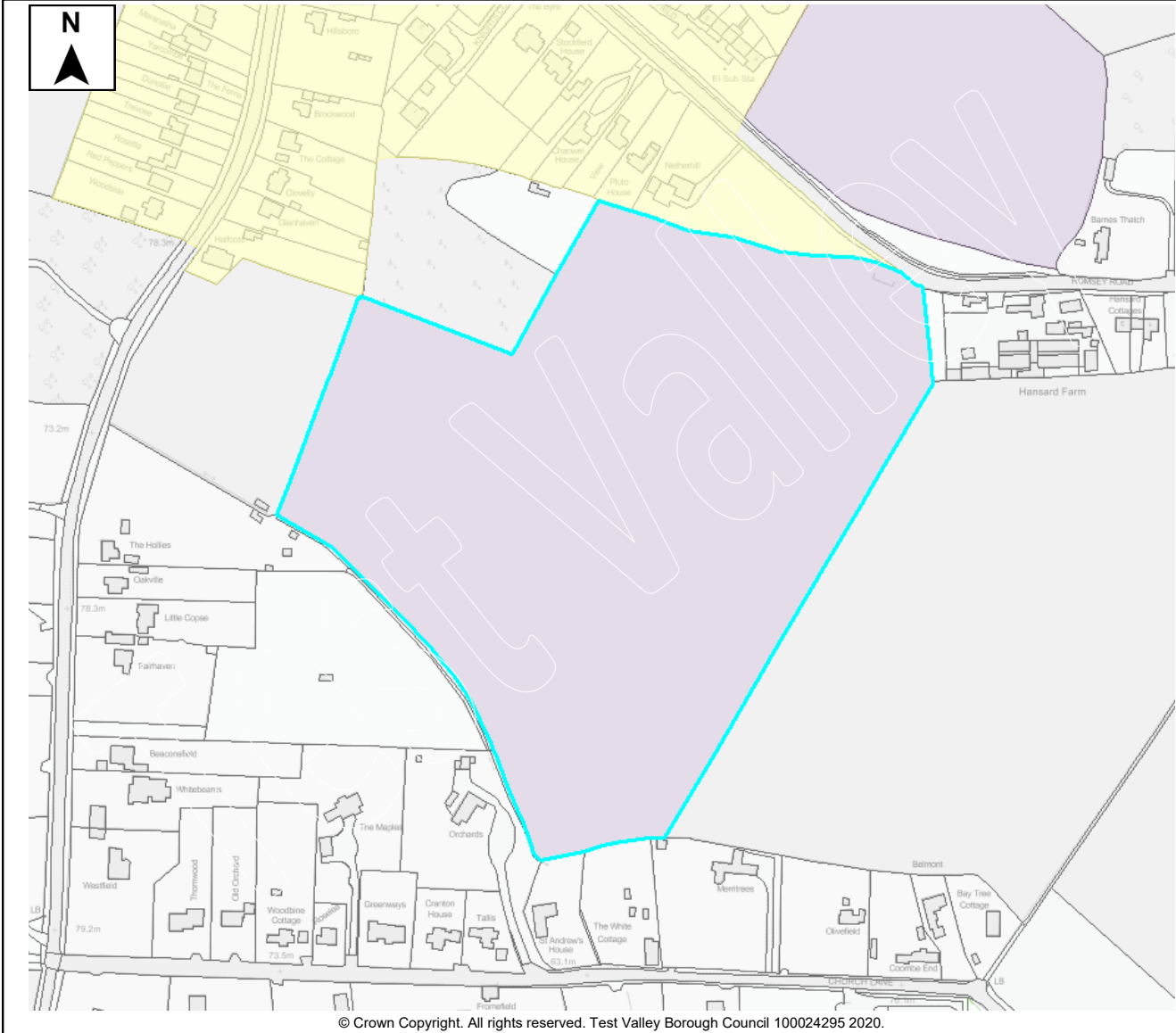
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Awbridge which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

### Hbhc Local Ecological Network

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Site Details

SHELAA Ref	342	Site Name	Land south of Romsey Road			
		Settlement	Awbridge			
Parish/Ward	Awbridge		Site Area	7 Ha	Developable Area	2.5 Ha
Current Land Use	Agricultural		Character of Surrounding	Residential and agricultural		
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/Element	✓
No	

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	1500	Dwellings
Employment			Floor Space (m²)
Retail	✓	TBC	Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	100
Years 6-10	700
Years 11-15	700
Years 15+	
Total	1500
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 site is adjacent to the village of Awbridge which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

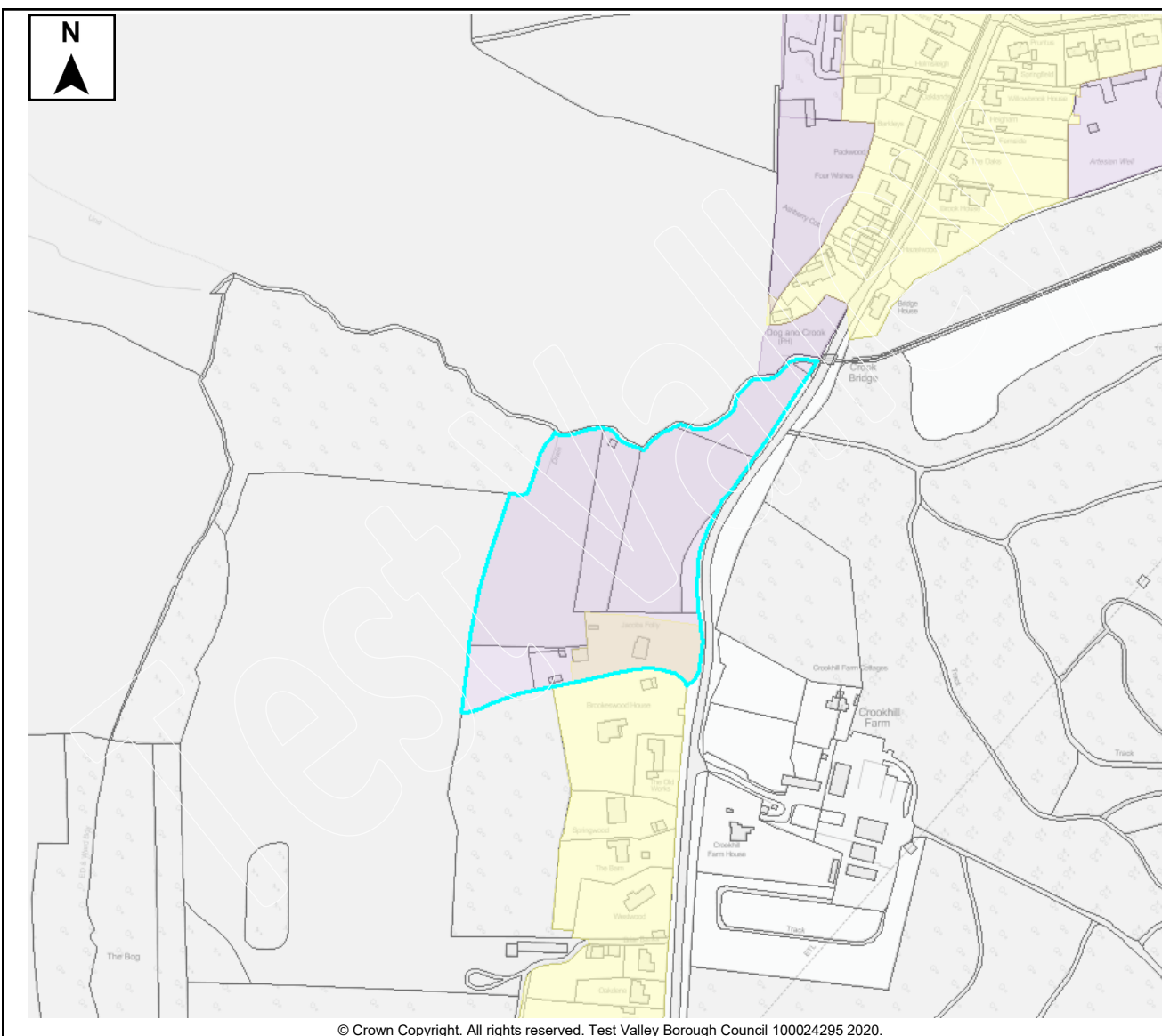
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

**Hbic Local Ecological Network**

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site 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	46	Site Name	Land north of Jacobs Folly							
		Settlement	Braishfield							
Parish/Ward	Braishfield				Site Area	2.1 Ha		Developable Area	1.6 Ha	
Current Land Use	Part residential, part storage and part grazing				Character of Surrounding Area	Residential, agriculture and countryside				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.37 Ha	Greenfield	1.73 Ha	

## Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA Zone Mottisfont Bats SSSI/SAC Foraging Buffer Village Design Statement	
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	✓	20	Dwellings
Employment			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	20
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	20
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

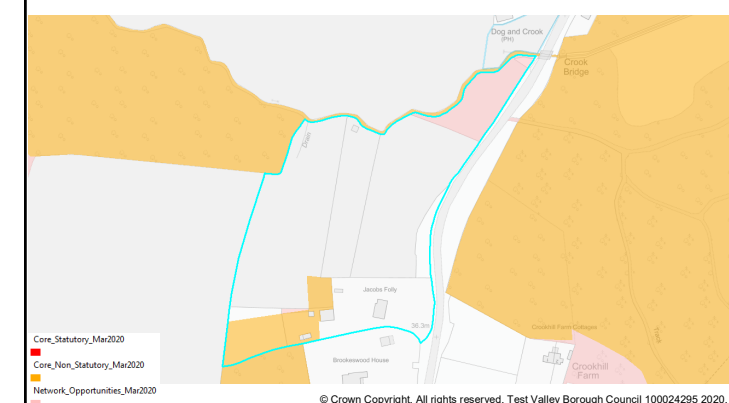
The site is available and promoted for development by the land owner, with interest from a developer.

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

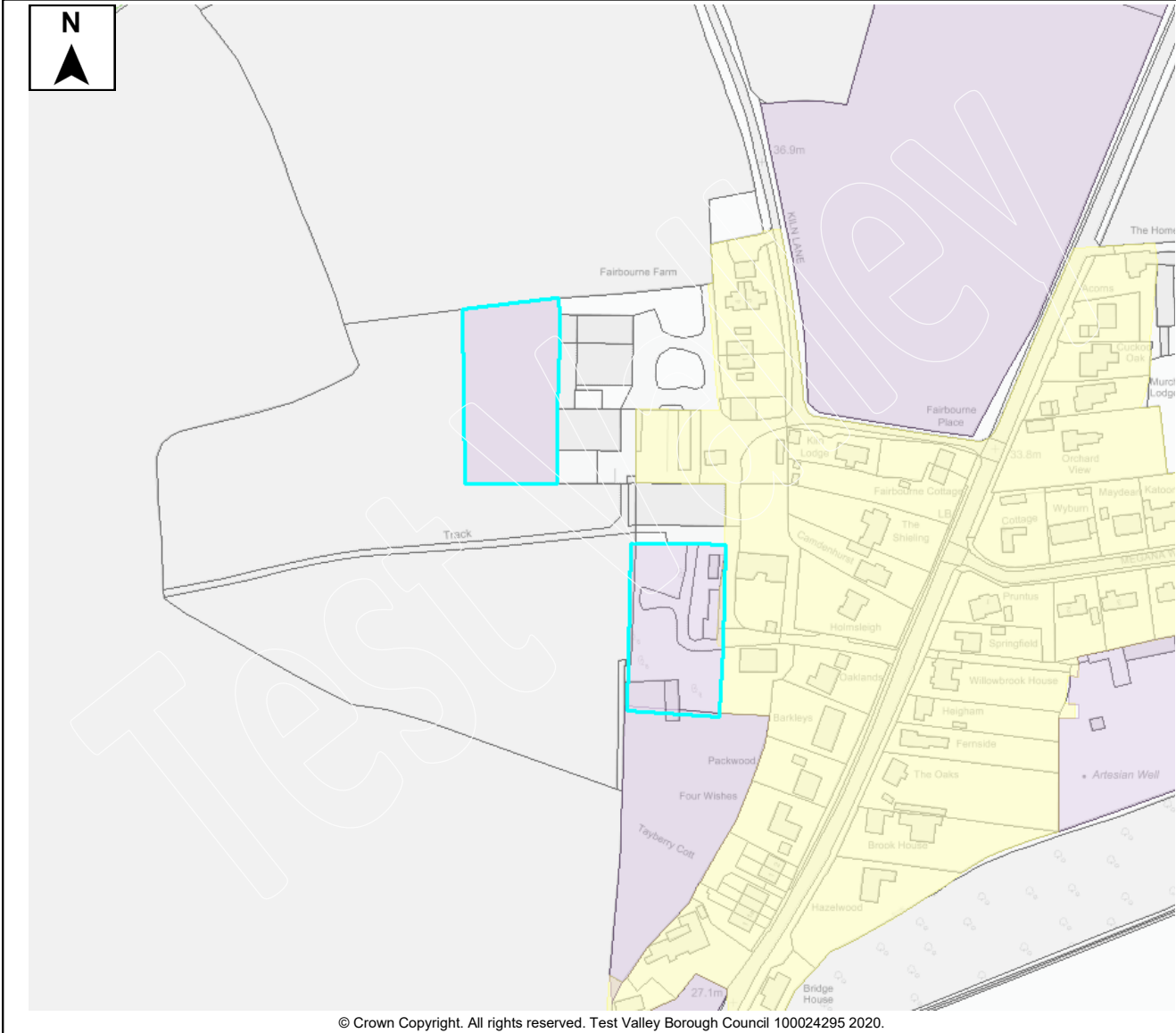
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

## Hbic Local Ecological Network

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







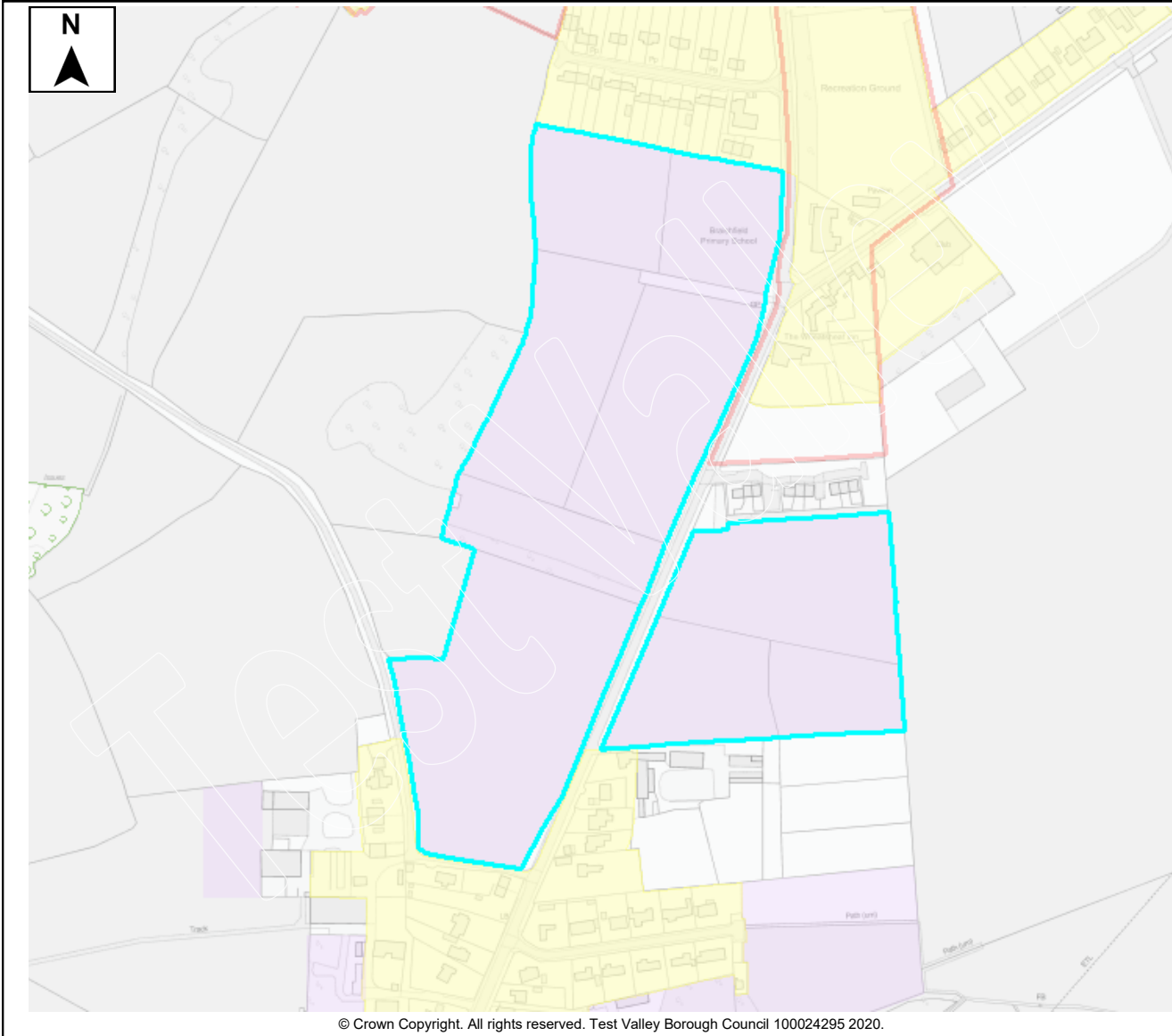
Site Details										
SHELAA Ref	91	Site Name	Fairbournes Farm							
		Settlement	Braishfield							
Parish/Ward	Braishfield				Site Area	2.5 Ha	Developable Area	1.2 Ha		
Current Land Use	Farmland				Character of Surrounding Area	Dwellings and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓			
Local Gap (E3)		SSSI	✓	Land Ownership		New Forest SPA Zone  Mottisfont Bats SSSI/SAC Foraging Buffer  Village Design Statement				
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants						
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

## Proposed Development

Availability		Residential	✓	30	Dwellings	Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	Employment			Floor Space (m²)	Year 1	
Site Available Immediately	✓	Retail			Floor Space (m²)	Year 2	10
Site Currently Unavailable		Leisure			Floor Space (m²)	Year 3	20
Achievability/Developer Interest		Traveller Site			Pitches	Year 4	
Promoted by developer		Other				Year 5	
Developer interest		Mixed Use Scheme				Years 6-10	
No developer interest	✓	Residential			Dwellings	Years 11-15	
Deliverability		Employment			Floor Space (m²)	Years 15+	
Could commence in 5yrs		Retail			Floor Space (m²)	Total	30
Unlikely to commence in 5yrs	✓	Leisure			Floor Space (m²)	Not Known	
Other		Other					
Possible self build plot 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.					
Yes/Element	✓						
No							

## Summary

The site is available and promoted for development by the land owner, but to date has had no interest from developers.  The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Braishfield which is identified as a Rural Village in the Local Plan Settlement Hierarchy.  Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.	Hbic Local Ecological Network
	An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing “Woodland/ Scrub”, “Neutral Grassland” or “Calcareous Grassland”.



Site Details									
SHELAA Ref	115	Site Name	Land west & east of Braishfield Road						
		Settlement	Braishfield						
Parish/Ward	Braishfield					Site Area	9 Ha	Developable Area	8 Ha
Current Land Use	Grazing					Character of Surrounding Area	Residential and agriculture		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha
Site Constraints									
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)	✓		
Local Gap (E3)		SSSI	✓	Land Ownership		New Forest SPA Zone Mottisfont Bats SSSI/SAC Foraging Buffer Groundwater Source Protection Village Design Statement			
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	✓	160	Dwellings
Employment			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	50
Year 4	60
Year 5	50
Years 6-10	
Years 11-15	
Years 15+	
Total	160
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 site is adjacent to the village of Braishfield which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

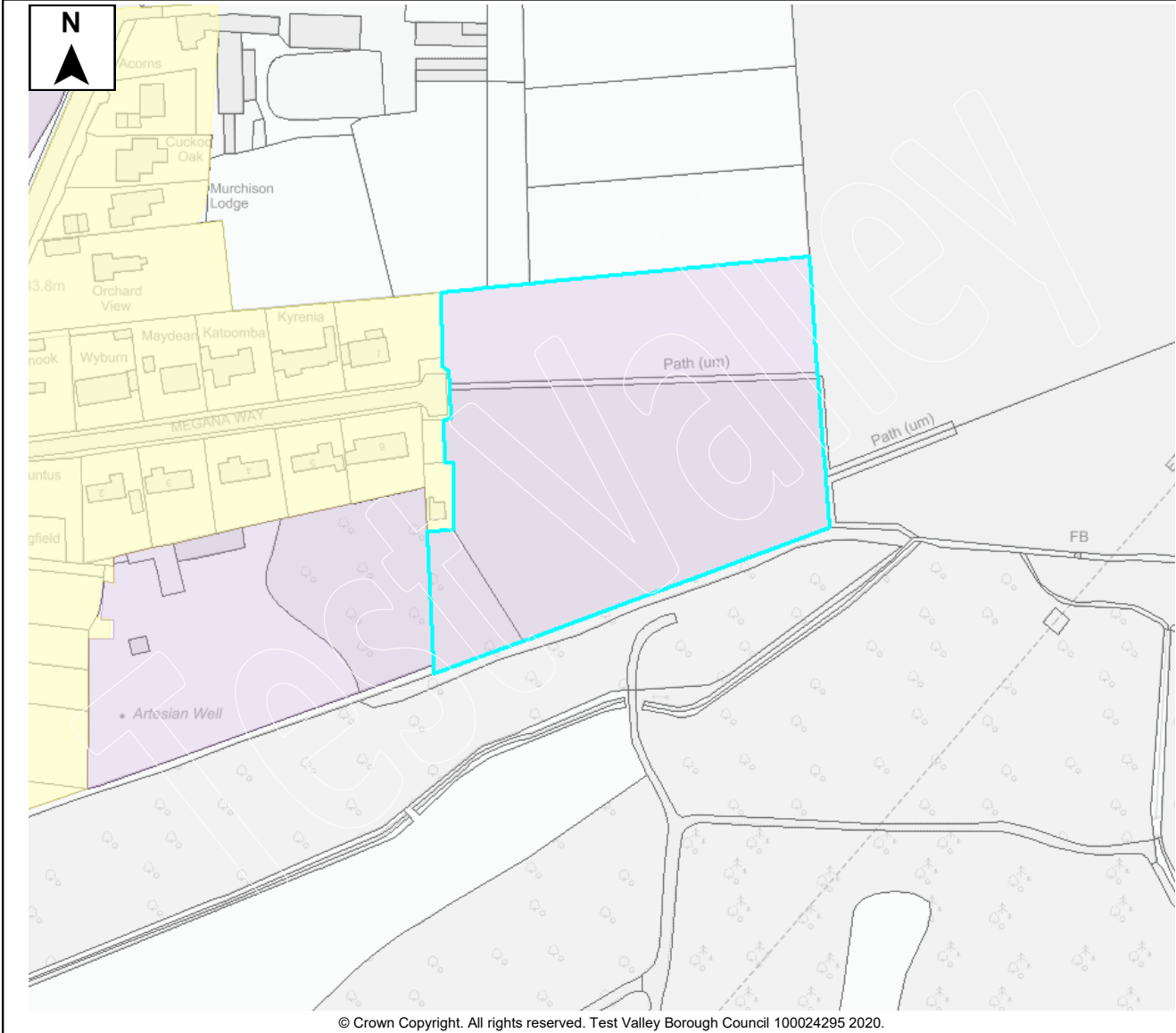
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements

### Hbic Local Ecological Network

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

Core Statutory\_Mar2020  
Core Non-Statutory\_Mar2020  
Network Opportunity\_Mar2020

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Site Details									
SHELAA Ref	119	Site Name	Land at Megana Way						
		Settlement	Braishfield						
Parish/Ward	Braishfield				Site Area	1 Ha		Developable Area	1 Ha
Current Land Use	Arable field				Character of Surrounding Area	Residential and agriculture			
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha
Site Constraints									
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)	✓		
Local Gap (E3)		SSSI	✓	Land Ownership		New Forest SPA Zone			
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Mottisfont Bats SSSI/SAC Foraging Buffer			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Village Design Settlement			
Historic Park & Garden (E9)	✓	Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)		TPO	✓	Pollution (E8)					
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding					

## Proposed Development

Availability		Residential	✓	20	Dwellings	Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	Employment			Floor Space (m²)	Year 1	
Site Available Immediately	✓	Retail			Floor Space (m²)	Year 2	20
Site Currently Unavailable		Leisure			Floor Space (m²)	Year 3	
Achievability/Developer Interest		Traveller Site			Pitches	Year 4	
Promoted by developer		Other				Year 5	
Developer interest	✓	Mixed Use Scheme				Years 6-10	
No developer interest		Residential			Dwellings	Years 11-15	
Deliverability		Employment			Floor Space (m²)	Years 15+	
Could commence in 5yrs	✓	Retail			Floor Space (m²)	Total	20
Unlikely to commence in 5yrs		Leisure			Floor Space (m²)	Not Known	
Possible self build plot provision		Other					
Yes		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.					
No	✓						

## Summary

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

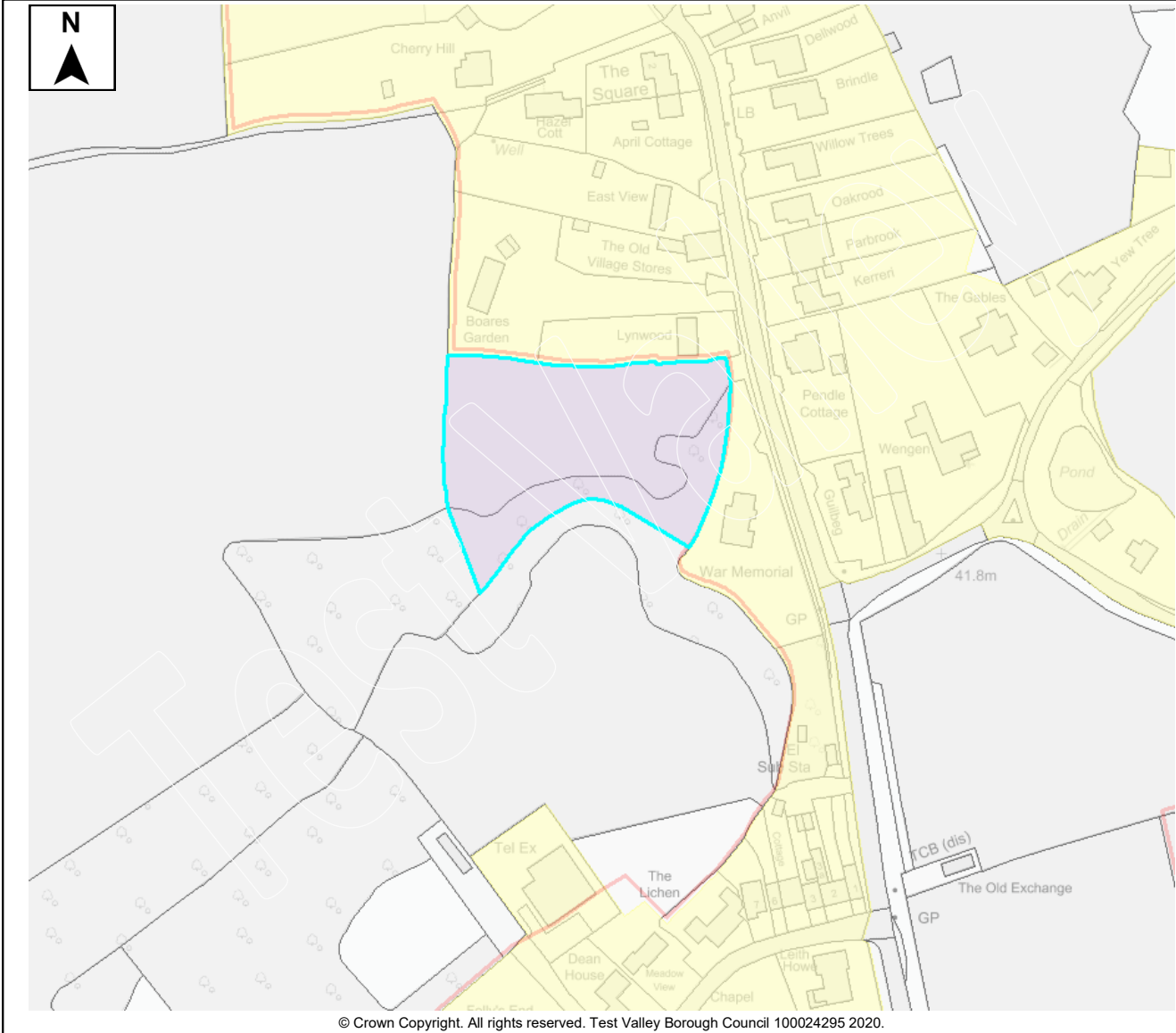
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### Hbic Local Ecological Network

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Site Details

SHELAA Ref	164	Site Name	Land south of Lynwood						
		Settlement	Braishfield						
Parish/Ward	Braishfield			Site Area	0.5 Ha		Developable Area	0.5 Ha	
Current Land Use	Pasture land			Character of Surrounding Area	Residential 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		Groundwater Source Protection	
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		Residential	✓	15	Dwellings	Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	Employment			Floor Space (m²)	Year 1	
Site Available Immediately	✓	Retail			Floor Space (m²)	Year 2	15
Site Currently Unavailable		Leisure			Floor Space (m²)	Year 3	
Achievability/Developer Interest		Traveller Site			Pitches	Year 4	
Promoted by developer		Other				Year 5	
Developer interest		Mixed Use Scheme				Years 6-10	
No developer interest	✓	Residential			Dwellings	Years 11-15	
Deliverability		Employment			Floor Space (m²)	Years 15+	
Likely to commence in 5yrs		Retail			Floor Space (m²)	Total	15
Unlikely to commence in 5yrs	✓	Leisure			Floor Space (m²)	Not Known	
Possible self build plot provision		Other					
Yes		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.					
No	✓						

Summary

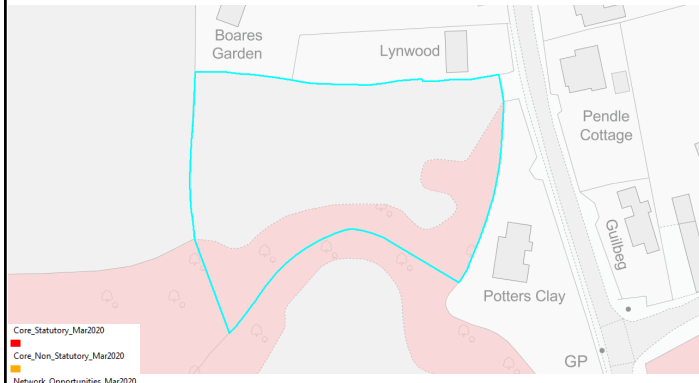
The site is available and promoted for development by the land owner, with interest from a developer.

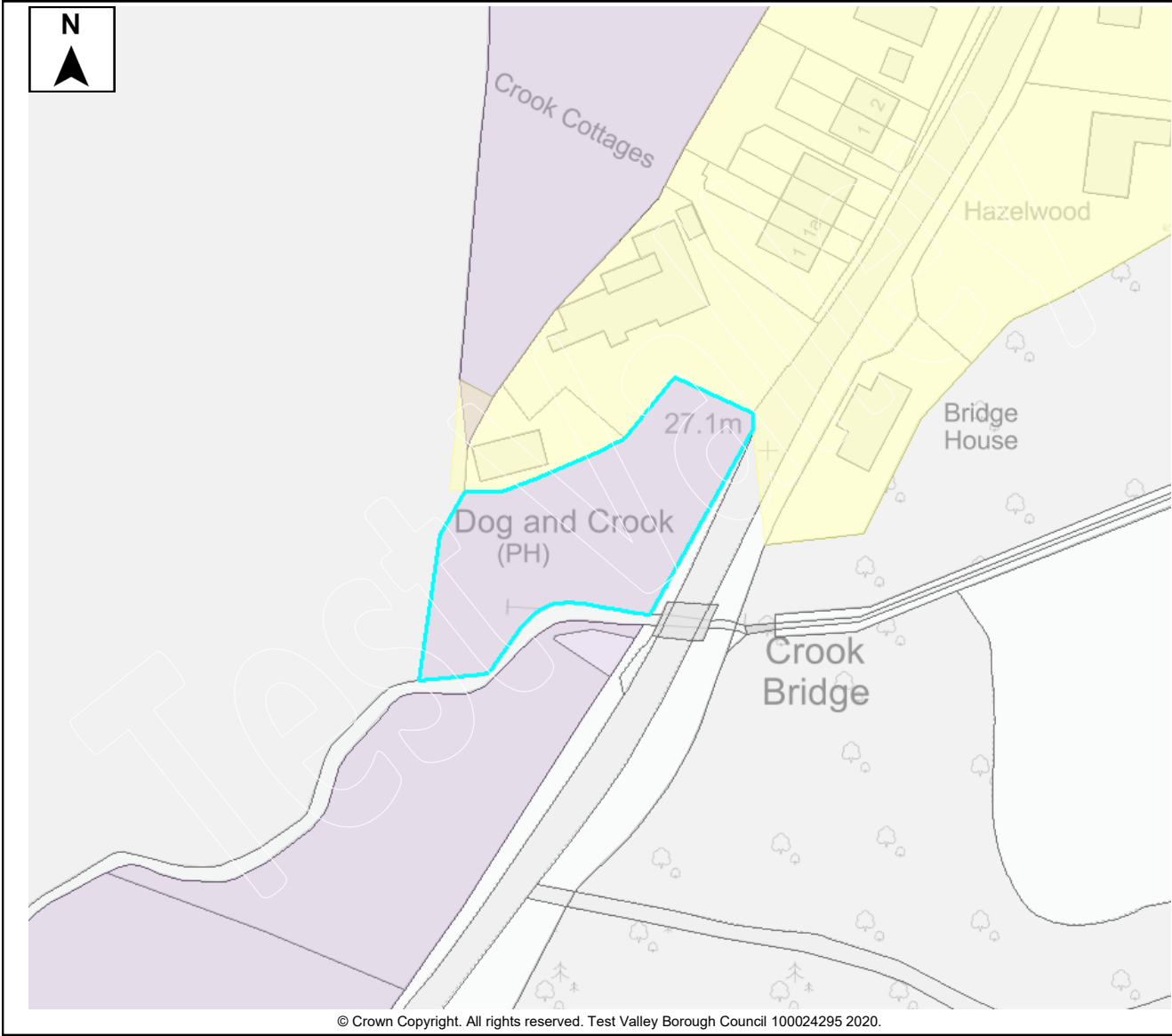
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**Hbic Local Ecological Network**

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## Site Details

SHELAA Ref	301	Site Name	Land south of the 'The Dog and Crook Public House'			
		Settlement	Braishfield			
Parish/Ward	Braishfield			Site Area	0.15 Ha	Developable Area 0.1 Ha
Current Land Use	Grazing			Character of Surrounding Area	Agriculture	
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL Ha Greenfield Ha

## Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		SINC - SU37702390 New Forest SPA Zone Mottisfont Bats SSSI/SAC Foraging Buffer Village Design Statement	
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	
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	✓	5	Dwellings
Employment			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	5
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
Not Known	

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 Braishfield which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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Hbic Local Ecological Network

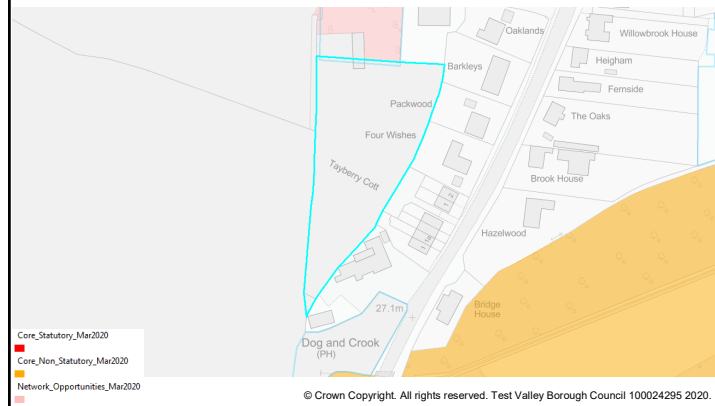
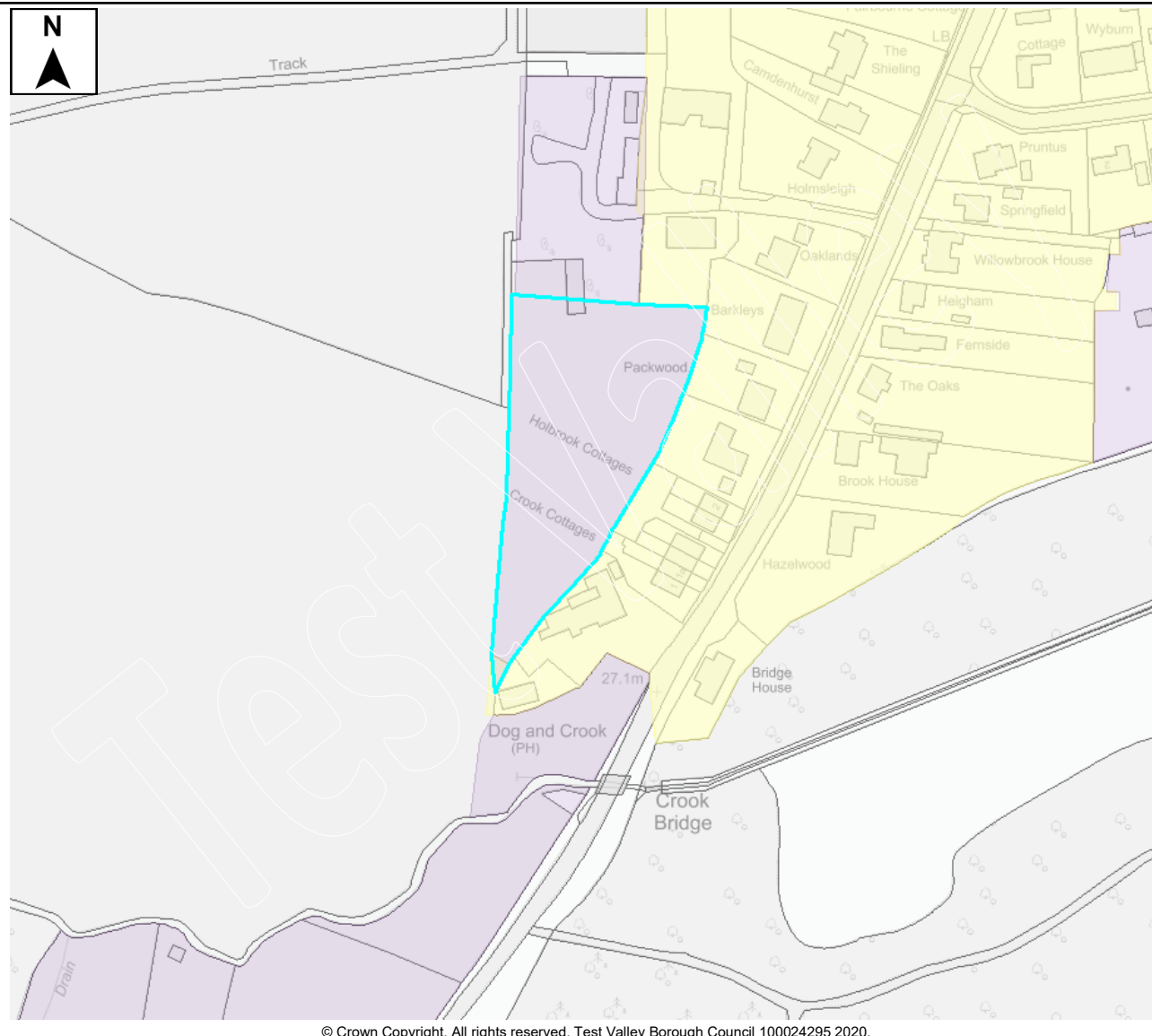
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.

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Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

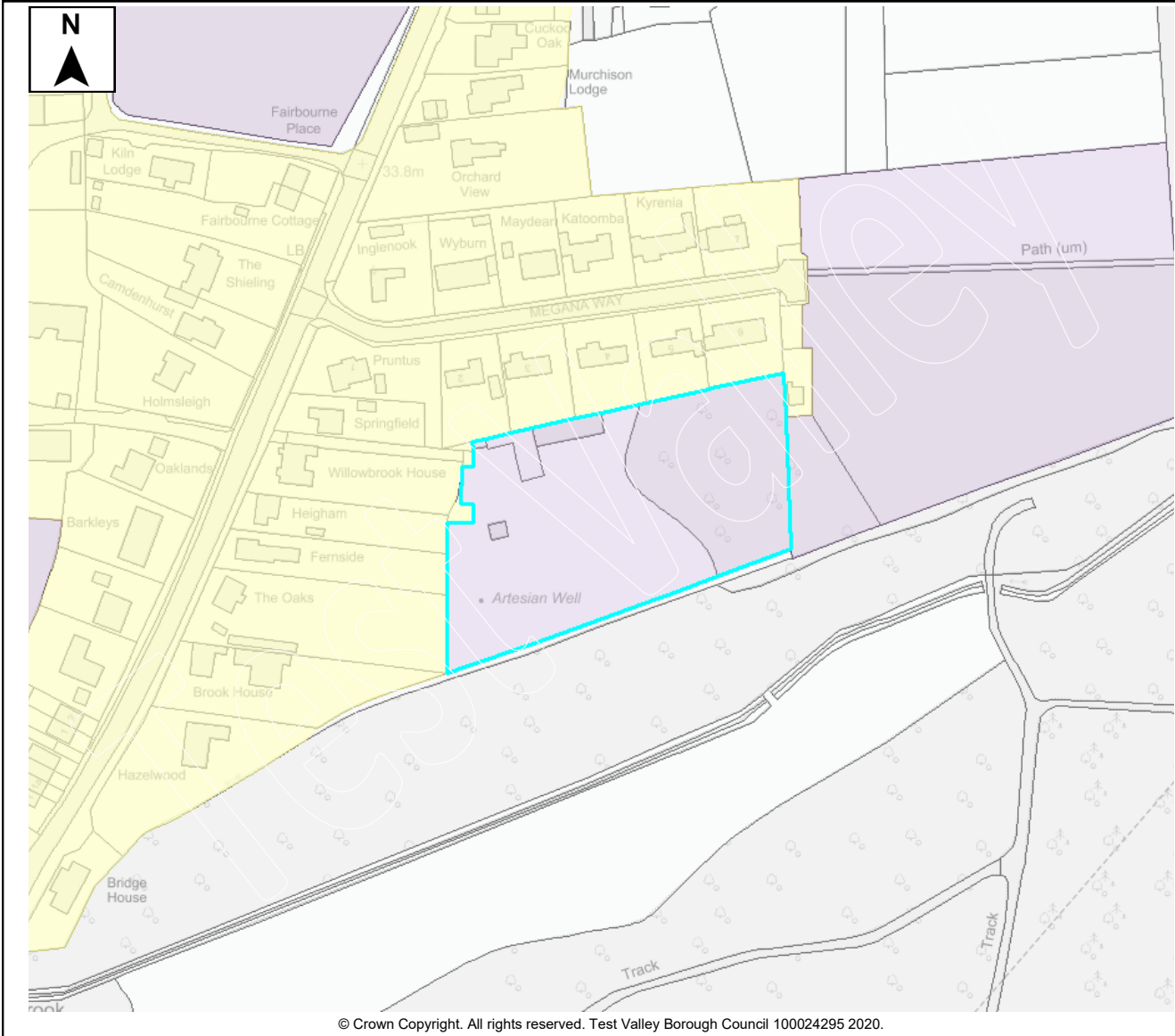
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This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it does not allocate sites.





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Site Details					
SHELAA Ref	352	Site Name	Land rear of Willowbrook House		
		Settlement	Braishfield		
Parish/Ward	Braishfield		Site Area	0.8 Ha	Developable Area 0.8 Ha
Current Land Use	Previous pig farm		Character of Surrounding Area	Residential 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	SINC - SU37702390
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	New Forest SPA Zone
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	✓ Mottisfont Bats SSSI/SAC Foraging Buffer
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/Element	✓
No	

Residential	✓	15	Dwellings
Employment			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	15
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	15
Not Known	

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## Summary

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

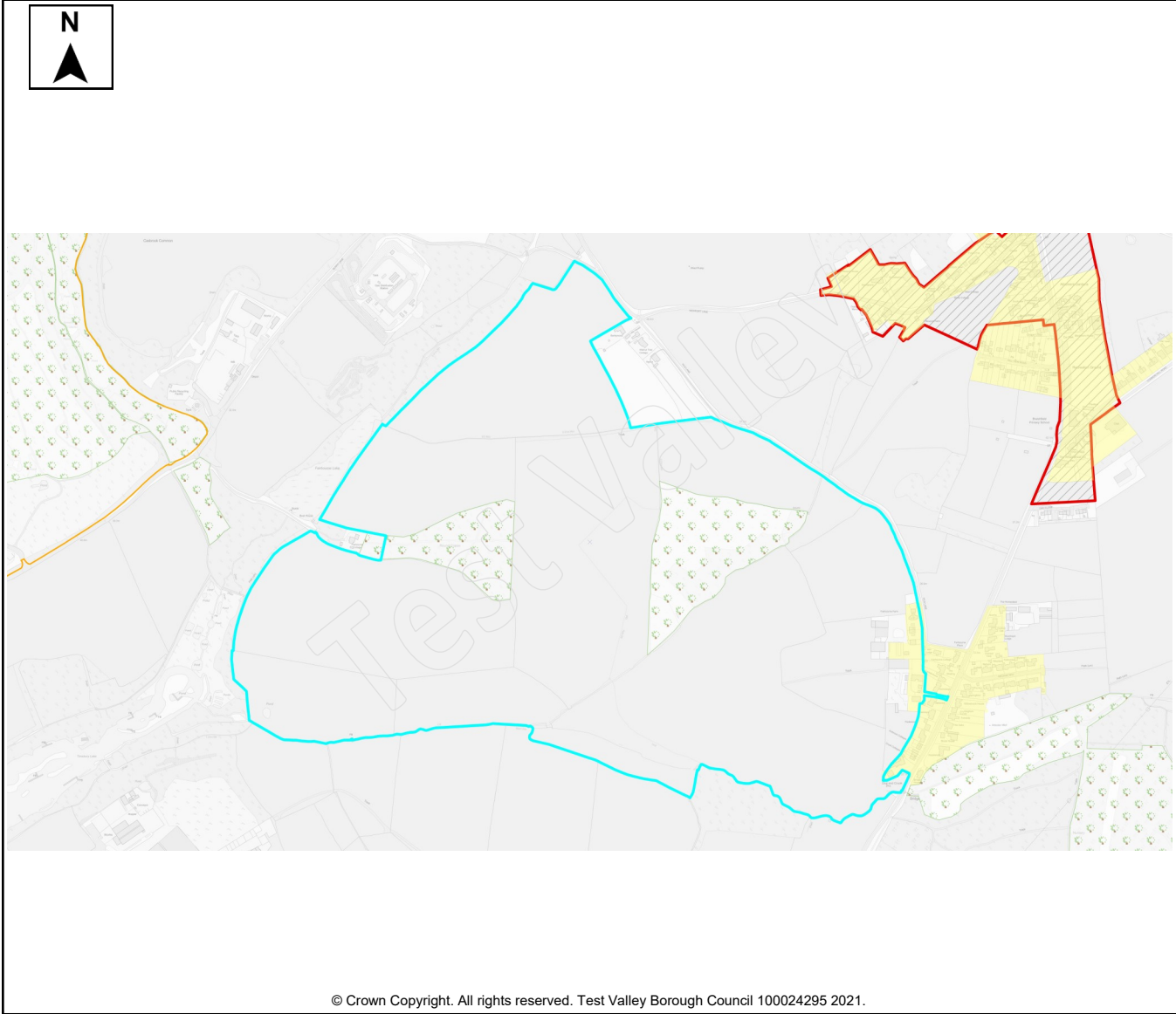
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Braishfield which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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### Hbic Local Ecological Network

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Site Details									
SHELAA Ref	362	Site Name	Fairbournes Farm						
		Settlement	Braishfield						
Parish/Ward	Braishfield				Site Area	80 Ha		Developable Area	60 Ha
Current Land Use	Cattle grazing				Character of Surrounding Area	Agricultural and residential			
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	5 Ha	Greenfield	75 Ha
Site Constraints									
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)	✓		
Local Gap (E3)		SSSI		Land Ownership		Public rights of way			
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Ground Water Zone Of Special Interest			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Village Design Statement			
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land		New Forest SPA			
Public Open Space (LHW1)		TPO	✓	Pollution (E8)		Mottisfont Bats SSSI/SAC Foraging Buffer			
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	✓	500	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other	✓		Local Centre

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	50
Year 3	50
Year 4	50
Year 5	50
Years 6-10	300
Years 11-15	
Years 15+	
Total	500
Not Known	

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

## Summary

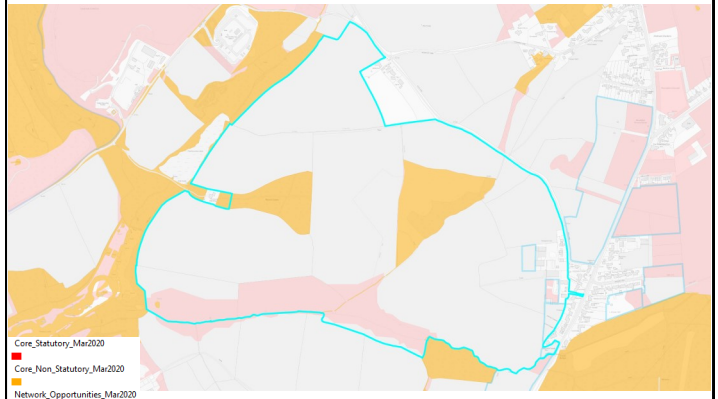
The site is available and promoted for development by the land owner, with interest from a developer.

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

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### Hbhc 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.

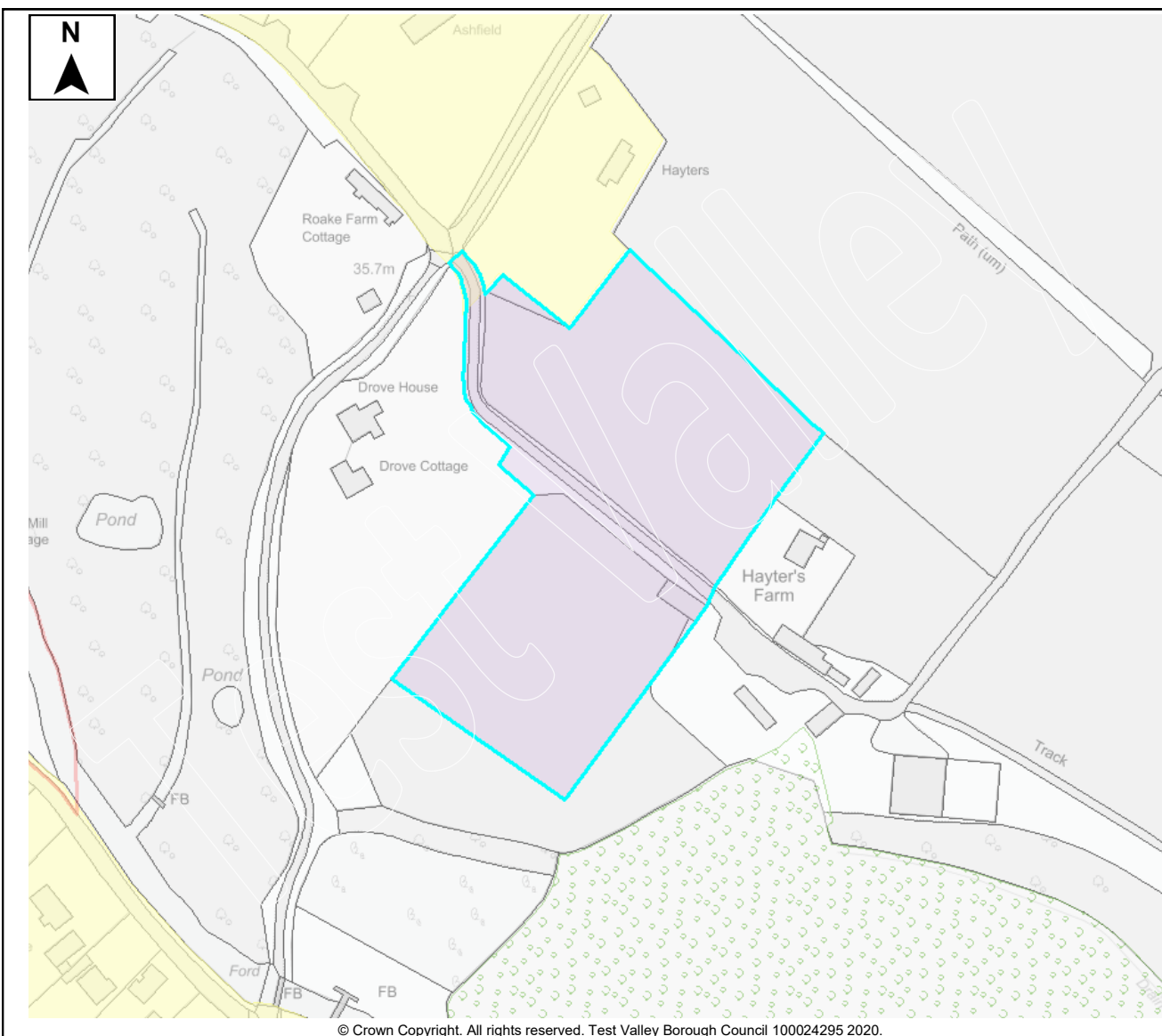


Core\_Statutory\_Mar2020  
Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

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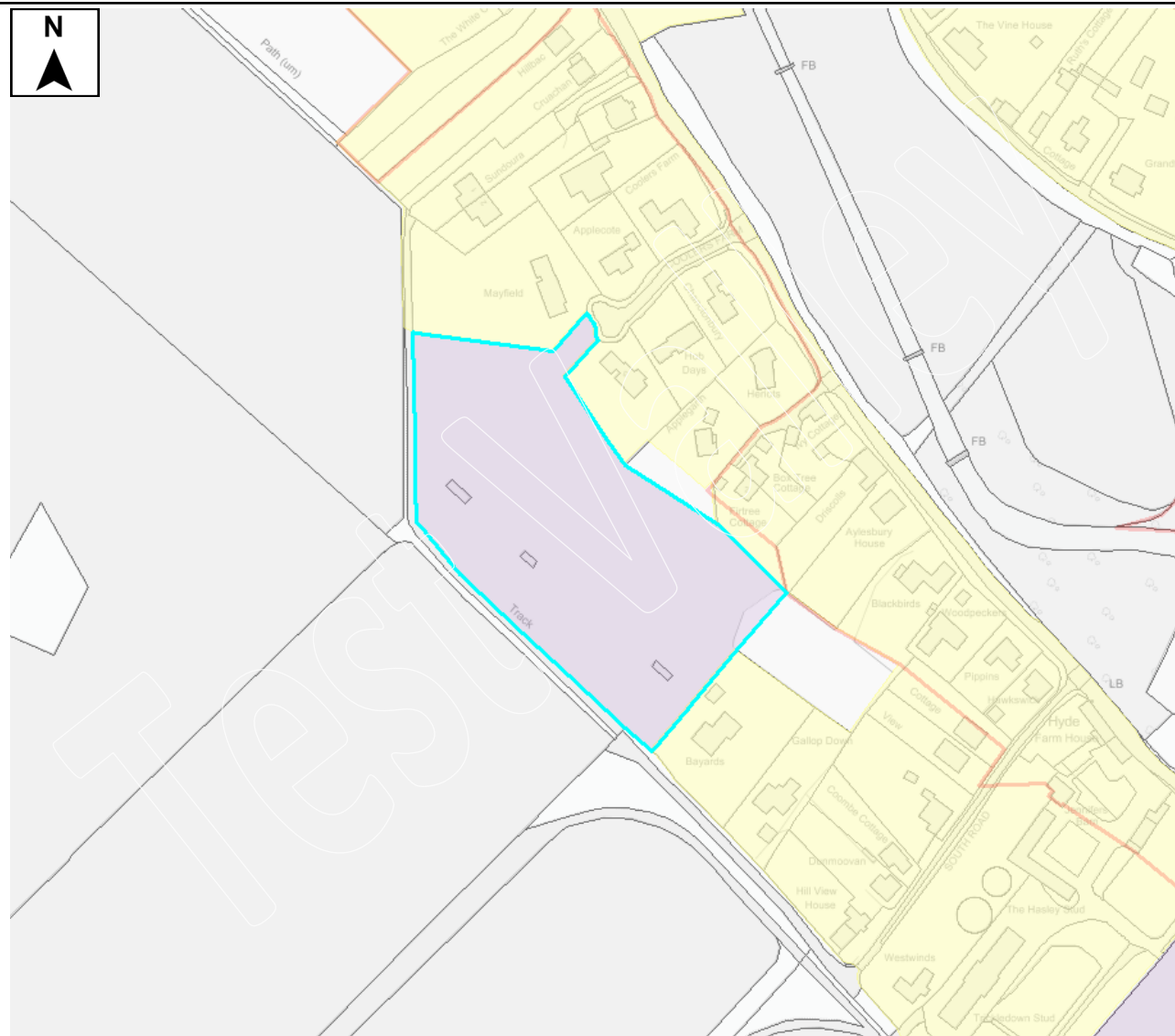




Site Details							
SHELAA Ref	105	Site Name	Land northwest of Hayters Farm				
		Settlement	Broughton				
Parish/Ward	Broughton			Site Area	1 Ha	Developable Area	1 Ha
Current Land Use	Paddock			Character of Surrounding Area	Dwellings and agriculture		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha
						Greenfield	Ha

Site Constraints							
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI	✓	Land Ownership		Mottisfont Bats SSSI/SAC Foraging Buffer	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		Flood Alert Areas	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Village Design Statement	
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		Residential		✓	30	Dwellings
Promoted by land owner		Employment				Floor Space (m²)
Site Available Immediately		Retail				Floor Space (m²)
Site Currently Unavailable		Leisure				Floor Space (m²)
		Traveller Site				Pitches
		Other				
Achievability/Developer Interest		Mixed Use Scheme				
Promoted by developer		Residential				Dwellings
Developer interest		Employment				Floor Space (m²)
No developer interest		Retail				Floor Space (m²)
		Leisure				Floor Space (m²)
		Other				
Deliverability						
Could commence in 5yrs						
Unlikely to commence in 5yrs		✓				
Possible self build plot provision						
Yes		✓				
No						
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.						
Phasing if permitted (Dwellings only)						
Year 1		15				
Year 2		15				
Year 3						
Year 4						
Year 5						
Years 6-10						
Years 11-15						
Years 15+						
Total		30				
Not Known						
The site is available and promoted for development by the land owner, but to date has had no interest from developers.						
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Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.						
Hbic Local Ecological Network						
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SHELAA Ref	107	Site Name	Coolers Farm Field						
		Settlement	Broughton						
Parish/Ward	Broughton			Site Area	1.25 Ha	Developable Area	1.25 Ha		
Current Land Use	Vacant undeveloped land			Character of Surrounding Area	Dwellings and agricultural				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	

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

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	✓	19	Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			

Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Other			

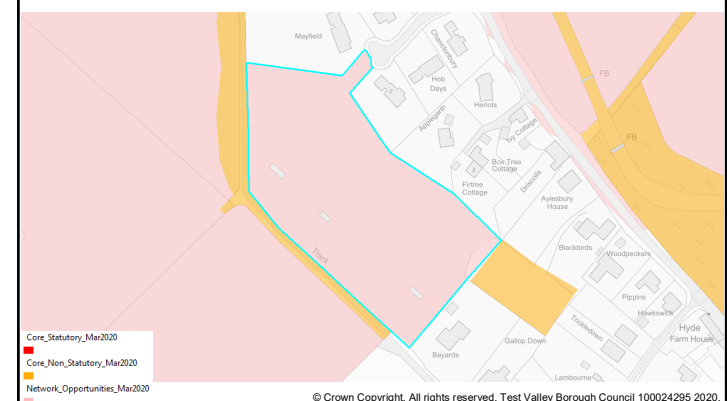
Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	19
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	19
Not Known	

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

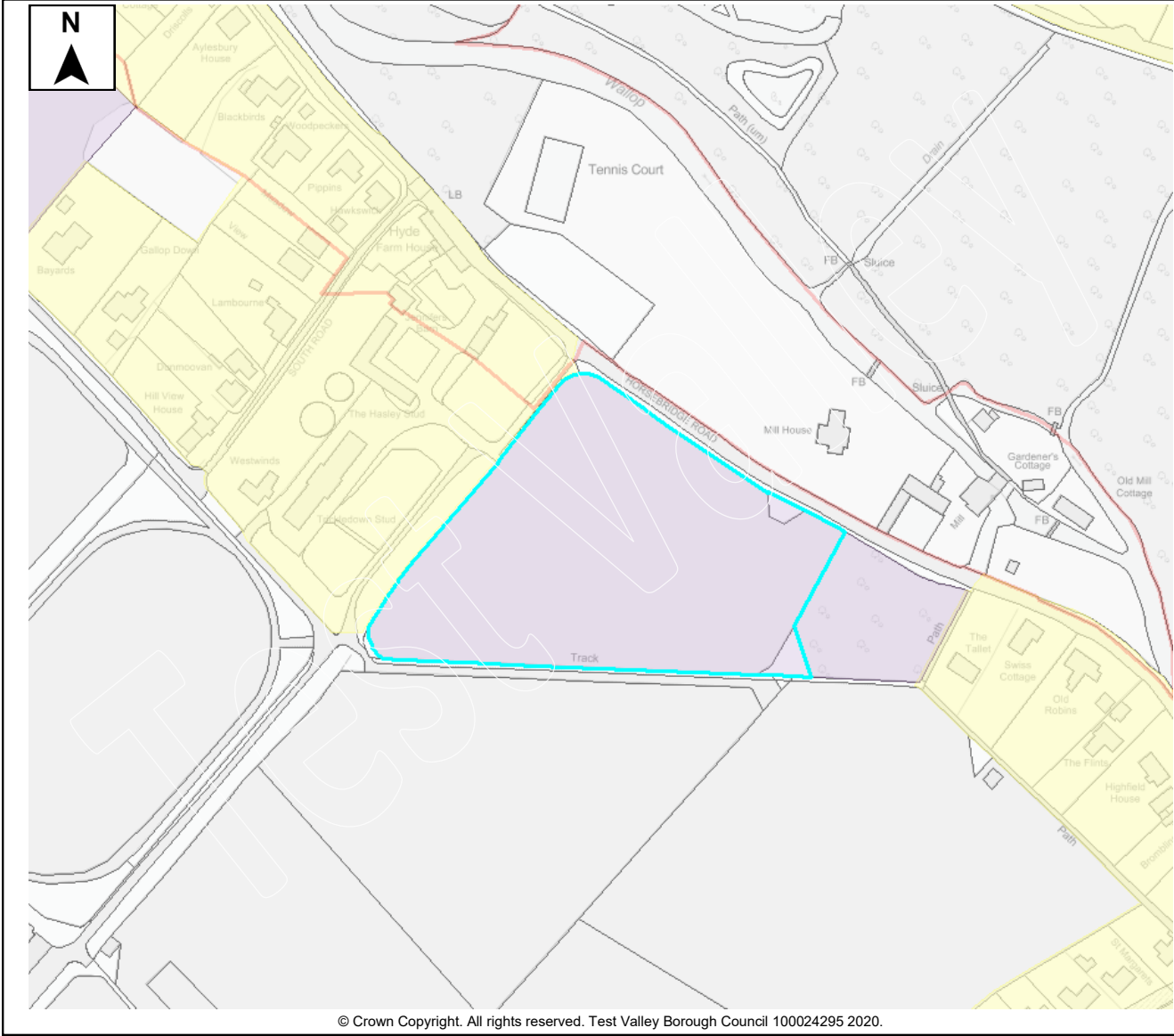
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## Site Details

SHELAA Ref	116	Site Name	Land adj. to Hyde Farm						
		Settlement	Broughton						
Parish/Ward	Broughton			Site Area	1.62 Ha	Developable Area	1.62 Ha		
Current Land Use	Paddock			Character of Surrounding Area	Dwellings and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI	✓	Land Ownership		Mottisfont Bats SSSI/SAC Foraging Buffer	
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants		Flood Alert Areas	
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		Village Design Statement	
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	✓	45	Dwellings
Employment			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	45
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	45
Not Known	

## Summary

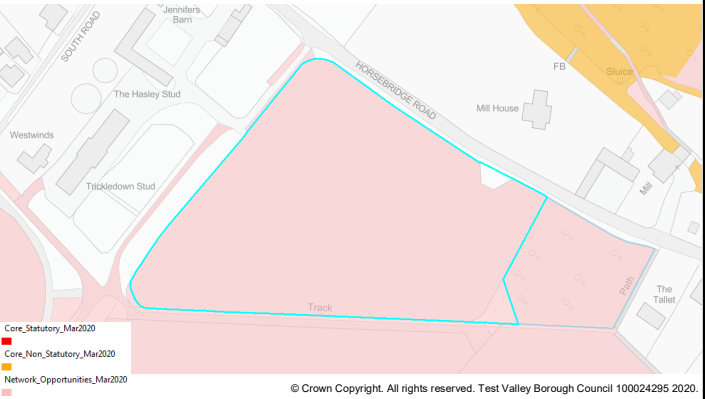
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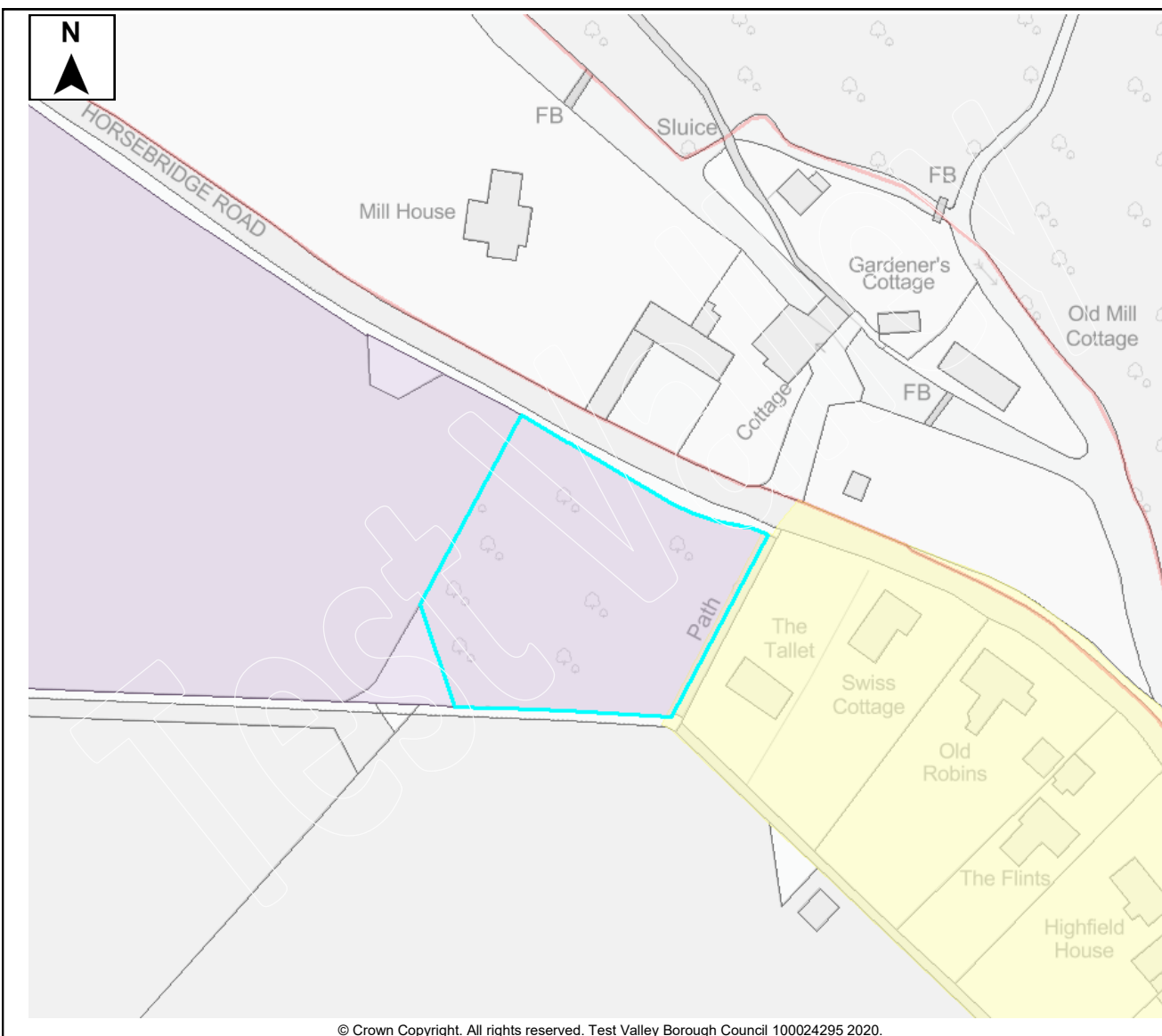
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## Site Details

SHELAA Ref	127	Site Name	Old Donkey Field			
		Settlement	Broughton			
Parish/Ward	Broughton			Site Area	0.32 Ha	Developable Area 0.3 Ha
Current Land Use	Vacant agricultural land			Character of Surrounding Area	Residential and agriculture	
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL Ha
						Greenfield Ha

## Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Mottisfont Bats SSSI/SAC	
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants		Foraging Buffer	
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		Flood Alert Areas	
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/Element	✓
No	

Residential	✓	5	Dwellings
Employment			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	5
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
Not Known	

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## Summary

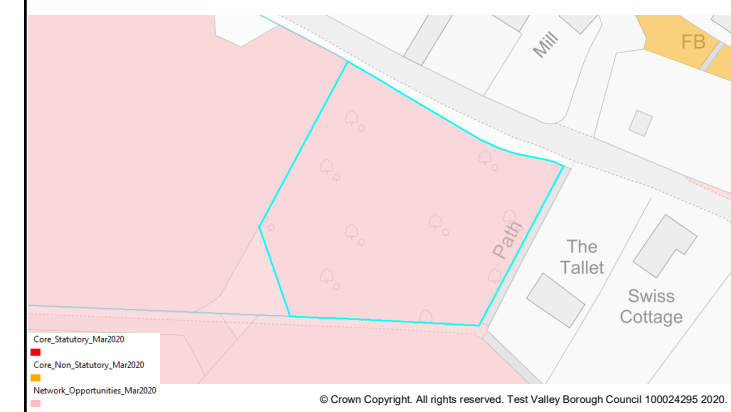
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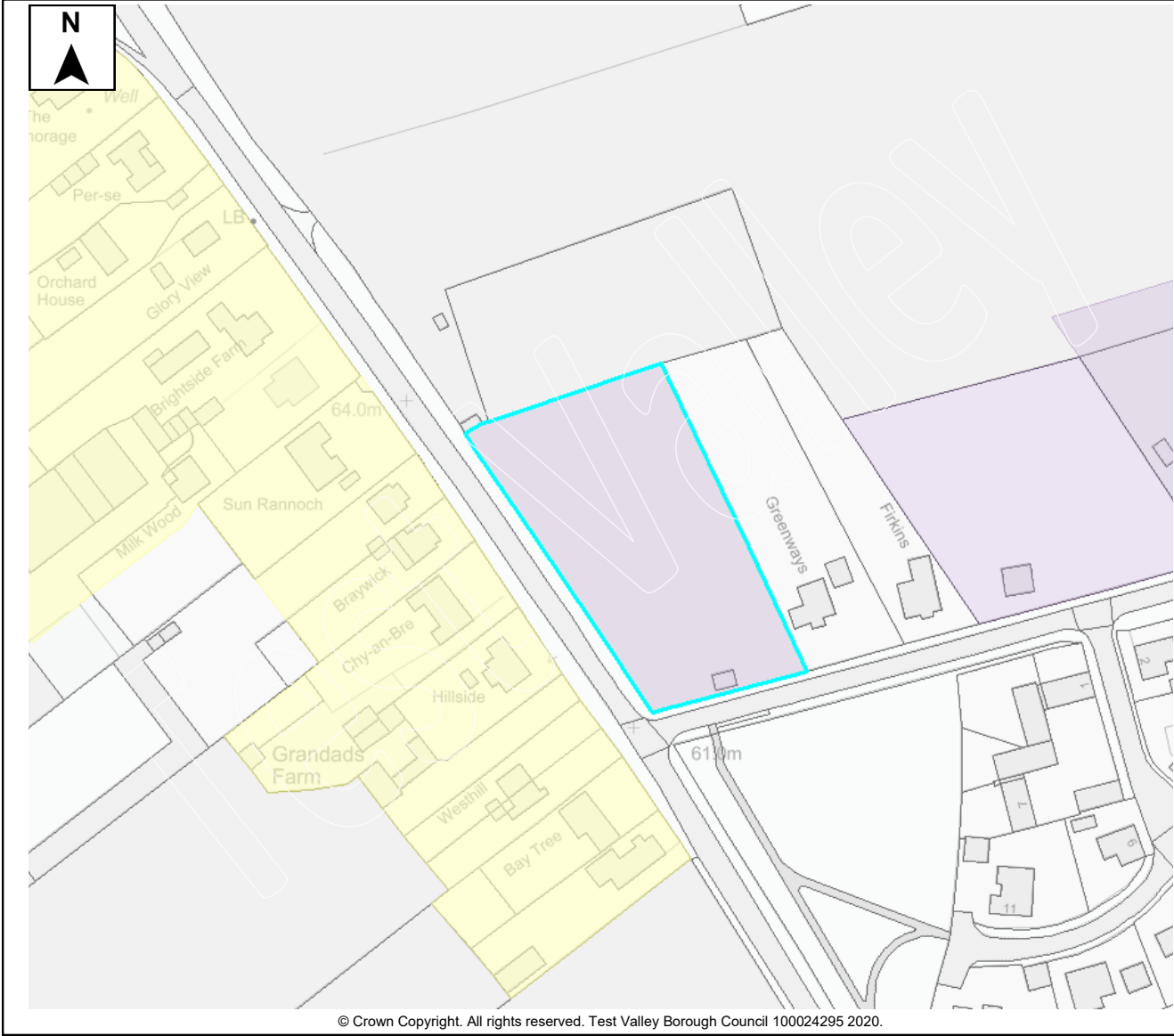
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Site Details										
SHELAA Ref	225	Site Name	Land at Brightside Farm							
		Settlement	Broughton							
Parish/Ward	Broughton				Site Area	0.4 Ha	Developable Area	0.4 Ha		
Current Land Use	Paddocks				Character of Surrounding Area	Dwellings and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓		
Local Gap (E3)		SSSI	✓	Land Ownership		Mottisfont Bats SSSI/SAC Foraging Buffer Village Design Statement				
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	✓	6	Dwellings
Employment			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	6
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	6
Not Known	

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## Summary

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

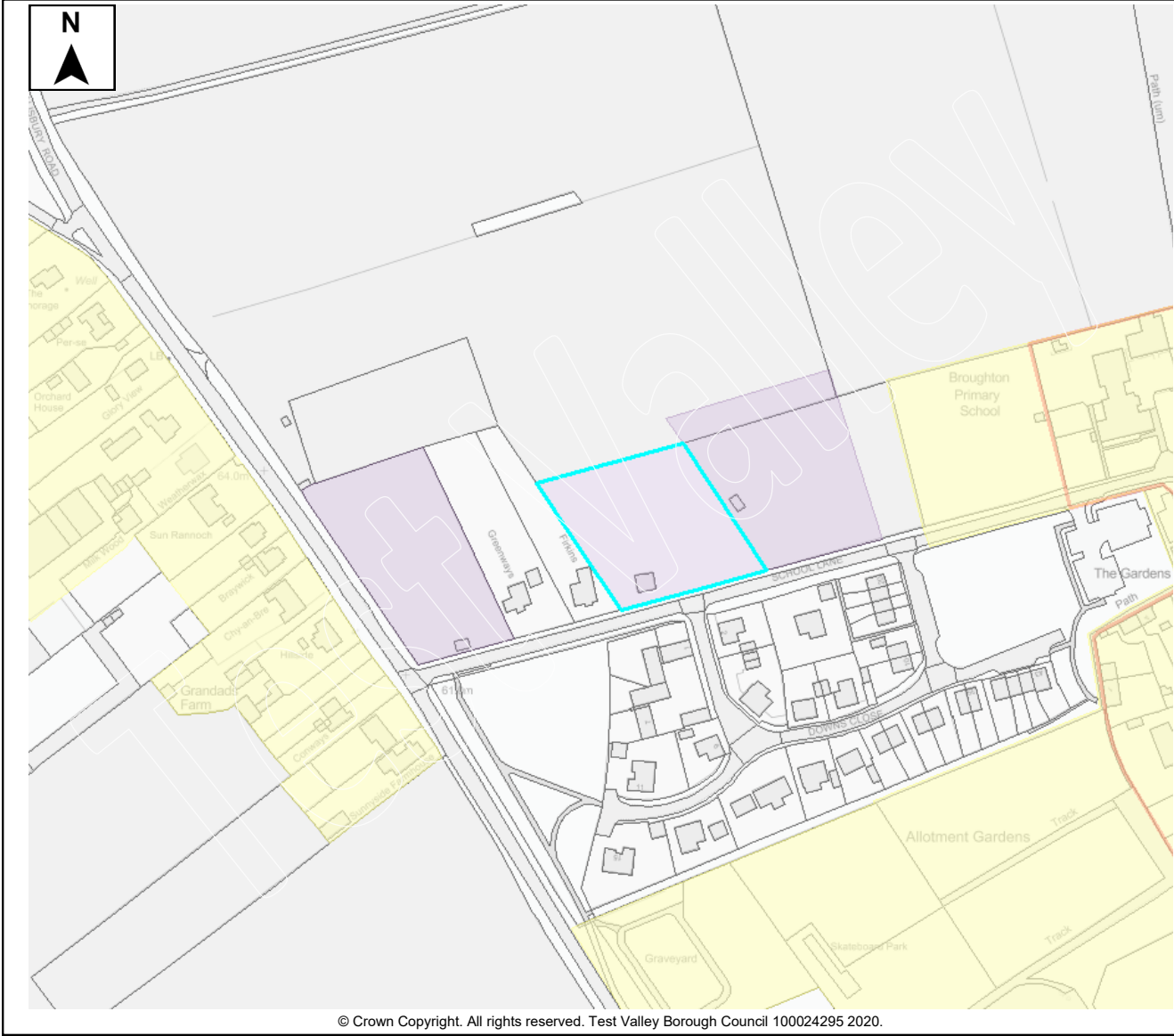
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Site Details

SHELAA Ref	273	Site Name	Land north of School Lane			
		Settlement	Broughton			
Parish/Ward	Broughton			Site Area	0.4 Ha	Developable Area 0.4 Ha
Current Land Use	Agricultural			Character of Surrounding Area	Dwellings and agriculture	
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield Ha

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Mottisfont Bats SSSI/SAC Foraging Buffer Village Design Statement	
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/Element	✓
No	

Residential	✓	5	Dwellings
Employment			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	5
Not Known	✓

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Summary

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

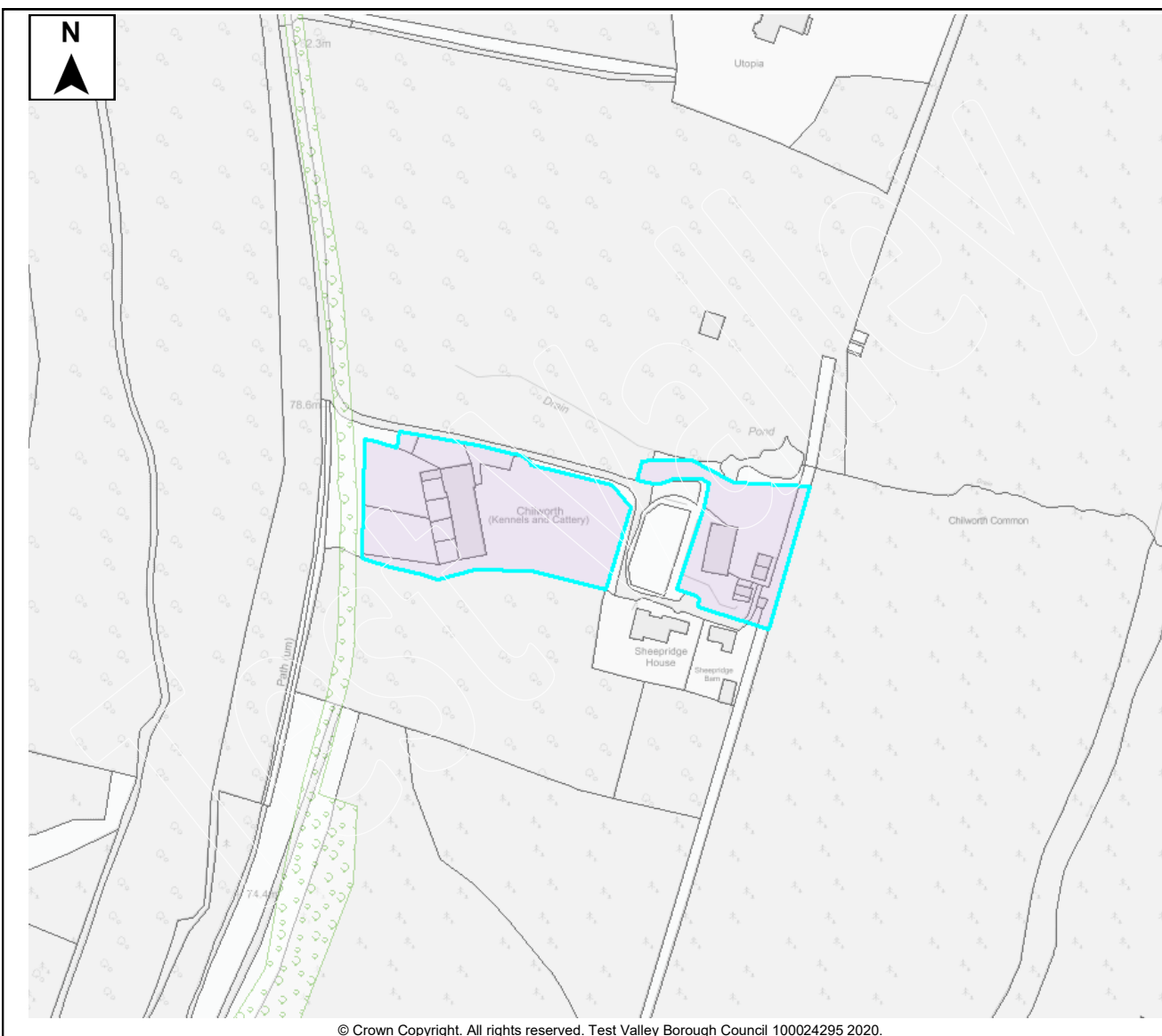
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Broughton which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

### Hbic Local Ecological Network

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

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Site Details										
SHELAA Ref	24	Site Name	Chilworth Kennels & Cattery							
		Settlement	Chilworth							
Parish/Ward	Chilworth				Site Area	1.5 Ha		Developable Area	1.1 Ha	
Current Land Use	Kennels & Cattery				Character of Surrounding Area	Dwellings and woodland				
Brownfield/PDL	✓	Greenfield			Combined		Brownfield/PDL	Ha	Greenfield	Ha
Site Constraints										
Countryside (COM2)	✓	SINC		✓	Infrastructure/ Utilities		✓	Other (details below)		✓
Local Gap (E3)		SSSI			Land Ownership			New Forest SPA Zone		
Conservation Area (E9)		SPA/SAC/Ramsar		✓	Covenants/Tenants			Solent SPA Recreation Zone		
Listed Building (E9)		AONB (E2)			Access/Ransom Strips			Village Design Statement		
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	✓	5	Dwellings
Employment			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	5
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
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

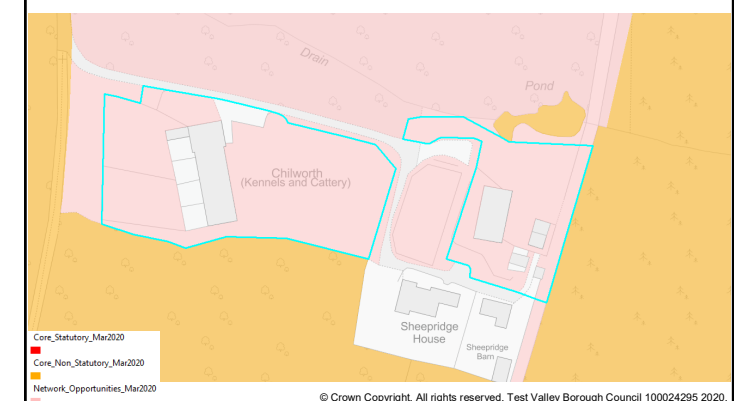
The site is available and promoted for development by the land owner, with interest from a developer.

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

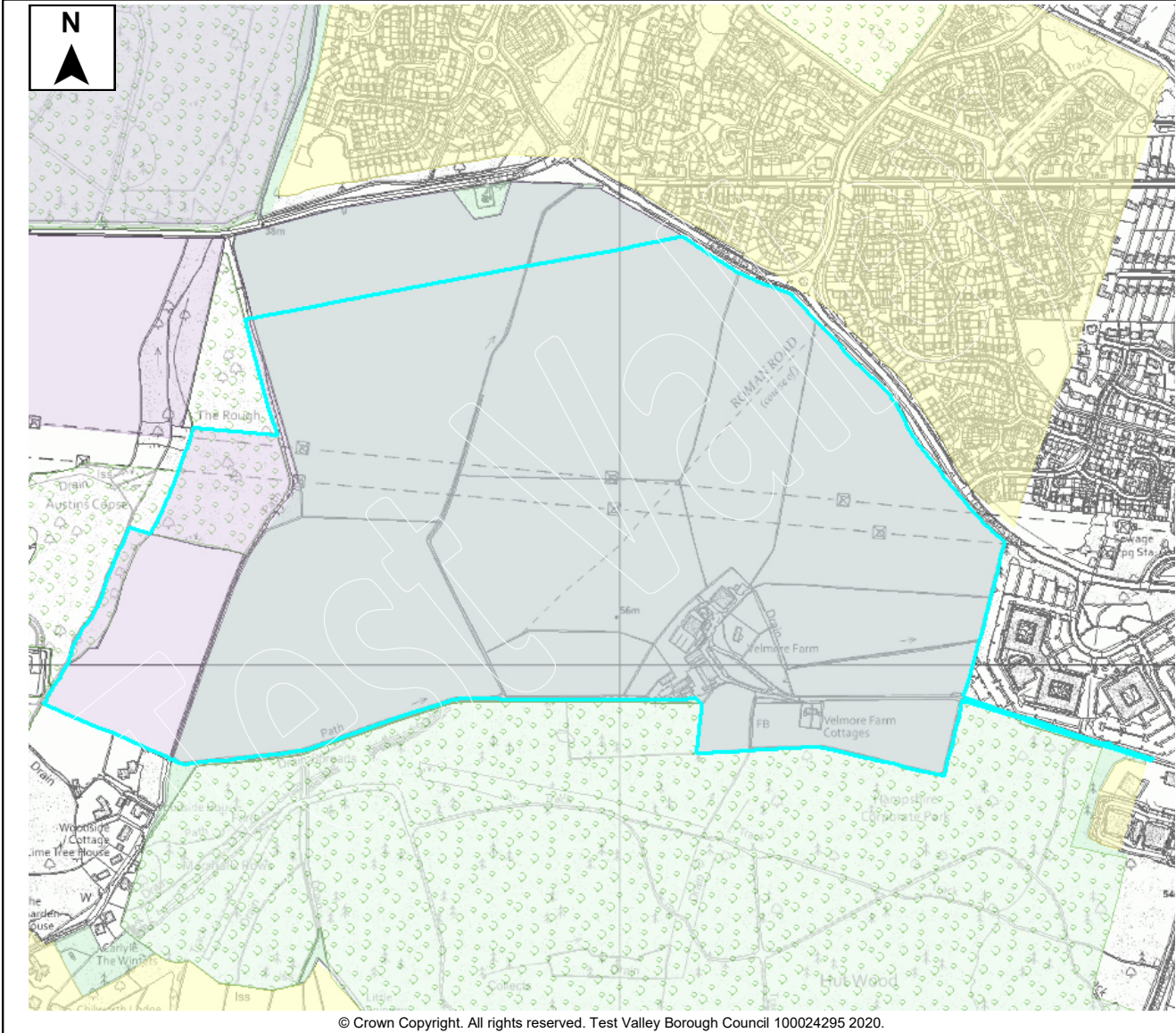
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

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







Site Details

SHELAA Ref	82	Site Name	Velmore Farm			
		Settlement	Chandler's Ford			
Parish/Ward	Chilworth			Site Area	67 Ha	Developable Area 40 Ha
Current Land Use	Agricultural, equestrian, storage and three residential properties			Character of Surrounding Area	Dwellings, commercial and agriculture	
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL Ha Greenfield Ha

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)	✓	SSSI		Land Ownership		SINC - SU41401930 SINC - SU42301860 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			
Mixed Use Scheme			
Residential	✓	850	Dwellings
Employment	✓	Tbc	Floor Space (m²)
Retail			Floor Space (m²)
Leisure	✓	Tbc	Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	250
Years 11-15	250
Years 15+	350
Total	850
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

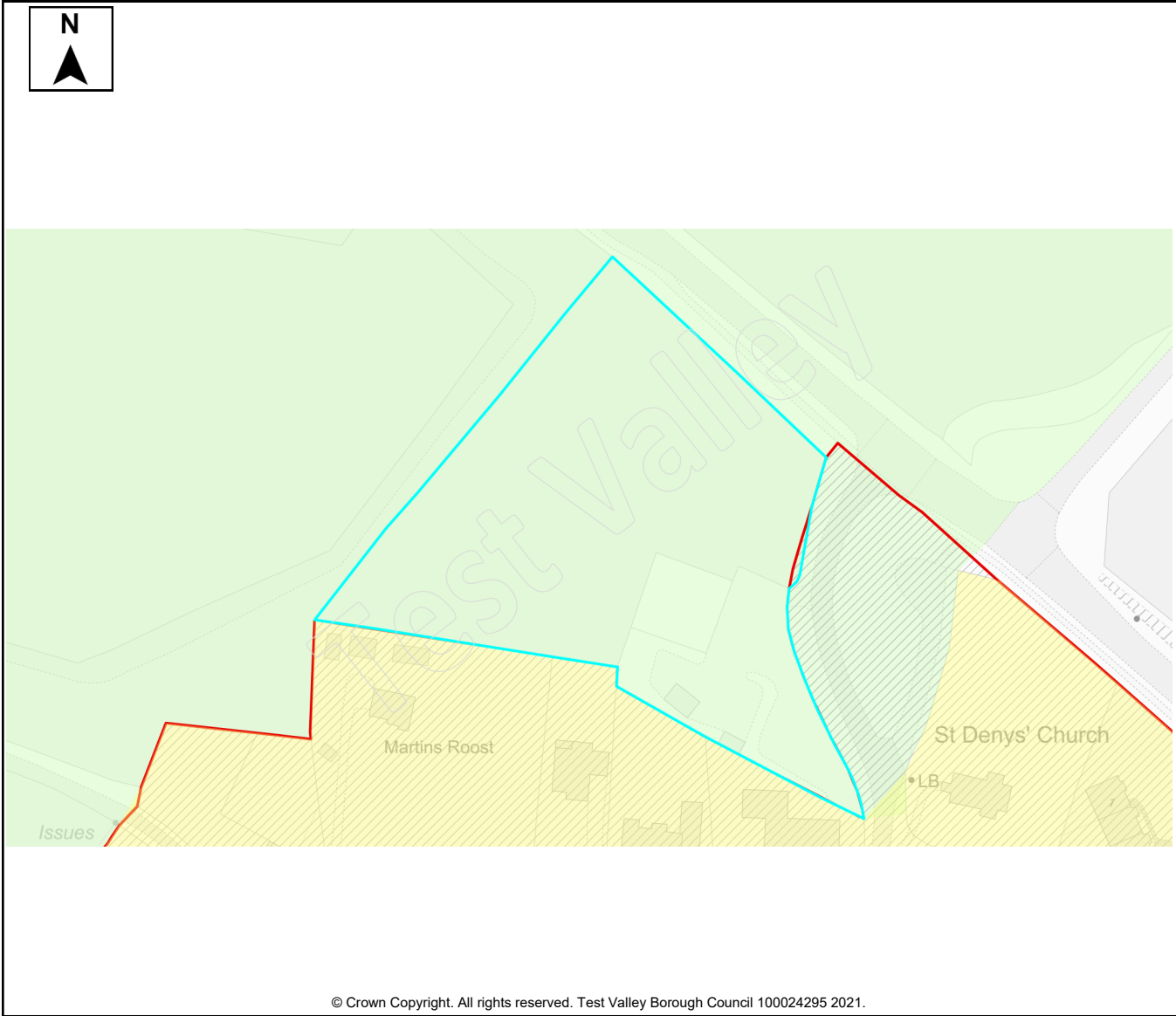
The site is available and promoted for development by a potential developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Valley Park 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	146	Site Name	Land at Chilworth Old Village							
		Settlement	Chilworth							
Parish/Ward	Chilworth				Site Area	0.9 Ha	Developable Area	0.9 Ha		
Current Land Use	Pasture				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)		✓
Local Gap (E3)		✓	SSSI		Land Ownership			New Forest SPA Solent SPA Village Design Statement		
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					

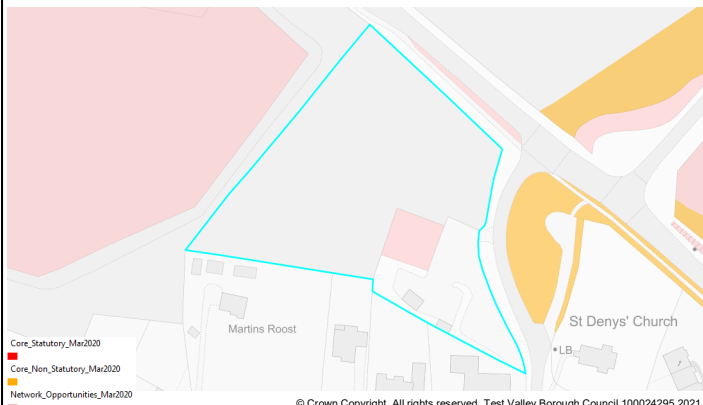
Proposed Development									
Availability									
Promoted by land owner	✓								
Site Available Immediately									
Site Currently Unavailable	✓								
Achievability/Developer Interest									
Promoted by developer									
Developer interest	✓								
No developer interest									
Deliverability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

Residential	✓	15	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

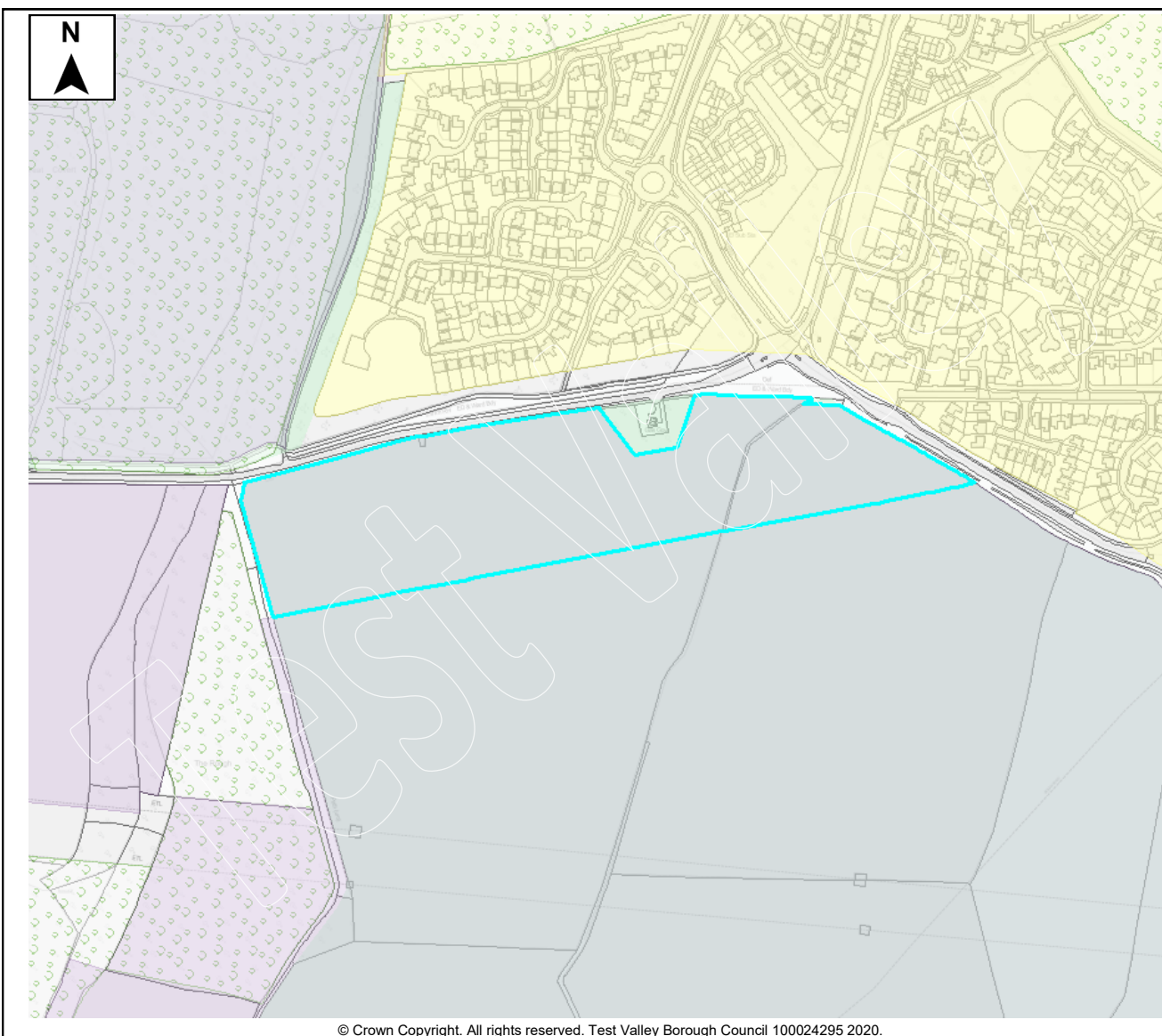
Mixed Use Scheme		
Residential		Dwellings
Employment		Floor Space (m²)
Retail		Floor Space (m²)
Leisure		Floor Space (m²)
Other		

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	15
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	15
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	
<p>The site is available and promoted for development by the land owner, with interest from a developer.</p> <p>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.</p> <p>Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.</p>	<h3>Hbic Local Ecological Network</h3> <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>  <p>Core_Statutory_Mar2020 Core_Non_Statutory_Mar2020 Network_Opportunities_Mar2020</p> <p>Martins Roost</p> <p>St Denys' Church</p> <p>LB</p> <p>© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2021.</p>





Site Details												
SHELAA Ref	285	Site Name	Land at Castle Lane									
		Settlement	Valley Park									
Parish/Ward	Chilworth				Site Area	6.23 Ha		Developable Area	6.23 Ha			
Current Land Use	Agriculture				Character of Surrounding Area	Agriculture and dwellings						
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		SINC - SU41401930						
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		New Forest SPA Zone						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Archaeology Yellow (locally Or Regionally Important)						
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	✓	220	Dwellings
Employment			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	50
Year 5	50
Years 6-10	120
Years 11-15	
Years 15+	
Total	220
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

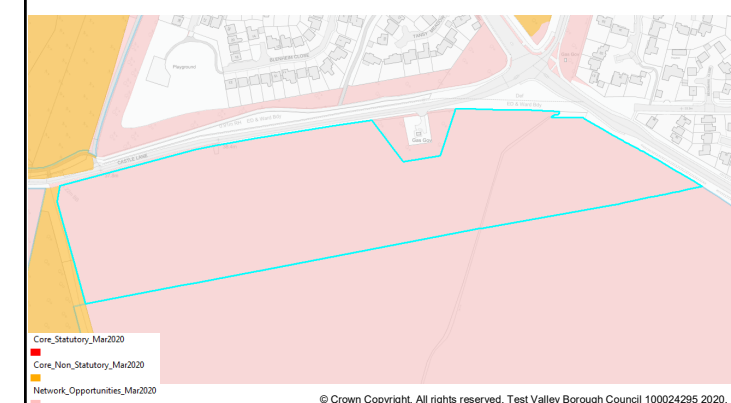
The site is available and promoted for development by the land owner, with interest from a developer.

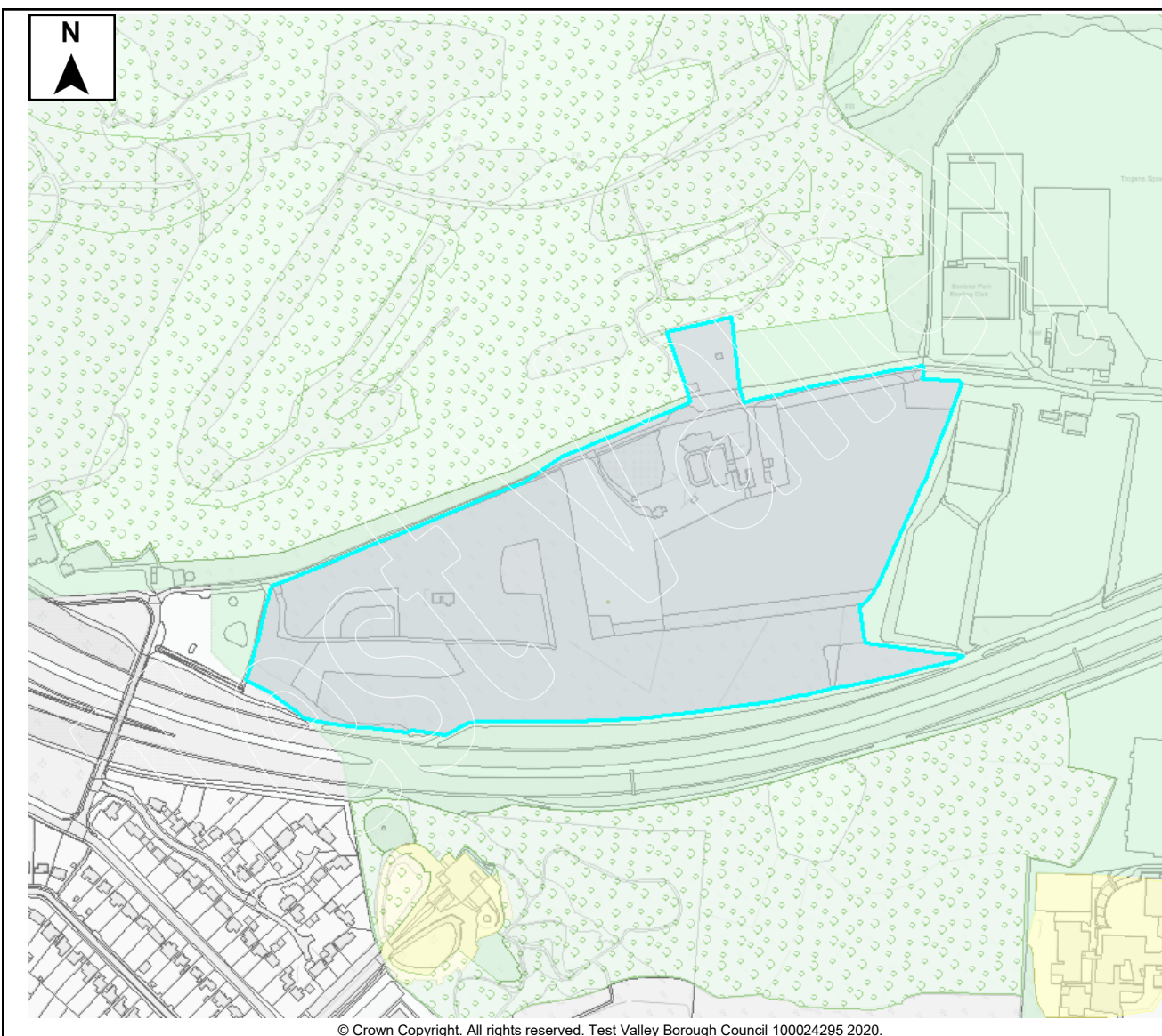
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Valley Park which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

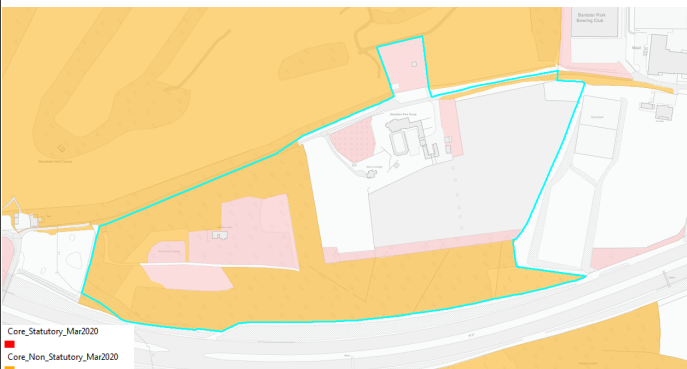
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing "Woodland/ Scrub", "Neutral Grassland" or "Calcareous Grassland".





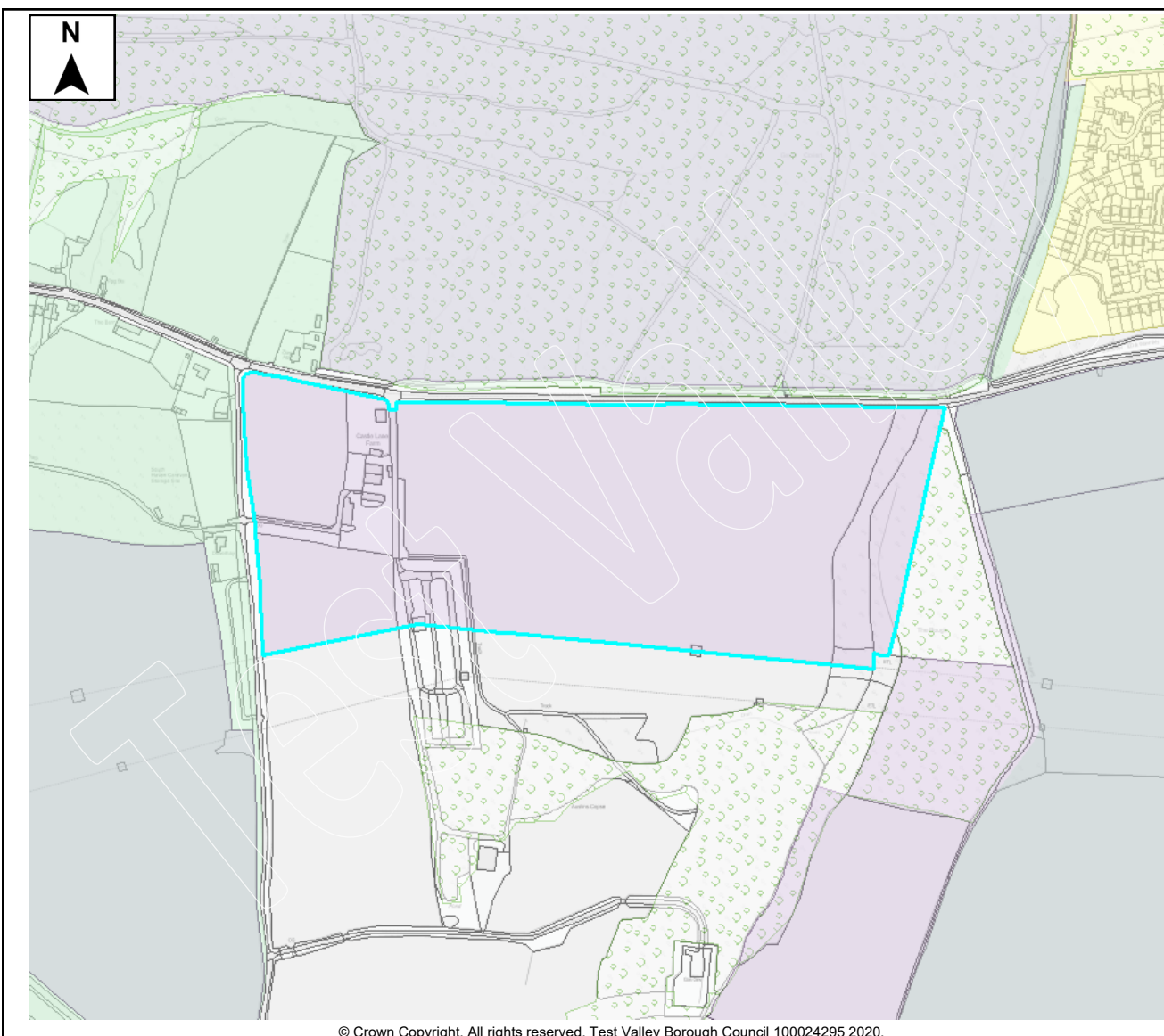
Site Details										
SHELAA Ref	312	Site Name	Stoneham Park House and adj. property							
		Settlement	Stoneham							
Parish/Ward	Chilworth				Site Area	12 Ha		Developable Area	7 Ha	
Current Land Use	Residential				Character of Surrounding Area	Leisure and recreation, motorway to the south				
Brownfield/PDL	✓	Greenfield			Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints							
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)	✓	SSSI		Land Ownership		SINC - SU43201670	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		SINC - SU43001740	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	✓	Solent SPA Recreation Zone	
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land		New Forest SPA Zone	
Public Open Space (LHW1)		TPO		Pollution (E8)	✓		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓		

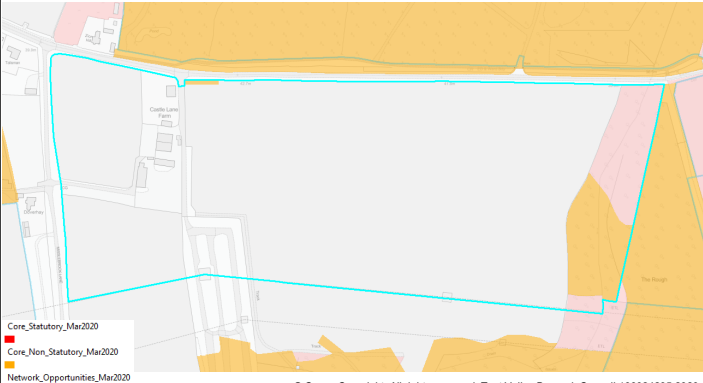
Proposed Development					Summary		
Availability		Residential			Phasing if permitted (Dwellings only)		
Promoted by land owner	✓	✓	150	Dwellings	Year 1		
Site Available Immediately	✓			Floor Space (m²)	Year 2		
Site Currently Unavailable				Floor Space (m²)	Year 3		
Achievability/Developer Interest				Floor Space (m²)	Year 4		
Promoted by developer				Pitches	Year 5		
Developer interest		Mixed Use Scheme				Years 6-10	
No developer interest	✓	Residential		Dwellings	Years 11-15		
Deliverability		Employment		Floor Space (m²)	Years 15+		
Likely to commence in 5yrs		Retail		Floor Space (m²)	Total	150	
Unlikely to commence in 5yrs	✓	Leisure		Floor Space (m²)	Not Known	✓	
Possible self build plot provision		Other					
Yes		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.					
No	✓						
The site is available and promoted for development by the land owner, but to date has had no interest from developers.					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.		
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement to the site is the city of Southampton which is outside of the borough boundary.							
The closest settlement to the site within Test Valley is the village of Chilworth which is identified as a Rural Village in the Local Plan Settlement Hierarchy.					© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2020.		
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.							

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	354	Site Name	Castle Lane Farm								
		Settlement	Valley Park								
Parish/Ward	Chilworth			Site Area	49.79 Ha		Developable Area	27.11 Ha			
Current Land Use	Arable and caravan storage			Character of Surrounding	Residential, forestry and agricultural						
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	1.03 Ha	Greenfield	26.08 Ha		
Site Constraints											
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	✓	Other (details below)		✓			
Local Gap (E3)		SSSI		Land Ownership		SINC - SU40902010					
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		SINC - SU41401930					
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					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 the village of Valley Park which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.</p> <p>Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.</p>																				
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	<p>Phasing if permitted (Dwellings only)</p> <table><tr><td>Year 1</td><td></td></tr><tr><td>Year 2</td><td></td></tr><tr><td>Year 3</td><td></td></tr><tr><td>Year 4</td><td></td></tr><tr><td>Year 5</td><td></td></tr><tr><td>Years 6-10</td><td></td></tr><tr><td>Years 11-15</td><td></td></tr><tr><td>Years 15+</td><td></td></tr><tr><td>Total</td><td>650</td></tr><tr><td>Not Known</td><td>✓</td></tr></table>		Year 1		Year 2		Year 3		Year 4		Year 5		Years 6-10		Years 11-15		Years 15+		Total	650	Not Known	✓
Year 1																									
Year 2																									
Year 3																									
Year 4																									
Year 5																									
Years 6-10																									
Years 11-15																									
Years 15+																									
Total	650																								
Not Known	✓																								
Employment			Floor Space (m²)																						
Retail			Floor Space (m²)																						
Leisure			Floor Space (m²)																						
Traveller Site			Pitches																						
Other																									
Mixed Use Scheme																									
Residential	✓	650	Dwellings																						
Employment	✓	TBC	Floor Space (m²)																						
Retail			Floor Space (m²)																						
Leisure			Floor Space (m²)																						
Other																									
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.																									
<h3>Hbic Local Ecological Network</h3> <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 both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.</p>  <p>Core_Statutory_Mar2020 Core_Non_Statutory_Mar2020 Network_Opportunities_Mar2020</p> <p>© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2020.</p>																									

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	371	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 New Forest SPA Solent SPA Village Design Statement				
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	✓	10	Dwellings
Employment			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	10
Not Known	✓

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

## Summary

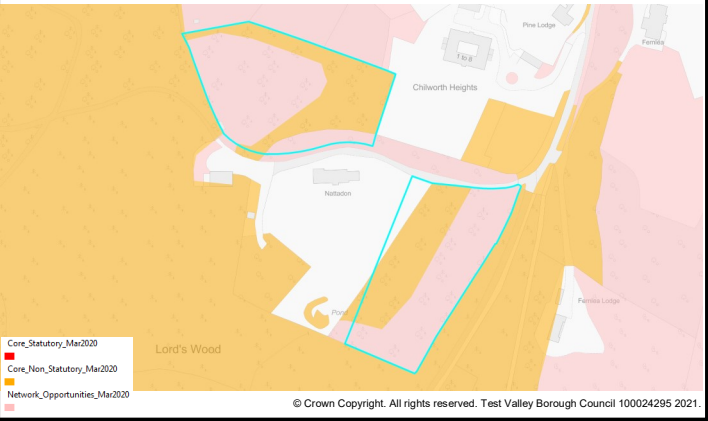
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

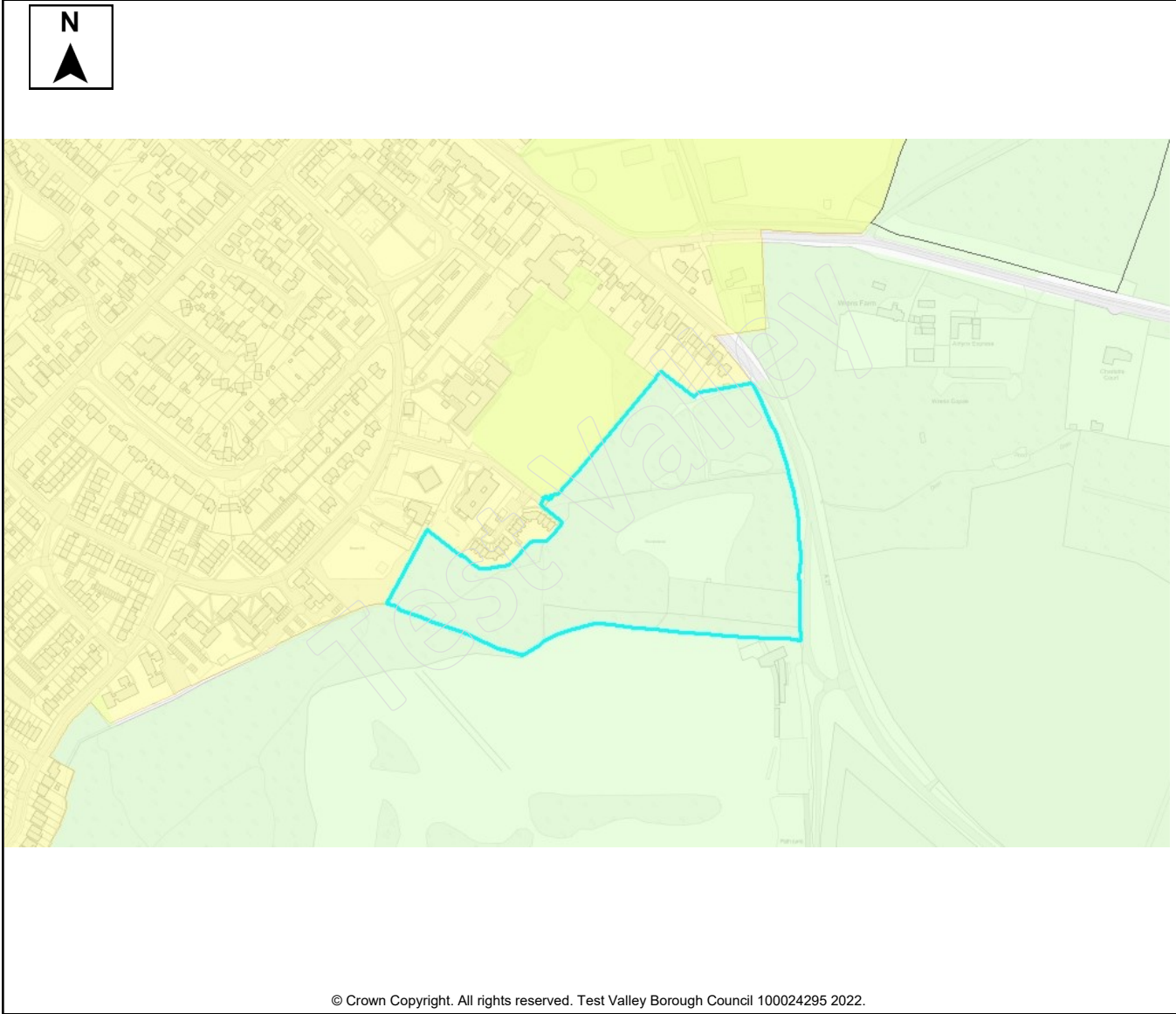
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

### Hbic Local Ecological Network

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Site Details										
SHELAA Ref	406	Site Name	Roundabout Copse							
		Settlement	North Baddesley							
Parish/Ward	North Baddesley				Site Area	5.6Ha	Developable Area	1.8Ha		
Current Land Use	Former land fill				Character of Surrounding Area	Residential, North Baddesley Primary School and woodland				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC	✓	Infrastructure/ Utilities		✓	Other (details below)		✓
Local Gap (E3)		✓	SSSI		Land Ownership			SINC - Roundabouts 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	✓	30	Dwellings
Employment			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	30
Years 6-10	
Years 11-15	
Years 15+	
Total	30
Not Known	

Summary

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

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

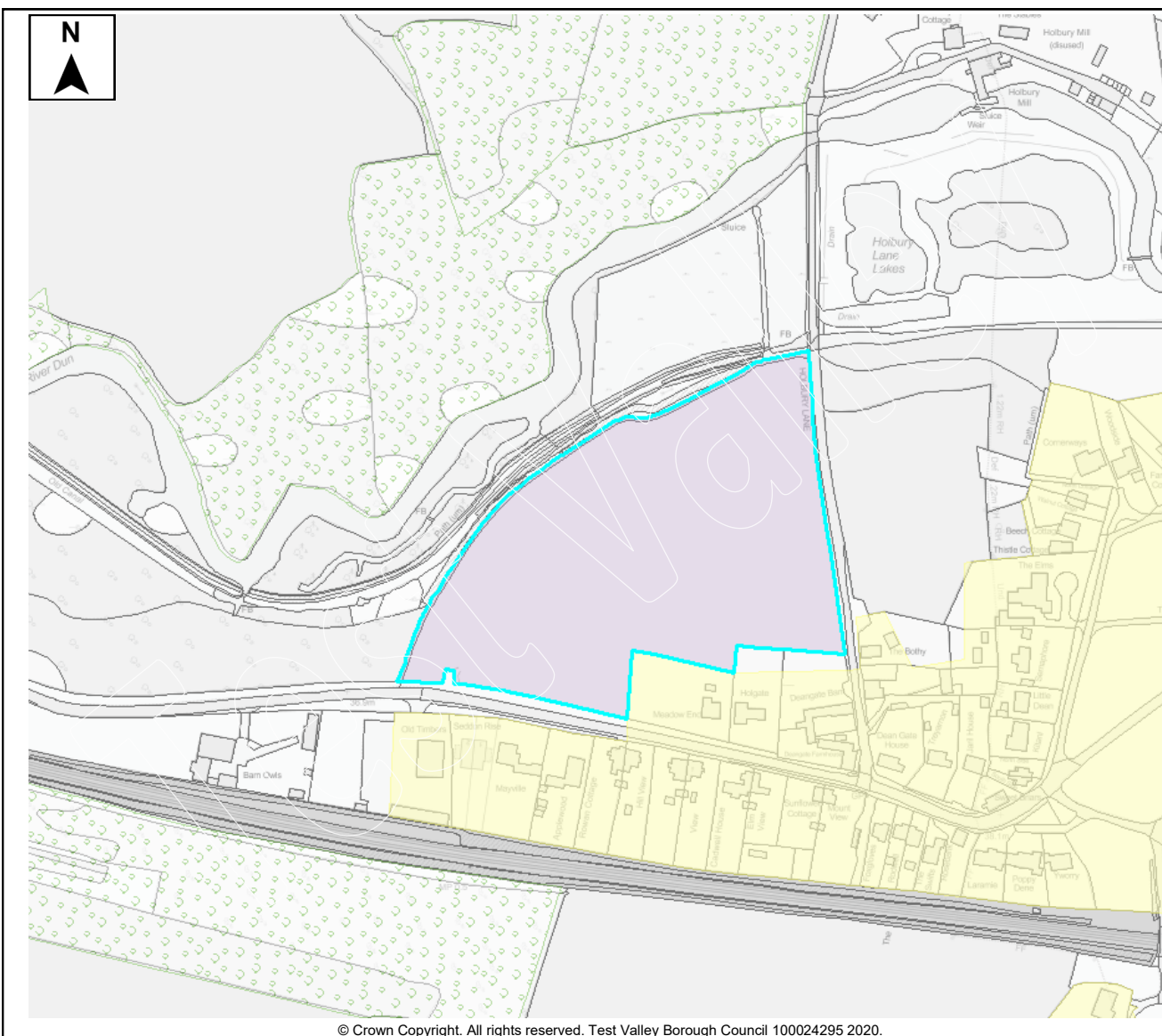
Hbic Local Ecological Network

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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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.

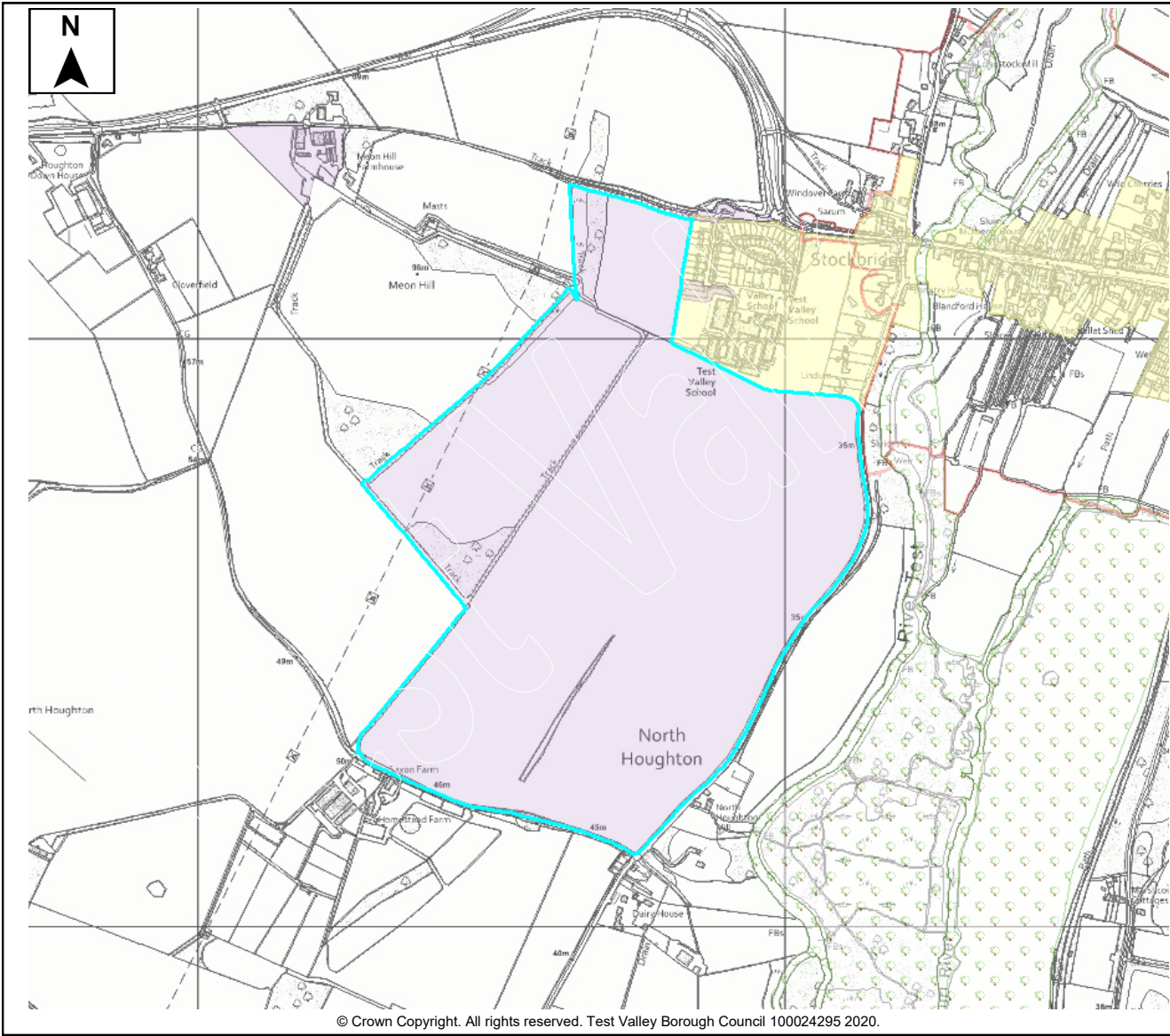




Site Details												
SHELAA Ref	7	Site Name	Land west of Holbury Lane									
		Settlement	Lockerley									
Parish/Ward	East Dean				Site Area	2.7 Ha		Developable Area	2.5 Ha			
Current Land Use	Grazing				Character of Surrounding Area	Dwellings, agriculture and countryside						
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha			
Site Constraints												
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓				
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA Zone  Mottisfont Bats SSSI/SAC Foraging Buffer						
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants								
Listed Building (E9)		AONB (E2)		Access/Ransom Strips								
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land								
Public Open Space (LHW1)		TPO		Pollution (E8)								
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓							

Proposed Development					Summary					
Availability		Residential		✓	65	Dwellings	Phasing if permitted (dwellings only)			
Promoted by land owner	✓	Employment				Floor Space (m²)				
Site Available Immediately	✓	Retail				Floor Space (m²)				
Site Currently Unavailable		Leisure				Floor Space (m²)				
		Traveller Site				Pitches				
Achievability/Developer Interest		Other					Year 1			
Promoted by developer		Mixed Use Scheme						Year 2	5	
Developer interest		Residential				Dwellings	Year 3		30	
No developer interest	✓	Employment				Floor Space (m²)	Year 4		30	
Deliverability		Retail				Floor Space (m²)	Year 5			
Could commence in 5yrs		Leisure				Floor Space (m²)	Years 6-10			
Unlikely to commence in 5yrs	✓	Other					Years 11-15			
Possible self build plot provision								Years 15+		
Yes/Element	✓							Total		65
No								Not Known		
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.										
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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	236	Site Name	Land west of Houghton Road				
		Settlement	Stockbridge				
Parish/Ward	Houghton / Longstock			Site Area	55 Ha	Developable Area	10 Ha
Current Land Use	Agricultural land grade 3 (good / moderate) and 4 (poor)			Character of Surrounding Area	Residential, Test Valley School and agriculture		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha
						Greenfield	Ha

Site Constraints							
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)		SSSI	✓	Land Ownership		Flood Warning Areas	
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants		Mottisfont Bats SSSI/SAC Foraging Buffer	
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		Village Design Statement	
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/Element	✓
No	

Residential	✓	150	Dwellings
Employment			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			

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.

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	100
Year 4	50
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	150
Not Known	

Summary

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

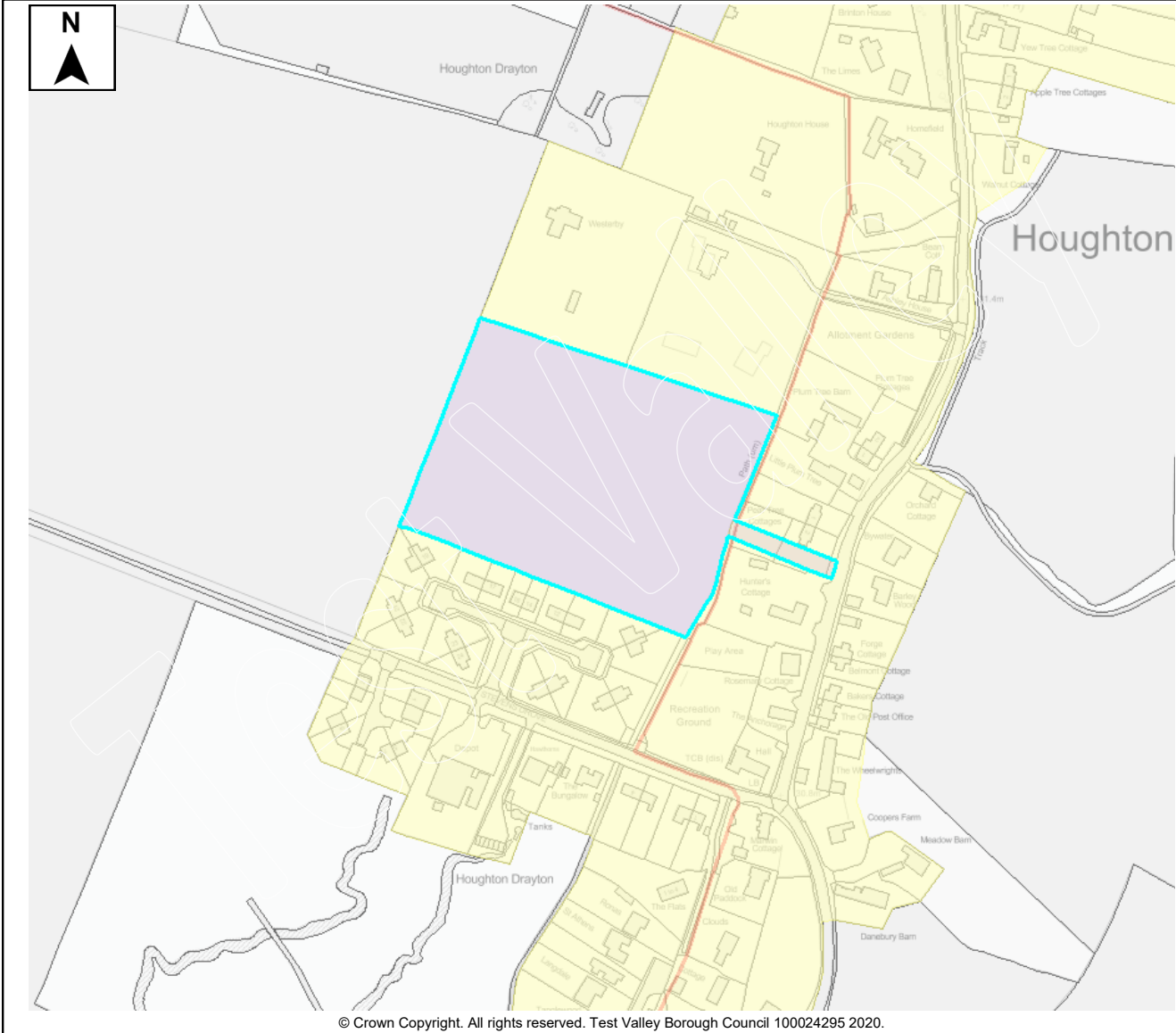
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Stockbridge which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

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





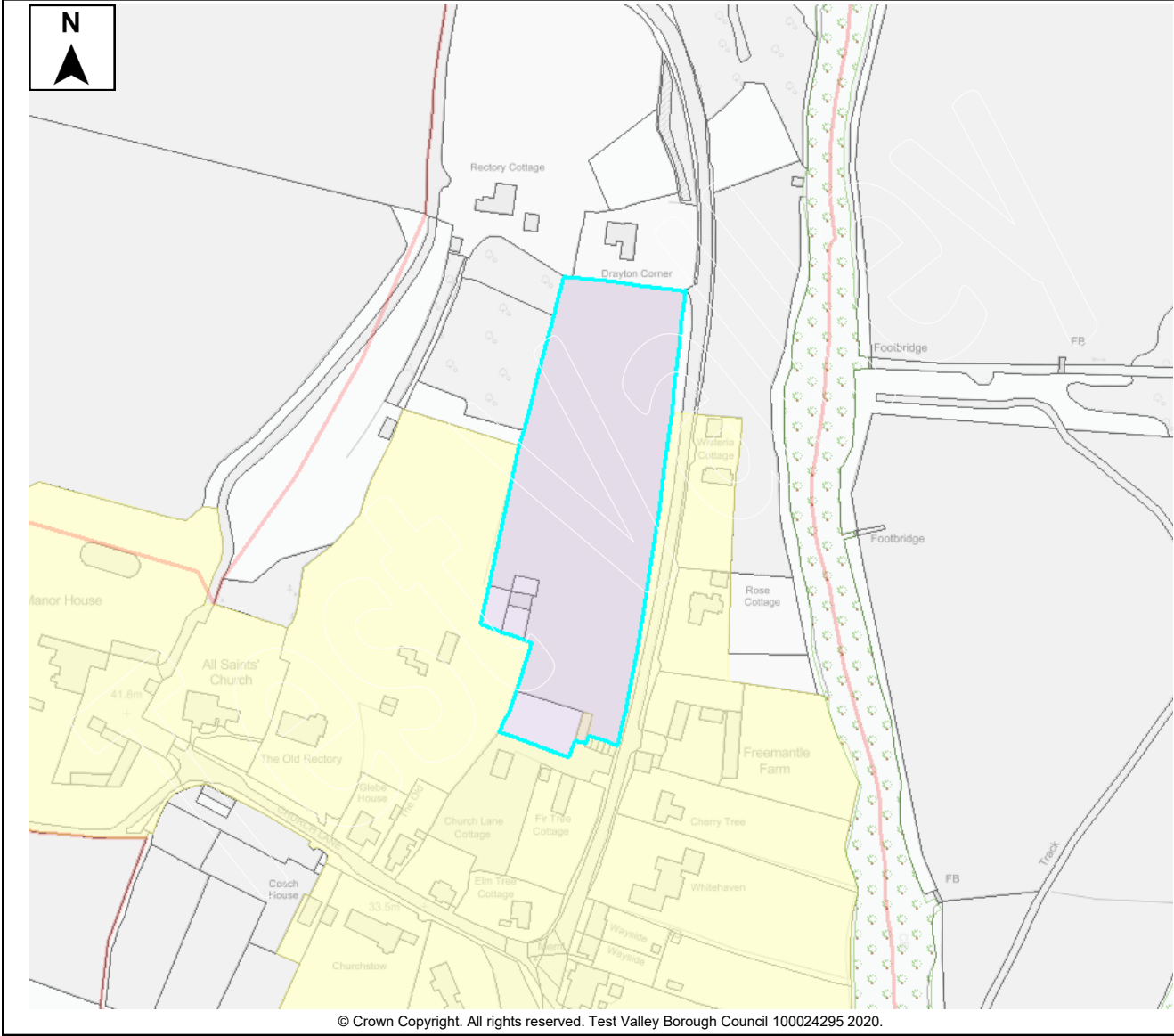
Site Details										
SHELAA Ref	238	Site Name	Land north of Stevens Drove							
		Settlement	Houghton							
Parish/Ward	Houghton				Site Area	2.07 Ha	Developable Area		2.07 Ha	
Current Land Use	Grade 3 Agricultural (Good/moderate)				Character of Surrounding Area	Residential and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)	✓	
Local Gap (E3)			SSSI	✓	Land Ownership			Mottisfont Bats SSSI/SAC Foraging Buffer		
Conservation Area (E9)		✓	SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)		✓	AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding		✓			

## Proposed Development

Availability		Residential	✓	45	Dwellings	Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	Employment			Floor Space (m²)	Year 1	
Site Available Immediately	✓	Retail			Floor Space (m²)	Year 2	45
Site Currently Unavailable		Leisure			Floor Space (m²)	Year 3	
Achievability/Developer Interest		Traveller Site			Pitches	Year 4	
Promoted by developer		Other				Year 5	
Developer interest		Mixed Use Scheme				Years 6-10	
No developer interest	✓	Residential			Dwellings	Years 11-15	
Deliverability		Employment			Floor Space (m²)	Years 15+	
Could commence in 5yrs		Retail			Floor Space (m²)	Total	45
Unlikely to commence in 5yrs	✓	Leisure			Floor Space (m²)	Not Known	
Possible self build plot provision		Other				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.	
Yes/Element	✓						
No							

## Summary

The site is available and promoted for development by the land owner, but to date has had no interest from developers.	<b>Hbic Local Ecological Network</b> 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.
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Houghton 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.	



Site Details										
SHELAA Ref	239	Site Name	Land west of Rose Cottage							
		Settlement	Houghton							
Parish/Ward	Houghton				Site Area	1.15 Ha	Developable Area		1.15 Ha	
Current Land Use	Grade 3 Agricultural (Good/moderate)				Character of Surrounding Area	Dwellings and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓		
Local Gap (E3)		SSSI	✓	Land Ownership		Mottisfont Bats SSSI/SAC Foraging Buffer				
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants						
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓					

## Proposed Development

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

Residential	✓	12	Dwellings
Employment			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	12
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	12
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 Houghton which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

### Hbic Local Ecological Network

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

Core\_Statutory\_Mar2020  
Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

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## Site Details

SHELAA Ref	286	Site Name	Meon Hill Farm						
		Settlement	Stockbridge						
Parish/Ward	Houghton			Site Area	1.69 Ha	Developable Area	1.5 Ha		
Current Land Use	Commercial and agricultural uses			Character of Surrounding Area	Agriculture				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.89 Ha	Greenfield	0.80 Ha

## Site Constraints

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

## Proposed Development

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

Residential	✓	61	Dwellings
Employment			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	30
Year 4	31
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	61
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

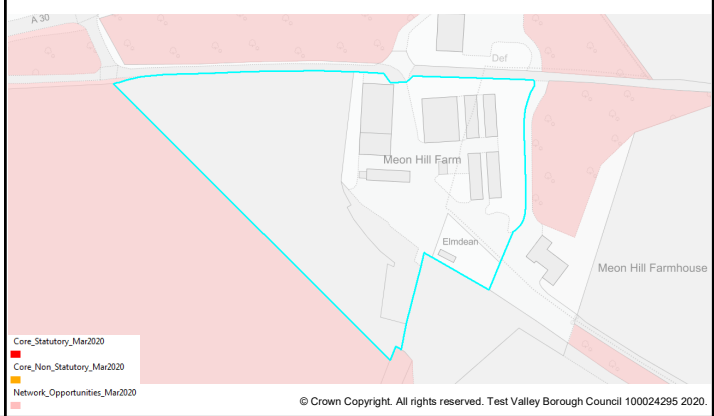
The site is available and promoted for development by the land owner, with interest from a developer.

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

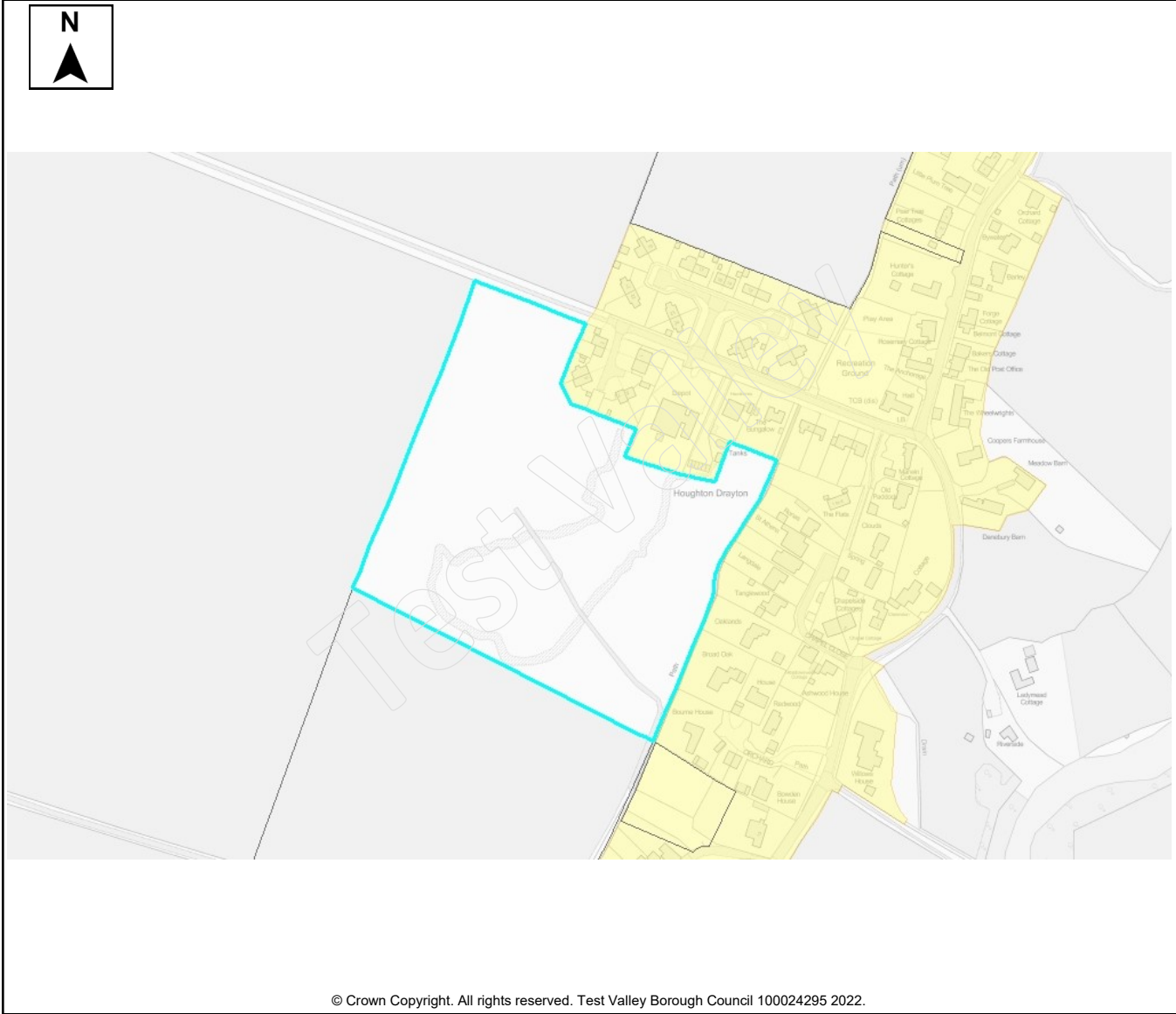
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

### 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	446	Site Name	Old Quarry Site							
		Settlement	Houghton							
Parish/Ward	Houghton				Site Area	4.77Ha	Developable Area	4.77Ha		
Current Land Use	Arable land				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓			
Local Gap (E3)		SSSI		Land Ownership		Mottisfont Bats SSSI/SAC Foraging Buffer				
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓					

## Proposed Development

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

Residential	✓	TBC	Dwellings
Employment			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

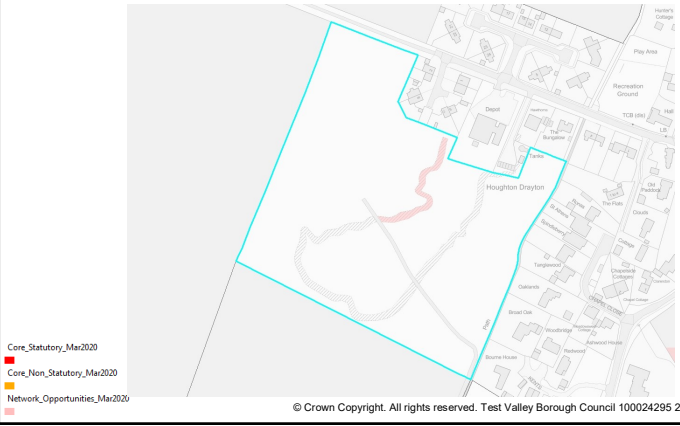
The site is available and promoted for development by the land owner, currently there is no interest from a developer.

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

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

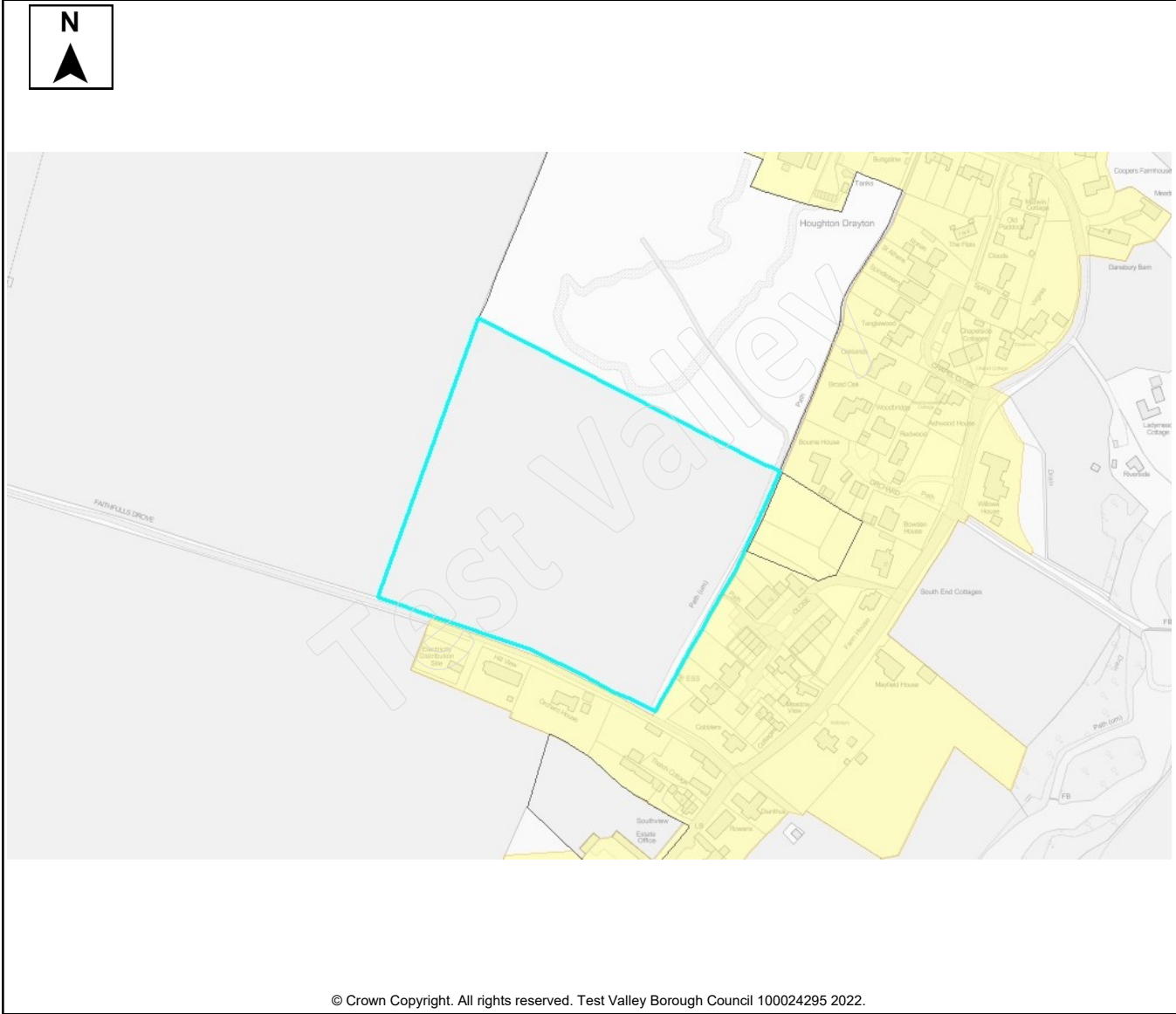
## Hbic Local Ecological Network

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



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Site Details					
SHELAA Ref	447	Site Name	Land south of Old Quarry Site		
		Settlement	Houghton		
Parish/Ward	Houghton		Site Area	4.49Ha	Developable Area 4.49Ha
Current Land Use	Arable land		Character of Surrounding Area	Agricultural and residential	
Brownfield/PDL		Greenfield	✓	Combined	
		Brownfield/PDL		Greenfield	

Site Constraints					
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	Other (details below) ✓
Local Gap (E3)		SSSI		Land Ownership	Public right of way
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants	Mottsifont Bats SSSI/SAC Foraging Buffer
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	Archaeology
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	✓	TBC	Dwellings	Phasing if permitted (Dwellings only)
		Employment			Floor Space (m²)	Year 1
		Retail			Floor Space (m²)	Year 2
		Leisure			Floor Space (m²)	Year 3
		Traveller Site			Pitches	Year 4
		Other				Year 5
		Mixed Use Scheme				Years 6-10
		Residential			Dwellings	Years 11-15
		Employment			Floor Space (m²)	Years 15+
		Retail			Floor Space (m²)	Total
		Leisure			Floor Space (m²)	Not Known
		Other				✓
This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does</u> <u>not</u> allocate sites.						

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, currently there is no 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 Houghton which is identified as a Rural Village in the Local Plan Settlement Hierarchy.	
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.	
Hbic Local Ecological Network	
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.	
Core_Statutory_Mar2020 Core_Non_Statutory_Mar2020 Network_Opportunities_Mar2020	
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Site Details										
SHELAA Ref	448	Site Name	Land to rear of Farm House							
		Settlement	Houghton							
Parish/Ward	Houghton				Site Area	4.49Ha	Developable Area	4.49Ha		
Current Land Use	Arable land				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		SINC		Infrastructure/ Utilities		Other (details below)	✓			
Local Gap (E3)		SSSI		Land Ownership		Public right of way				
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants		Mottisfont Bats SSSI/SAC Foraging Buffer				
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		Archaeology				
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	✓	TBC	Dwellings
Employment			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, currently there is no interest from a developer.

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

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

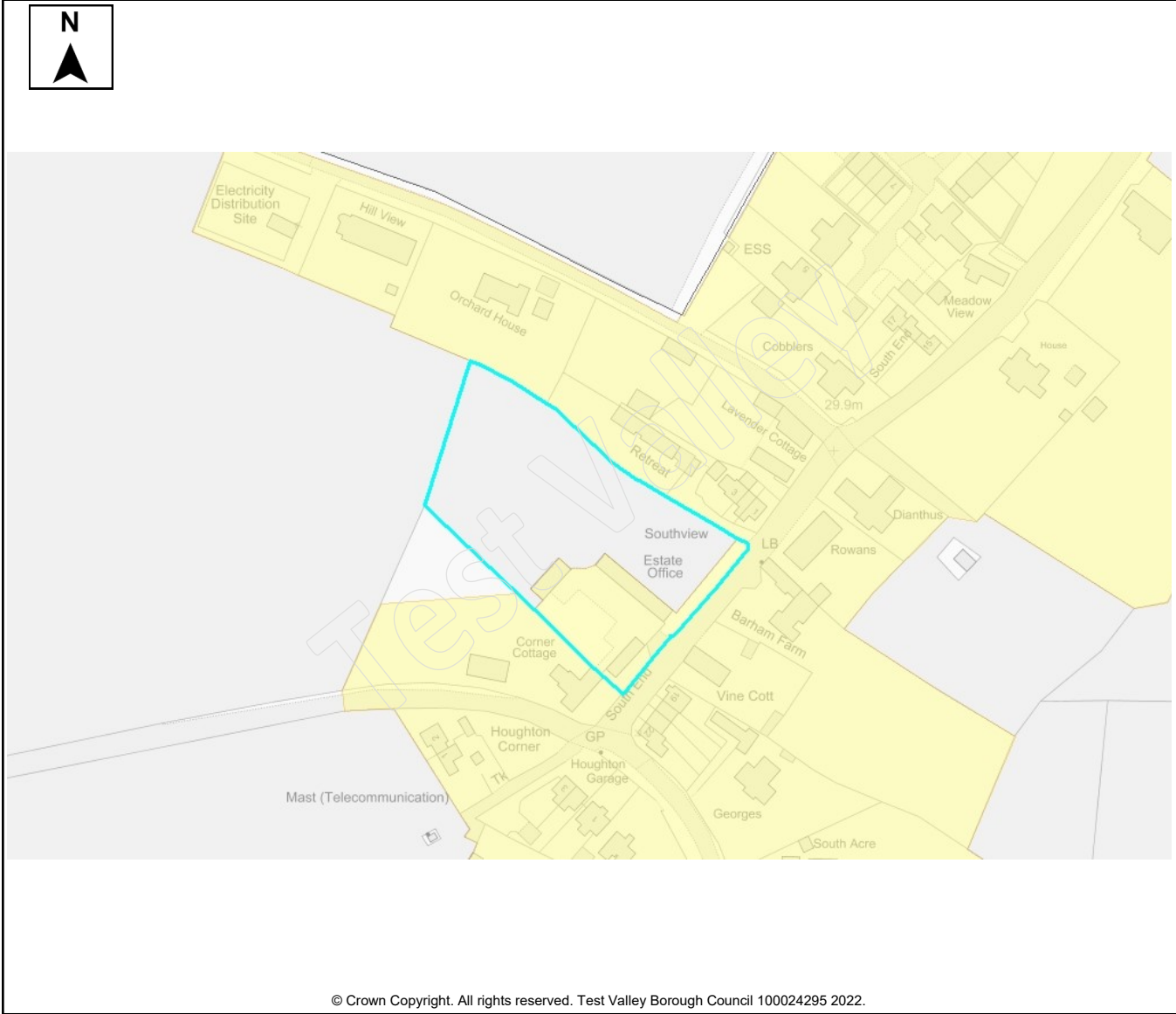
### Hbic Local Ecological Network

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



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Site Details										
SHELAA Ref	449	Site Name	Estate Office and Surrounds							
		Settlement	Houghton							
Parish/Ward	Houghton				Site Area	0.62Ha	Developable Area	0.62Ha		
Current Land Use	Estate Officer				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.14Ha	Greenfield	0.48Ha	

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

Proposed Development									
Availability		Residential	✓	TBC	Dwellings	Phasing if permitted (Dwellings only)			
Promoted by land owner	✓	Employment			Floor Space (m²)	Year 1			
Site Available Immediately	✓	Retail			Floor Space (m²)	Year 2			
Site Currently Unavailable		Leisure			Floor Space (m²)	Year 3			
Achievability/Developer Interest		Traveller Site			Pitches	Year 4			
Promoted by developer		Other				Year 5			
Developer interest		Mixed Use Scheme				Years 6-10			
No developer interest	✓	Residential			Dwellings	Years 11-15			
Deliverability		Employment			Floor Space (m²)	Years 15+			
Could commence in 5yrs		Retail			Floor Space (m²)	Total			
Unlikely to commence in 5yrs	✓	Leisure			Floor Space (m²)	Not Known	✓		
Possible self build plot provision		Other							
Yes	✓	This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.							
No									

# Summary

The site is available and promoted for development by the land owner, currently there is no interest from a developer.

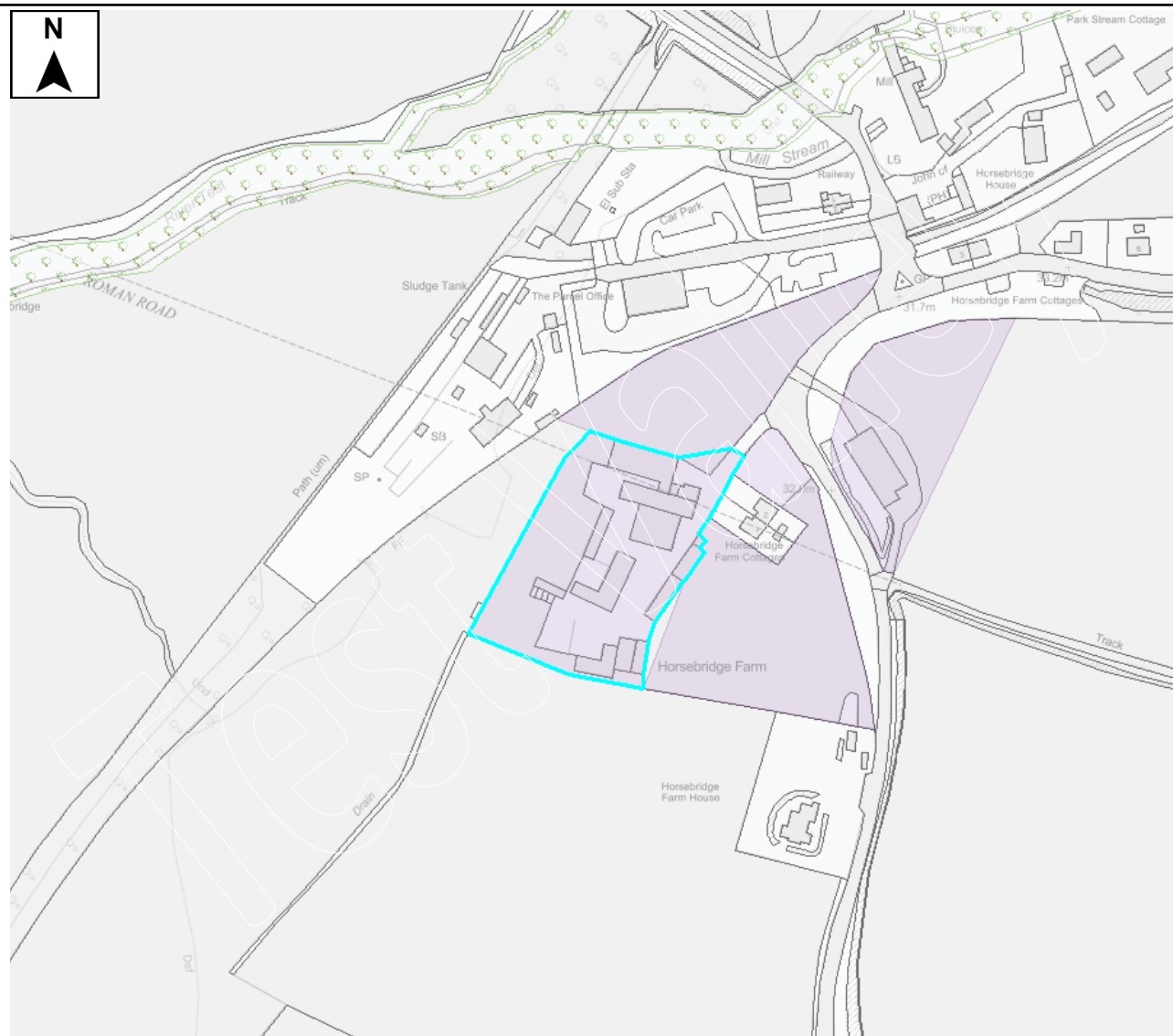
The site is located part inside and part outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is within the village of Houghton which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

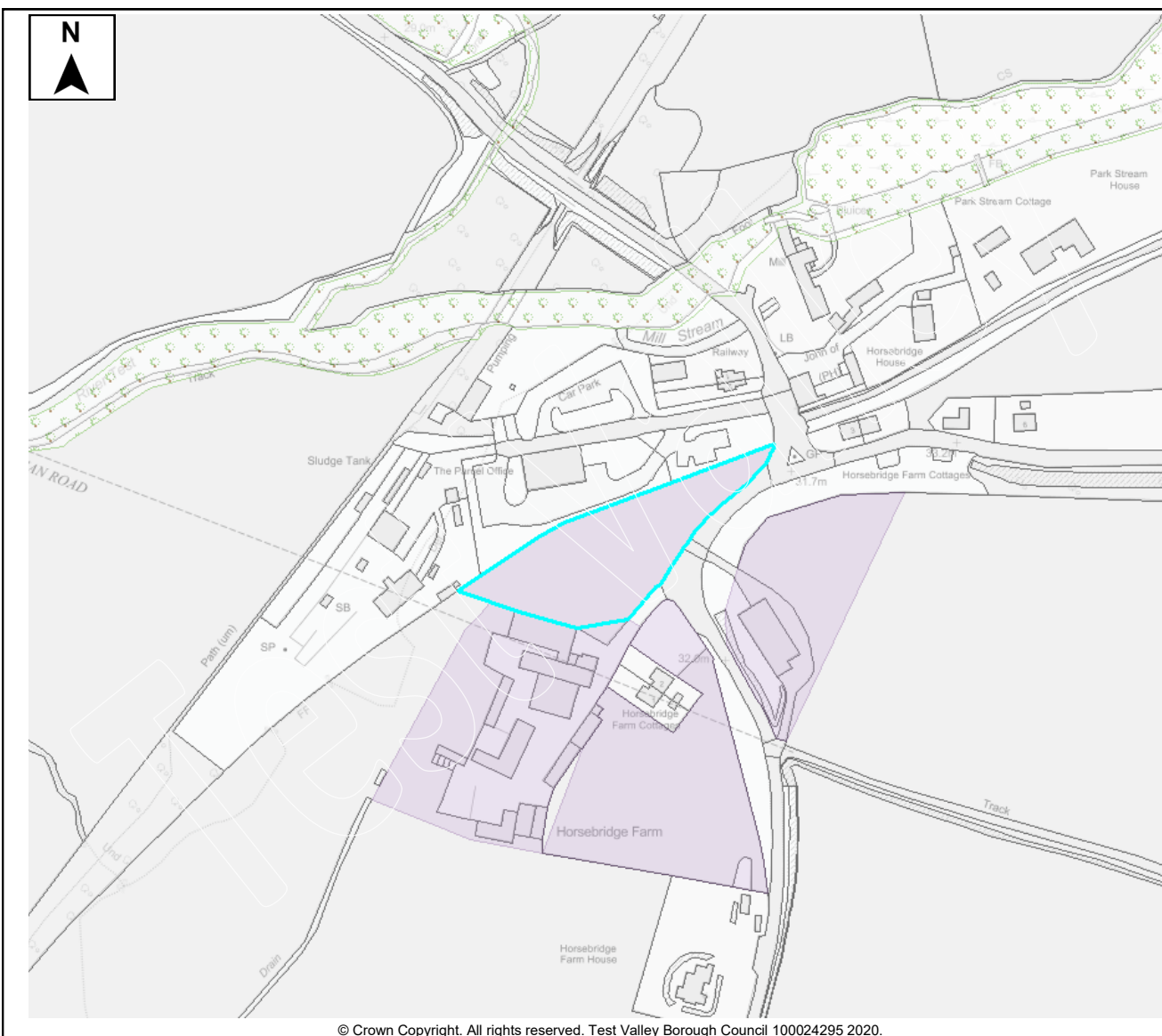
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.

The map displays a site boundary outlined in red, situated within a rural landscape. Key features labeled on the map include 'Lavender Cottage', 'Retreat', 'Southview Estate Office', 'LB' (likely a local business or public space), 'Barham Farm', 'Vine Cott', and 'Corner Cottage'. A legend in the bottom left corner identifies the map's components: 'Core\_Statutory\_Mar2020' (red square), 'Core\_Non\_Statutory\_Mar2020' (orange square), and 'Network\_Opportunities\_Mar2020' (yellow square). The map is credited to '© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2022'.









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## Site Details

SHELAA Ref	52	Site Name	Land west of Horsebridge Road						
		Settlement	Horsebridge						
Parish/Ward	Kings Somborne			Site Area	0.38 Ha	Developable Area	0.38 Ha		
Current Land Use	Agricultural			Character of Surrounding Area	Agriculture and dwellings				
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		Mottisfont Bats SSSI/SAC Foraging Buffer Groundwater Source Protection	
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	✓	15	Dwellings
Employment			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	15
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	15
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

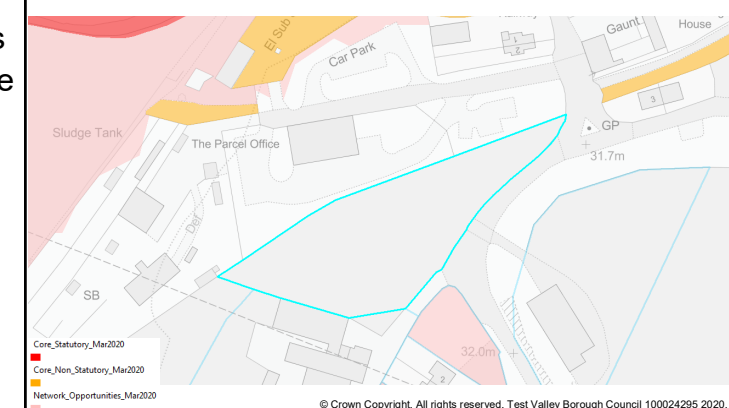
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Horsebridge 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 does not include any of the features identified in the ecological network.



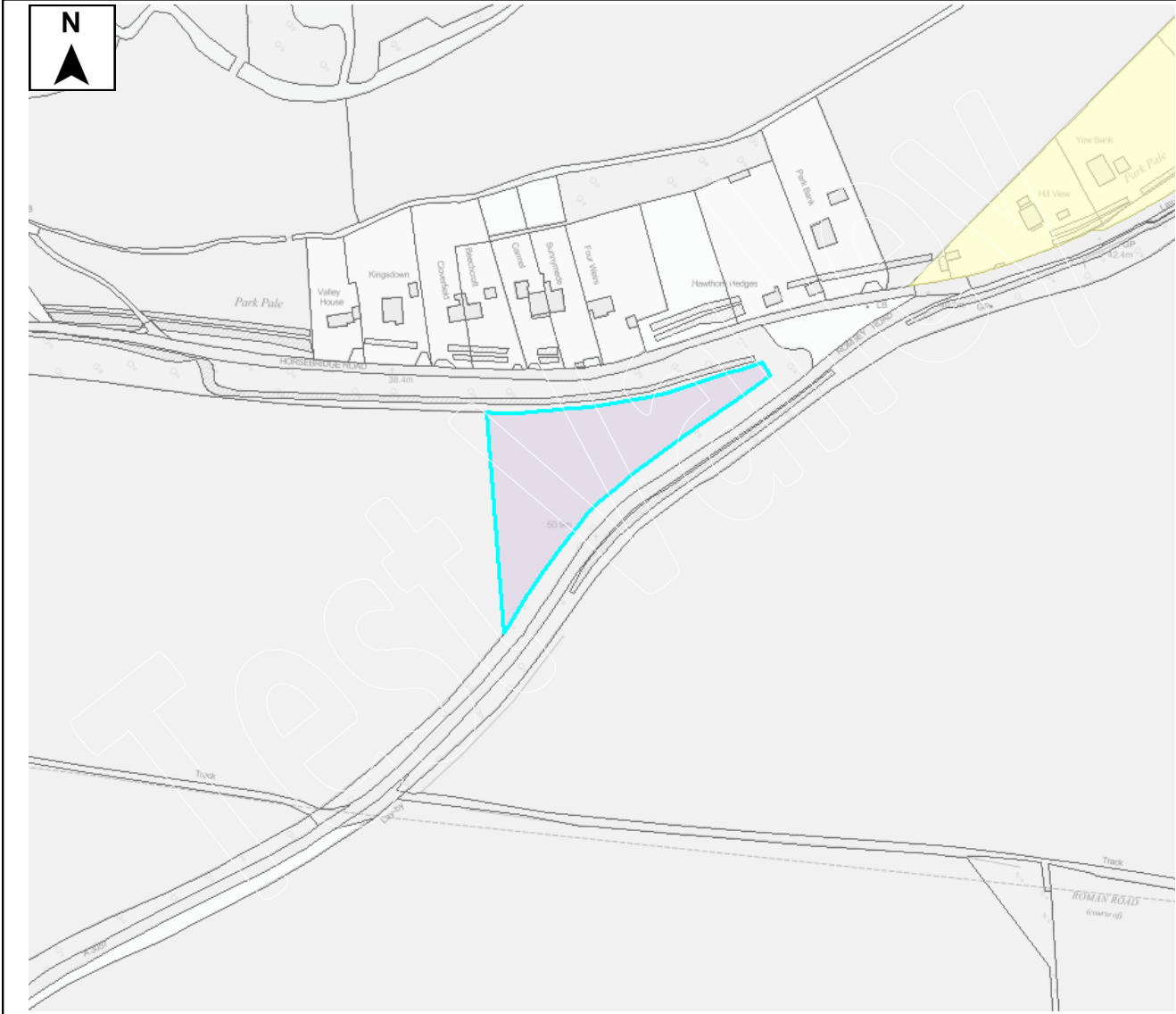
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Network\_Opportunities\_Mar2020

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Site Details							
SHELAA Ref	54	Site Name	Land between Romsey Road & Horsebridge Road				
		Settlement	Horsebridge				
Parish/Ward	Kings Somborne			Site Area	0.67 Ha	Developable Area	0.67 Ha
Current Land Use	Agricultural			Character of Surrounding Area	Agriculture and dwellings		
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		Mottisfont Bats SSSI/SAC	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		Foraging Buffer	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Flood Alert Areas	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Groundwater Source Protection	
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	✓	15	Dwellings
Employment			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	15
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	15
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

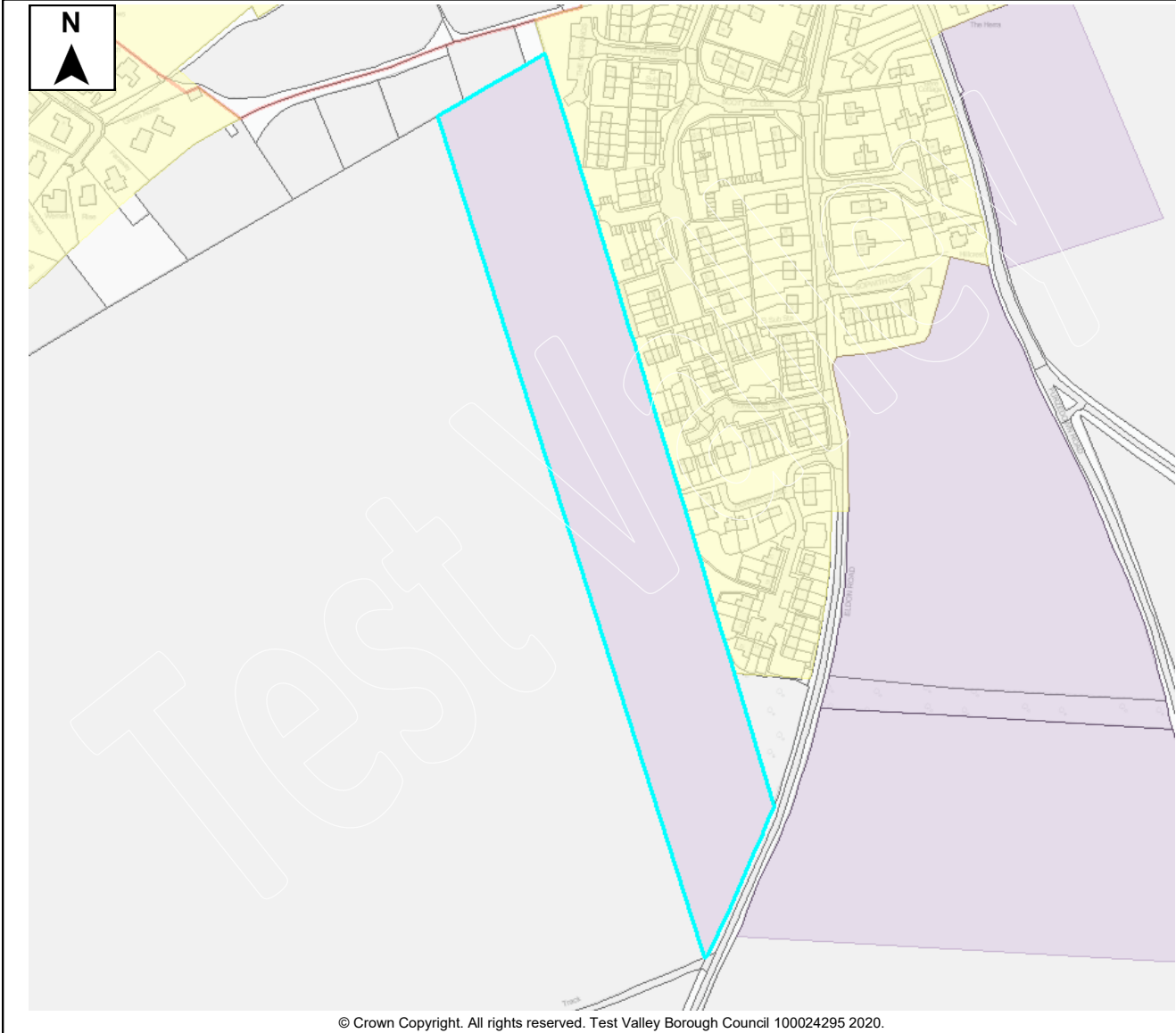
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Horsebridge 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 does not include any of the features identified in the ecological network.



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Site Details

SHELAA Ref	55	Site Name	Land east of Furzedown Road						
		Settlement	Kings Somborne						
Parish/Ward	Kings Somborne			Site Area	3.5 Ha	Developable Area	3.5 Ha		
Current Land Use	Agriculture			Character of Surrounding Area	Agriculture and dwellings				
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		Mottisfont Bats SSSI/SAC Foraging Buffer Flood Alert Area Groundwater Source Protection	
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	✓	175	Dwellings
Employment			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	175
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 Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

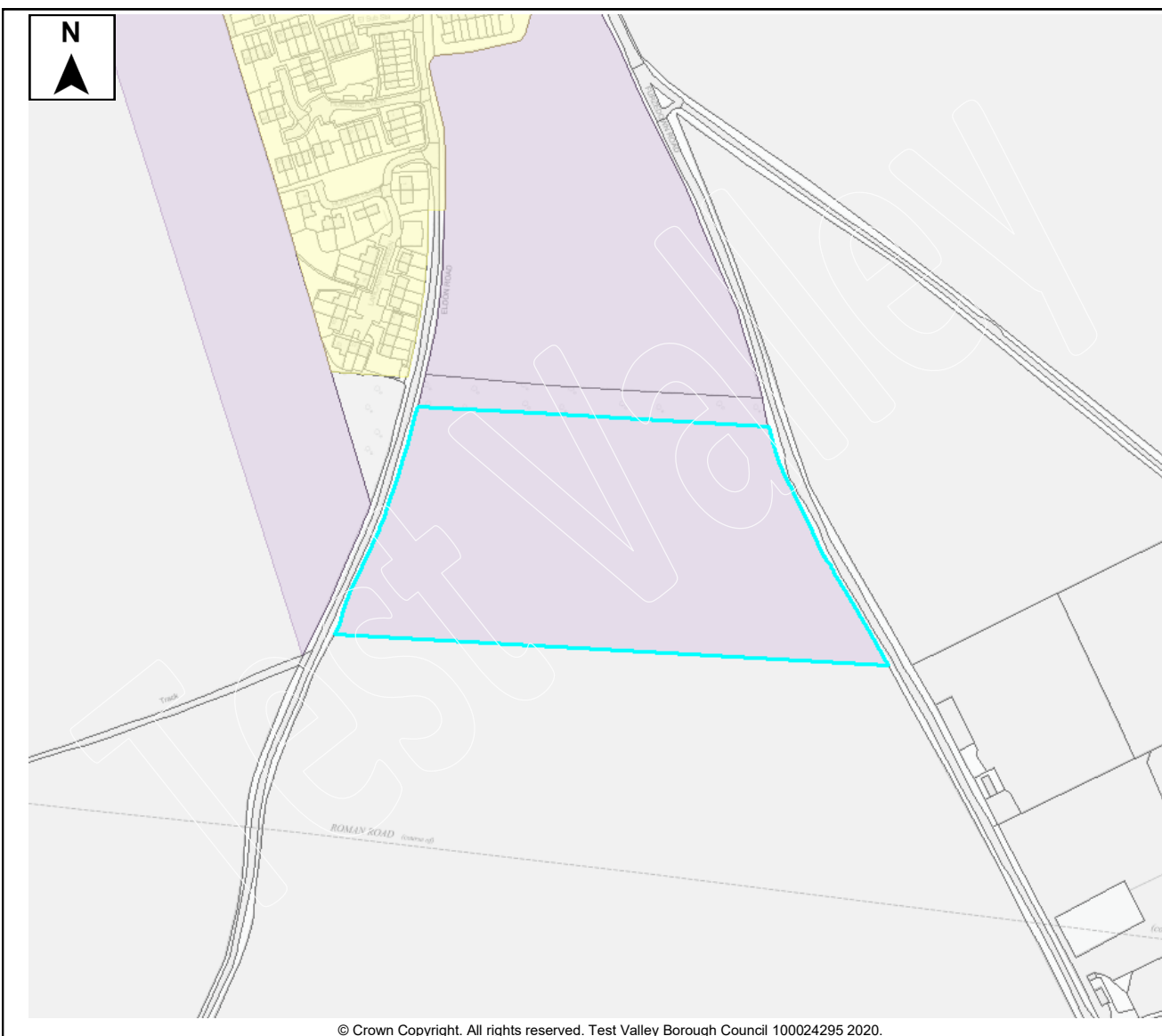
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

**Hbic Local Ecological Network**

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

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Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

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Site Details										
SHELAA Ref	57	Site Name	Land between Furzedown Road & Eldon Road							
		Settlement	Kings Somborne							
Parish/Ward	Kings Somborne				Site Area	4 Ha		Developable Area	4 Ha	
Current Land Use	Agricultural				Character of Surrounding Area	Agriculture and dwellings				
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		Mottisfont Bats SSSI/SAC Foraging Buffer Groundwater Source Protection				
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	✓	200	Dwellings
Employment			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	200
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 Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

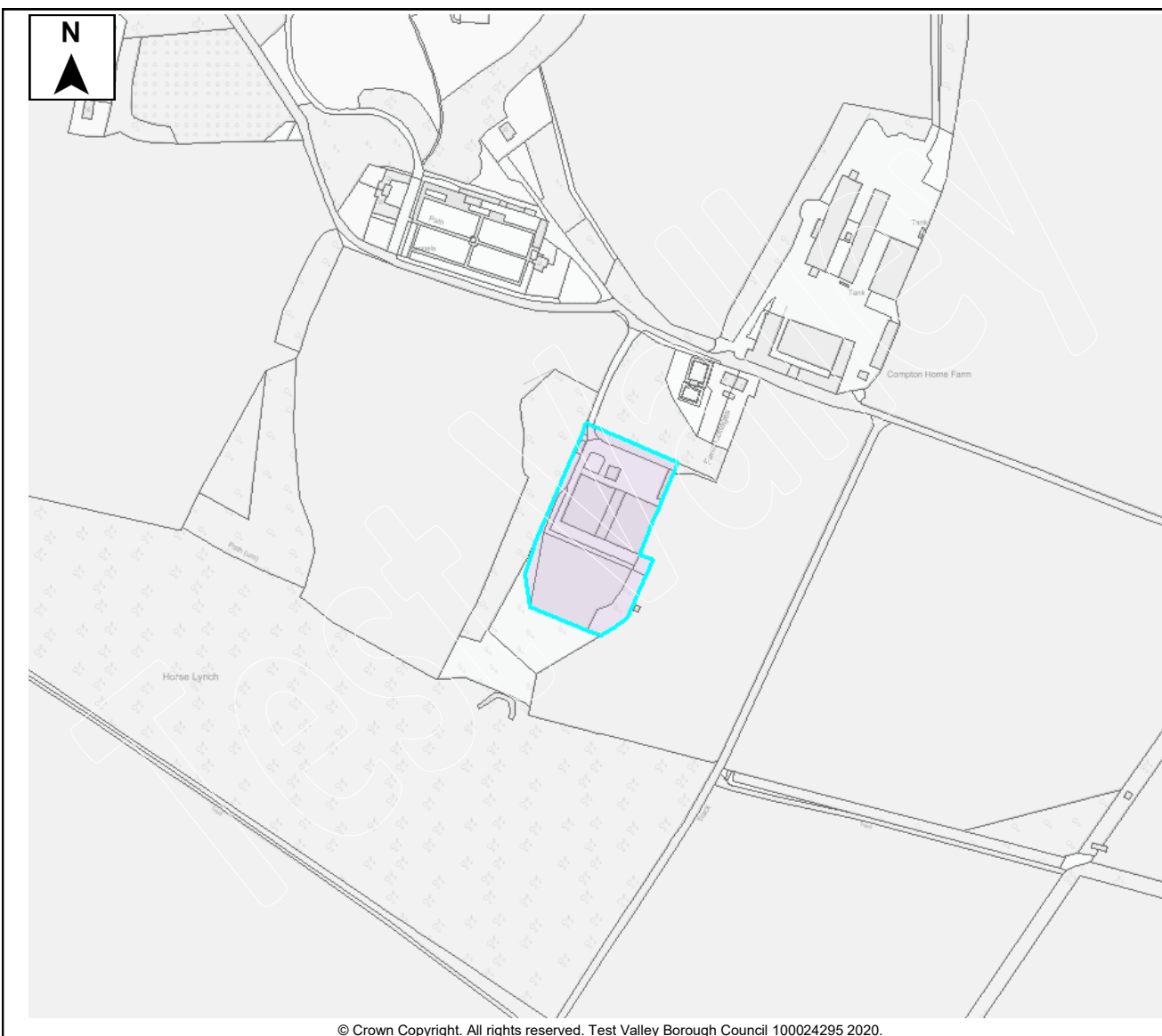
### Hbic Local Ecological Network

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

Core\_Statutory\_Mar2020  
Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

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## Site Details

SHELAA Ref	70	Site Name	Land at Compton Manor Estate						
		Settlement	Compton						
Parish/Ward	Kings Somborne				Site Area	0.94 Ha	Developable Area	0.94 Ha	
Current Land Use	Agricultural				Character of Surrounding Area	Agriculture			
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

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

## Proposed Development

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

Residential	✓	20	Dwellings
Employment			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	20
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	20
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

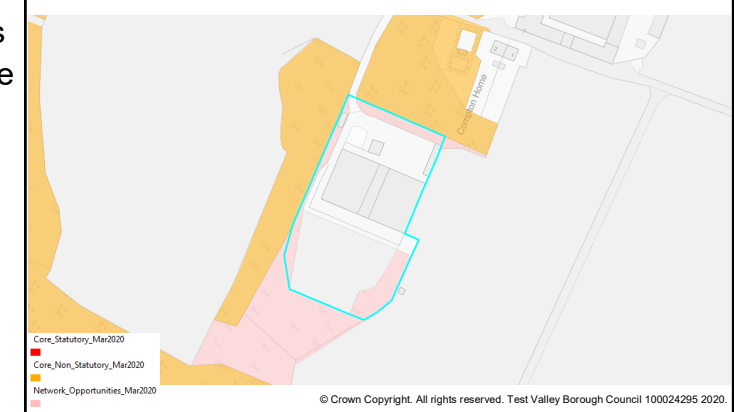
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

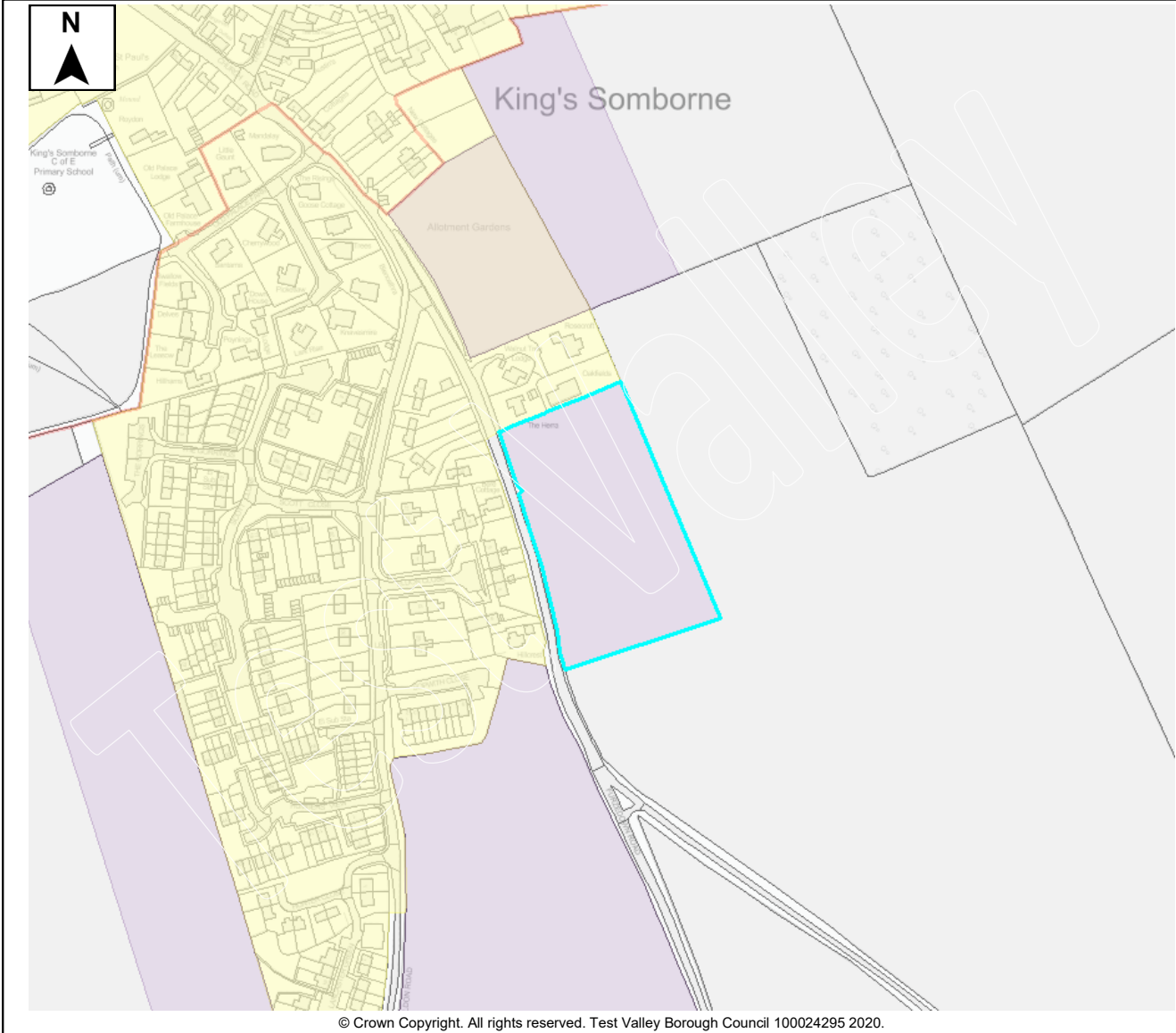
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the Compton which is identified as Countryside in the Local Plan Settlement Hierarchy.

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”.





Site Details										
SHELAA Ref	78	Site Name	Land east of Church Road							
		Settlement	Kings Somborne							
Parish/Ward	Kings Somborne				Site Area	1.5 Ha	Developable Area	1.5 Ha		
Current Land Use	Arable land				Character of Surrounding Area	Dwellings and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓		
Local Gap (E3)		SSSI	✓	Land Ownership		Mottisfont Bats SSSI/SAC Foraging Buffer Flood Alert Areas				
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

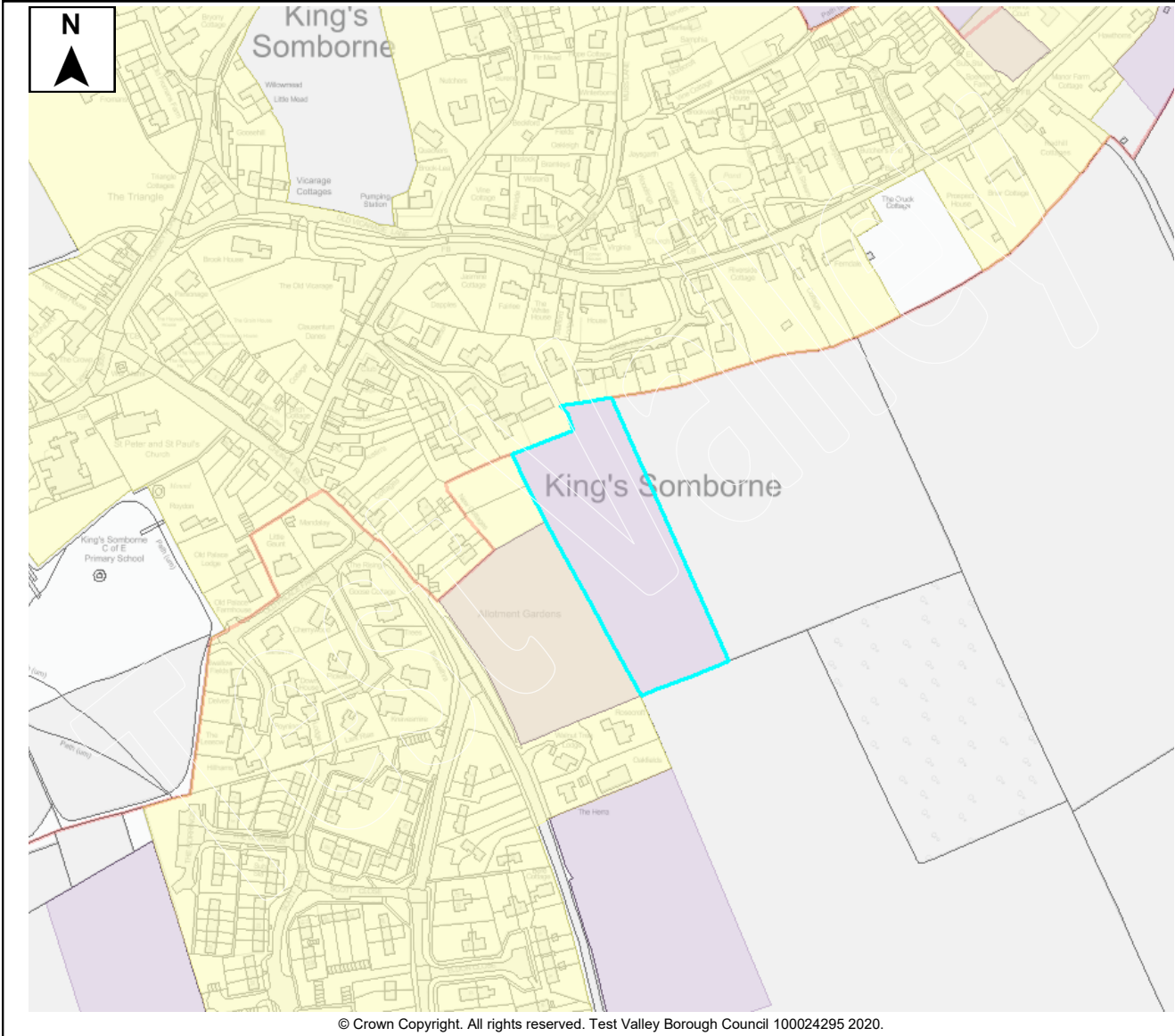
## Proposed Development

Availability		Residential	✓	14	Dwellings	Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	Employment			Floor Space (m²)	Year 1	
Site Available Immediately	✓	Retail			Floor Space (m²)	Year 2	
Site Currently Unavailable		Leisure			Floor Space (m²)	Year 3	
Achievability/Developer Interest		Traveller Site			Pitches	Year 4	
Promoted by developer		Other				Year 5	
Developer interest	✓	Mixed Use Scheme				Years 6-10	
No developer interest		Residential			Dwellings	Years 11-15	
Deliverability		Employment			Floor Space (m²)	Years 15+	
Could commence in 5yrs	✓	Retail			Floor Space (m²)	Total	14
Unlikely to commence in 5yrs		Leisure			Floor Space (m²)	Not Known	✓
Possible self build plot provision		Other					
Yes		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.					
No	✓						

## Summary

<p>The site is available and promoted for development by the land owner, with interest from a developer.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy.</p> <p>Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p>	<div><h3>Hbic Local Ecological Network</h3><p>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.</p></div> <div><p>Core_Statutory_Mar2020 Core_Non_Statutory_Mar2020 Network_Opportunities_Mar2020</p></div>
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Site Details										
SHELAA Ref	79	Site Name	Land east of allotments, Church Road							
		Settlement	Kings Somborne							
Parish/Ward	Kings Somborne				Site Area	1.1 Ha	Developable Area		1.1 Ha	
Current Land Use	Arable land				Character of Surrounding Area	Dwellings, allotments and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓		
Local Gap (E3)		SSSI	✓	Land Ownership		Mottisfont Bats SSSI/SAC Foraging Buffer Flood Alert Areas				
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	✓	11	Dwellings
Employment			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	11
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 site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

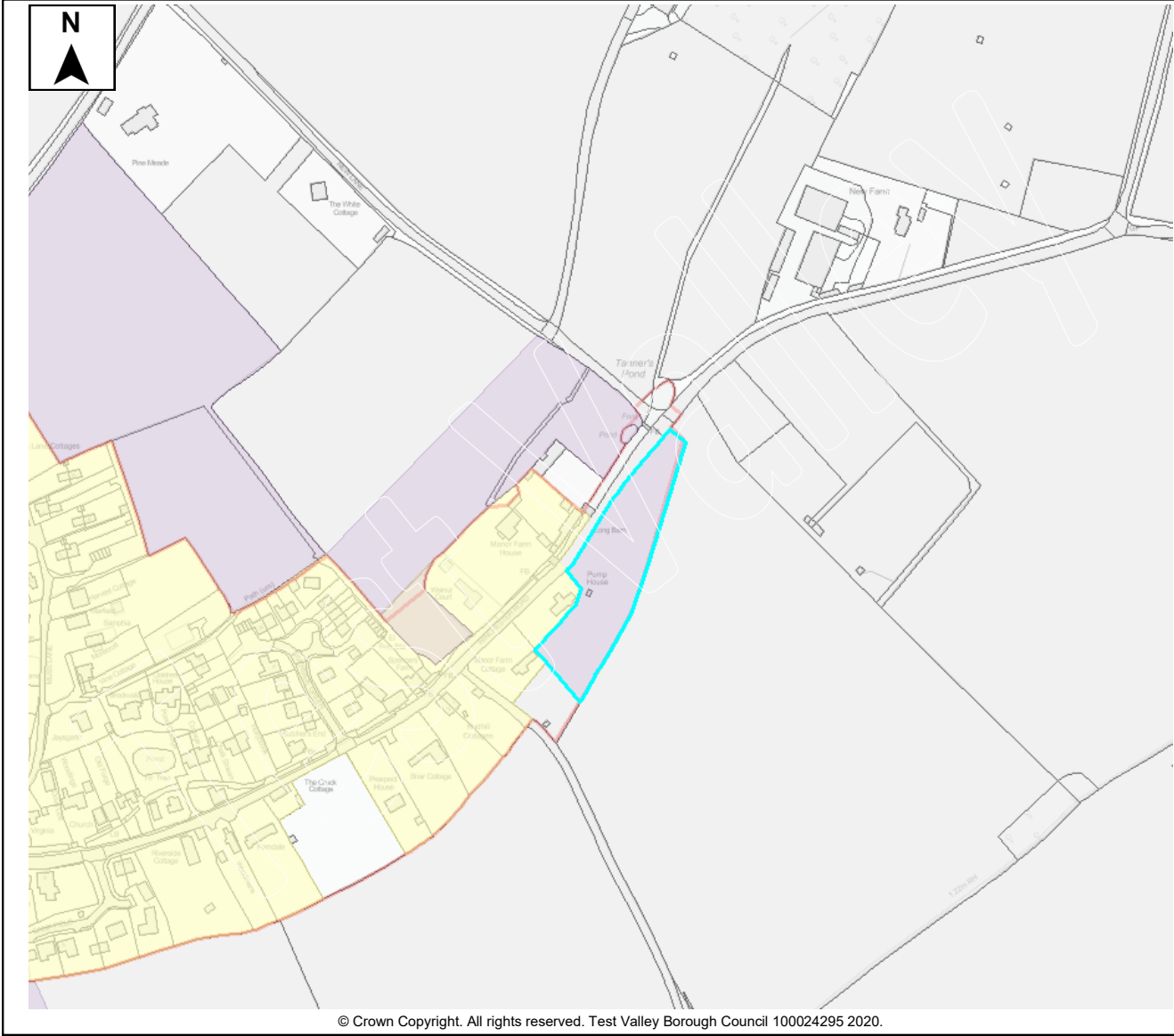
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

### Hbic Local Ecological Network

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







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Site Details

SHELAA Ref	81	Site Name	Land south of Winchester Road			
		Settlement	Kings Somborne			
Parish/Ward	Kings Somborne			Site Area	0.6 Ha	Developable Area 0.6 Ha
Current Land Use	Agricultural (grazing)			Character of Surrounding Area	Dwellings and agriculture	
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL Ha Greenfield Ha

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI	✓	Land Ownership	✓	Mottisfont Bats SSSI/SAC Foraging Buffer Archaeology Yellow (locally Or Regionally Important) Flood Warning Areas Flood Alert Areas	
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	✓	9	Dwellings
Employment			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	9
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

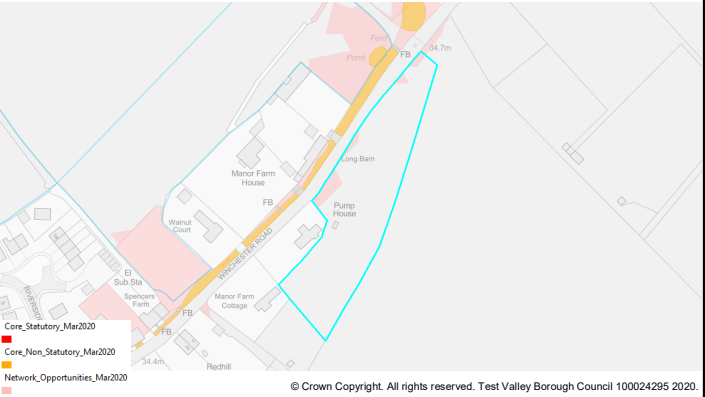
The site is available and promoted for development by the land owner, with interest from a developer.

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

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

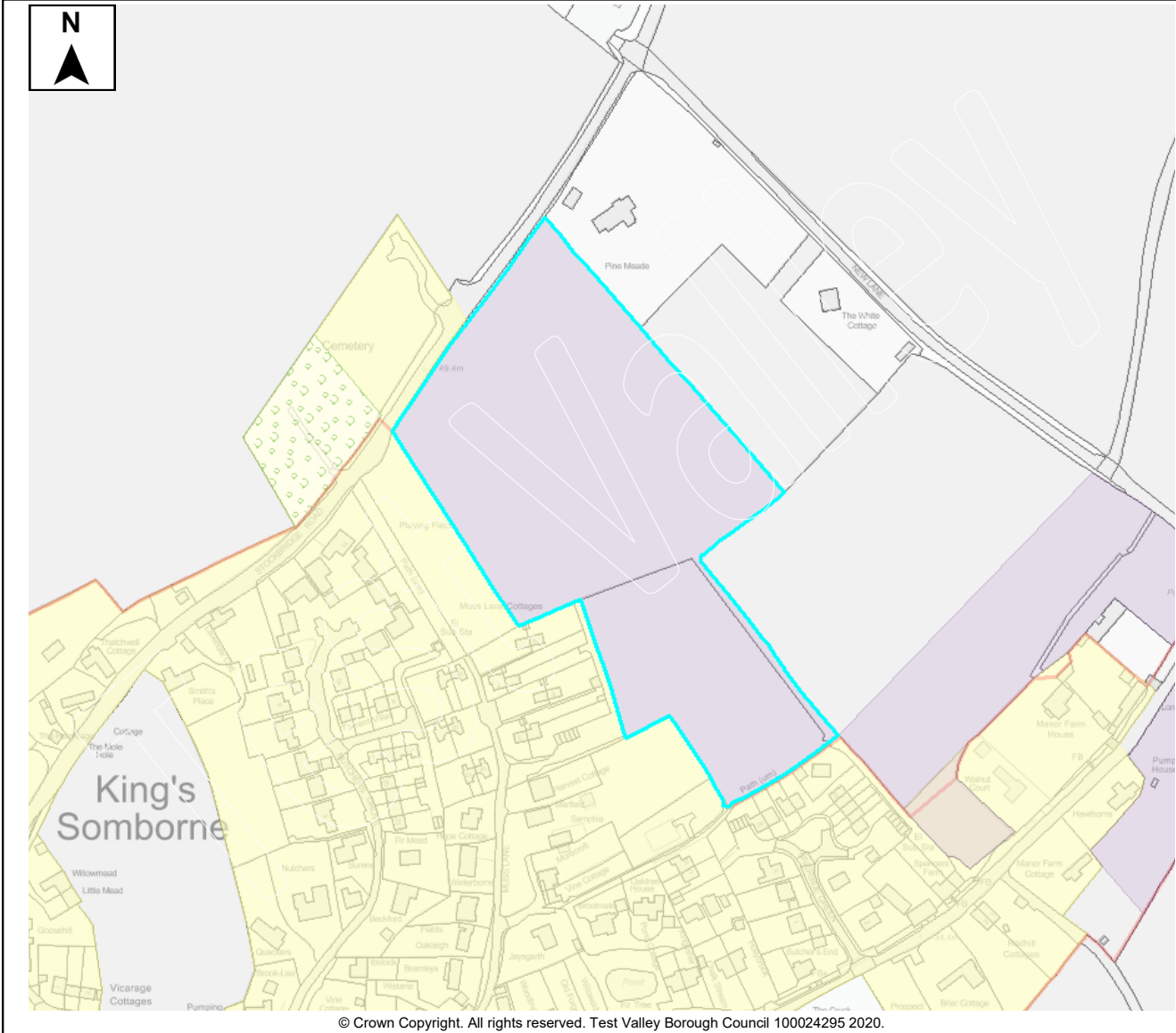
Hbic Local Ecological Network

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## Site Details

SHELAA Ref	148	Site Name	Land at Spencer's Farm						
		Settlement	Kings Somborne						
Parish/Ward	Kings Somborne			Site Area	2.3 Ha	Developable Area	2.3 Ha		
Current Land Use	Agriculture			Character of Surrounding Area	Residential and agricultural				
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		Mottisfont Bats SSSI/SAC Foraging Buffer Flood Alert Areas	
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/Element	✓
No	

Residential	✓	30	Dwellings
Employment			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	10
Year 3	20
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	30
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

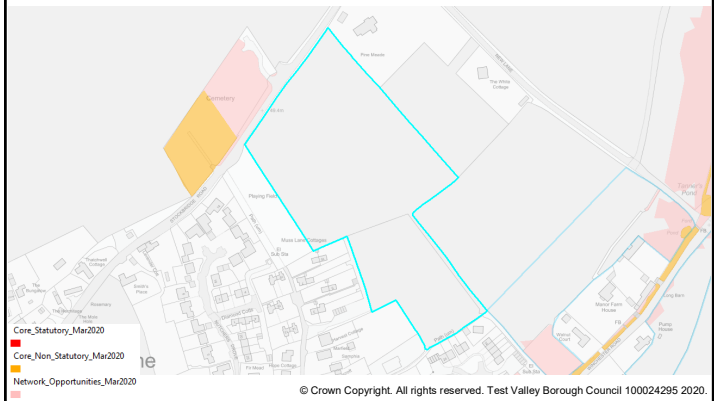
The site is available and promoted for development by the land owner, with interest from a developer.

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

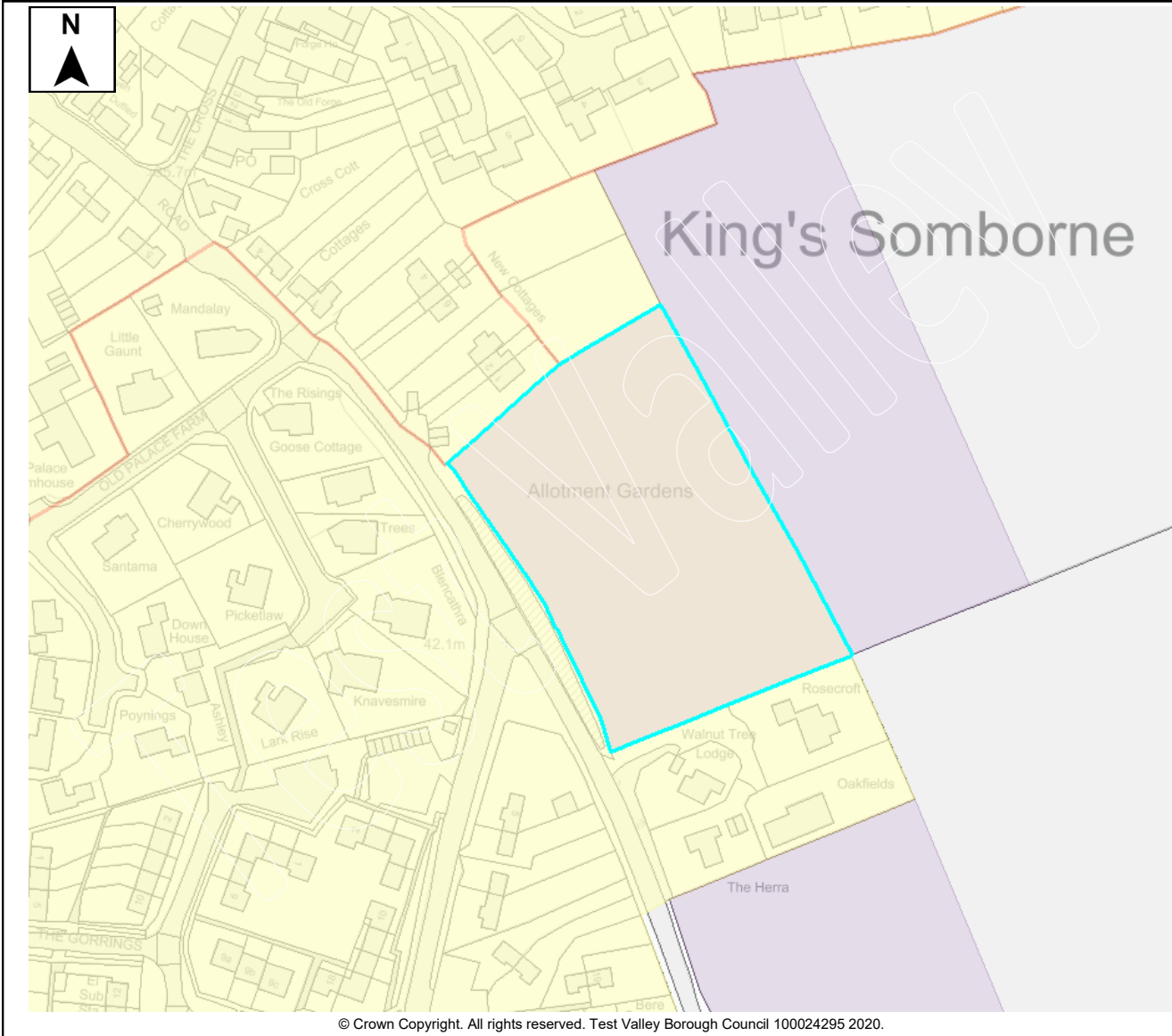
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

### Hbic Local Ecological Network

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







Site Details										
SHELAA Ref	186	Site Name	Allotments							
		Settlement	Kings Somborne							
Parish/Ward	Kings Somborne				Site Area	0.58 Ha	Developable Area		0.58 Ha	
Current Land Use	Allotments				Character of Surrounding Area	Residential 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		Mottisfont Bats SSSI/SAC Foraging Buffer Flood Alert Areas				
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	✓	20	Dwellings
Employment			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	20
Years 6-10	
Years 11-15	
Years 15+	
Total	20
Not Known	

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

## Summary

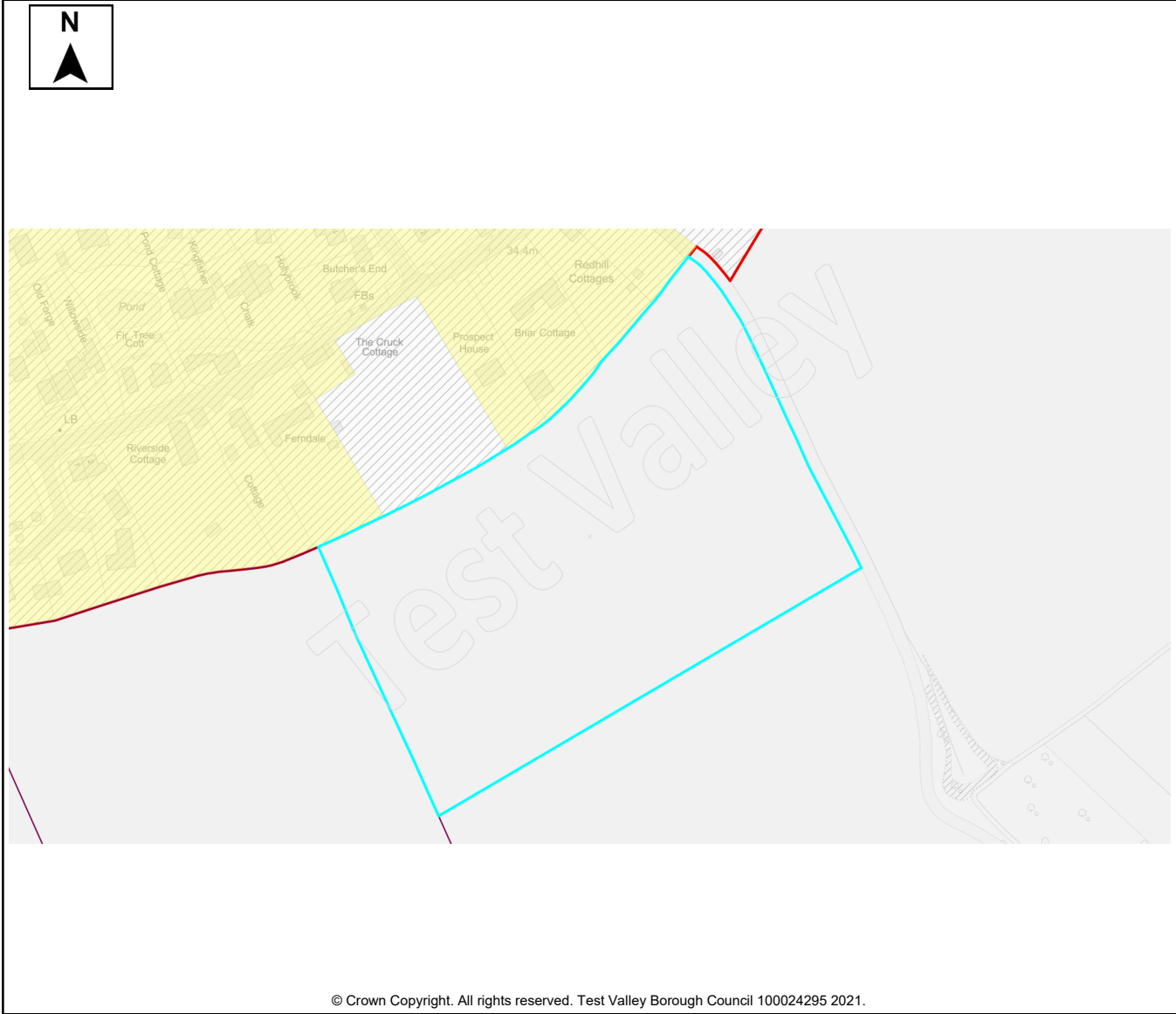
The site is available and promoted for development by the land owner, with interest from a developer.

The site is located within the settlement boundary of Kings Somborne identified by the TVBC Revised Local Plan DPD. Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

### Hbic Local Ecological Network

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



Site Details										
SHELAA Ref	374	Site Name	Land south of Cruck Cottage							
		Settlement	Kings Somborne							
Parish/Ward	Kings Somborne				Site Area	2.2 Ha	Developable Area	1.5 Ha		
Current Land Use	Agriculture				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)		✓
Local Gap (E3)			SSSI		Land Ownership			Archaeology Yellow (locally Or Regionally Important) Mottisfont Bats SSSI/SAC Foraging Buffer		
Conservation Area (E9)		✓	SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)		✓	AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

## Proposed Development

Availability	
Promoted by land owner	✓
Site Available Immediately	✓
Site Currently Unavailable	

Achievability/Developer Interest	
Promoted by developer	
Developer interest	
No developer interest	✓

Deliverability	
Could commence in 5yrs	
Unlikely to commence in 5yrs	✓

Possible self build plot provision	
Yes	
No	✓

Residential	✓	15	Dwellings
Employment			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	15
Years 6-10	
Years 11-15	
Years 15+	
Total	15
Not Known	

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

## Summary

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

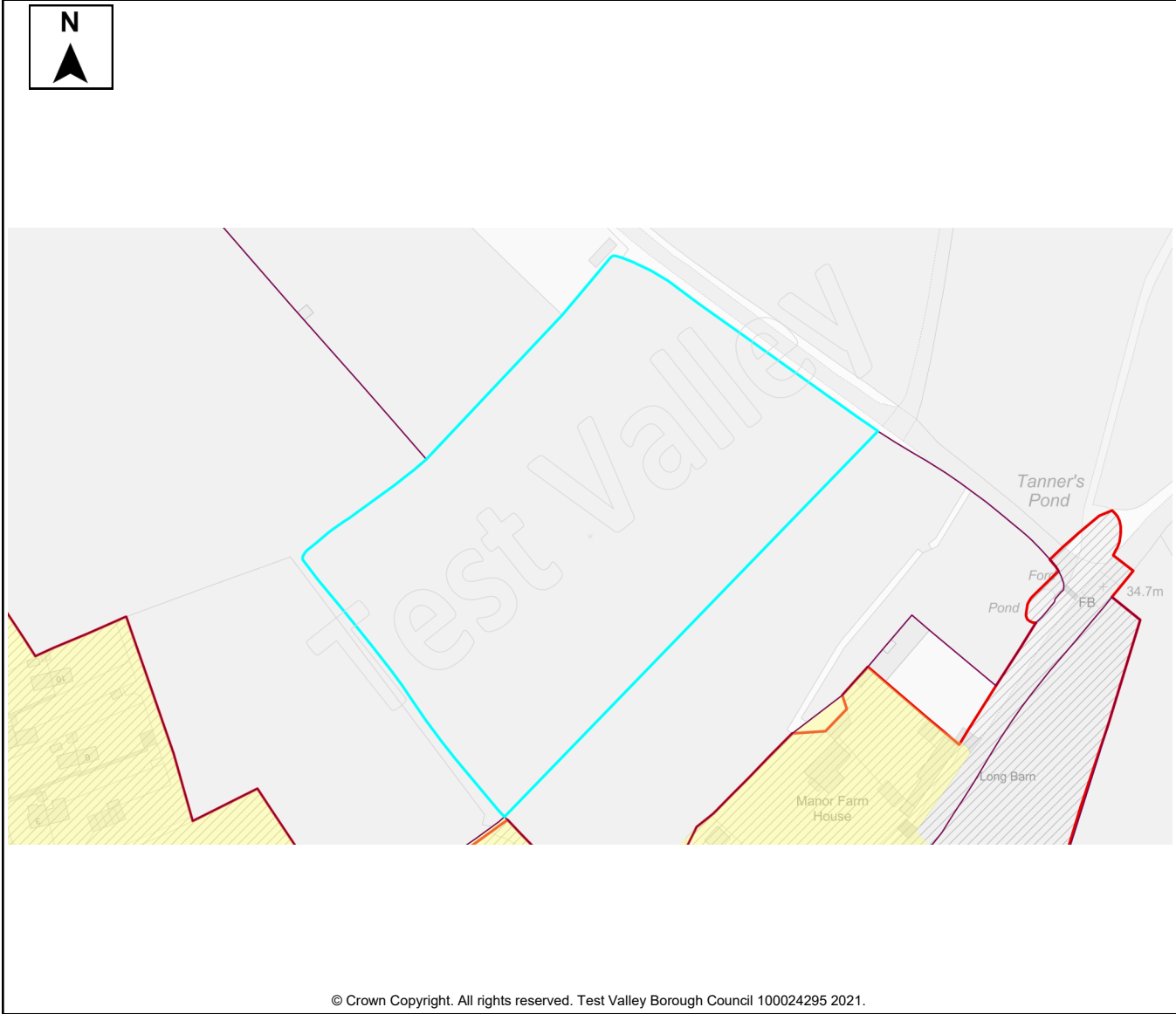
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

### Hbic Local Ecological Network

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





Site Details											
SHELAA Ref	375	Site Name	Land at Winchester Road and New Lane								
		Settlement	Kings Somborne								
Parish/Ward	Kings Somborne				Site Area	2 Ha		Developable Area	2 Ha		
Current Land Use	Horse grazing				Character of Surrounding Area	Agricultural and residential					
Brownfield/PDL			Greenfield	✓	Combined		Brownfield/PDL			Greenfield	
Site Constraints											
Countryside (COM2)			✓	SINC			Infrastructure/ Utilities			Other (details below)	✓
Local Gap (E3)				SSSI			Land Ownership			Public Rights of Way Mottisfont Bats SSSI/SAC Foraging Buffer Archaeology Yellow (locally Or Regionally Important)	
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	✓	25	Dwellings
Employment			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	25
Years 6-10	
Years 11-15	
Years 15+	
Total	25
Not Known	

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

## Summary

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

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

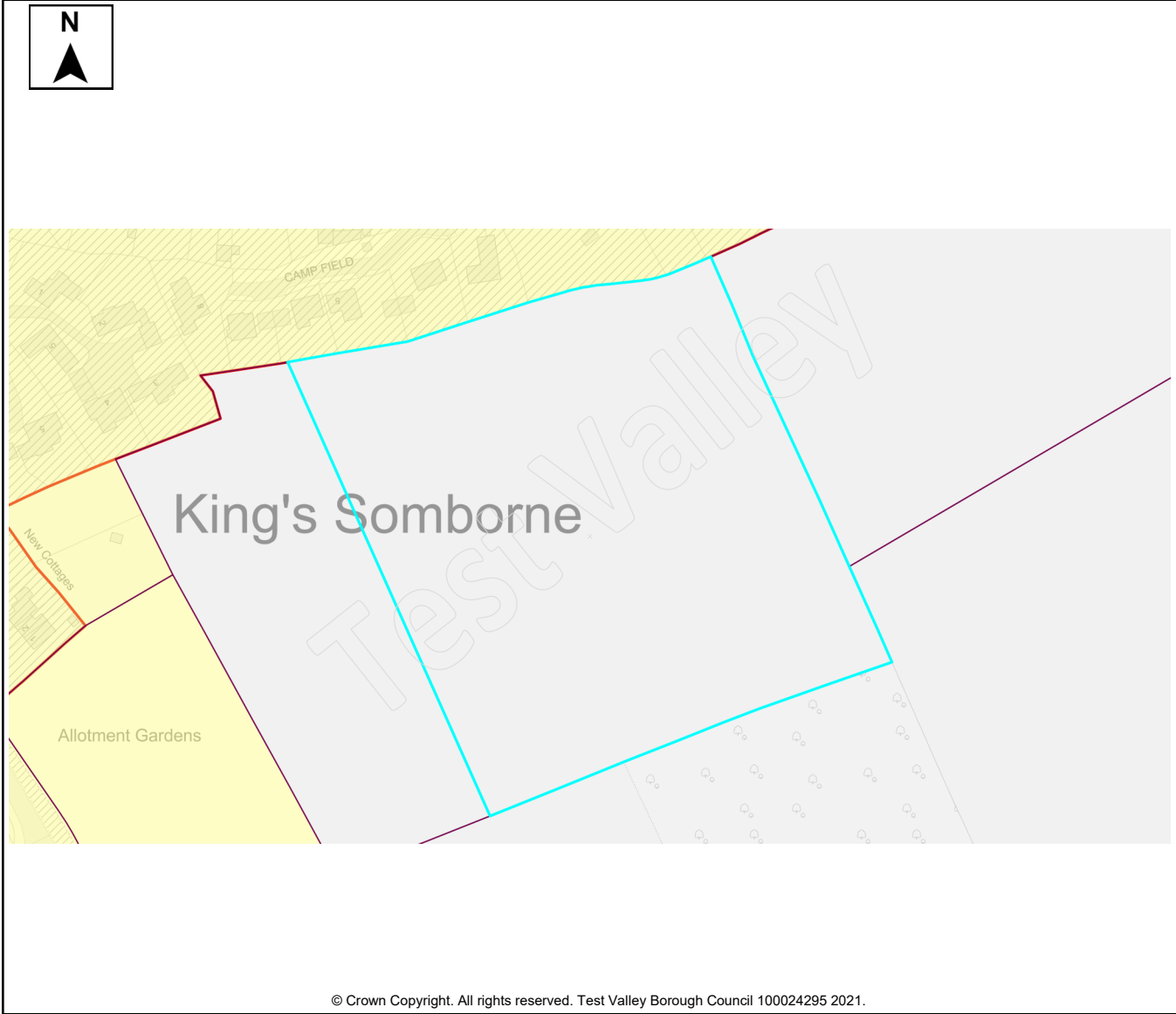
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

### Hbic Local Ecological Network

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

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Site Details										
SHELAA Ref	376	Site Name	Land at Church Lane							
		Settlement	Kings Somborne							
Parish/Ward	Kings Somborne				Site Area	2.5 Ha	Developable Area	2 Ha		
Current Land Use	Agriculture				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)		✓
Local Gap (E3)			SSSI		Land Ownership			Archaeology Yellow (locally Or Regionally Important) Mottisfont Bats SSSI/SAC Foraging Buffer		
Conservation Area (E9)		✓	SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)		✓	AONB (E2)		Access/Ransom Strips		✓			
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

## Proposed Development

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

Residential	✓	20	Dwellings
Employment			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	20
Years 6-10	
Years 11-15	
Years 15+	
Total	20
Not Known	

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

## Summary

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

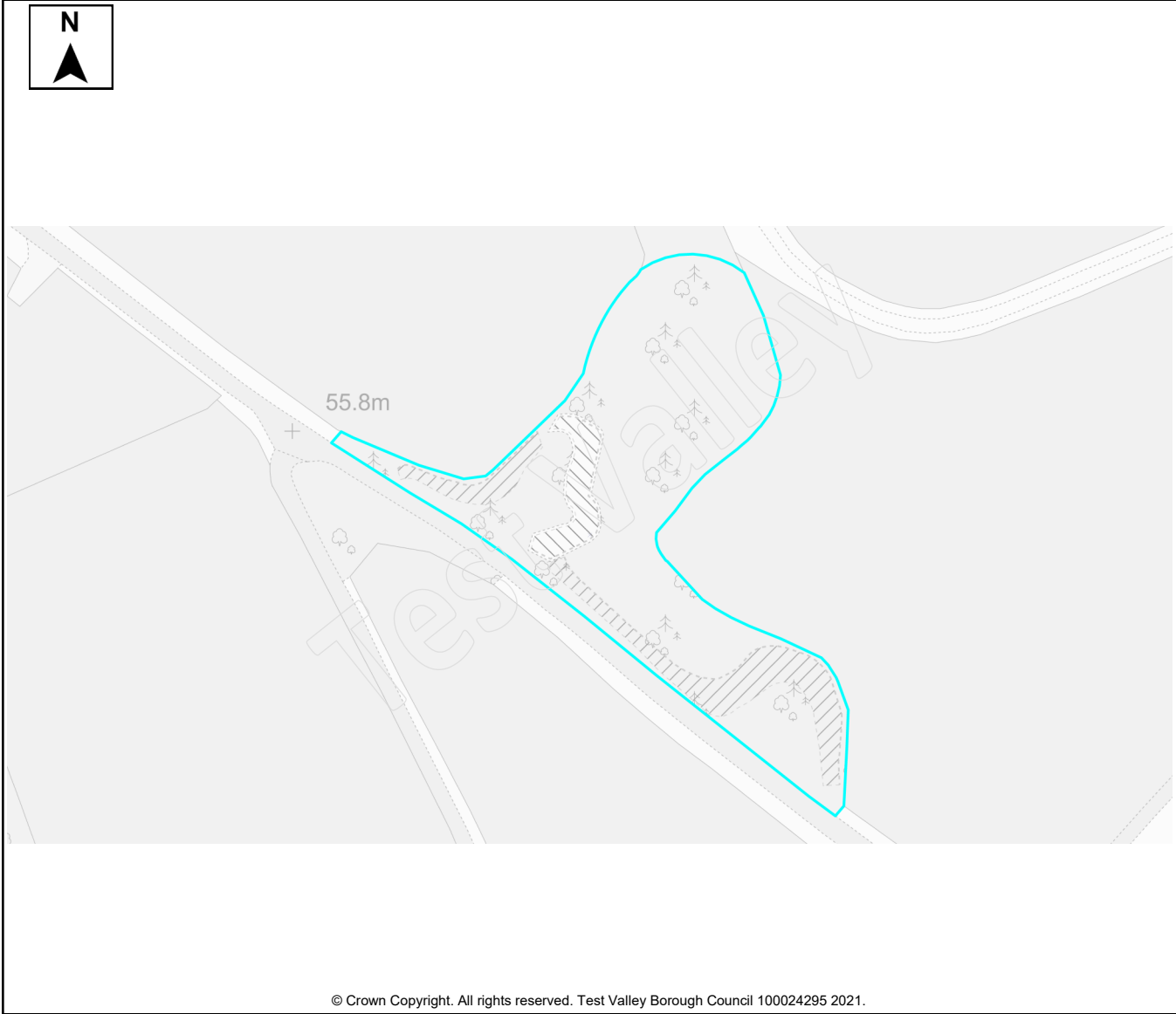
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Kings Somborne which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

### Hbic Local Ecological Network

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

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Site Details											
SHELAA Ref	388	Site Name	Garlick Lane								
		Settlement	Kings Somborne								
Parish/Ward	Kings Somborne				Site Area	0.4 Ha		Developable Area	0.25 Ha		
Current Land Use	Disused chalk pit				Character of Surrounding Area	Viticulture and agriculture					
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield			
Site Constraints											
Countryside (COM2)		✓	SINC			Infrastructure/ Utilities		✓	Other (details below)		✓
Local Gap (E3)			SSSI			Land Ownership			Mottisfont Bats SSSI/SAC Foraging Buffer  Gas Pipeline 2787 9 Feeder Barton Stacey / Lockerley		
Conservation Area (E9)			SPA/SAC/Ramsar		✓	Covenants/Tenants					
Listed Building (E9)			AONB (E2)			Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland			Contaminated Land					
Public Open Space (LHW1)			TPO			Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone			Mineral Safeguarding					

Proposed Development											
Availability		Residential				✓	6	Dwellings		Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	Employment						Floor Space (m²)		Year 1	6
Site Available Immediately	✓	Retail						Floor Space (m²)		Year 2	
Site Currently Unavailable		Leisure						Floor Space (m²)		Year 3	
Achievability/Developer Interest		Traveller Site						Pitches		Year 4	
Promoted by developer	✓	Other								Year 5	
Developer interest	✓	Mixed Use Scheme									
No developer interest		Residential						Dwellings		Years 6-10	
Deliverability		Employment						Floor Space (m²)		Years 11-15	
Could commence in 5yrs		Retail						Floor Space (m²)		Years 15+	
Unlikely to commence in 5yrs	✓	Leisure						Floor Space (m²)		Total	6
Possible self build plot provision		Other								Not Known	
Yes		This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.									
No	✓										

# Summary

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

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

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

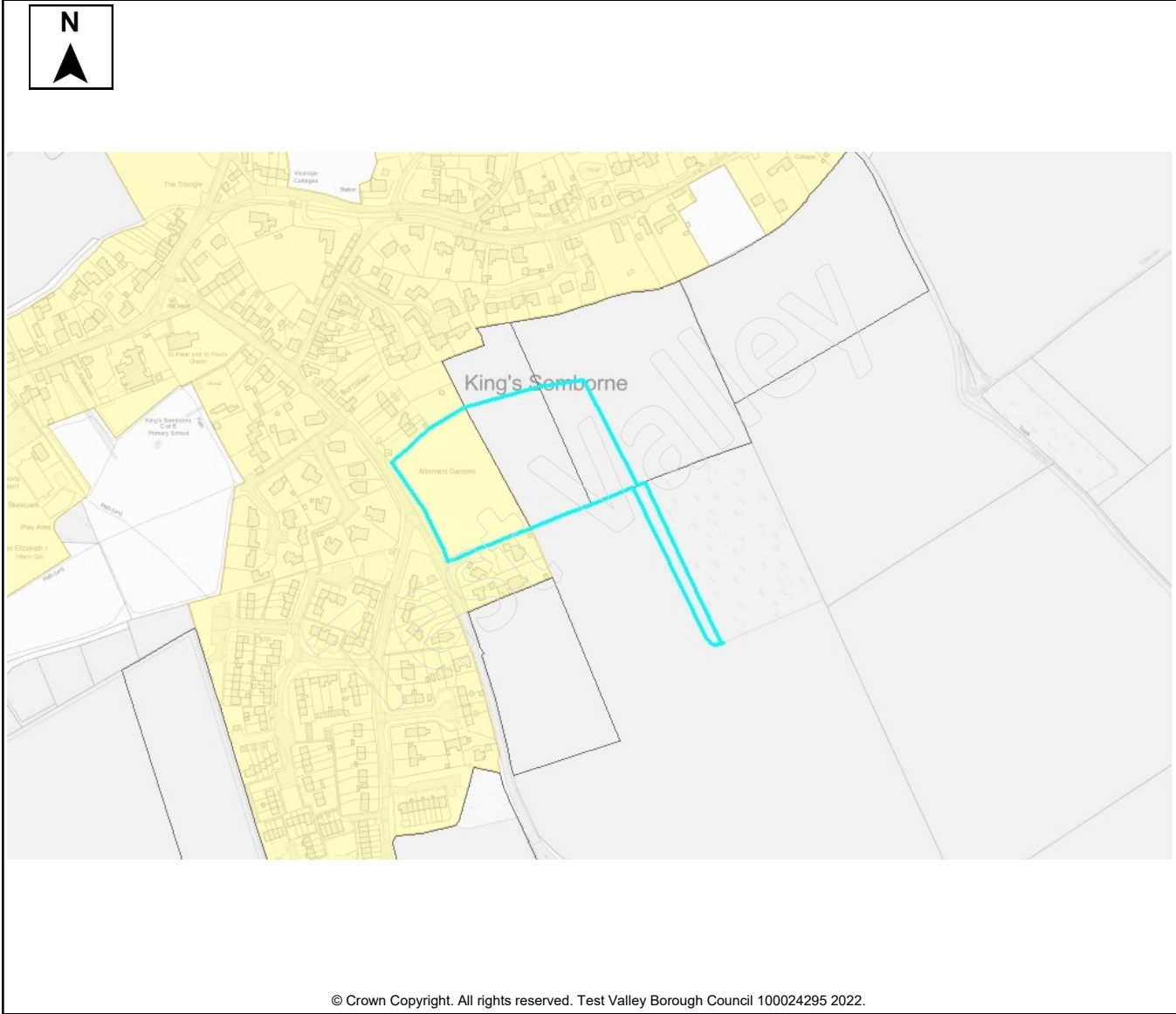
## Hbic Local Ecological Network

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

The map displays the Hbic Local Ecological Network. A yellow-shaded area, representing a Network Opportunity Area, is outlined in green. This area is situated adjacent to a road and a water body. A distance marker of 55.8m is shown near the road. The map includes a legend with the following categories:

- Core\_Statutory\_Mar2020 (Red square)
- Core\_Non\_Statutory\_Mar2020 (Orange square)
- Network\_Opportunities\_Mar2020 (Yellow square)

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Site Details										
SHELAA Ref	413	Site Name	Land at Furzedown Road							
		Settlement	Kings Somborne							
Parish/Ward	Kings Somborne				Site Area	4.78Ha	Developable Area	0.58Ha		
Current Land Use	Allotments and agricultural land				Character of Surrounding Area	Residential and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC			Infrastructure/ Utilities			Other (details below)	✓
Local Gap (E3)			SSSI		✓	Land Ownership			Flood alert area  Mottisfont Bats SSSI/SAC Foraging Buffer	
Conservation Area (E9)		✓	SPA/SAC/Ramsar			Covenants/Tenants				
Listed Building (E9)			AONB (E2)			Access/Ransom Strips		✓		
Historic Park & Garden (E9)			Ancient Woodland			Contaminated Land				
Public Open Space (LHW1)			TPO			Pollution (E8)				
Employment Land (LE10)			Flood Risk Zone			Mineral Safeguarding				

## Proposed Development

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

Residential	✓	18	Dwellings
Employment			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	18
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	
Not Known	

## Summary

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

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

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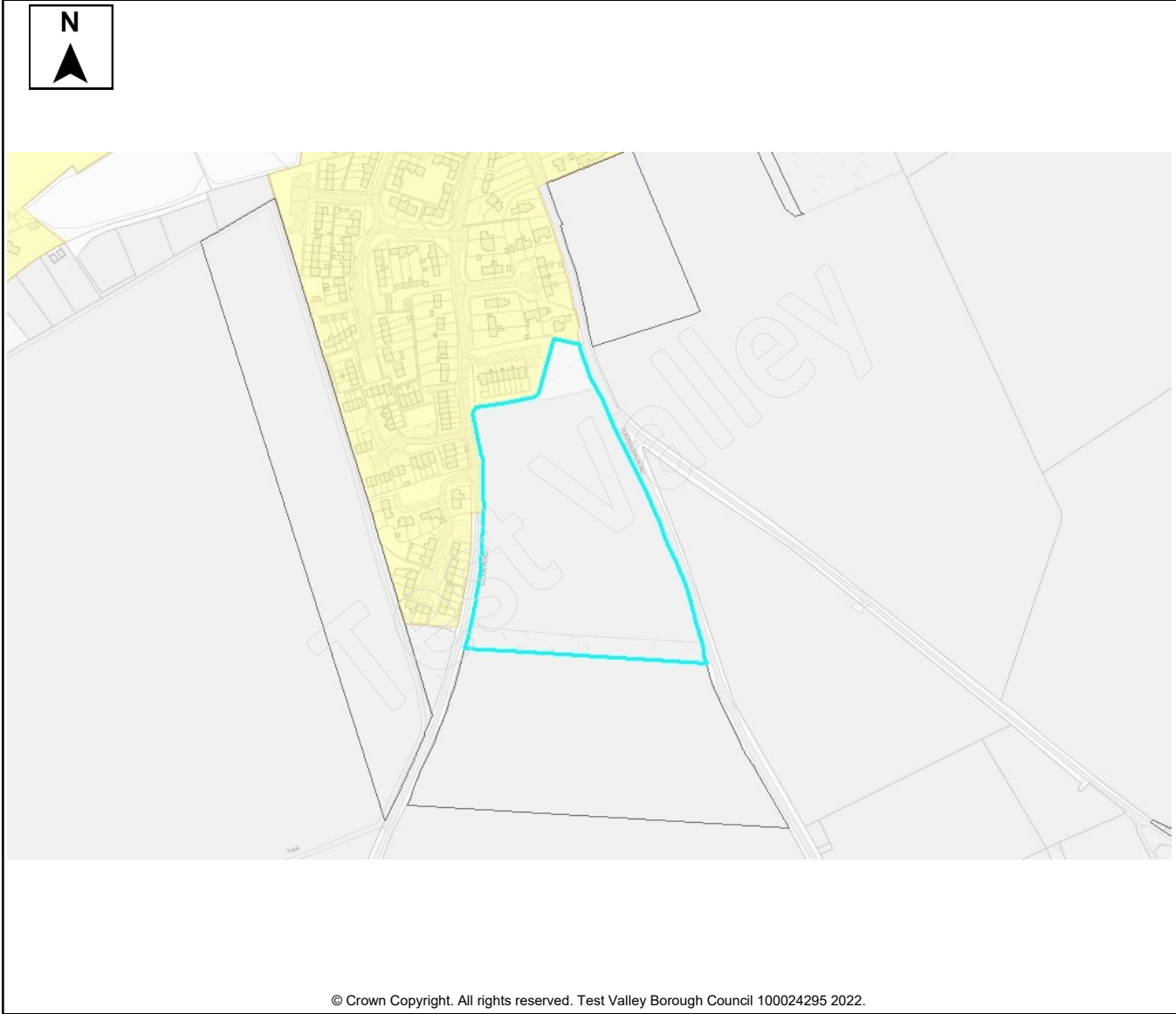
### Hbic Local Ecological Network

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Site Details					
SHELAA Ref	430	Site Name	Land east of Eldon Road		
		Settlement	Kings Somborne		
Parish/Ward	Kings Somborne		Site Area	4.176Ha	Developable Area 3.776Ha
Current Land Use	Agricultural		Character of Surrounding Area	Residential and agricultural	
Brownfield/PDL		Greenfield	✓	Combined	
				Brownfield/PDL	
				Greenfield	

Site Constraints					
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	Other (details below) ✓
Local Gap (E3)		SSSI		Land Ownership	Flood Alert Area
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	Flood Warning Area
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	Adjacent public right of way
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	✓	60	Dwellings
Employment			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	60
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	60
Not Known	

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## Summary

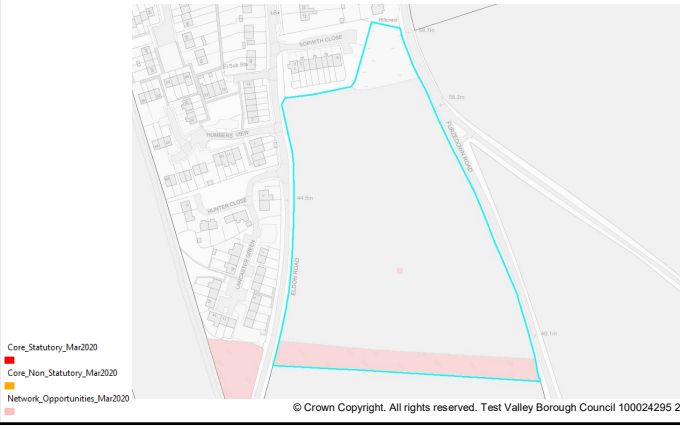
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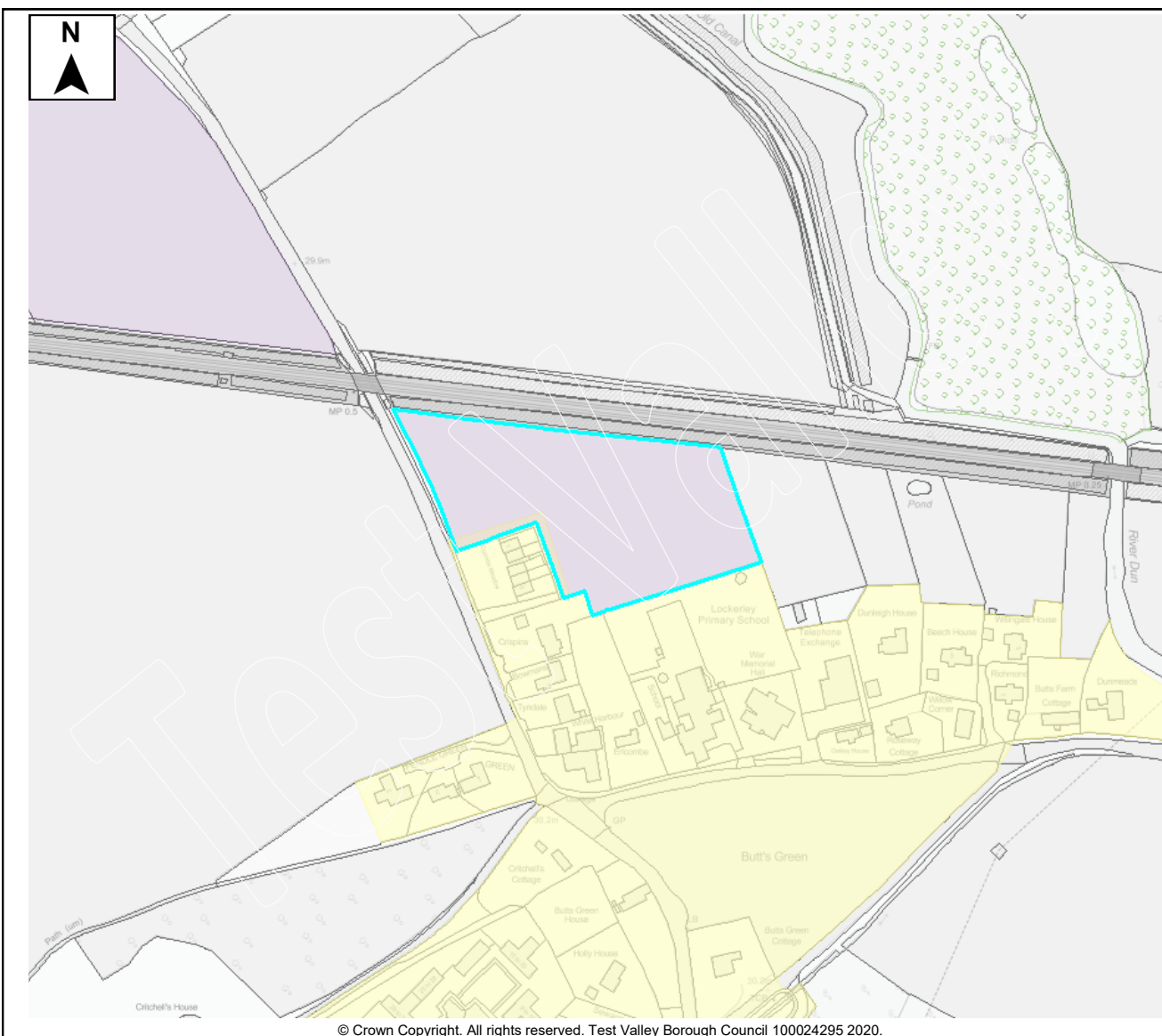
## Hbic Local Ecological Network

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Site Details										
SHELAA Ref	166	Site Name	Coombes Meadow							
		Settlement	Lockerley							
Parish/Ward	Lockerley				Site Area	1.3 Ha		Developable Area	1.3 Ha	
Current Land Use	Low grade agricultural grassland				Character of Surrounding Area	Residential, school and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓		
Local Gap (E3)		SSSI	✓	Land Ownership		New Forest SPA Zone  Mottisfont Bats SSSI/SAC Foraging Buffer				
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO		Pollution (E8)	✓					
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓					

## Proposed Development

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

Residential	✓	25	Dwellings
Employment			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	25
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	25
Not Known	

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## Summary

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

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### Hbic Local Ecological Network

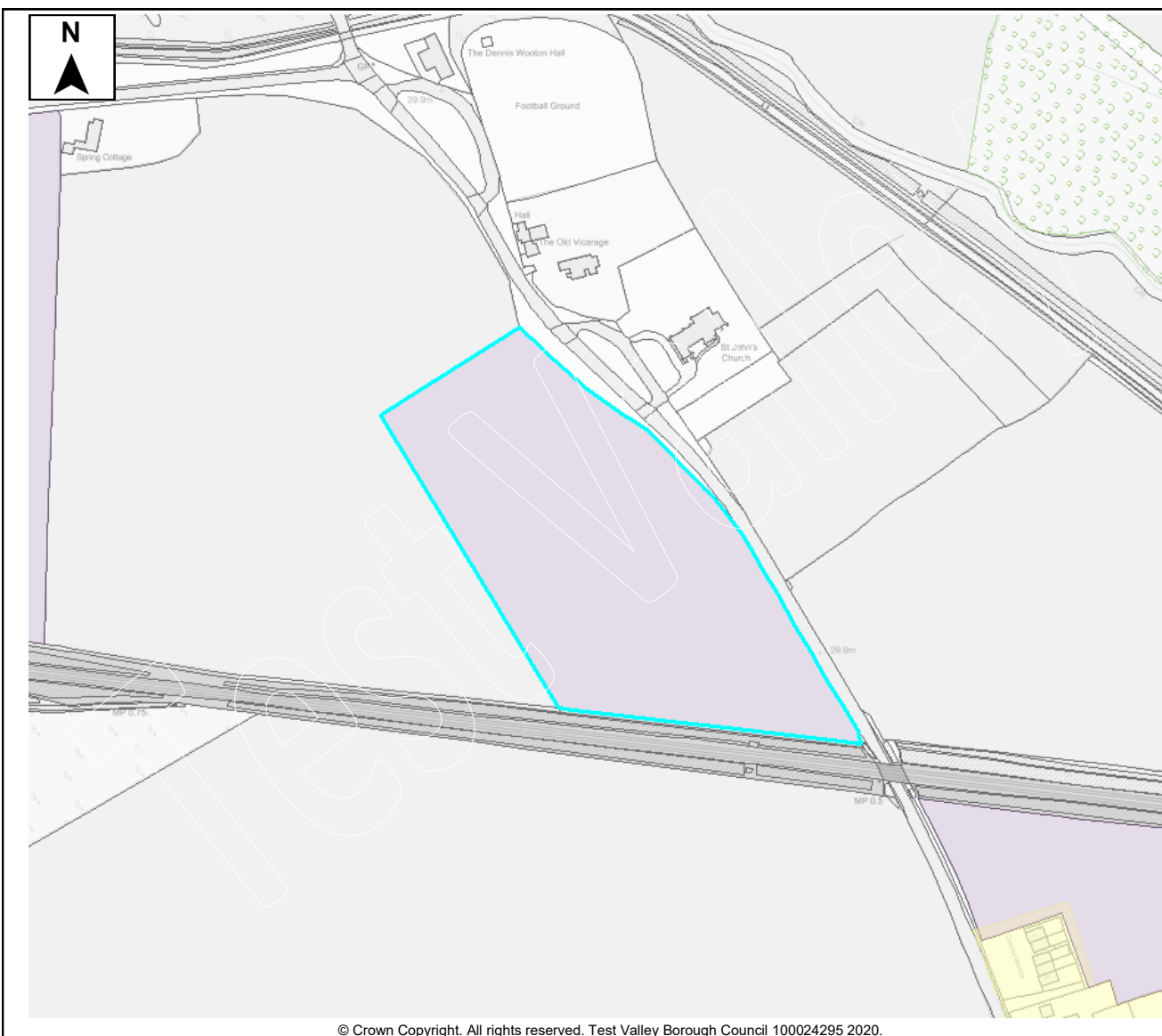
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.

Core Statutory\_Mar2020  
Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

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## Site Details

SHELAA Ref	260	Site Name	Land adj. to Romsey Road						
		Settlement	Lockerley						
Parish/Ward	Lockerley			Site Area	2.7 Ha		Developable Area	2.7 Ha	
Current Land Use	Agricultural			Character of Surrounding	Agriculture and church				
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		Archaeology Yellow (locally Or Regionally Important)	
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	✓	40	Dwellings
Employment			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	20
Year 3	20
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	40
Not Known	

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## Summary

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

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

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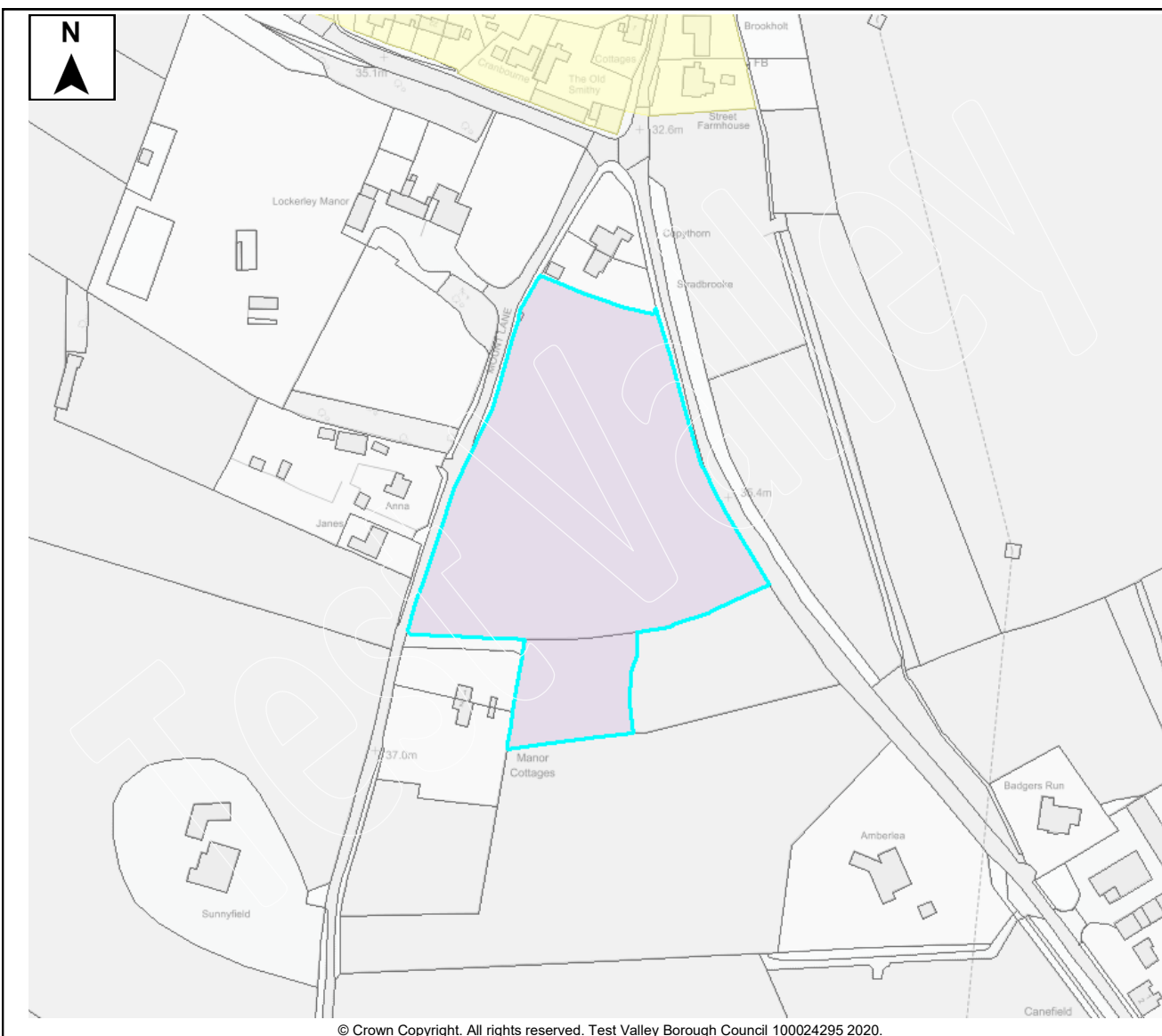
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Core\_Statutory\_Mar2020  
Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

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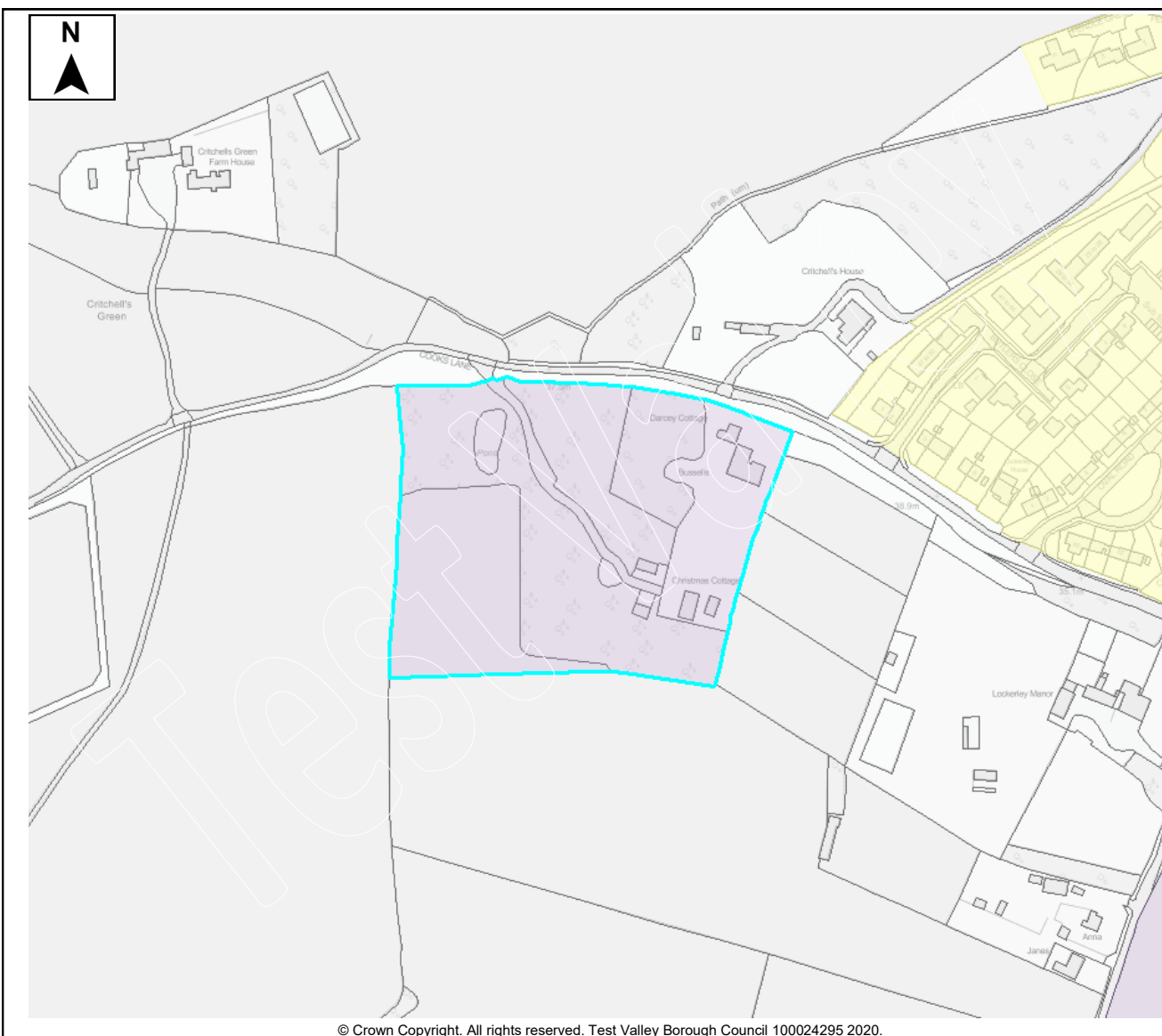


Site Details											
SHELAA Ref	276	Site Name	Land north & east of Manor Cottages								
		Settlement	Lockerley								
Parish/Ward	Lockerley			Site Area	1.65 Ha		Developable Area	1.5 Ha			
Current Land Use	Former vehicle repair shop and equine grazing			Character of Surrounding Area	Dwellings and agriculture						
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.22 Ha	Greenfield	1.43 Ha		
Site Constraints											
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities				Other (details below)	✓		
Local Gap (E3)		SSSI		Land Ownership				Flood Warning Areas			
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants				Mottisfont Bats SSSI/SAC Foraging Buffer			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips				New Forest SPA Zone			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land				Archaeology Yellow (locally Or Regionally Important)			
Public Open Space (LHW1)		TPO		Pollution (E8)							
Employment Land (LE10)		Flood Risk Zone	✓	Mineral Safeguarding							

Proposed Development					Summary																																															
Availability		<table><tr><td>Residential</td><td>✓</td><td>60</td><td>Dwellings</td></tr><tr><td>Employment</td><td></td><td></td><td>Floor Space (m²)</td></tr><tr><td>Retail</td><td></td><td></td><td>Floor Space (m²)</td></tr><tr><td>Leisure</td><td></td><td></td><td>Floor Space (m²)</td></tr><tr><td>Traveller Site</td><td></td><td></td><td>Pitches</td></tr><tr><td>Other</td><td></td><td></td><td></td></tr></table>			Residential	✓	60	Dwellings	Employment			Floor Space (m²)	Retail			Floor Space (m²)	Leisure			Floor Space (m²)	Traveller Site			Pitches	Other				<table><tr><td colspan="2">Phasing if permitted (Dwellings only)</td></tr><tr><td>Year 1</td><td></td></tr><tr><td>Year 2</td><td>30</td></tr><tr><td>Year 3</td><td>30</td></tr><tr><td>Year 4</td><td></td></tr><tr><td>Year 5</td><td></td></tr><tr><td>Years 6-10</td><td></td></tr><tr><td>Years 11-15</td><td></td></tr><tr><td>Years 15+</td><td></td></tr><tr><td>Total</td><td>60</td></tr><tr><td>Not Known</td><td></td></tr></table>		Phasing if permitted (Dwellings only)		Year 1		Year 2	30	Year 3	30	Year 4		Year 5		Years 6-10		Years 11-15		Years 15+		Total	60	Not Known	
Residential	✓	60	Dwellings																																																	
Employment			Floor Space (m²)																																																	
Retail			Floor Space (m²)																																																	
Leisure			Floor Space (m²)																																																	
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Total	60																																																			
Not Known																																																				
Achievability/Developer Interest		<div><div>The site is available and promoted for development by the land owner, but to date has had no interest from developers.</div><div>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Lockerley which is identified as a Rural Village in the Local Plan Settlement Hierarchy.</div><div>Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</div></div> <div><div>Hbic Local Ecological Network</div><div>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”.</div><div></div></div>																																																		
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## Site Details

SHELAA Ref	334	Site Name	Bussells						
		Settlement	Lockerley						
Parish/Ward	Lockerley			Site Area	2.8 Ha		Developable Area	2.8 Ha	
Current Land Use	Residential curtilage			Character of Surrounding	Agriculture 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		Legal Agreement - 10/02059/FULLS New Forest SPA Zone Mottisfont Bats SSSI/SAC Foraging Buffer	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓		

## Proposed Development

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

Residential	✓	9	Dwellings
Employment			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	9
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	9
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

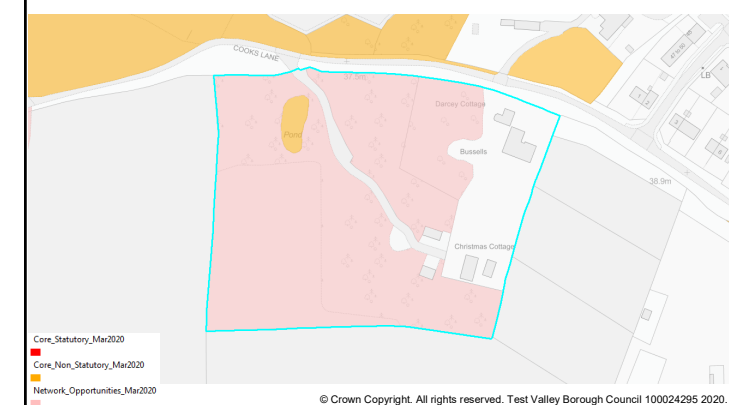
The site is available and promoted for development by the land owner, who is also a developer.

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

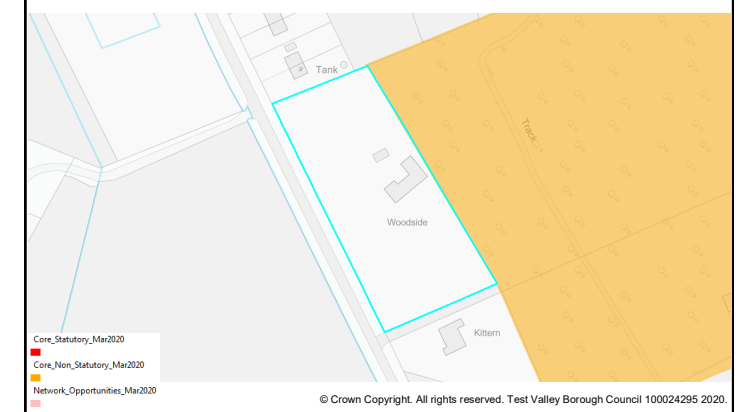
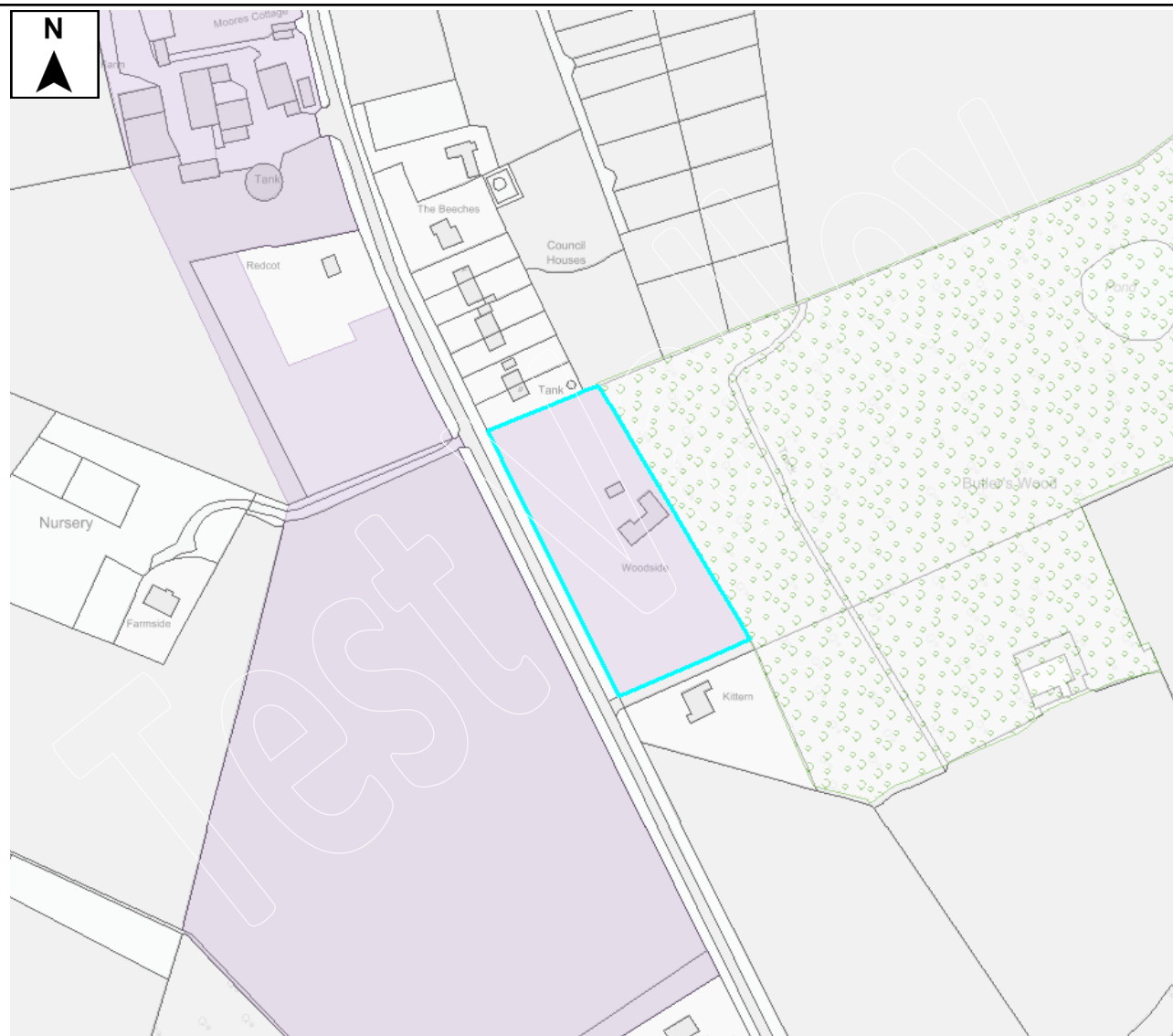
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

## Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site 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	453	Site Name	Land at Plaitford Green							
		Settlement	Plaitford Green							
Parish/Ward	Melchet Park & Plaitford				Site Area	1.5Ha	Developable Area	1.5Ha		
Current Land Use	Grazing				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)	✓	
Local Gap (E3)			SSSI		Land Ownership			New Forest SPA Zone Adjacent public right of way		
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	✓	16	Dwellings
Employment			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	16
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	16
Not Known	

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

## Summary

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

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The nearest settlement is the village of Plaitford Green 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.

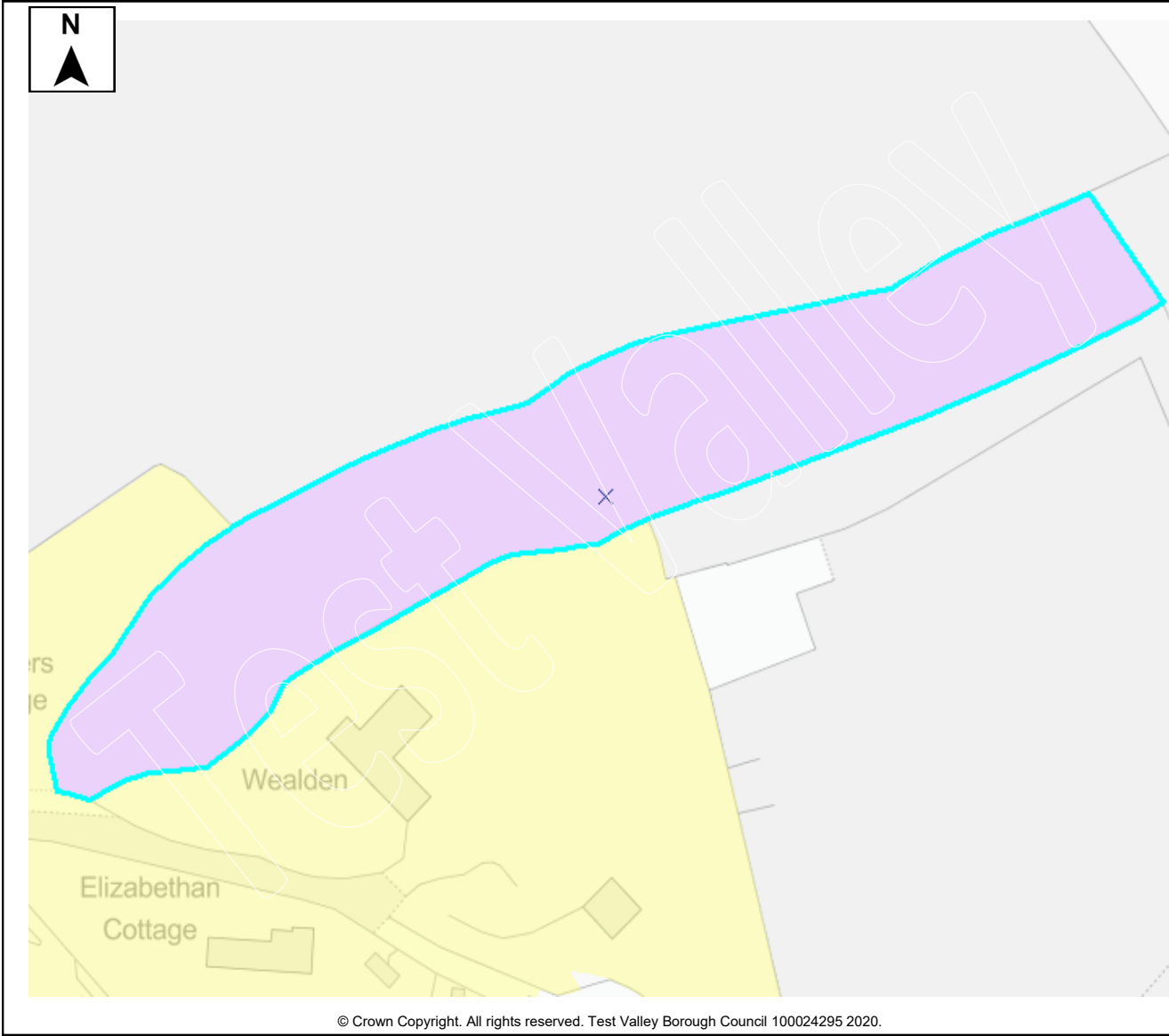
### Hbic Local Ecological Network

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

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Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

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Site Details					
SHELAA Ref	2	Site Name	Chapel Lane		
		Settlement	Timsbury		
Parish/Ward	Michelmersh		Site Area	0.44 Ha	Developable Area 0.44 Ha
Current Land Use	Agricultural		Character of Surrounding	Residential and agriculture	
Brownfield/PDL		Greenfield	✓	Combined	
		Brownfield/PDL		Greenfield	

Site Constraints					
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓
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	
				Other (details below)	✓
				New Forest SPA Zone	
				Mottisfont Bats SSSI/SAC Foraging Buffer	
				Village Design Statement	

## 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/Element	✓
No	

Residential	✓	5	Dwellings
Employment			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	5
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

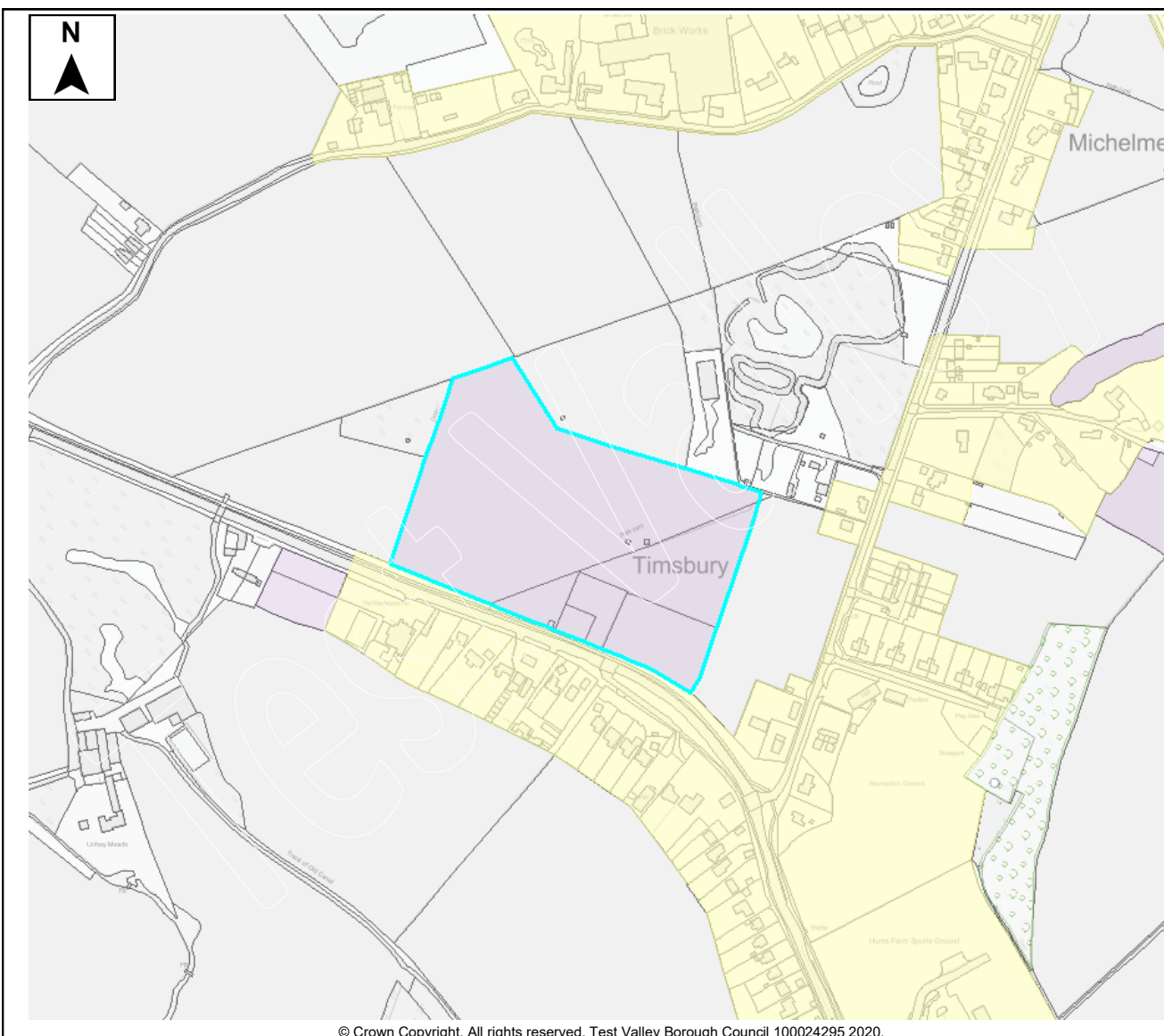
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

### 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	3	Site Name	Land north of Stockbridge Road						
		Settlement	Timsbury						
Parish/Ward	Michelmersh					Site Area	5.26 Ha	Developable Area	5.26 Ha
Current Land Use	Agricultural					Character of Surrounding Area	Residential, commercial and agriculture		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha
Site Constraints									
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)	✓		
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA Zone			
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Mottisfont Bats SSSI/SAC Foraging Buffer			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Groundwater Source Protection			
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/Element	✓
No	

Residential	✓	100	Dwellings
Employment			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	100
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

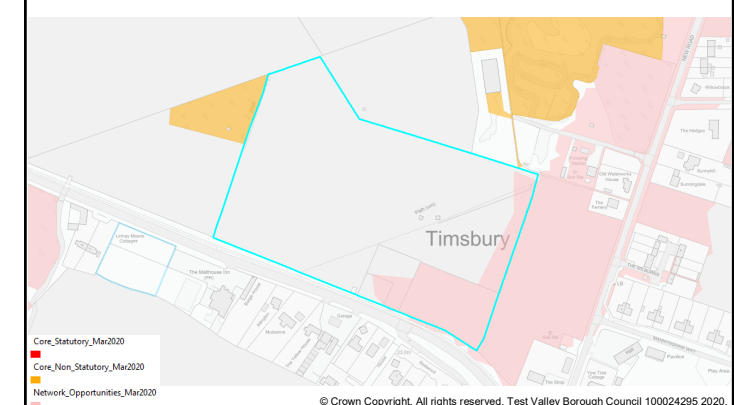
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

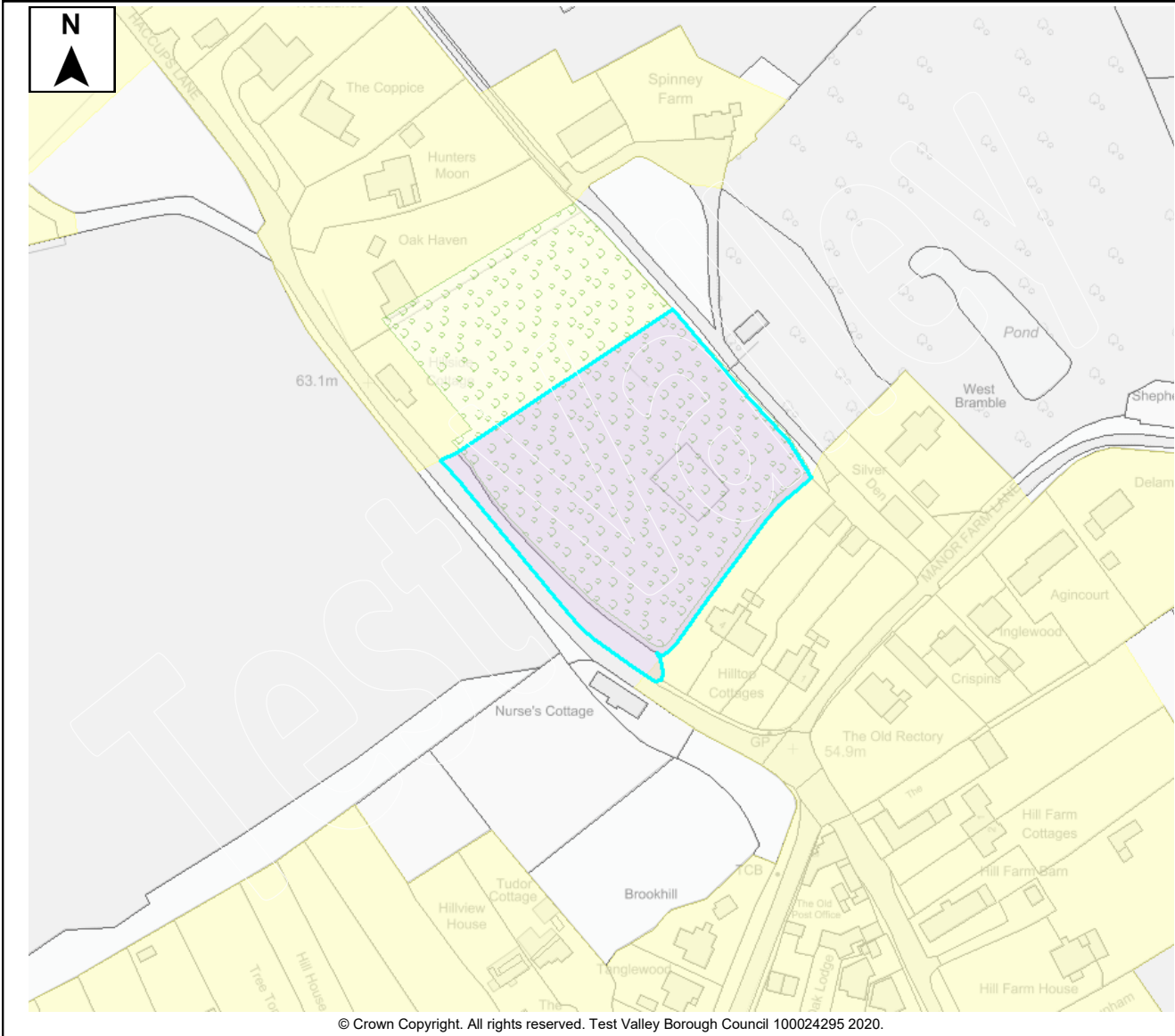
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Timsbury which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

## 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	27	Site Name	Land between 'Hillside Cottage' and '4 Hilltop Cottages'			
		Settlement	Michelmersh			
Parish/Ward	Michelmersh		Site Area	0.7 Ha	Developable Area	0.6 Ha
Current Land Use	Agriculture		Character of Surrounding Area	Dwellings, agriculture and countryside		
Brownfield/PDL		Greenfield	✓	Combined		

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		SINC - SU34742610	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		New Forest SPA Zone	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Mottisfont Bats SSSI/SAC	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Foraging Buffer	
Public Open Space (LHW1)		TPO	✓	Pollution (E8)		Groundwater Source Protection	
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓	Village Design Statement	

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	✓	12	Dwellings
Employment			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	12
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	12
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 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 Michelmersh which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

**Hbic Local Ecological Network**

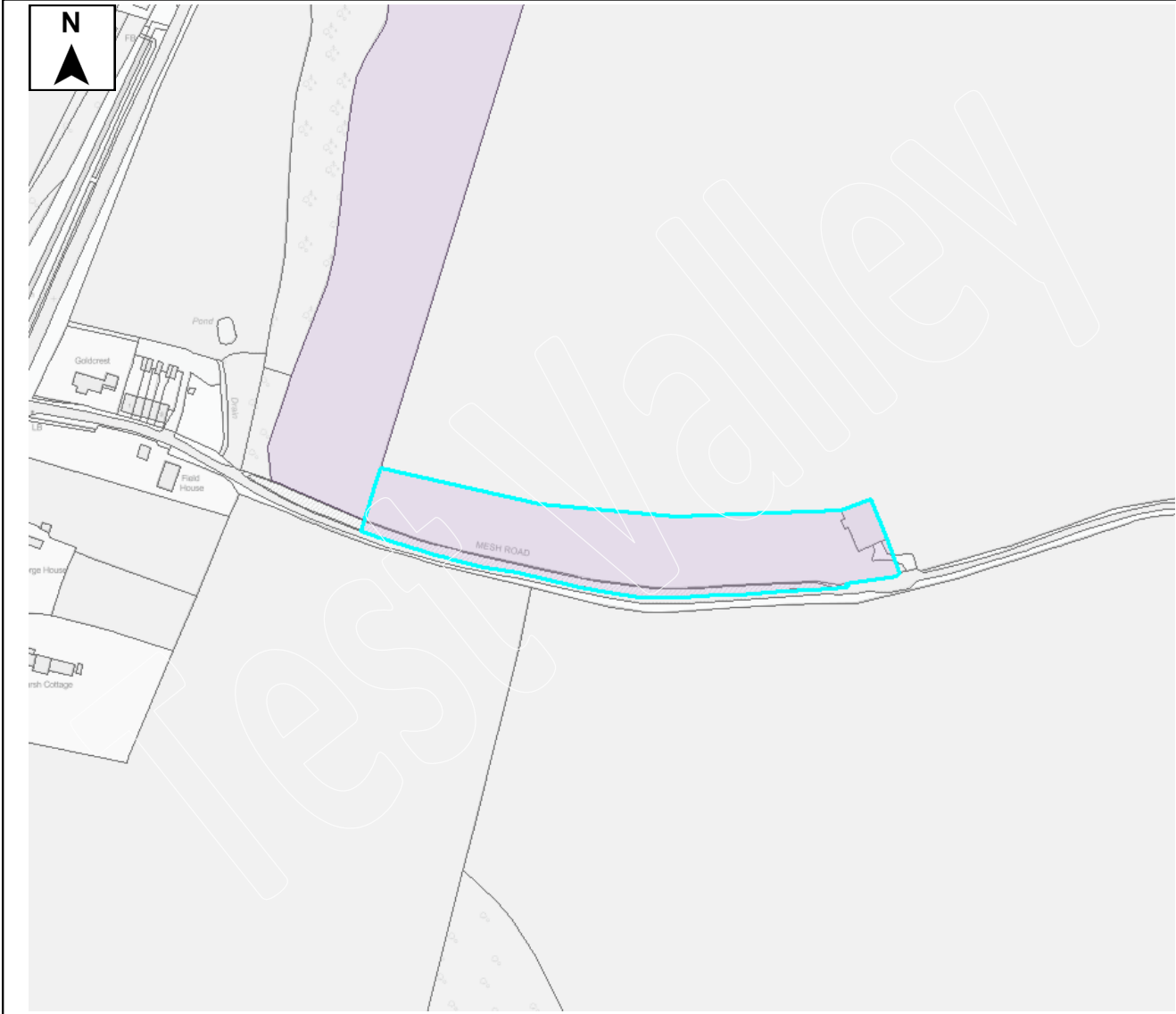
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats”

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Network\_Opportunities\_Mar2020

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Site Details

SHELAA Ref	65	Site Name	Land north of Mesh Road						
		Settlement	Micheldmersh						
Parish/Ward	Micheldmersh			Site Area	0.85 Ha	Developable Area	0.85 Ha		
Current Land Use	Agriculture			Character of Surrounding Area	Agriculture and countryside				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)		SSSI	✓	Land Ownership		New Forest SPA Zone Mottisfont Bats SSSI/SAC Foraging Buffer Groundwater Source Protection	
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	✓	42	Dwellings
Employment			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	42
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	42
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

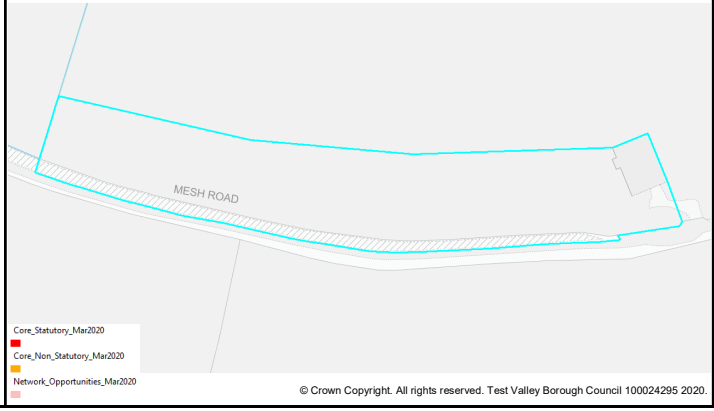
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

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

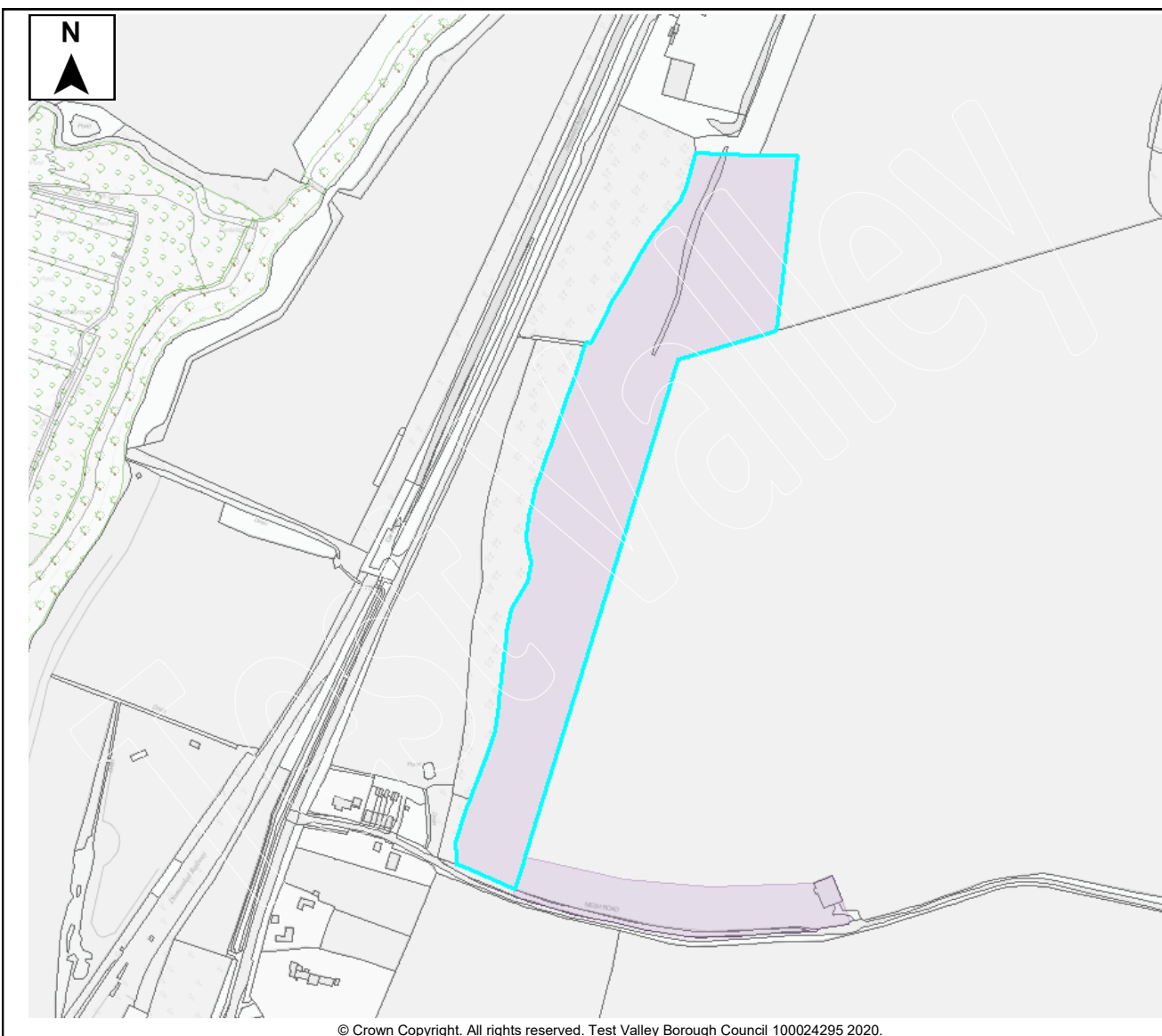
Hbic Local Ecological Network

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



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## Site Details

SHELAA Ref	67	Site Name	Land north of Mesh Road						
		Settlement	Michelmersh						
Parish/Ward	Michelmersh			Site Area	3.5 Ha	Developable Area	3.5 Ha		
Current Land Use	Agriculture			Character of Surrounding Area	Agriculture and countryside				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	
Local Gap (E3)		SSSI	✓	Land Ownership		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		Groundwater Source Protection	
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	✓	150	Dwellings
Employment			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	150
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

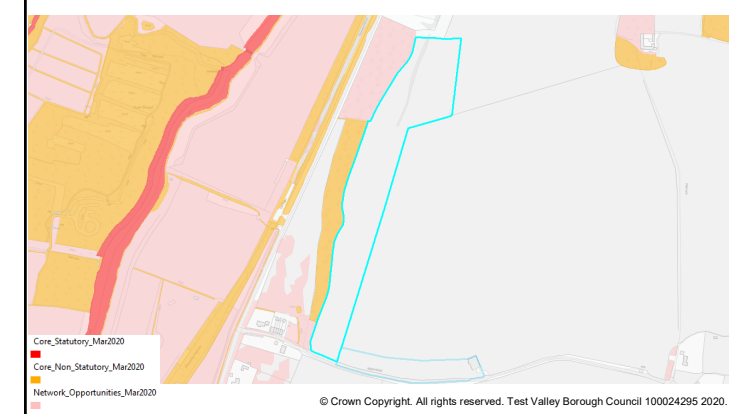
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

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

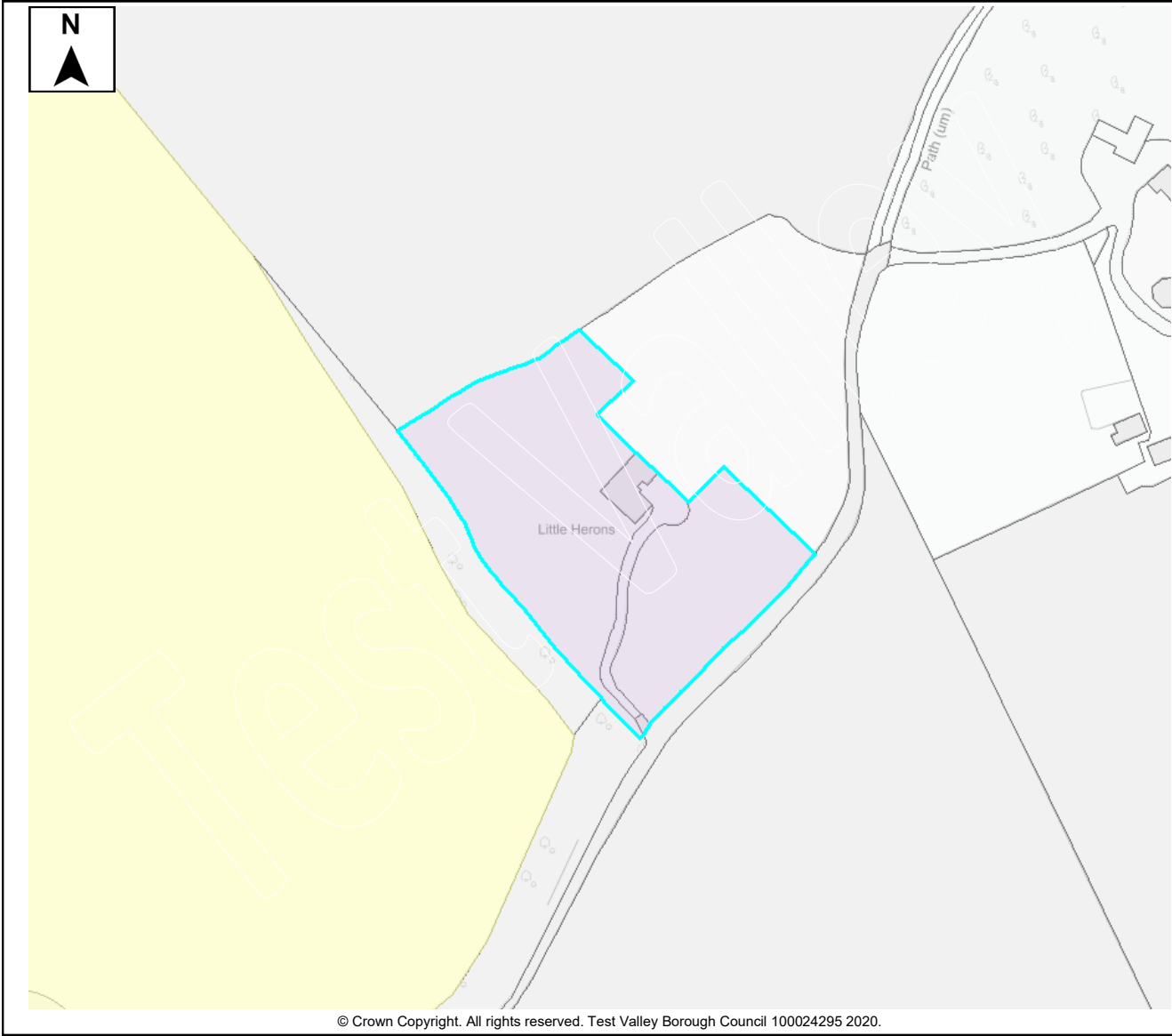
## Hbic Local Ecological Network

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



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## Site Details

SHELAA Ref	191	Site Name	The Herons						
		Settlement	Timsbury						
Parish/Ward	Michelmersh			Site Area	0.51 Ha	Developable Area	0.51 Ha		
Current Land Use	Private garden			Character of Surrounding Area	Dwellings 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		Groundwater Source Protection	
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	✓	5	Dwellings
Employment			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	5
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
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

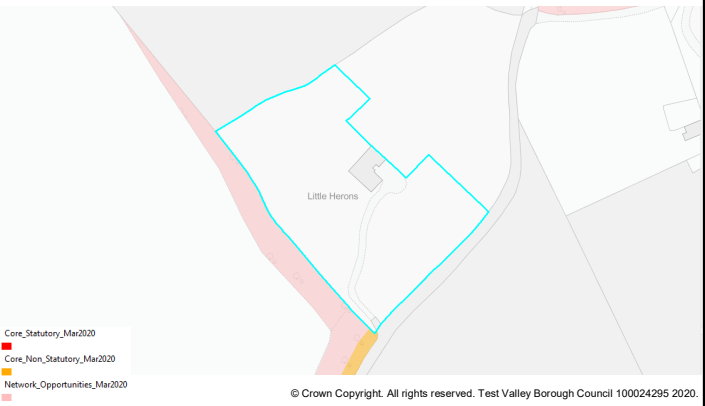
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

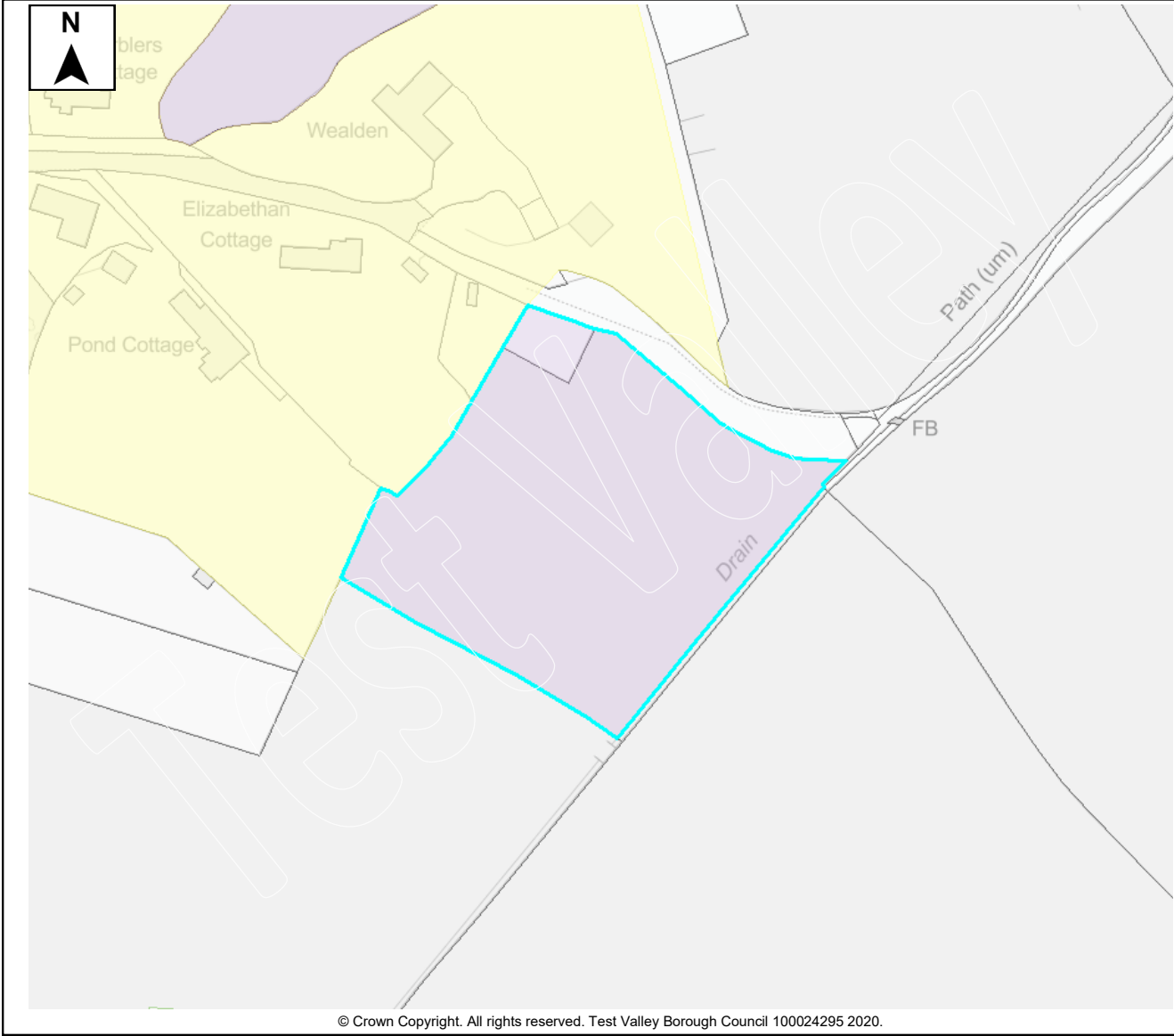
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

### Hbic Local Ecological Network

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Site Details							
SHELAA Ref	267	Site Name	Elizabethan Cottage				
		Settlement	Timsbury				
Parish/Ward	Michelmersh			Site Area	0.64 Ha	Developable Area	0.4 Ha
Current Land Use	Grazing land			Character of Surrounding Area	Dwellings, agriculture and countryside		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha
						Greenfield	Ha

Site Constraints							
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Groundwater Source Protection	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		New Forest SPA Zone	
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		Mottisfont Bats SSSI/SAC	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Foraging Buffer	
Public Open Space (LHW1)		TPO		Pollution (E8)		Village Design Statement	
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	✓	5	Dwellings
Employment			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	5
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
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

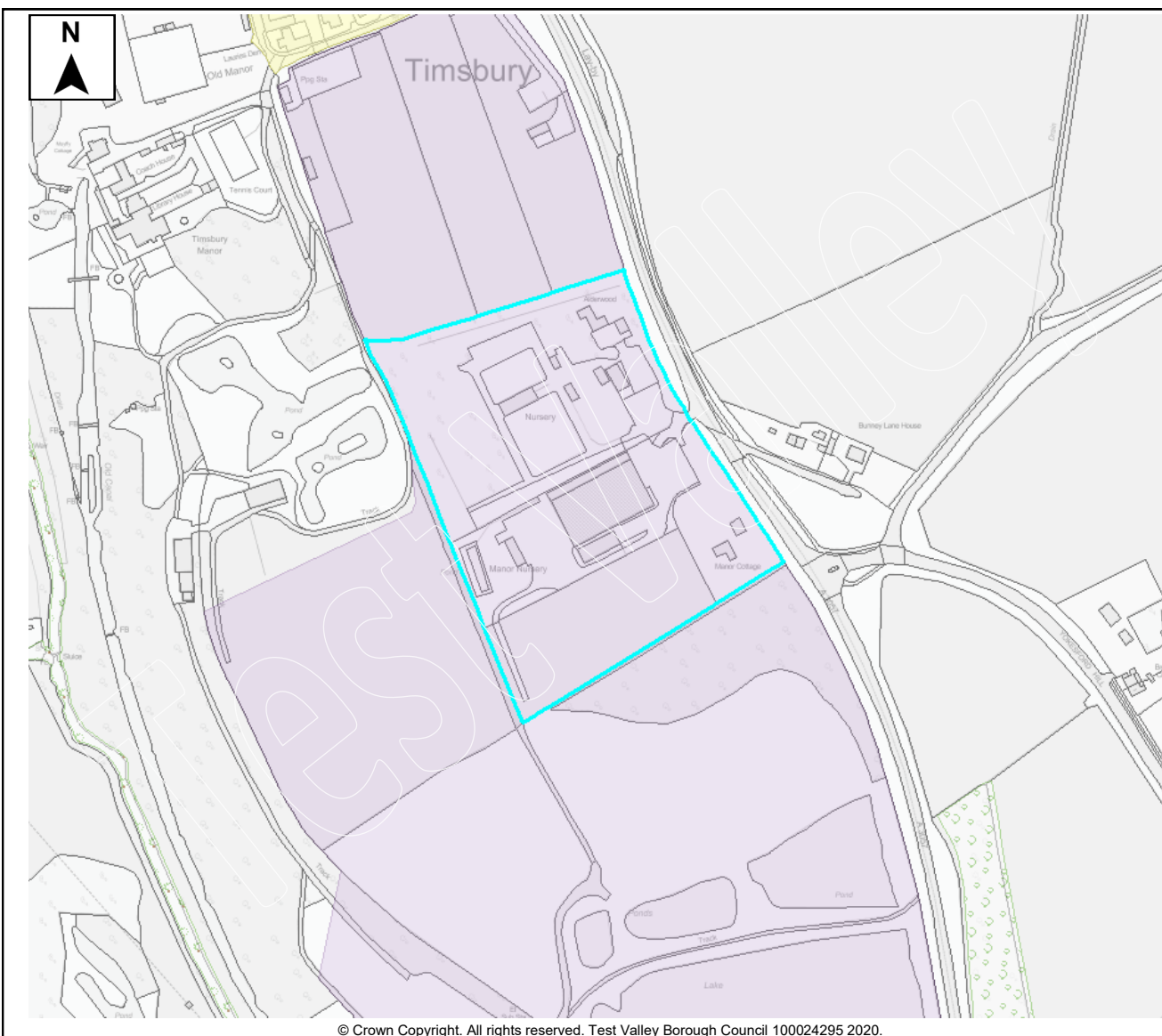
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

### Hbic Local Ecological Network

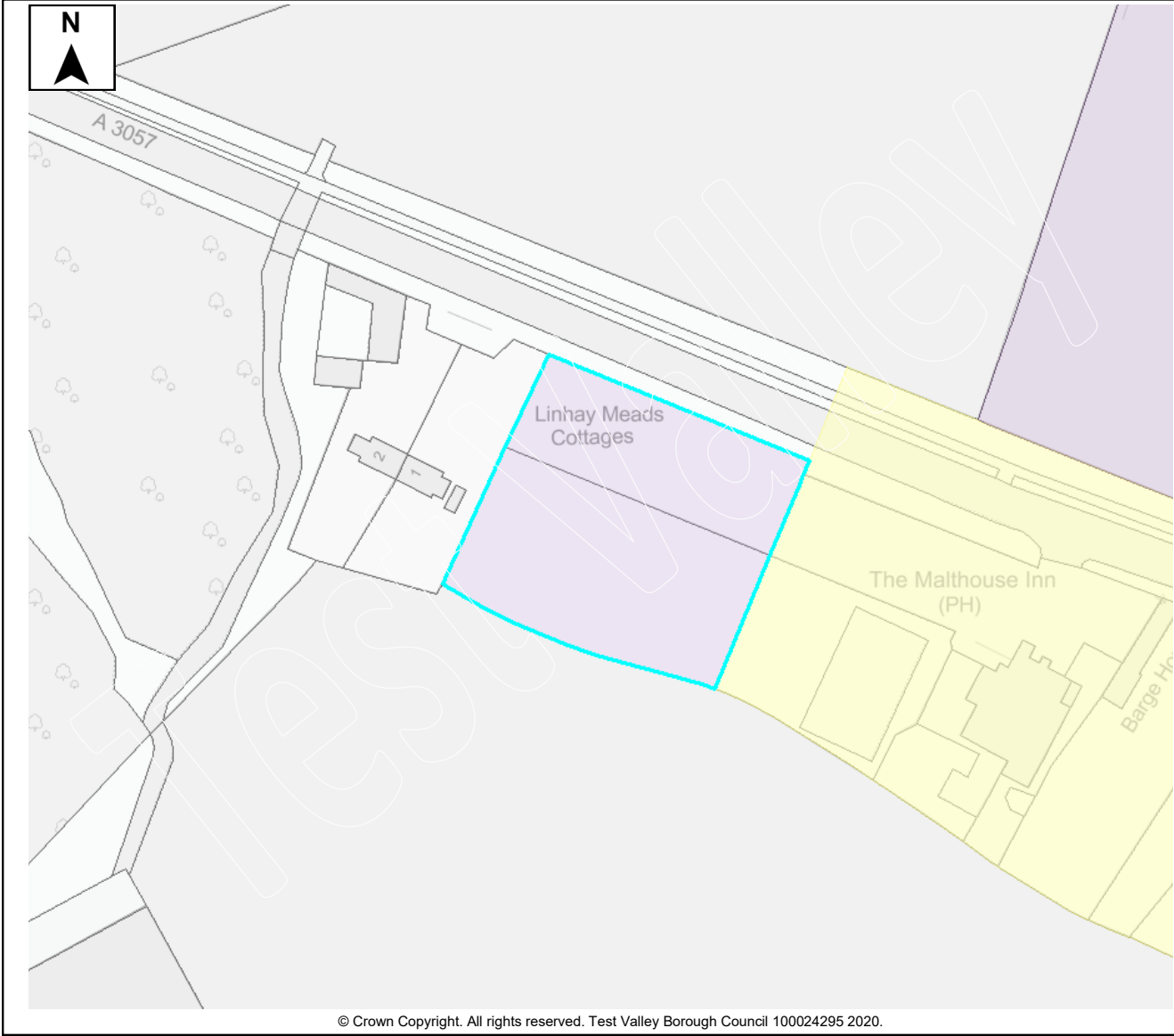
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.



Site Details											
SHELAA Ref	291	Site Name	Land at Alderwood, Manor Cottage, Manor Nursery and Choice Plants								
		Settlement	Timsbury								
Parish/Ward	Michelmersh				Site Area	1.963 Ha	Developable Area	1.963 Ha			
Current Land Use	Nursery				Character of Surrounding	Agricultural and dwellings					
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		Legal Agreement - TVS.01104/21 Groundwater Source Protection New Forest SPA Zone Mottisfont Bats SSSI/SAC Foraging Buffer					
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	✓						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips							
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land							
Public Open Space (LHW1)		TPO		Pollution (E8)							
Employment Land (LE10)	✓	Flood Risk Zone	✓	Mineral Safeguarding							

Proposed Development					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 the village of Timsbury which is identified as a Rural Village in the Local Plan Settlement Hierarchy.</p> <p>Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p>																					
Promoted by land owner	✓																									
Site Available Immediately																										
Site Currently Unavailable	✓																									
Achievability/Developer Interest					<h3>Hbic Local Ecological Network</h3> <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 both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.</p>  <p>Core_Statutory_Mar2020 Core_Non_Statutory_Mar2020 Network_Opportunities_Mar2020</p> <p>© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2020.</p>																					
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	✓	65	Dwellings		<h3>Phasing if permitted (Dwellings only)</h3> <table><tr><td>Year 1</td><td></td></tr><tr><td>Year 2</td><td></td></tr><tr><td>Year 3</td><td></td></tr><tr><td>Year 4</td><td></td></tr><tr><td>Year 5</td><td></td></tr><tr><td>Years 6-10</td><td></td></tr><tr><td>Years 11-15</td><td></td></tr><tr><td>Years 15+</td><td></td></tr><tr><td>Total</td><td>65</td></tr><tr><td>Not Known</td><td>✓</td></tr></table>		Year 1		Year 2		Year 3		Year 4		Year 5		Years 6-10		Years 11-15		Years 15+		Total	65	Not Known	✓
Year 1																										
Year 2																										
Year 3																										
Year 4																										
Year 5																										
Years 6-10																										
Years 11-15																										
Years 15+																										
Total	65																									
Not Known	✓																									
Employment			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																										
<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>																										





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Site Details

SHELAA Ref	310	Site Name	Land at "The Malthouse Inn"			
		Settlement	Timsbury			
Parish/Ward	Michelmersh		Site Area	0.35 Ha	Developable Area	0.35 Ha
Current Land Use	Grazing		Character of Surrounding Area	Residential, Public House and Agriculture		
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield
						Ha

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Groundwater Source Protection	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		New Forest SPA Zone	
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		Mottisfont Bats SSSI/SAC	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Foraging Buffer	
Public Open Space (LHW1)		TPO		Pollution (E8)		Village Design Statement	
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	✓	5	Dwellings
Employment			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	5
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
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

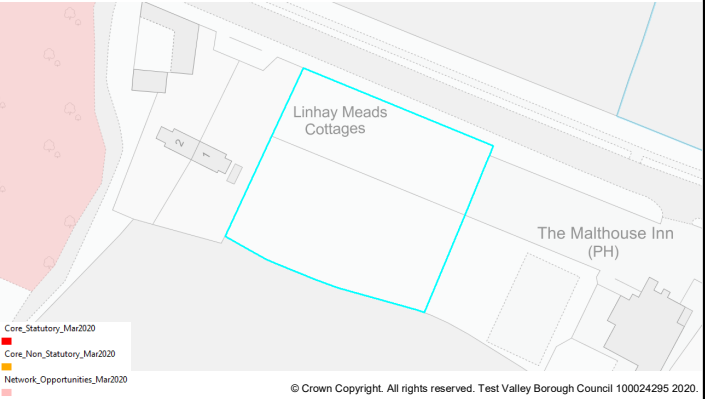
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

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	365	Site Name	Rudd Lane							
		Settlement	Braishfield							
Parish/Ward	Braishfield				Site Area	1.5 Ha	Developable Area	1.5 Ha		
Current Land Use	Agriculture				Character of Surrounding Area	Residential and countryside				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC	✓	Infrastructure/ Utilities			Other (details below)		✓
Local Gap (E3)			SSSI		Land Ownership			SINC - SU35702500  Ground Water Zone Of Special Interest  New Forest SPA  Mottisfont Bats SSSI/SAC Foraging Buffer  Village Design Statement		
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	✓	5	Dwellings
Employment			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	5
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
Not Known	

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

## Summary

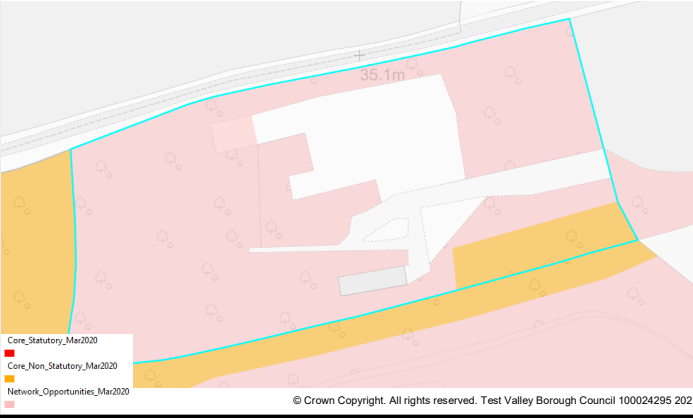
The site is available and promoted for development by the land owner, but with interest from a potential developer.

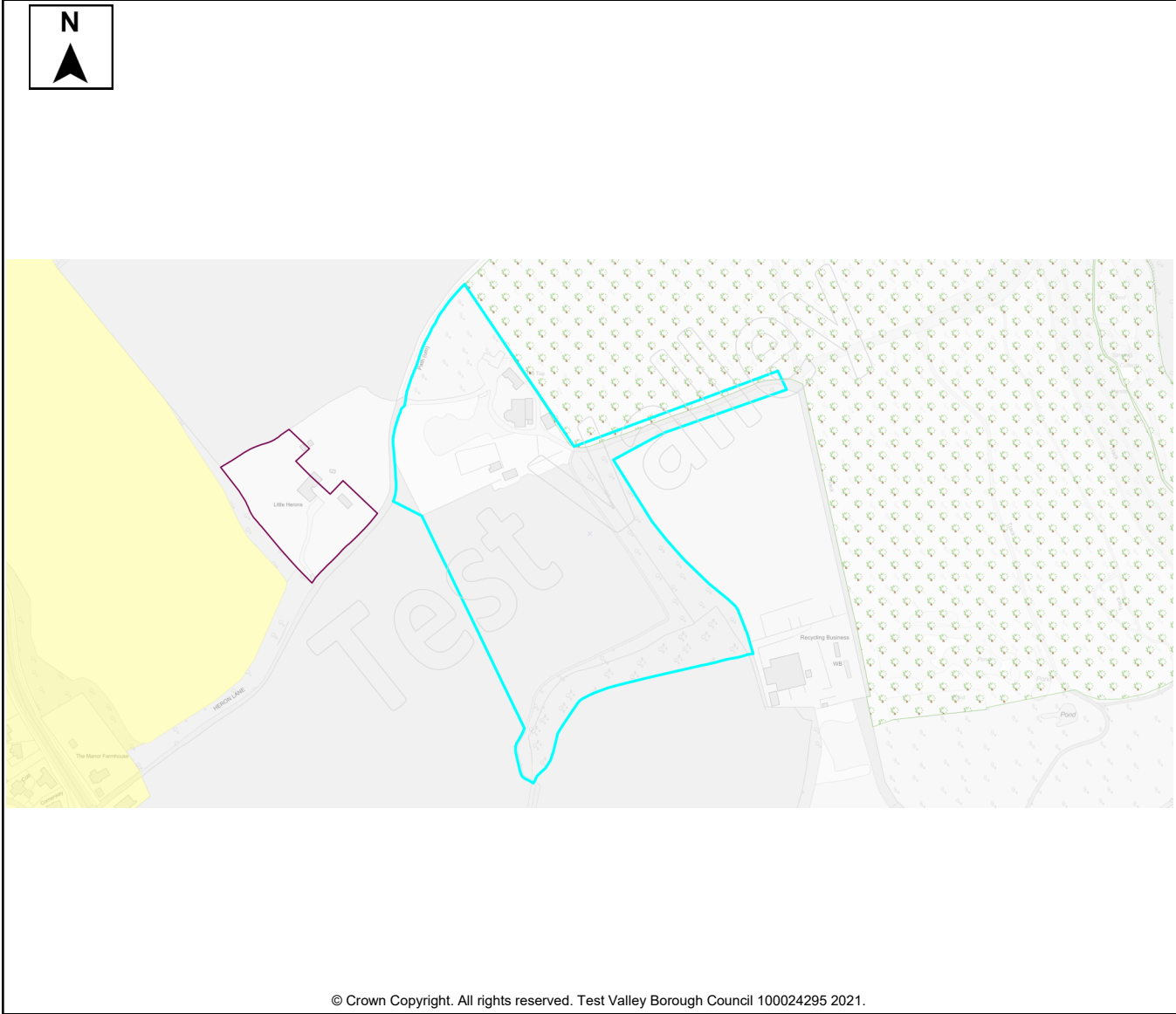
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Broughton which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site 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	366	Site Name	Hill Top, Heron Lane							
		Settlement	Timsbury							
Parish/Ward	Michelmersh				Site Area	5.5 Ha	Developable Area	5.5 Ha		
Current Land Use	Grazing				Character of Surrounding Area	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		
Conservation Area (E9)			SPA/SAC/Ramsar	✓	Covenants/Tenants			Mottisfont Bats SSSI/SAC Foraging Buffer		
Listed Building (E9)			AONB (E2)		Access/Ransom Strips			Groundwater Source Protection		
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	✓	55	Dwellings
Employment			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	55
Not Known	✓

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

## Summary

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

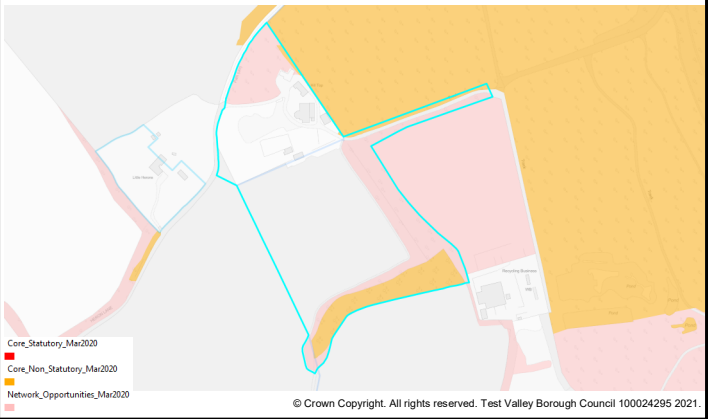
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Timsbury which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

The number of dwellings proposed is a Council estimate calculated at 10 dwellings per hectare.

### Hbic Local Ecological Network

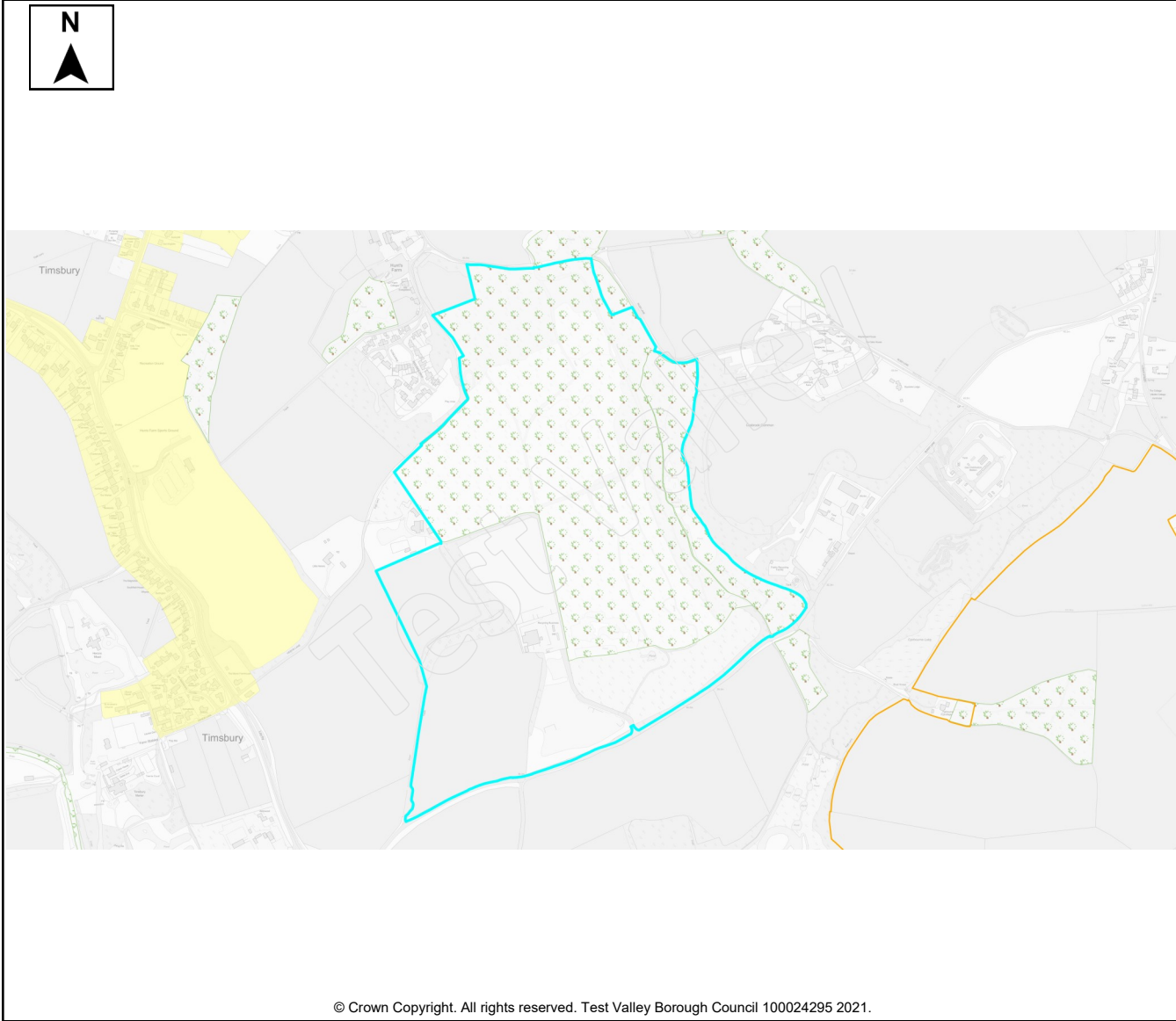
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network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



Core\_Statutory\_Mar2020  
Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

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Site Details										
SHELAA Ref	369	Site Name	Land at Bunny Lane							
		Settlement	Timsbury							
Parish/Ward	Michelmersh				Site Area	53 Ha		Developable Area	31.1 Ha	
Current Land Use	Restored landfill and operational recycling facility				Character of Surrounding Area	Agricultural, residential and recycling facility				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	3 Ha	Greenfield	50 Ha	
Site Constraints										
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities				Other (details below)	✓	
Local Gap (E3)		SSSI		Land Ownership				Public rights of way Ground Water Protection New Forest SPA Mottisfont Bats SSSI/SAC Foraging Buffer		
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			✓			
Public Open Space (LHW1)		TPO		Pollution (E8)			✓			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding			✓			

Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	750	Dwellings
Employment	✓	TBC	Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other	✓	Local Centre	

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

Summary

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

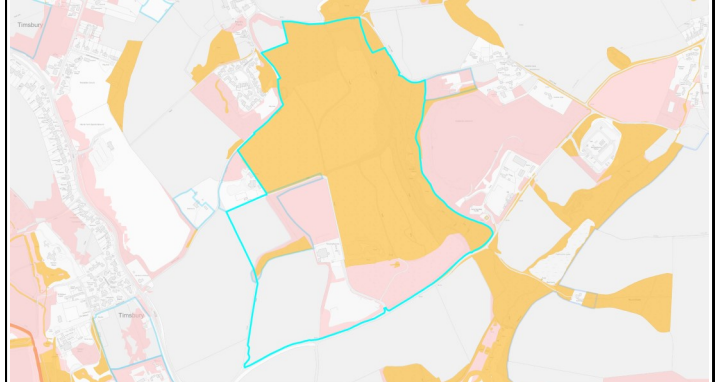
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Timsbury- which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

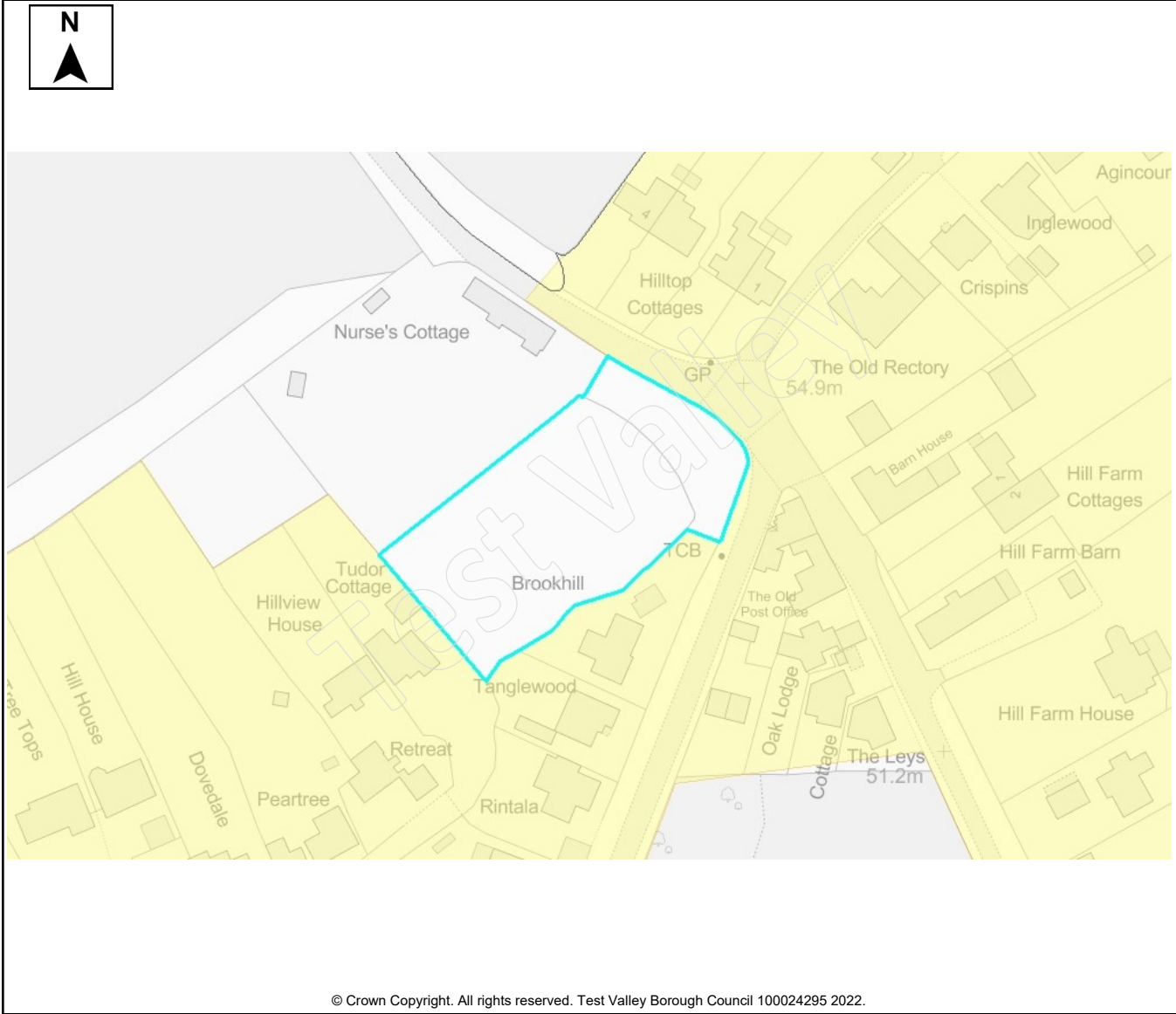
Pollution indicated above relates to the proximity to an active recycling facility .

Hbic Local Ecological Network

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Site Details										
SHELAA Ref	414	Site Name	Land to the south of Haccups Lane/Rudd Lane							
		Settlement	Michelmersh							
Parish/Ward	Michelmersh				Site Area	0.25Ha	Developable Area	0.25Ha		
Current Land Use	Residential garden land				Character of Surrounding Area	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	
Conservation Area (E9)			SPA/SAC/Ramsar			Covenants/Tenants			Mottisfont Bats SSSI/SAC Foraging Buffer	
Listed Building (E9)			AONB (E2)			Access/Ransom Strips			Groundwater Source Protection	
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	✓	5	Dwellings
Employment			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	5
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
Not Known	

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

### Summary

The site is available and promoted for development by the land owner, but to date has 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 Michelmersh which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

### Hbic Local Ecological Network

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







Site Details										
SHELAA Ref	422	Site Name	Land south of Rudd Lane							
		Settlement	Michelmersh							
Parish/Ward	Michelmersh				Site Area	0.4Ha	Developable Area	0.4Ha		
Current Land Use	Grazing land				Character of Surrounding Area	Agricultural, residential and woodland				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)		✓
Local Gap (E3)			SSSI	✓	Land Ownership			Groundwater  New Forest SPA Zone  Mottisfont Bats SSSI/SAC Foraging Buffer  Village Design Statement		
Conservation Area (E9)			SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)			AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding		✓			

Proposed Development											
Availability		Residential				✓	5	Dwellings		Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	Employment						Floor Space (m²)		Year 1	
Site Available Immediately	✓	Retail						Floor Space (m²)		Year 2	
Site Currently Unavailable		Leisure						Floor Space (m²)		Year 3	5
Achievability/Developer Interest		Traveller Site						Pitches		Year 4	
Promoted by developer		Other								Year 5	
Developer interest		Mixed Use Scheme									
No developer interest	✓	Residential						Dwellings		Years 6-10	
Deliverability		Employment						Floor Space (m²)		Years 11-15	
Could commence in 5yrs		Retail						Floor Space (m²)		Years 15+	
Unlikely to commence in 5yrs	✓	Leisure						Floor Space (m²)		Total	5
Possible self build plot provision		Other								Not Known	
Yes		This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.									
No	✓										

# Summary

The site is available and promoted for development by the land owner, currently there is no interest from a developer.

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

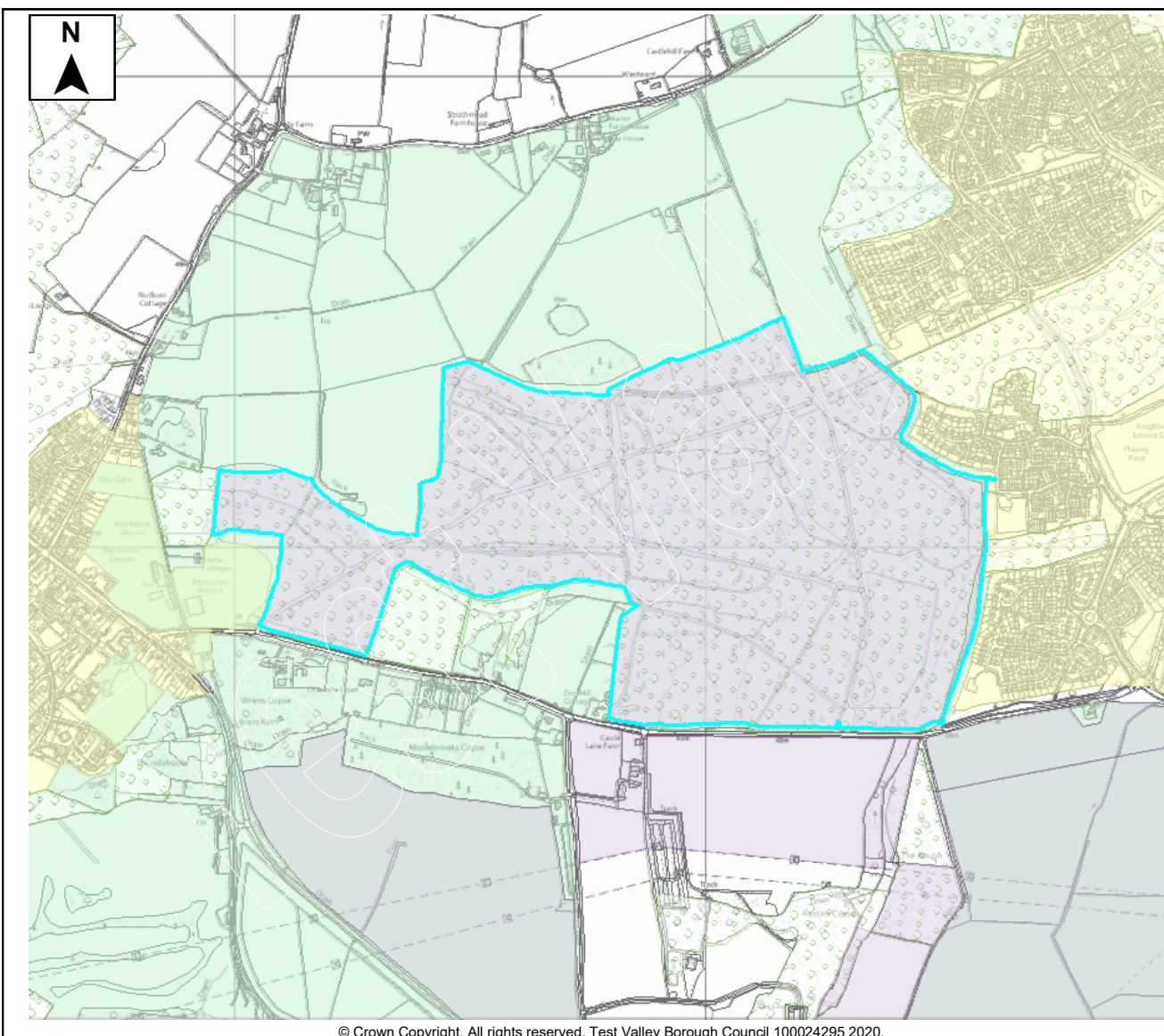
## Hbhc Local Ecological Network

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.

The map displays a large, irregularly shaped site outlined in a thick cyan line. The site is predominantly light grey. Surrounding the site are various colored areas: a pink area to the west, a light blue area to the south, and a light green area to the east. A legend in the bottom left corner identifies the colors: pink for 'Core\_Statutory\_Mar2020', light blue for 'Core\_Non\_Statutory\_Mar2020', and light green for 'Network\_Opportunities\_Mar2020'. The map also shows some smaller grey shapes and a dashed line representing a boundary or road.

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## Site Details

SHELAA Ref	62	Site Name	Land at Great Covert						
		Settlement	North Baddesley/Valley Park						
Parish/Ward	North Baddesley			Site Area	82.3 Ha	Developable Area	9.1 Ha		
Current Land Use	Grassland and woodland			Character of Surrounding Area	Countryside, woodland and dwellings				
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 SINC - SU40902010	
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/Element	✓
No	

Residential	✓	300	Dwellings
Employment			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	100
Year 4	100
Year 5	100
Years 6-10	
Years 11-15	
Years 15+	
Total	300
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

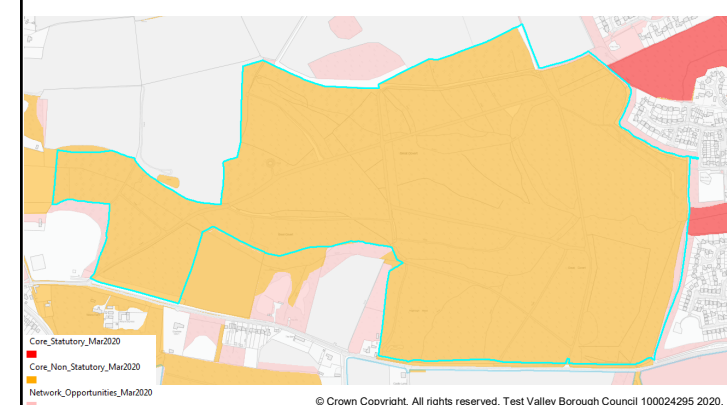
The site is available and promoted for development by the land owner, with interest from a developer.

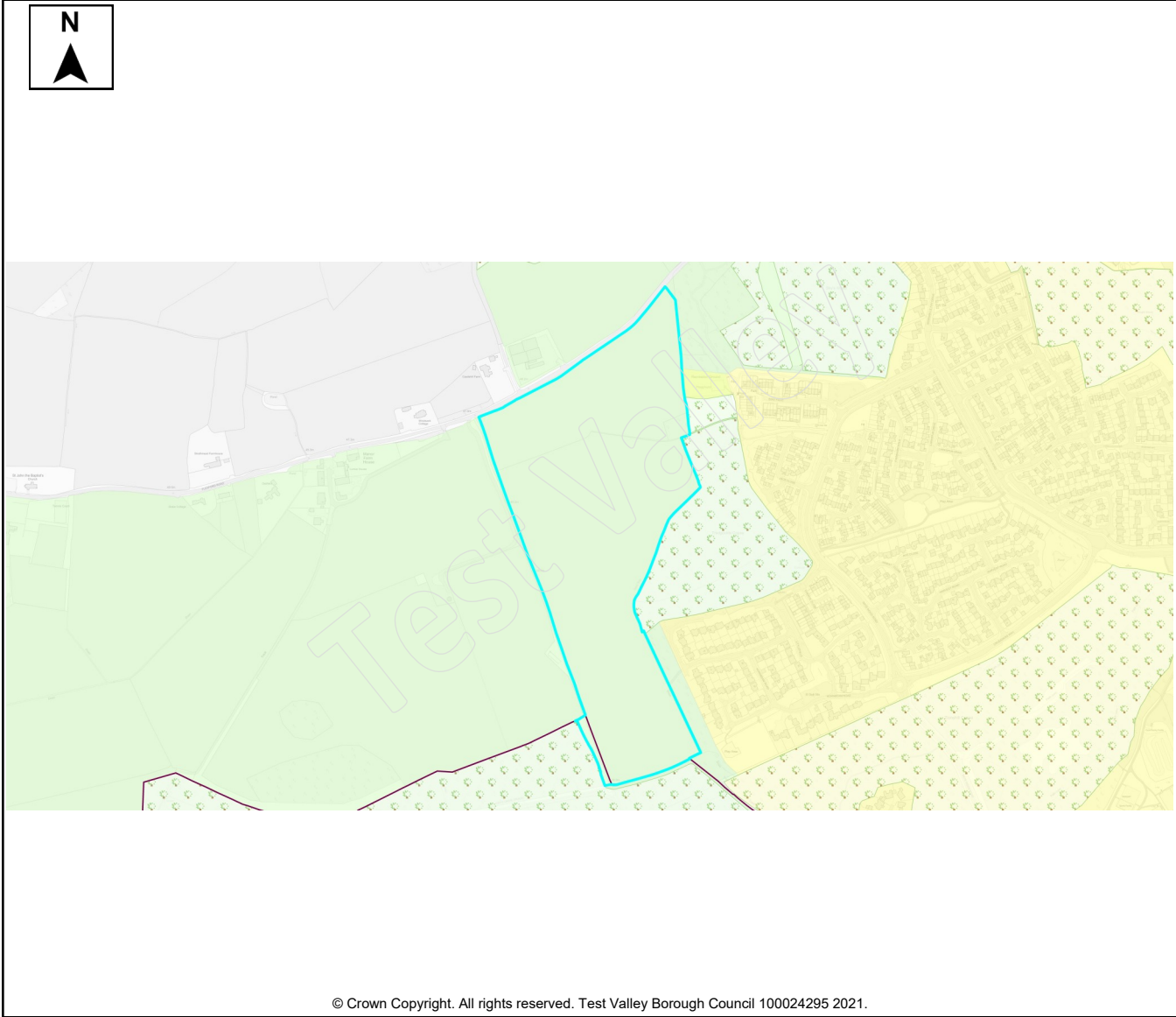
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Valley Park which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

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”





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Site Details										
SHELAA Ref	246	Site Name	Land south of Flexford Road							
		Settlement	Valley Park							
Parish/Ward	North Baddesley				Site Area	18.6 Ha	Developable Area	18.6 Ha		
Current Land Use	Grassland and woodland				Character of Surrounding Area	Countryside, woodland and dwellings				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC	✓	Infrastructure/ Utilities			Other (details below)		✓
Local Gap (E3)		✓	SSSI		Land Ownership			Public Rights of Way New Forest SPA Zone SINC - SU40902010, SU41402080, SU41402100		
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	✓	400	Dwellings
Employment			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	400
Years 11-15	
Years 15+	
Total	400
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

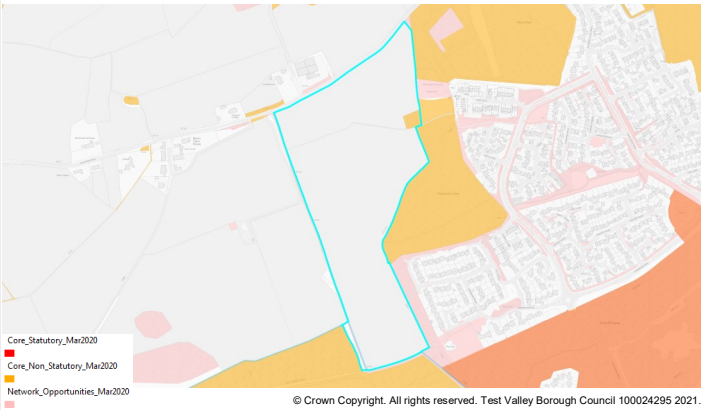
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The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Valley Park which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

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

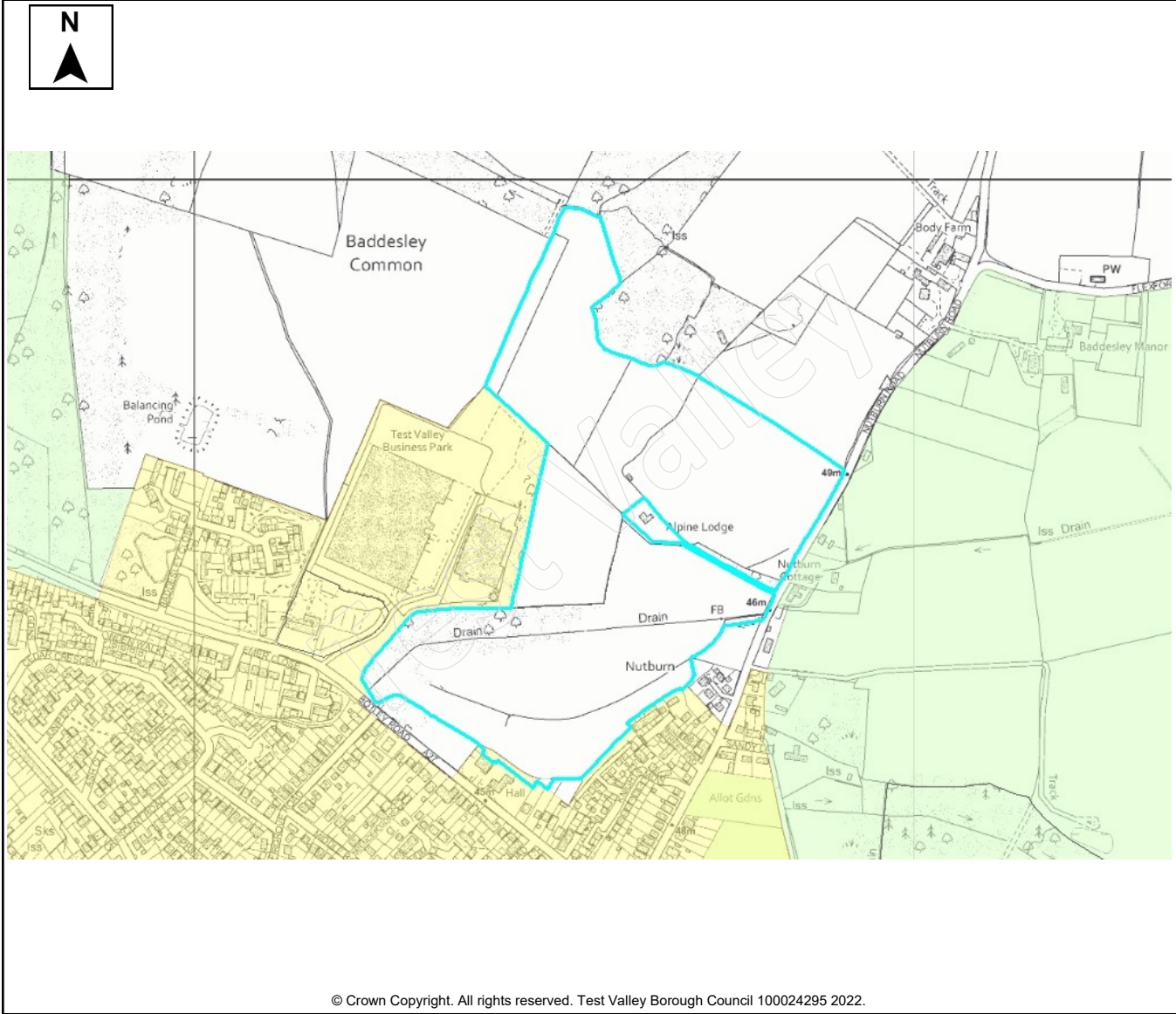
**Hbic Local Ecological Network**

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”



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Site Details												
SHELAA Ref	399	Site Name	Land off Nutburn Road									
		Settlement	North Baddesley									
Parish/Ward	North Baddesley				Site Area	46.7Ha		Developable Area		10.42Ha		
Current Land Use	Agricultural—pasture and grazing				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		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			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	35	Dwellings
Employment	✓	6-12K	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	35
Years 11-15	
Years 15+	
Total	35
Not Known	

## Summary

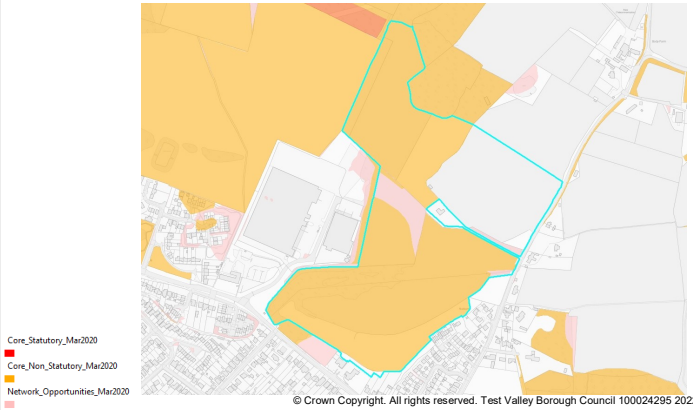
The site is available and promoted for development by the land owner, with interest from a developer.

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

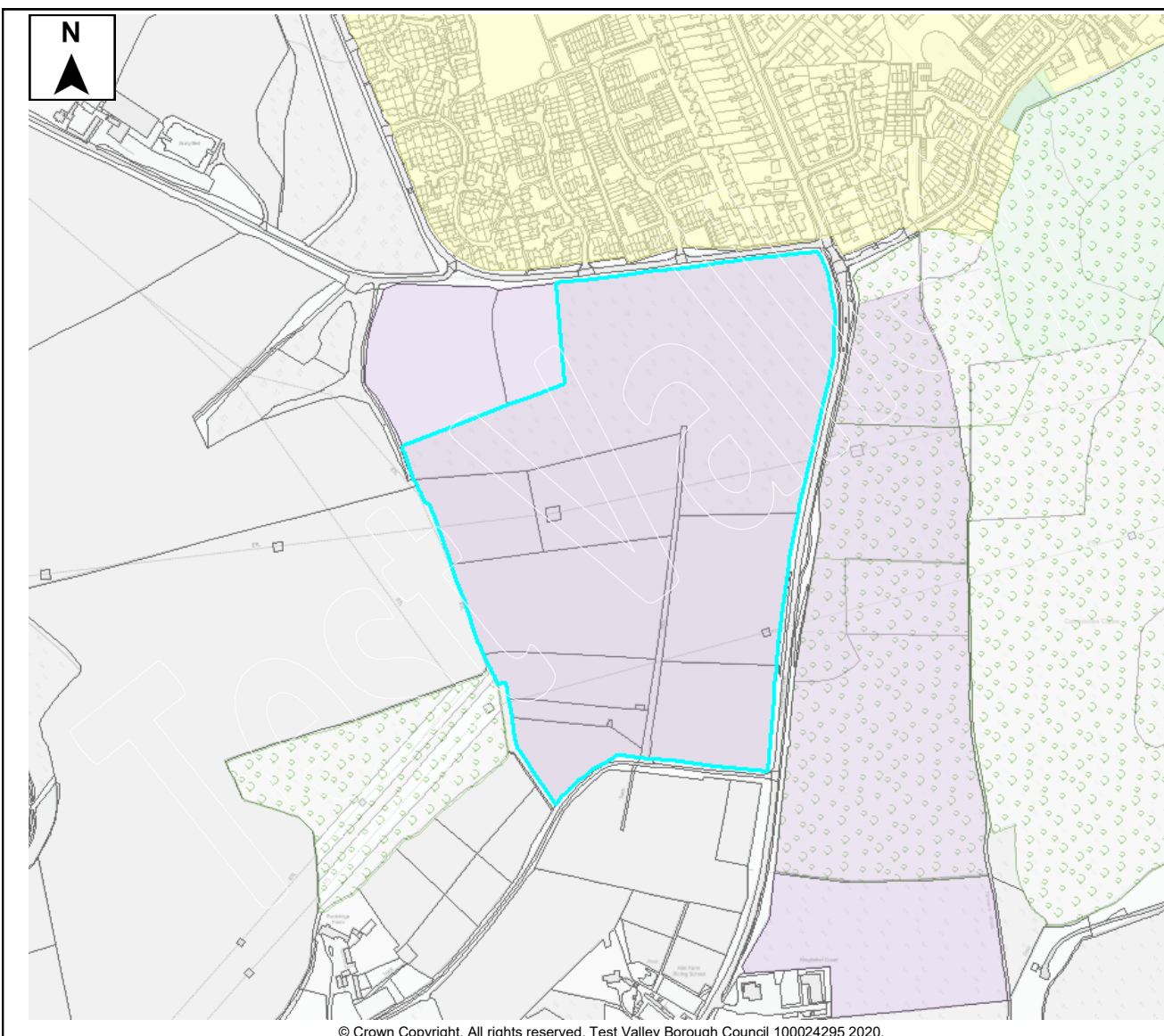
## Hbic Local Ecological Network

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.

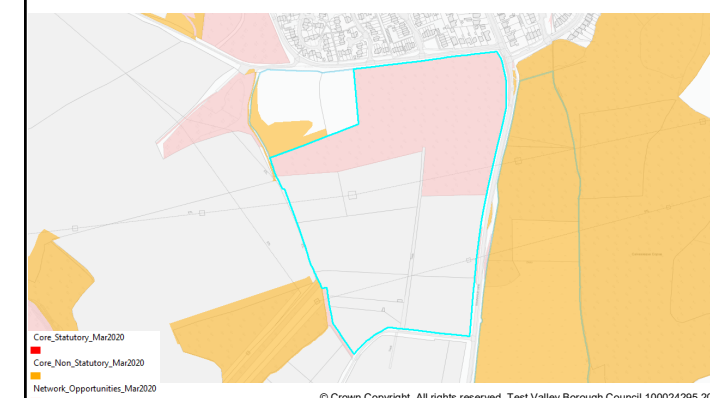


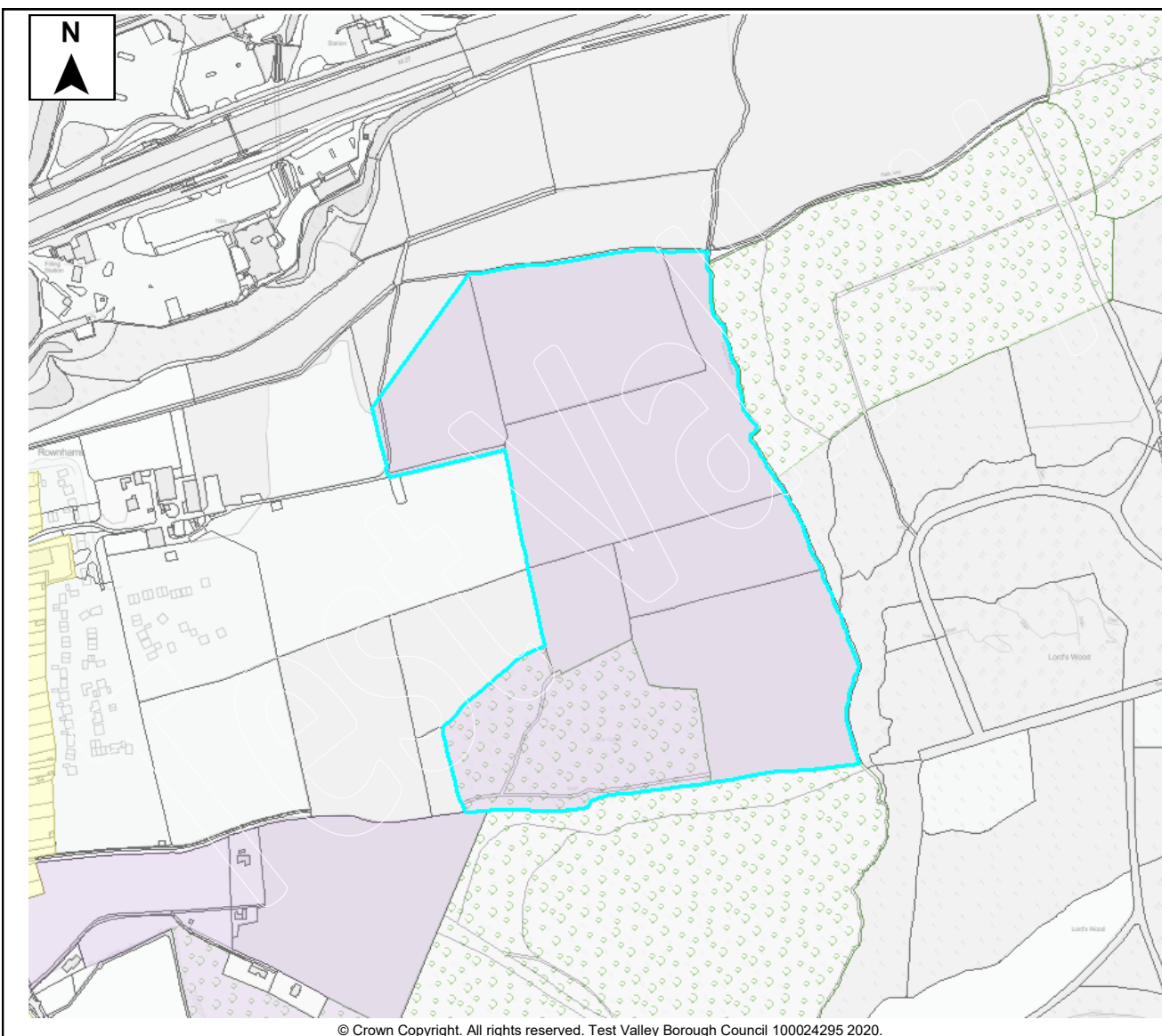


Site Details					
SHELAA Ref	19	Site Name	Packridge Farm		
		Settlement	North Baddesley		
Parish/Ward	Nursling and Rownhams		Site Area	18.4 Ha	Developable Area 9.4 Ha
Current Land Use	Horse grazing		Character of Surrounding Area	Residential, agriculture and countryside	
Brownfield/PDL		Greenfield	✓	Combined	
				Brownfield/PDL	Ha
				Greenfield	Ha

Site Constraints					
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓
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	✓
				Other (details below)	✓
				New Forest SPA Zone	
				Solent SPA Recreation Zone	

Proposed Development					Summary	
Availability		Residential	✓ 350	Dwellings	Phasing if permitted (Dwellings only)	<p>The site is available and promoted for development by the land owner, with interest from a developer.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of North Baddesley which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.</p> <p>Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.</p>
Promoted by land owner	✓	Employment		Floor Space (m²)		
Site Available Immediately	✓	Retail		Floor Space (m²)	Year 1	60
Site Currently Unavailable		Leisure		Floor Space (m²)	Year 2	60
Achievability/Developer Interest		Traveller Site		Pitches	Year 3	60
Promoted by developer		Other			Year 4	60
Developer interest	✓	Mixed Use Scheme			Year 5	60
No developer interest		Residential		Dwellings	Years 6-10	50
Deliverability		Employment		Floor Space (m²)	Years 11-15	
Could commence in 5yrs	✓	Retail		Floor Space (m²)	Years 15+	
Unlikely to commence in 5yrs		Leisure		Floor Space (m²)	Total	350
Possible self build plot provision		Other			Not Known	
Yes		<p>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.</p>				<p><b>Hbic Local Ecological Network</b></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>
No	✓					



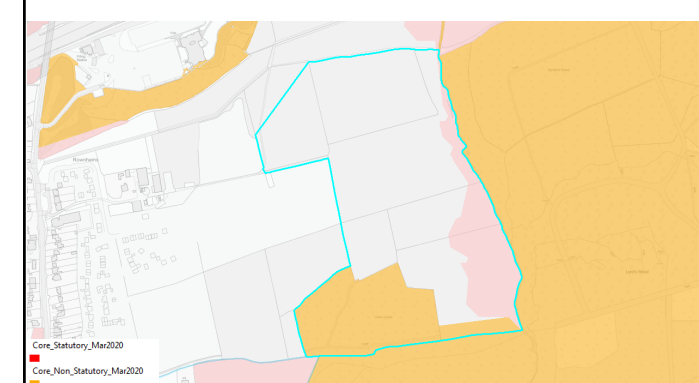


Site Details												
SHELAA Ref	201	Site Name	Land at Rownhams Lane									
		Settlement	Rownhams									
Parish/Ward	Nursling and Rownhams				Site Area	19.48 Ha	Developable Area	9.17 H				
Current Land Use	Extant planning permission for equestrian paddocks				Character of Surrounding Area	Countryside, woodland and permitted residential development						
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	H			
Site Constraints												
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)	✓					
Local Gap (E3)		SSSI		Land Ownership		Flood Alert Areas						
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		SINC - SU39201710						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		New Forest SPA Zone						
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land		Solent SPA Recreation Zone						
Public Open Space (LHW1)		TPO		Pollution (E8)	✓							
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding								

Proposed Development					Summary	
Availability		Residential	✓	300	Dwellings	Phasing if permitted (Dwellings only)
Promoted by land owner		Employment			Floor Space (m²)	
Site Available Immediately		Retail			Floor Space (m²)	
Site Currently Unavailable		Leisure			Floor Space (m²)	
		Traveller Site			Pitches	
Achievability/Developer Interest		Other				
Promoted by developer		Mixed Use Scheme				
Developer interest		Residential			Dwellings	
No developer interest		Employment			Floor Space (m²)	
Deliverability		Retail			Floor Space (m²)	
Could commence in 5yrs		Leisure			Floor Space (m²)	
Unlikely to commence in 5yrs		Other				
Possible self build plot provision						
Yes						
No		✓				

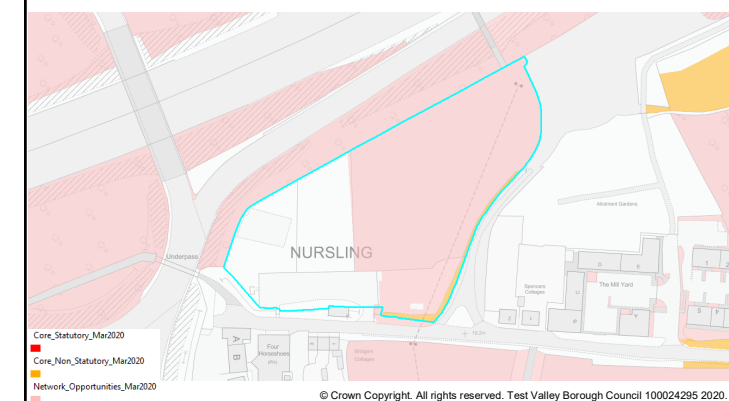
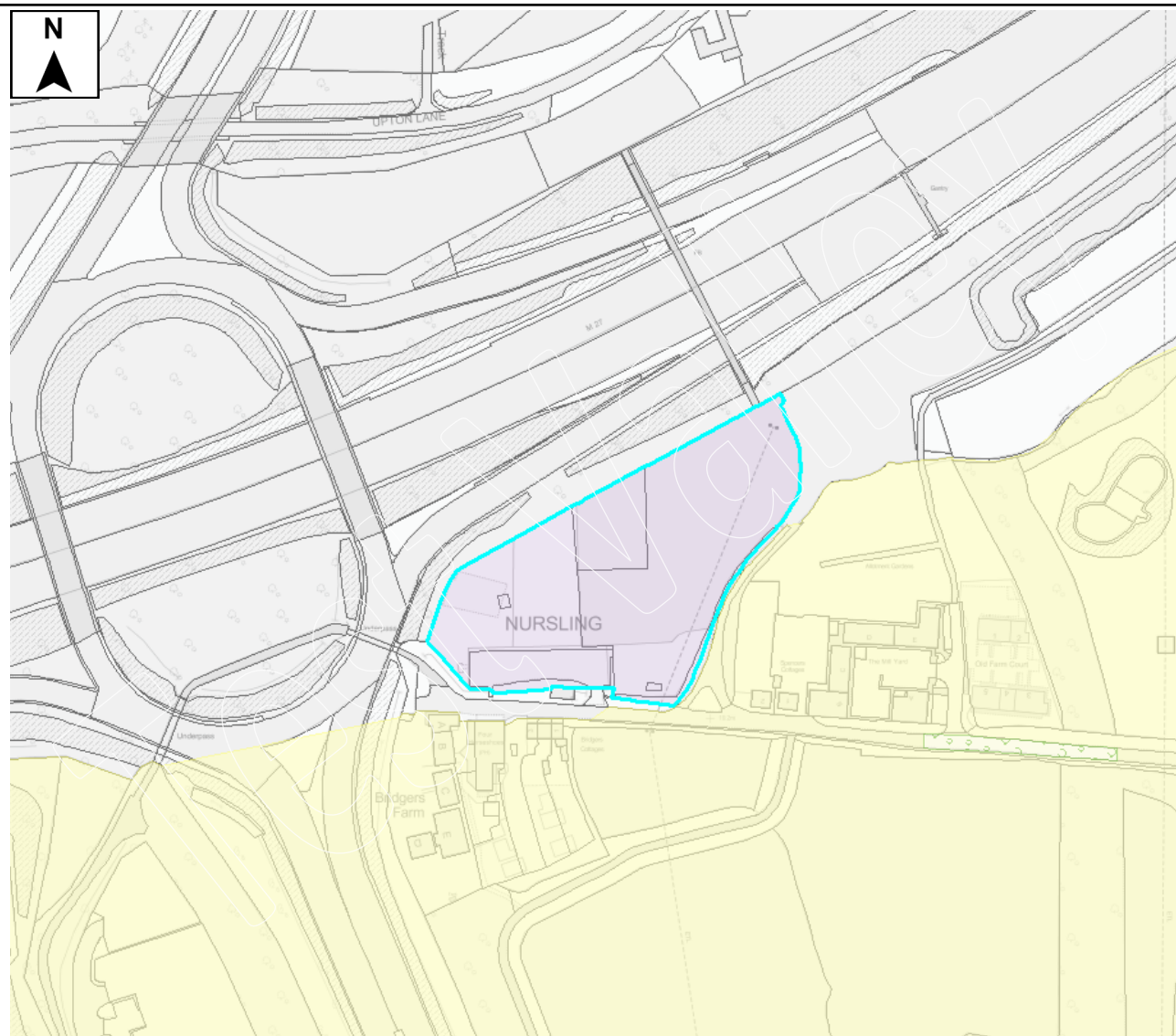
This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.	
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The site is available and promoted for development by a potential developer.	
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village 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.	

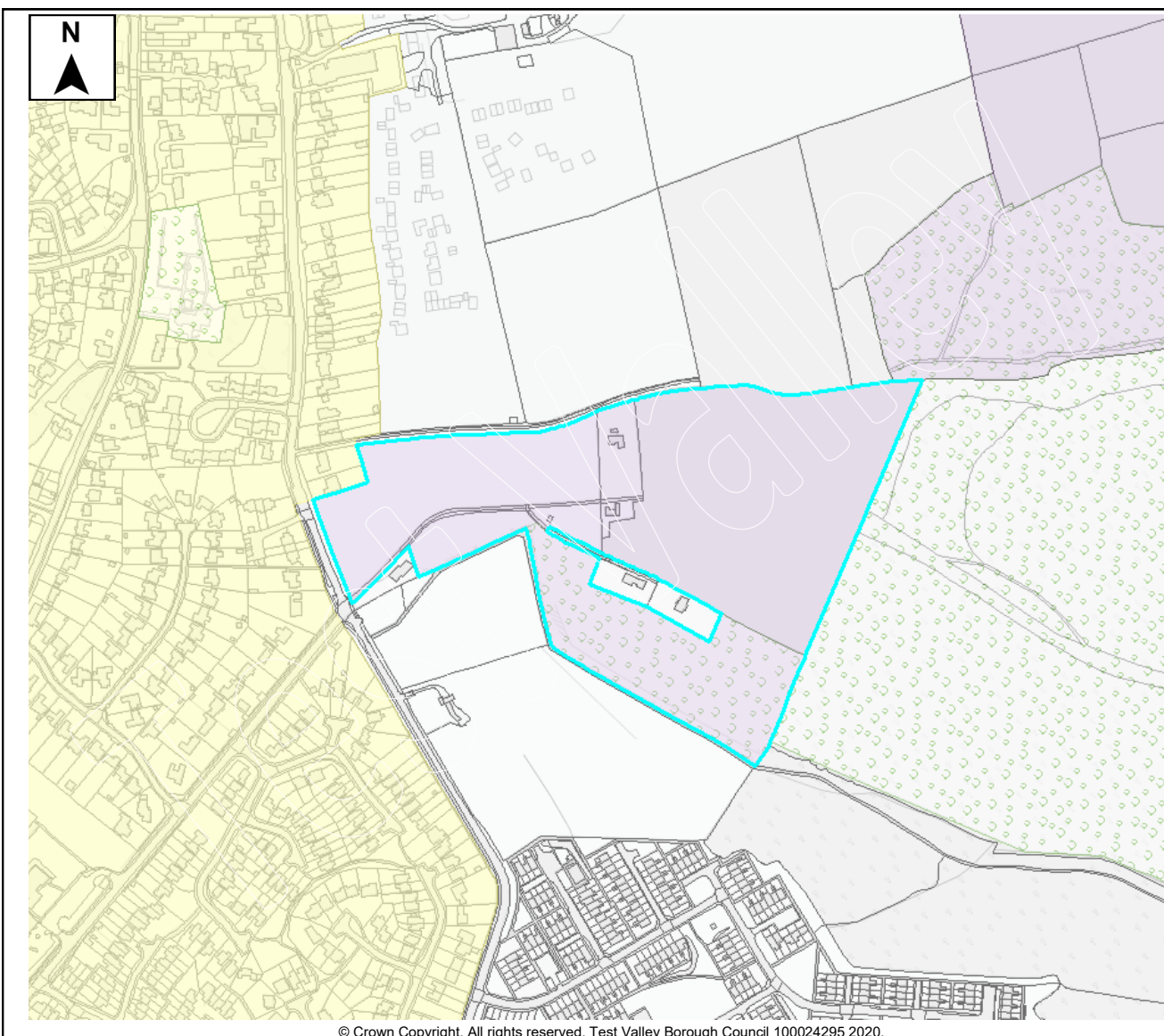
Hbic Local Ecological Network	
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## Site Details

SHELAA Ref	253	Site Name	Field's Farm			
		Settlement	Rownhams			
Parish/Ward	Nursling and Rownhams		Site Area	8.4 Ha	Developable Area	4.5 Ha
Current Land Use	Agricultural		Character of Surrounding Area	Dwellings and agriculture		
Brownfield/PDL		Greenfield	✓	Combined		
					Brownfield/PDL	Ha
					Greenfield	Ha

## Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	SINC - SU38901670	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	SINC - SU39201660	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	Solent SPA Recreation Zone	
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land	New Forest SPA Zone	
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/Element	✓
No	

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	120	Dwellings
Employment	✓	Tbc	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	120
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

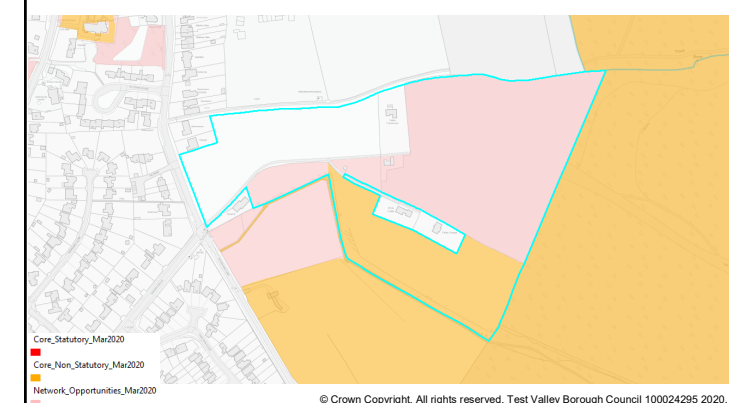
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

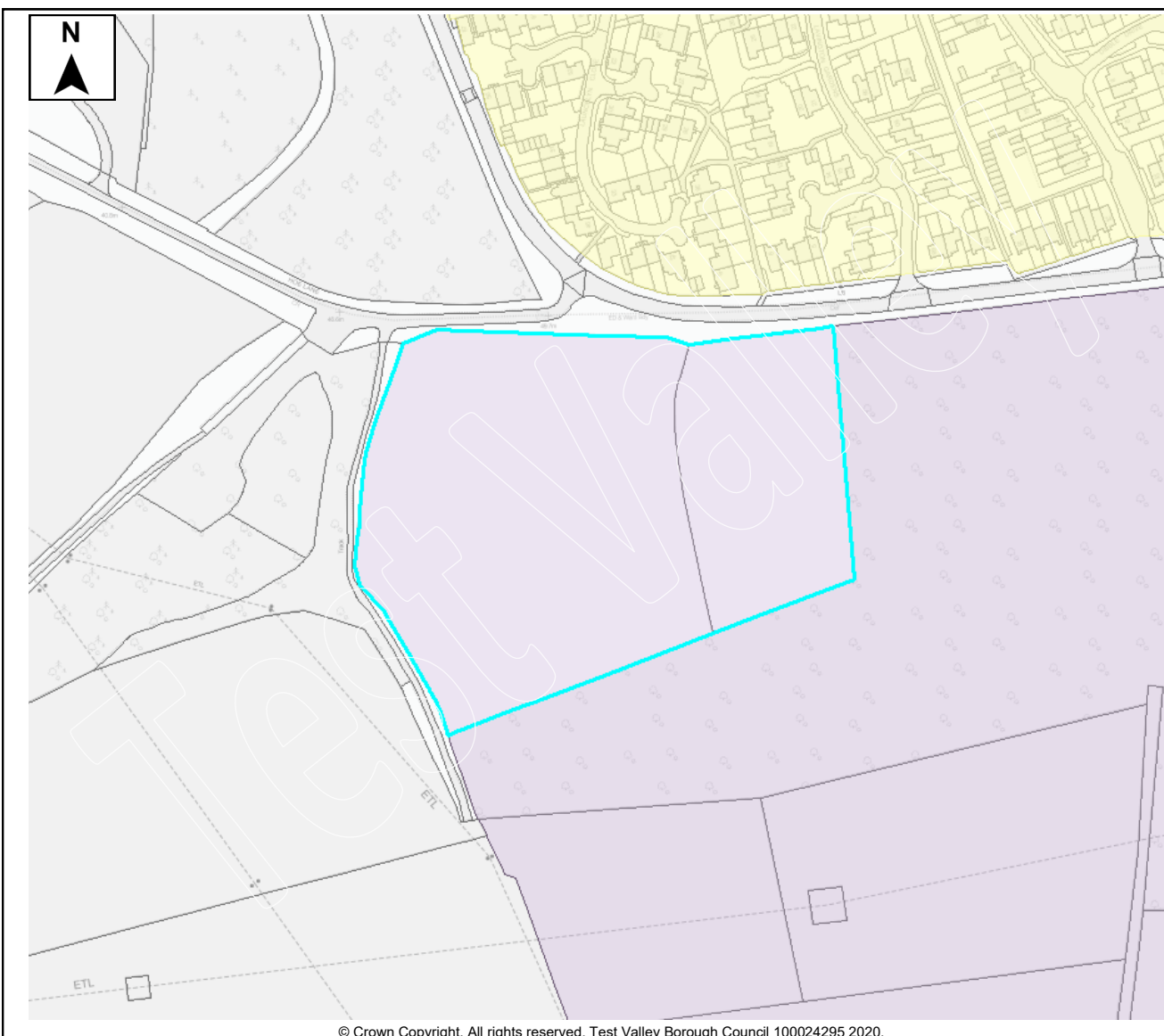
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## Hbic Local Ecological Network

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	255	Site Name	Land south of Hoe Lane			
		Settlement	North Baddesley			
Parish/Ward	Nursling and Rownhams		Site Area	1.84 Ha	Developable Area	1.64 Ha
Current Land Use	Former land fill, now grazing land		Character of Surrounding Area	Dwellings and agriculture		
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield
						Ha

## Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		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	✓	50	Dwellings
Employment			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	20
Year 2	30
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	50
Not Known	

## Summary

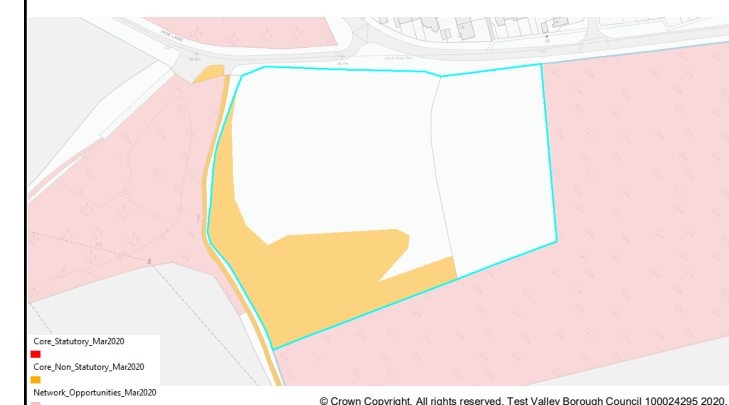
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

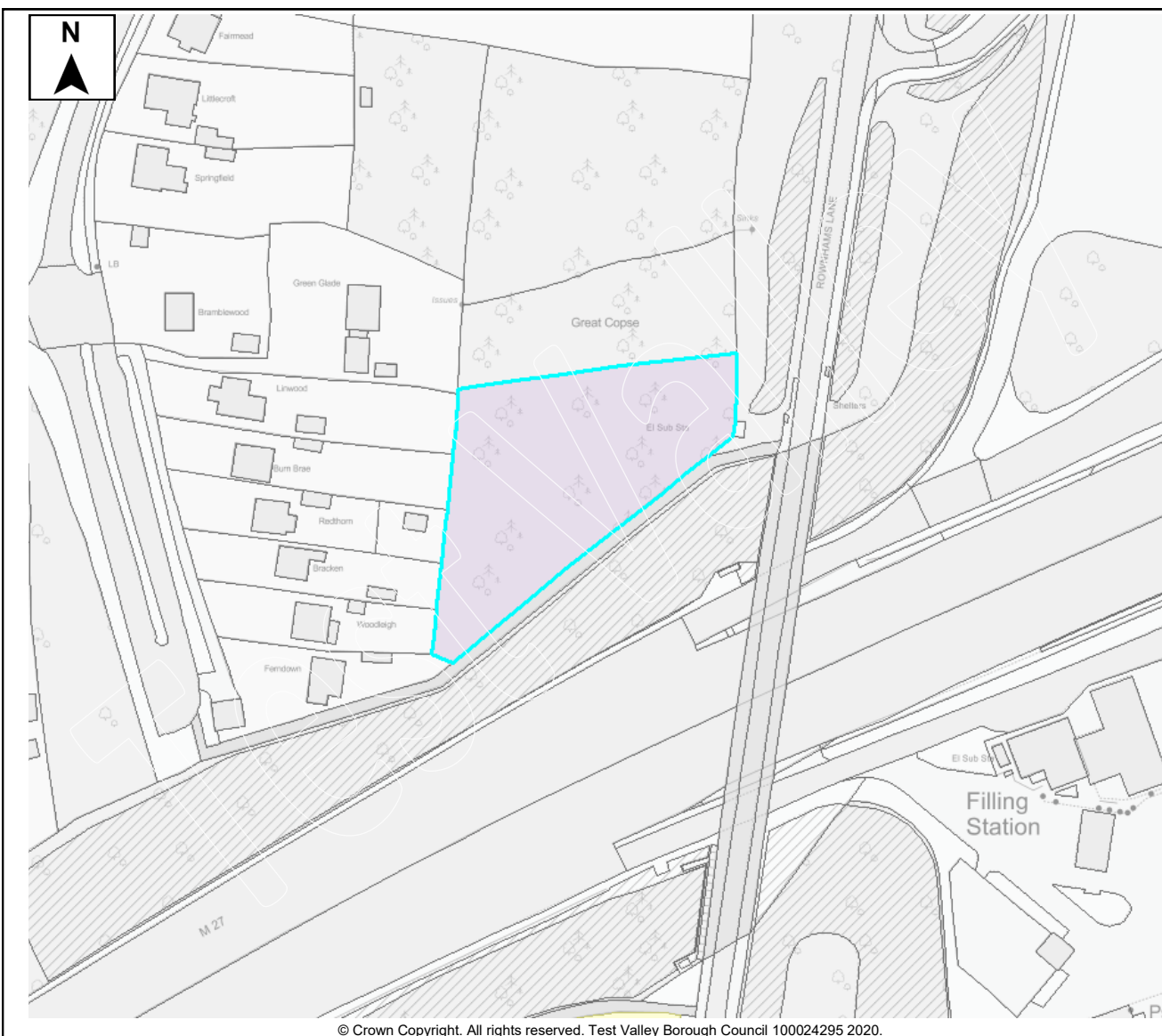
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This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it does not allocate sites.





Site Details										
SHELAA Ref	313	Site Name	Land at rear of Greenhill Lane							
		Settlement	Rownhams							
Parish/Ward	Nursling and Rownhams				Site Area	0.4 Ha		Developable Area	0.4 Ha	
Current Land Use	Woodland				Character of Surrounding Area	Woodland and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓		
Local Gap (E3)		SSSI		Land Ownership		Solent SPA Recreation Zone 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	✓	10	Dwellings
Employment			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	5
Year 2	5
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	10
Not Known	

## Summary

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

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

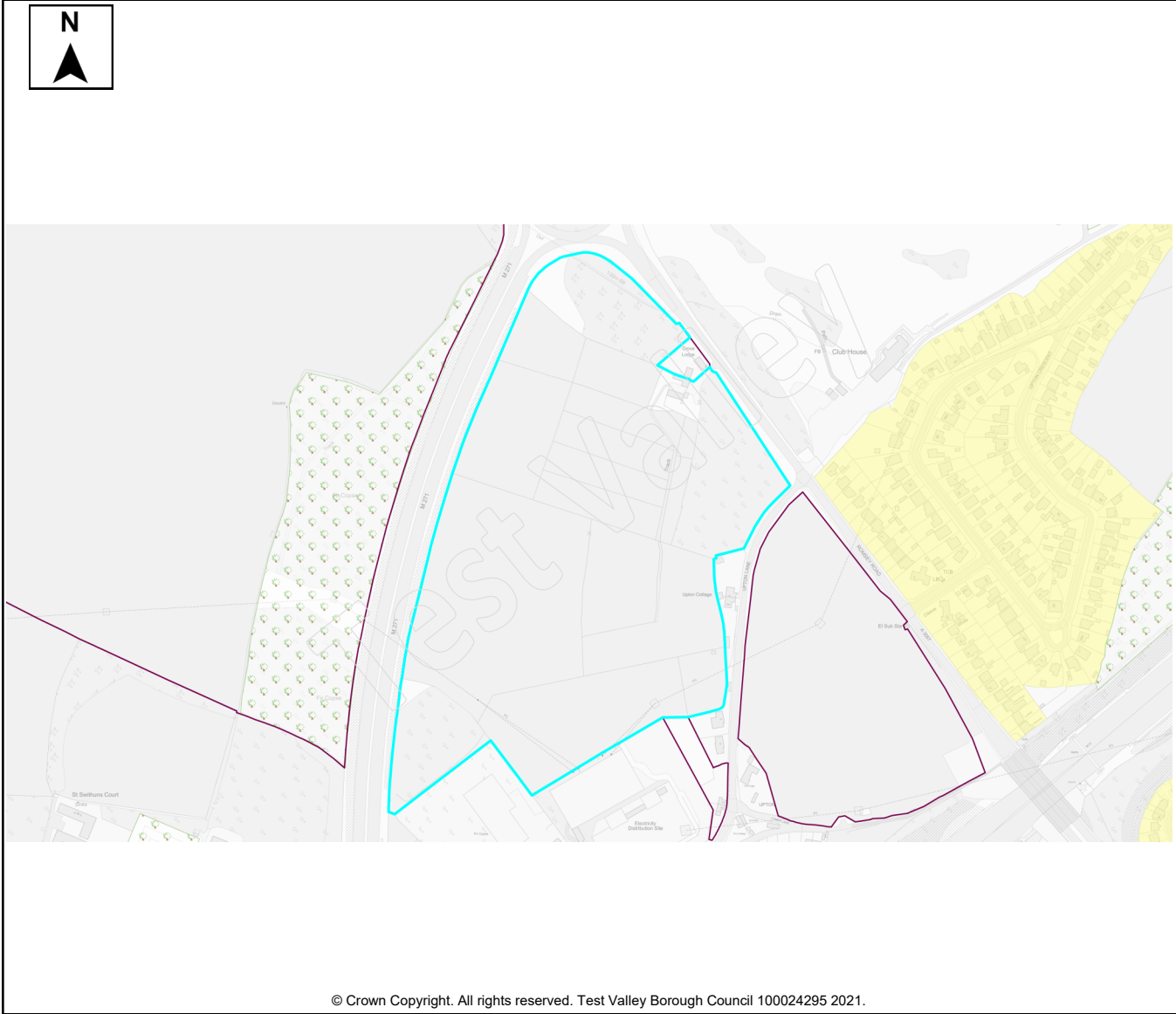
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats”

Core\_Statutory\_Mar2020  
Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

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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	385	Site Name	Land at Upton Lane				
		Settlement	Rownhams				
Parish/Ward	Nursling & Rownhams			Site Area	12.3 Ha	Developable Area	8.4 Ha
Current Land Use	Pasture			Character of Surrounding Area	Motorway, agricultural, residential and woodland		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Greenfield
Site Constraints							
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below) ✓	
Local Gap (E3)		SSSI		Land Ownership			
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)	✓		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓		

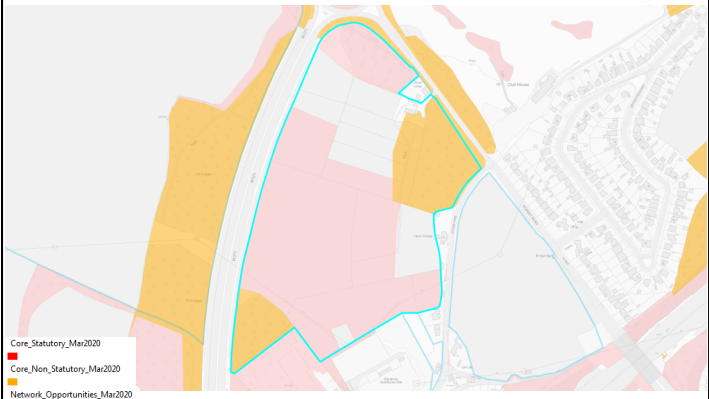
Proposed Development			
Availability			
Promoted by land owner	✓		
Site Available Immediately	✓		
Site Currently Unavailable			
Achievability/Developer Interest			
Promoted by developer	✓		
Developer interest	✓		
No developer interest			
Deliverability			
Could commence in 5yrs	✓		
Unlikely to commence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

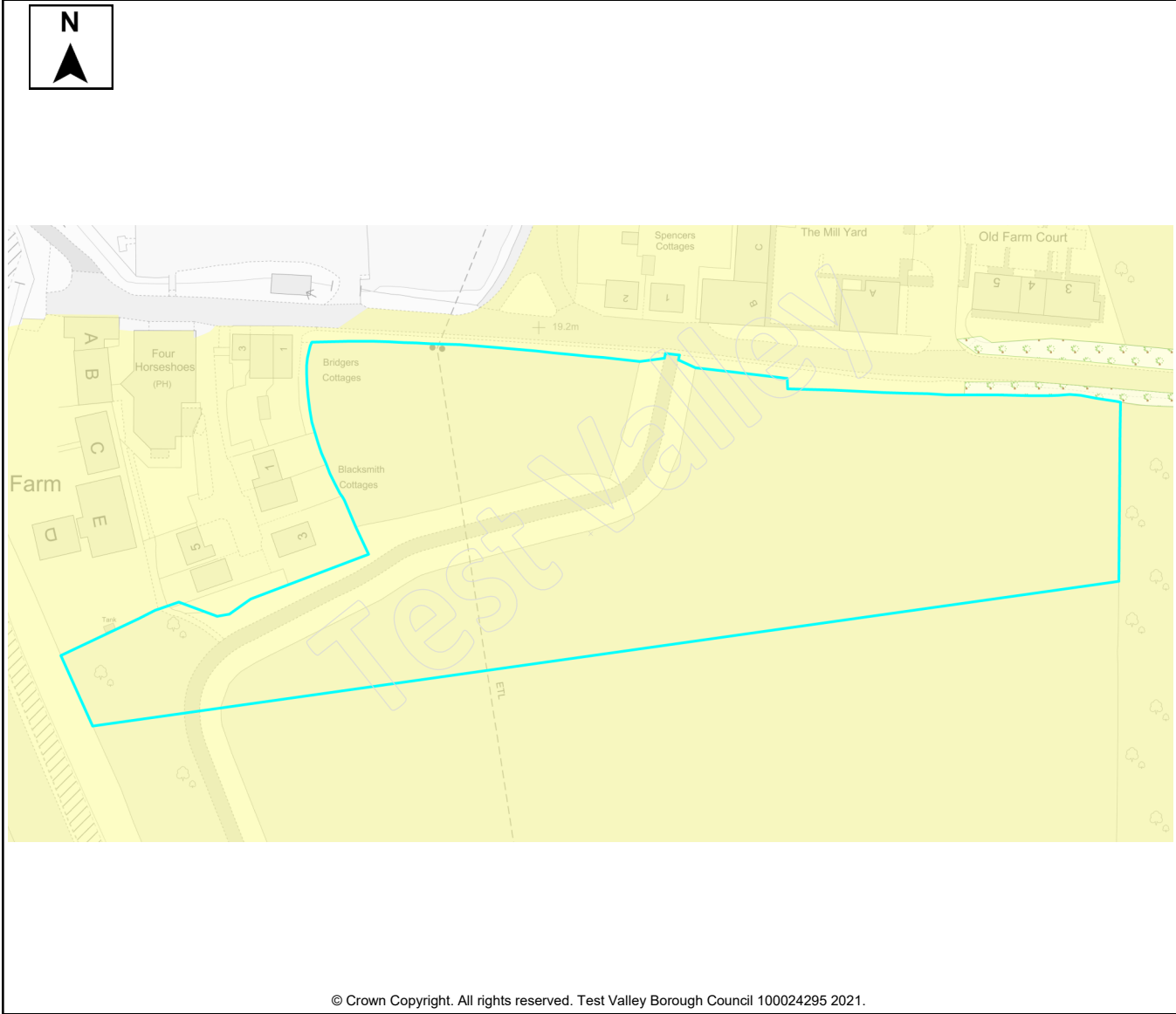
Residential	✓	380	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	60
Year 5	60
Years 6-10	260
Years 11-15	
Years 15+	
Total	380
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.

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Summary	
The site is available and promoted for development by the land owner, with interest from a developer.	
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The 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 both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.	
 <p>Core_Statutory_Mar2020 Core_Non_Statutory_Mar2020 Network_Opportunities_Mar2020</p> <p>© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2021.</p>	



Site Details										
SHELAA Ref	393	Site Name	Land at Nursling Street							
		Settlement	Nursling							
Parish/Ward	Nursling & Rownhams				Site Area	1.3 Ha	Developable Area	1.3 Ha		
Current Land Use	Grazing				Character of Surrounding Area	Residential and employment				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		SINC		Infrastructure/ Utilities	✓	Other (details below)	✓			
Local Gap (E3)		SSSI		Land Ownership		Local Plan Policy LE6: Land at Adanac Park, Nursling New Forest SPA Solent SPA				
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)	✓	Flood Risk Zone		Mineral Safeguarding	✓					

## Proposed Development

Availability	
Promoted by land owner	✓
Site Available Immediately	✓
Site Currently Unavailable	

Achievability/Developer Interest	
Promoted by developer	
Developer interest	✓
No developer interest	

Deliverability	
Could commence in 5yrs	✓
Unlikely to commence in 5yrs	

Possible self build plot provision	
Yes	
No	✓

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	15	Dwellings
Employment	✓	1250	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	15
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	15
Not Known	

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

## Summary

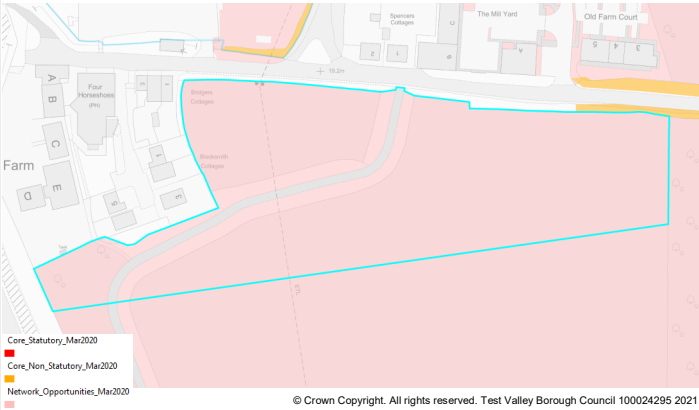
The site is available and promoted for development by the land owner, with interest from a developer.

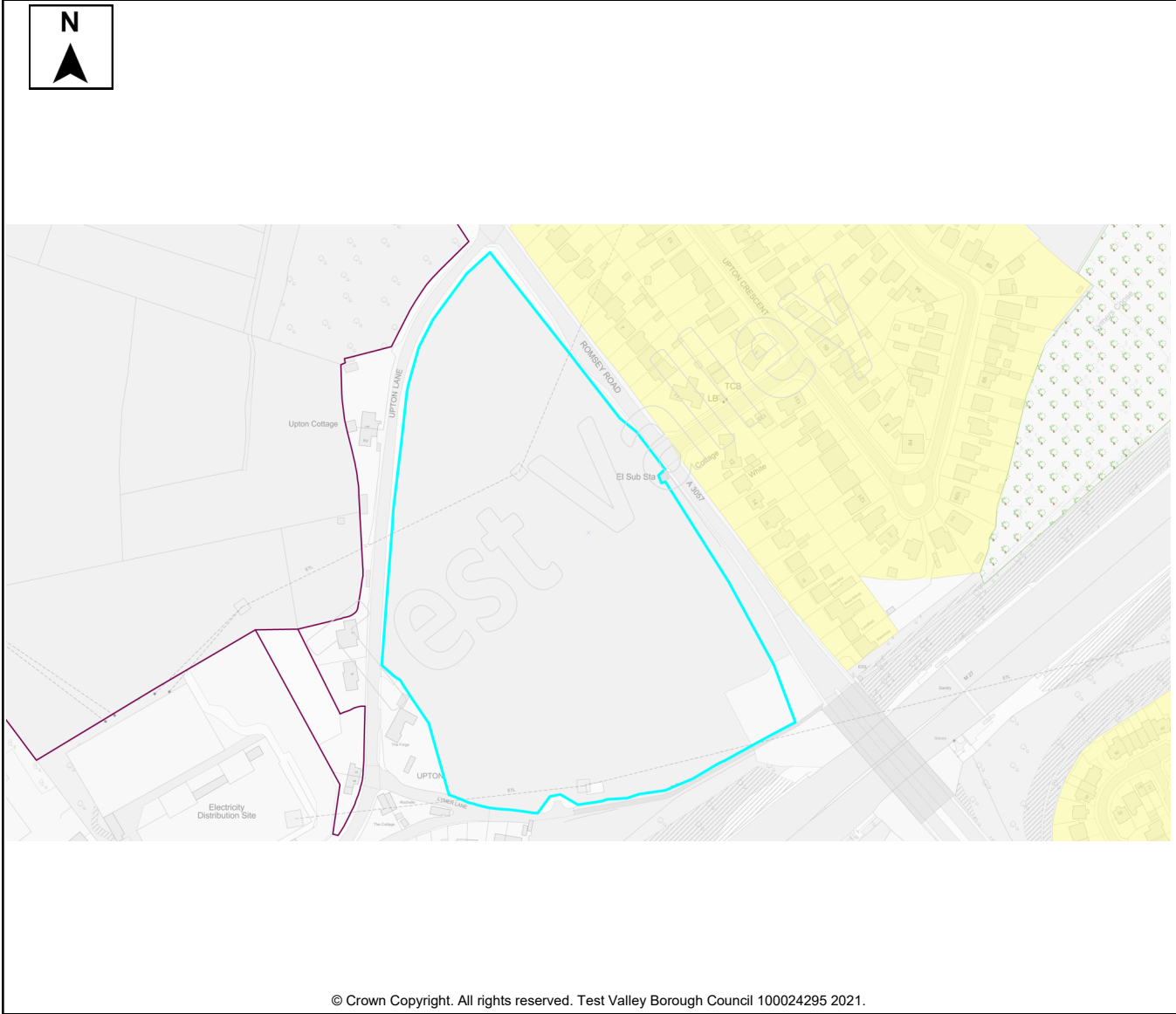
The site is located within the settlement boundary of Nursling identified by the TVBC Revised Local Plan DPD. Nursling and Rownhams are identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

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





Site Details										
SHELAA Ref	394	Site Name	Upton Triangle							
		Settlement	Rownhams							
Parish/Ward	Nursling & Rownhams				Site Area	4.67 Ha	Developable Area	4.67 Ha		
Current Land Use	Grazing land				Character of Surrounding Area	Motorway, agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)		✓		
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA  Solent SPA				
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	✓	100	Dwellings
Employment			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	20
Year 4	40
Year 5	40
Years 6-10	
Years 11-15	
Years 15+	
Total	100
Not Known	

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Summary

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

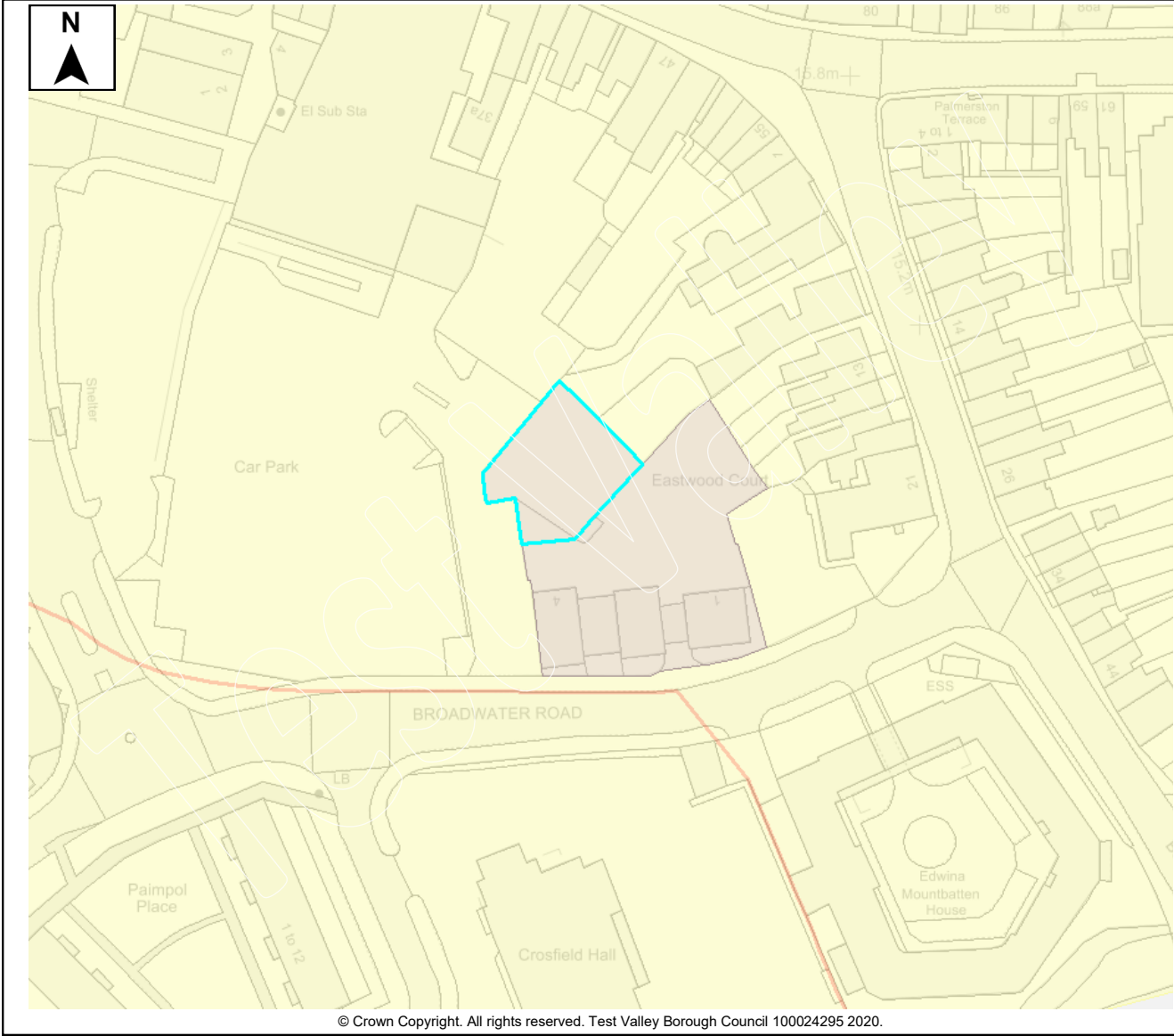
Hbhc Local Ecological Network

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Network\_Opportunities\_Mar2020

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## Site Details

SHELAA Ref	156	Site Name	Land at Eastwood Court			
		Settlement	Romsey			
Parish/Ward	Romsey Abbey			Site Area	0.04 Ha	Developable Area 0.04 Ha
Current Land Use	Car park			Character of Surrounding	Residential and commercial	
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		Romsey Town Centre Boundary	
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants		New Forest SPA Zone	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Archaeology Yellow (locally Or Regionally Important)	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Mottisfont Bats SSSI/SAC Foraging Buffer	
Public Open Space (LHW1)		TPO	✓	Pollution (E8)		Solent SPA Recreation Zone	
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	✓	5	Dwellings
Employment			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	5
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
Not Known	

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## Summary

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

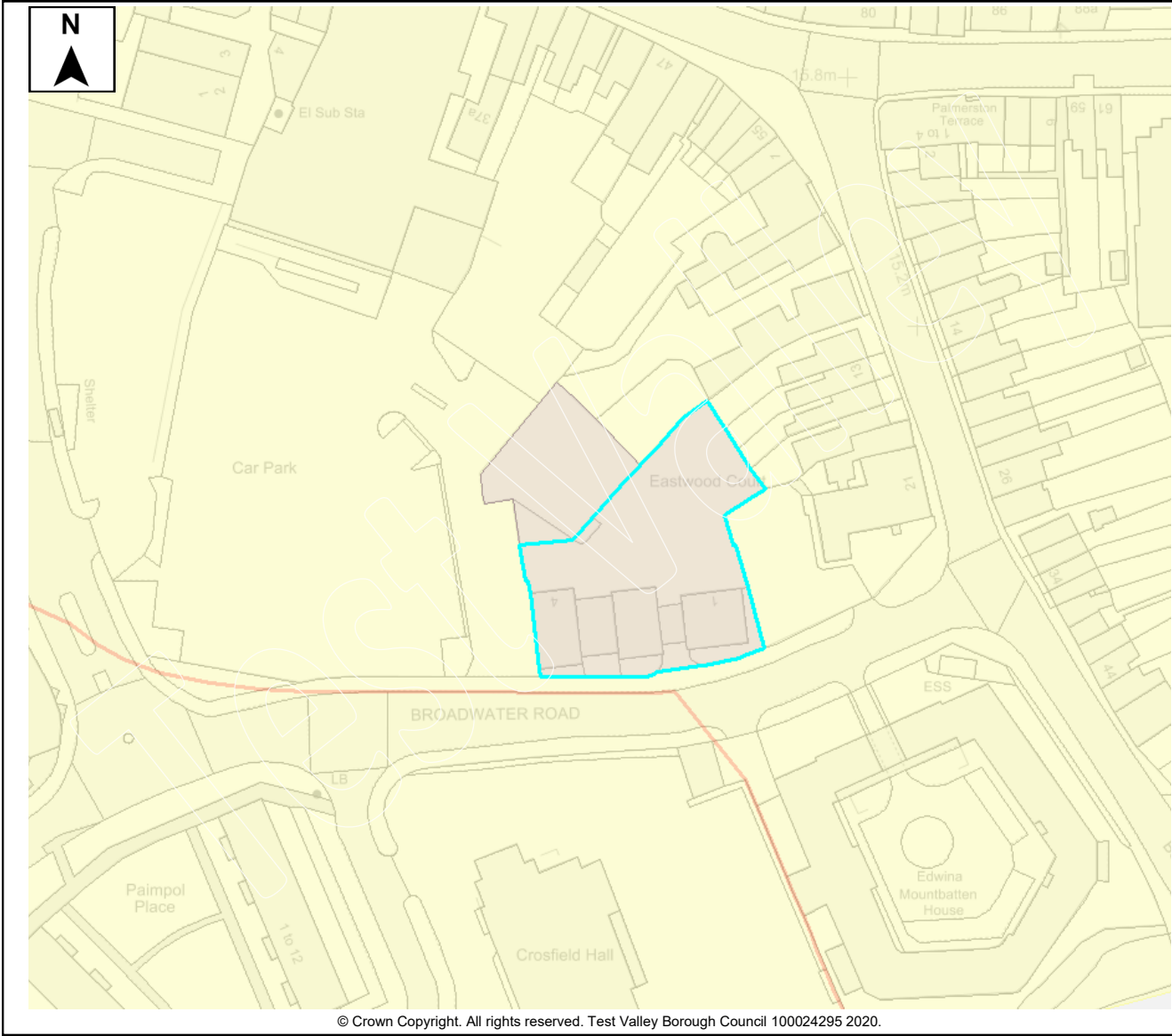
The site is located within the settlement boundary of Romsey identified by the TVBC Revised Local Plan DPD. Romsey is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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.

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Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020



Site Details										
SHELAA Ref	157	Site Name	Eastwood Court buildings							
		Settlement	Romsey							
Parish/Ward	Romsey Abbey			Site Area	0.1 Ha	Developable Area	0.1 Ha			
Current Land Use	Office buildings			Character of Surrounding Area	Residential and commercial					
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		Romsey Town Centre Boundary			
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants	✓	New Forest SPA Zone			
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		Archaeology Yellow (locally Or Regionally Important)			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Mottisfont Bats SSSI/SAC Foraging Buffer			
Public Open Space (LHW1)		TPO		Pollution (E8)		Solent SPA Recreation Zone			
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	✓	10	Dwellings
Employment			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	10
Years 11-15	
Years 15+	
Total	10
Not Known	

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## Summary

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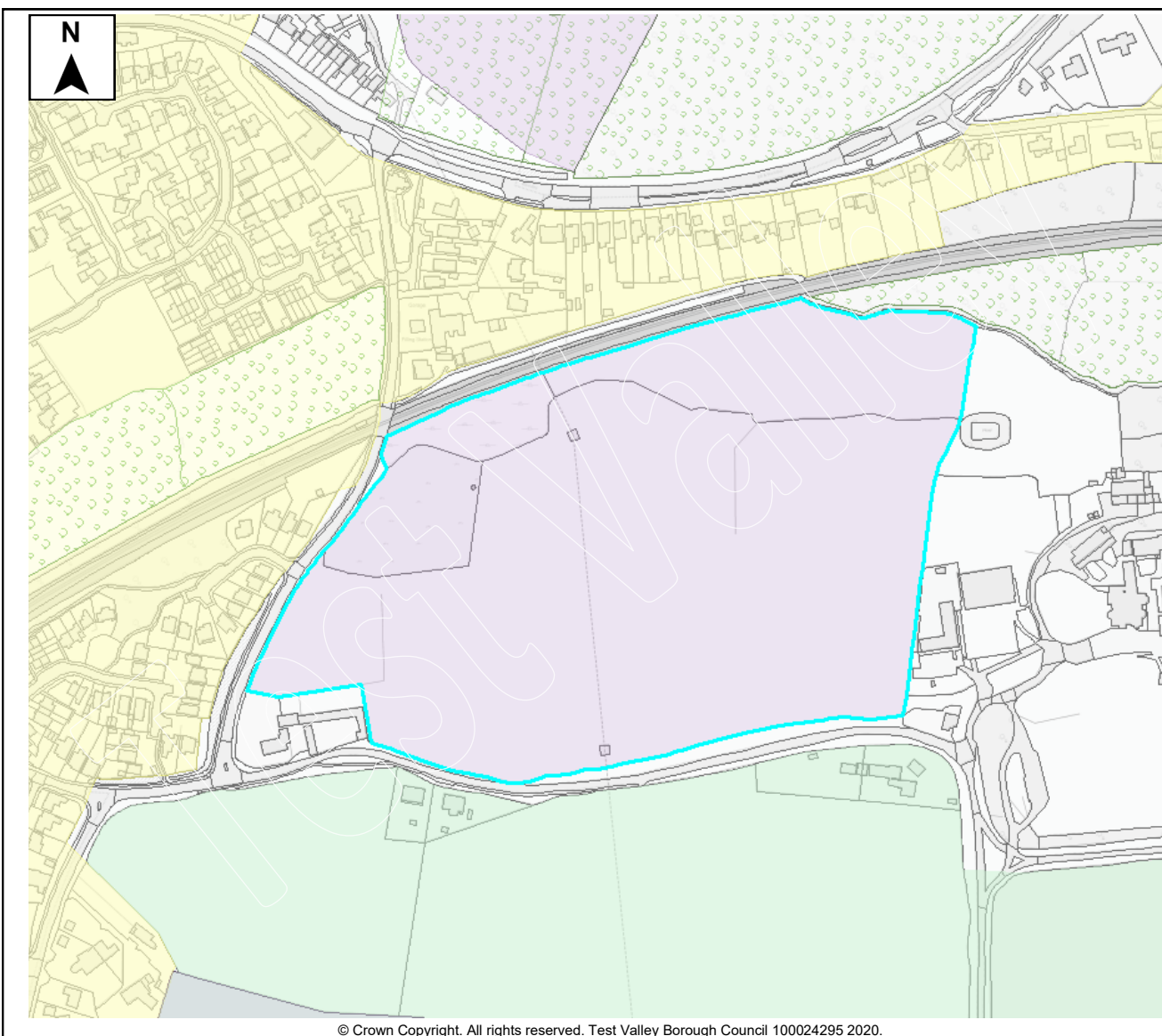
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Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

### Hbic Local Ecological Network

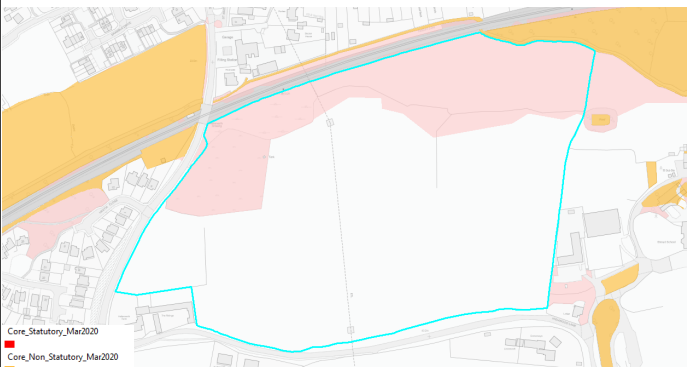
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.





Site Details							
SHELAA Ref	41	Site Name	Land north of Highwood Lane				
		Settlement	Romsey				
Parish/Ward	Romsey Extra			Site Area	9.69 Ha	Developable Area	7.25 Ha
Current Land Use	Agricultural			Character of Surrounding Area	Dwellings, school, agriculture and countryside		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha
						Greenfield	Ha

Site Constraints							
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	✓	Other (details below)	
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Flood Warning Areas	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Town Design Statement	
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, with interest from a developer.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.</p> <p>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.</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>  <p>Core_Statutory_Mar2020 Core_Non_Statutory_Mar2020 Network_Opportunities_Mar2020</p> <p>© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2020.</p>	
Promoted by developer						
Developer interest	✓					
No developer interest						
Deliverability						
Could commence in 5yrs	✓					
Unlikely to commence in 5yrs						
Possible self build plot provision						
Yes/Element	✓				<p>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.</p>	
No						
</						





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Site Details					
SHELAA Ref	99	Site Name	Land north of Oxlease Meadows		
		Settlement	Romsey		
Parish/Ward	Romsey Extra		Site Area	1.85 Ha	Developable Area 1.6 Ha
Current Land Use	Open field		Character of Surrounding Area	Residential and woodland	
Brownfield/PDL		Greenfield	✓	Combined	
				Brownfield/PDL	
				Greenfield	

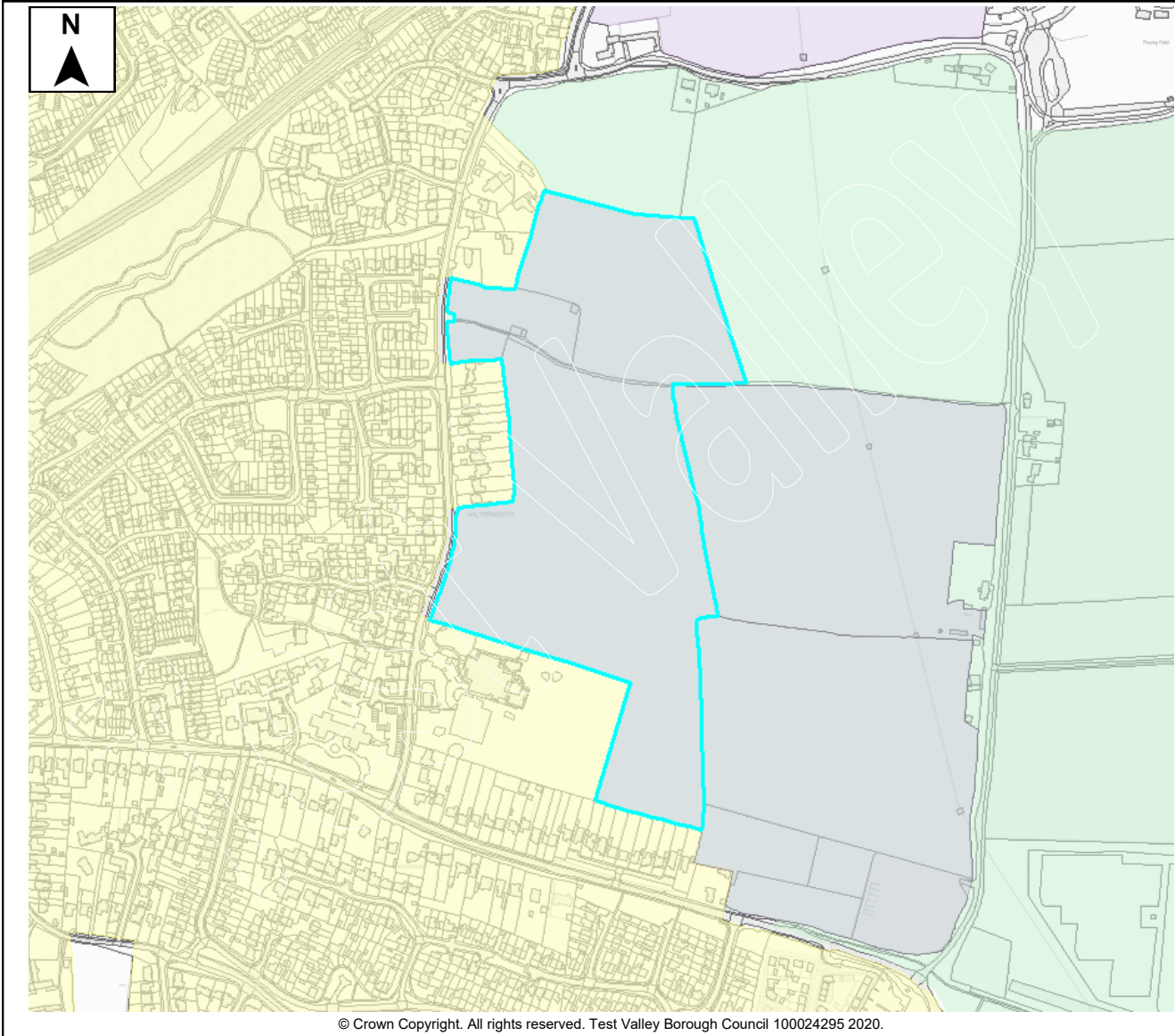
Site Constraints					
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	Other (details below) ✓
Local Gap (E3)		SSSI		Land Ownership	New Forest SPA
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants	Mottisfont Bats SSSI/SAC Foraging Buffer
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	
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		✓	6	Dwellings	
		Employment				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				6	
		Year 5					
		Years 6-10					
		Years 11-15					
		Years 15+					
		Total				6	
		Not Known					

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

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	
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## Site Details

SHELAA Ref	139	Site Name	Land at Lodge Farm			
		Settlement	Romsey			
Parish/Ward	Romsey Extra			Site Area	12 Ha	Developable Area 9.6 Ha
Current Land Use	Grazing			Character of Surrounding Area	Residential and agricultural	
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 Town Design Statement	
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	✓	355	Dwellings
Employment			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	35
Year 4	35
Year 5	35
Years 6-10	175
Years 11-15	75
Years 15+	
Total	355
Not Known	

## Summary

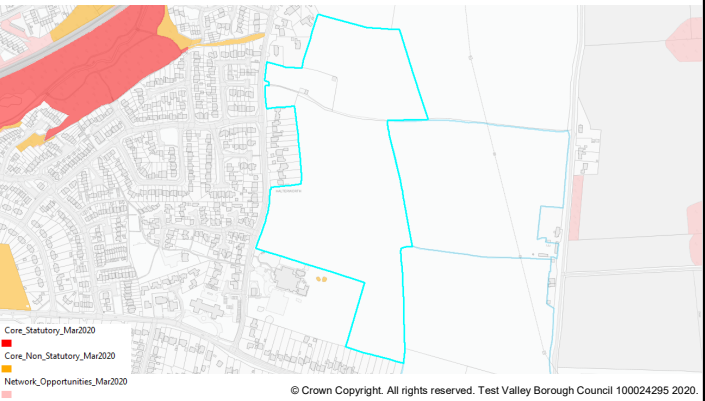
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The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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### Hbic Local Ecological Network

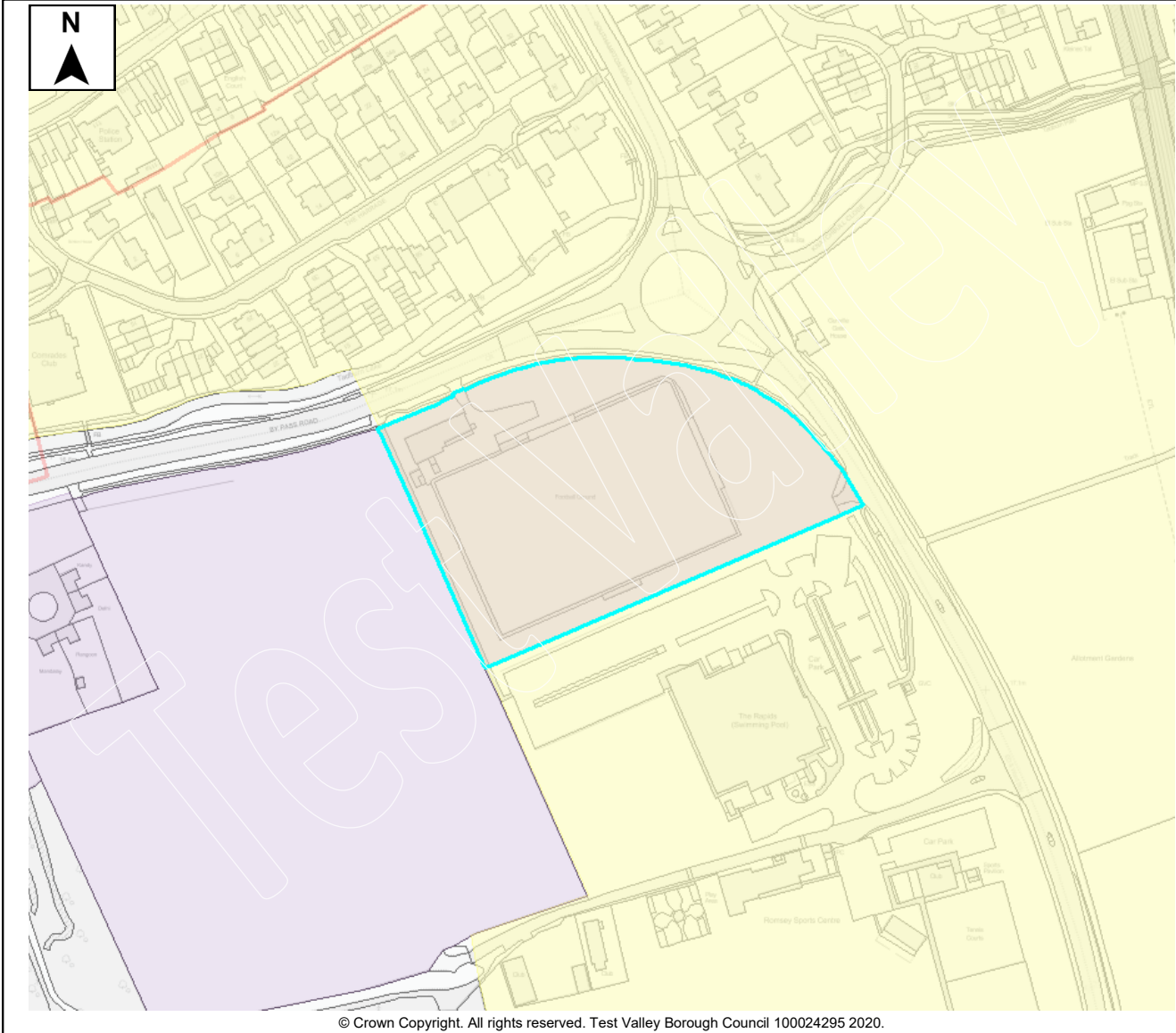
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Site Details

SHELAA Ref	150	Site Name	Romsey Football Ground			
		Settlement	Romsey			
Parish/Ward	Romsey Extra			Site Area	1.6 Ha	Developable Area 1.6 Ha
Current Land Use	Romsey Football & Social Club			Character of Surrounding Area	Residential, leisure and allotments	
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL 1.3Ha Greenfield 0.3Ha

Site Constraints

Countryside (COM2)		SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI	✓	Land Ownership		New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Solent SPA Recreation Zone	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Mottisfont Bats SSSI/SAC Foraging Buffer	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Town 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	✓	70	Dwellings
Employment			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	70
Years 11-15	
Years 15+	
Total	70
Not Known	

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

Summary

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

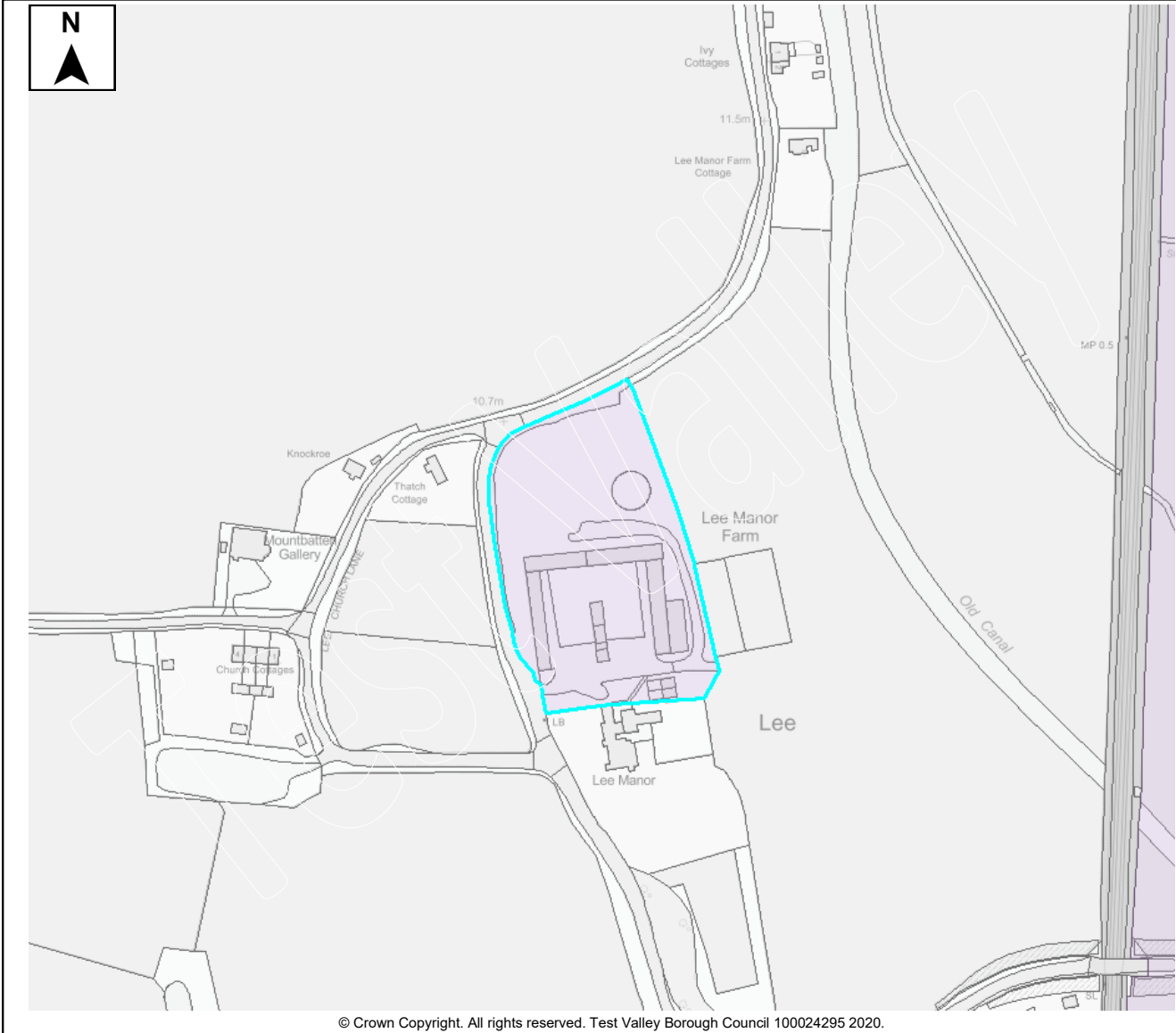
The site is located within the settlement boundary of Romsey identified by the TVBC Revised Local Plan DPD. Romsey is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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	151	Site Name	Lee Manor Farm						
		Settlement	Lee						
Parish/Ward	Romsey Extra			Site Area	0.84 Ha	Developable Area	0.84 Ha		
Current Land Use	Former agricultural buildings			Character of Surrounding Area	Agricultural				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

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

Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	10	Dwellings
Employment	✓	1000	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	10
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

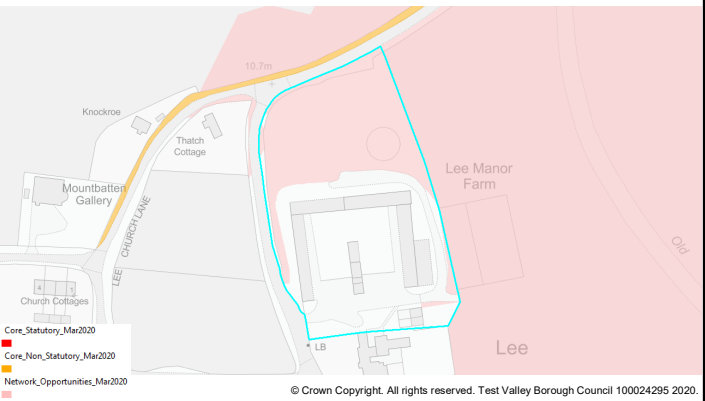
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

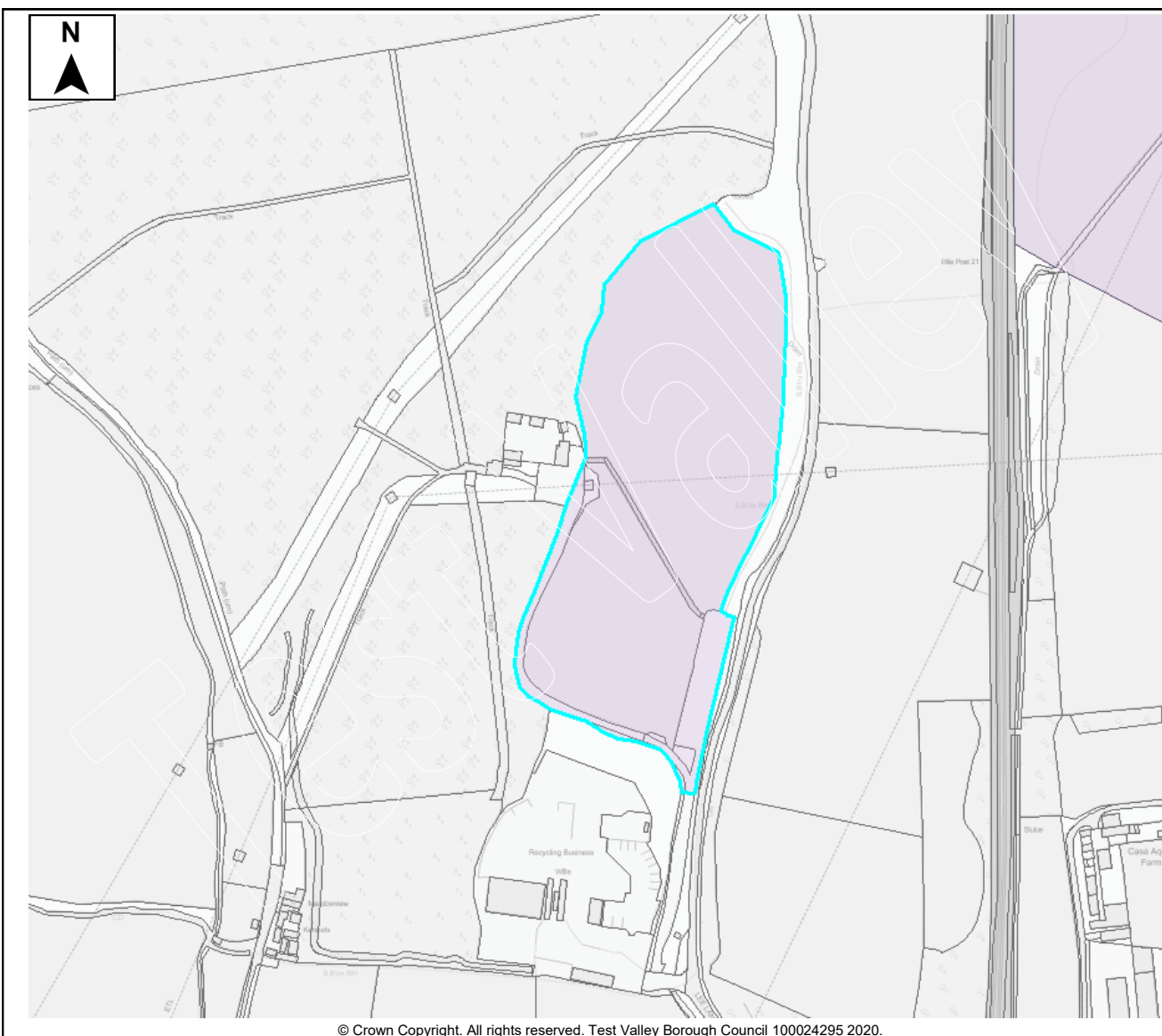
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is Lee which is identified as Countryside in the Local Plan Settlement Hierarchy.

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

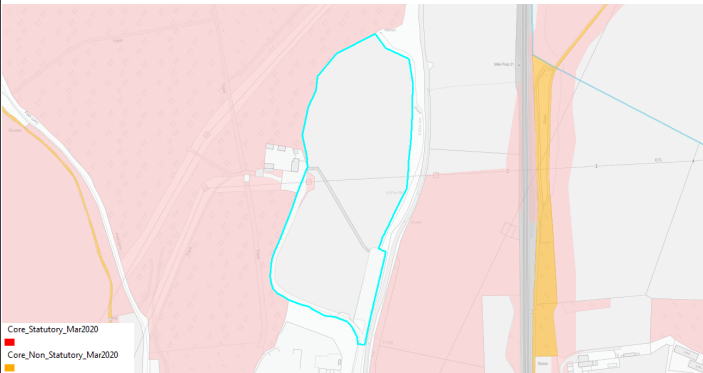
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing “Woodland/ Scrub”, “Neutral Grassland” or “Calcareous Grassland”.



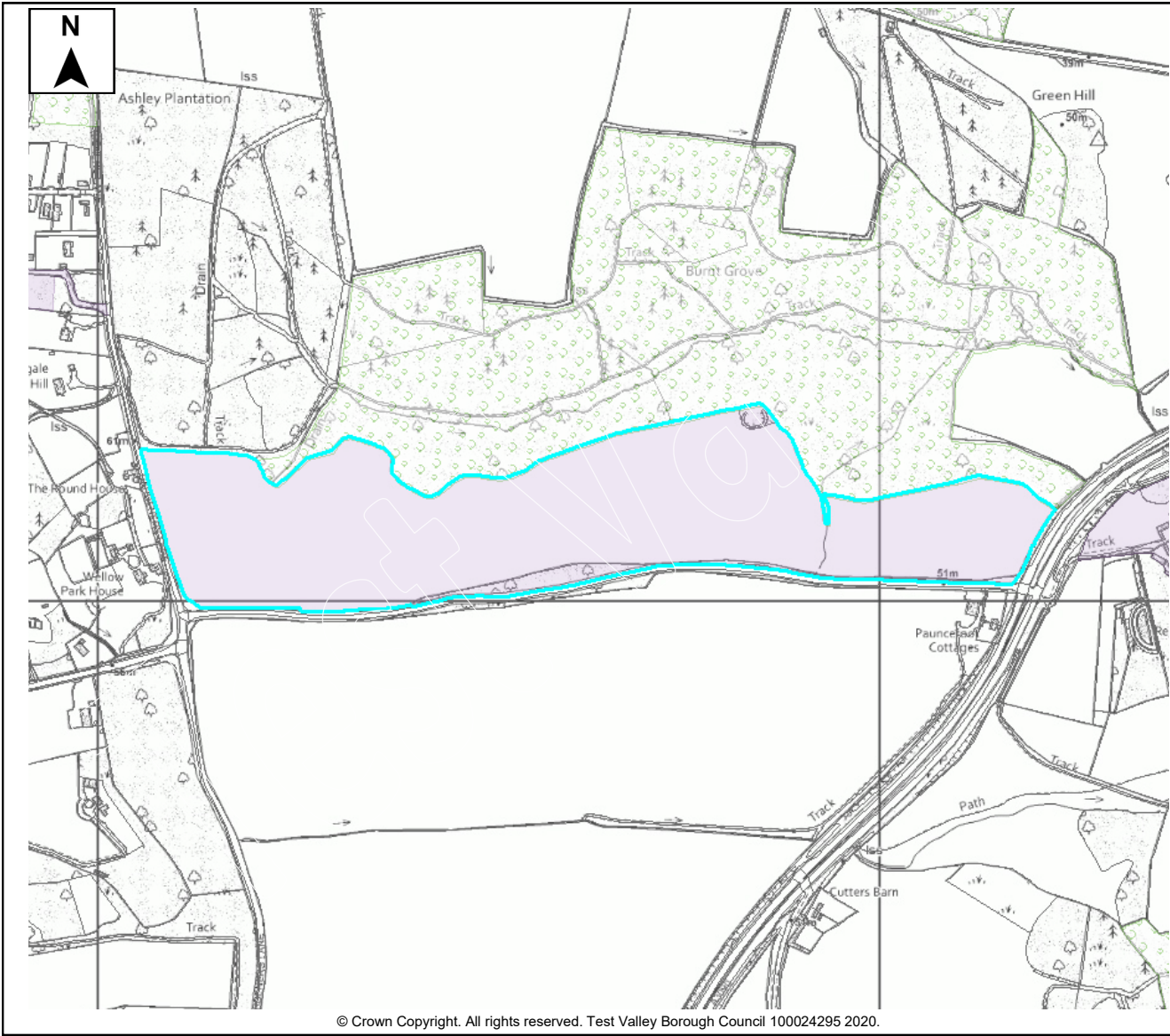


Site Details							
SHELAA Ref	152	Site Name	Nursling Site, Lee Lane				
		Settlement	Nursling				
Parish/Ward	Romsey Extra			Site Area	3.95 Ha	Developable Area	3.95 Ha
Current Land Use	Agricultural land currently leased to a paintball operator			Character of Surrounding Area	Agricultural		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha
						Greenfield	Ha

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

Proposed Development					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 Nursling and Rownhams which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.</p> <p>Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.</p>	
Promoted by land owner	✓					
Site Available Immediately						
Site Currently Unavailable	✓					
Achievability/Developer Interest						
Promoted by developer					<h3>Hbic Local Ecological Network</h3> <p>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.</p> 	
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		✓	100	Dwellings		
Employment		✓	1000	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					100	
Not Known					✓	
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.						





Site Details										
SHELAA Ref	153	Site Name	Burnt Grove Field							
		Settlement	Romsey							
Parish/Ward	Romsey Extra			Site Area	17.6 Ha	Developable Area		16 Ha		
Current Land Use	Agricultural			Character of Surrounding Area	Agriculture and Countryside					
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)		✓	SINC	✓	Infrastructure/ Utilities		✓	Other (details below)		✓
Local Gap (E3)			SSSI		Land Ownership			SINC-SU33802030  New Forest SPA Zone Solent SPA Recreation Zone  Mottisfont Bats SSSI/SAC Foraging Buffer		
Conservation Area (E9)			SPA/SAC/Ramsar	✓	Covenants/Tenants					
Listed Building (E9)		✓	AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)		✓	Ancient Woodland	✓	Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding		✓			

## Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	400	Dwellings
Employment	✓	5000	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	400
Years 11-15	
Years 15+	
Total	400
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 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.

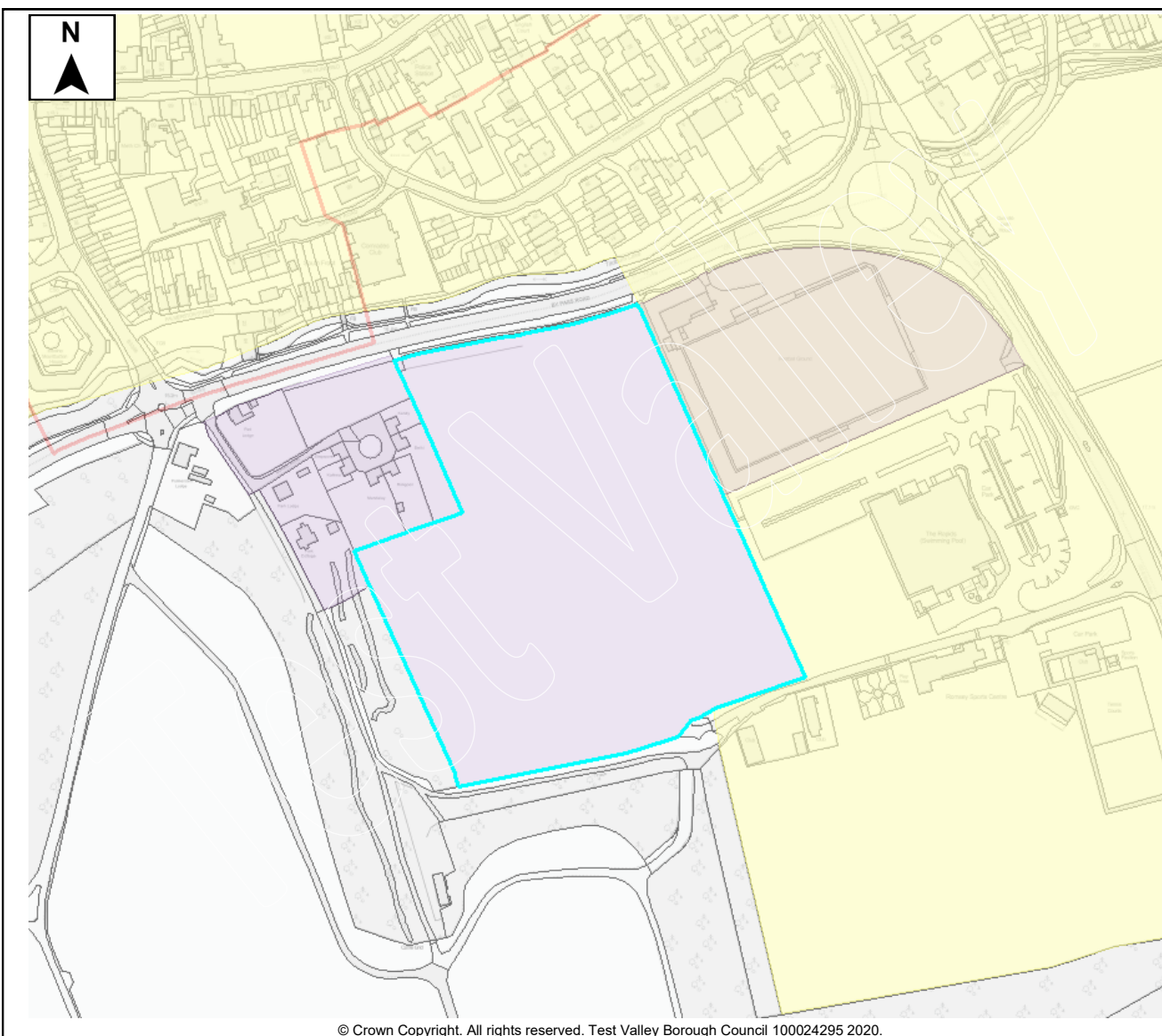
### Hbic Local Ecological Network

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.

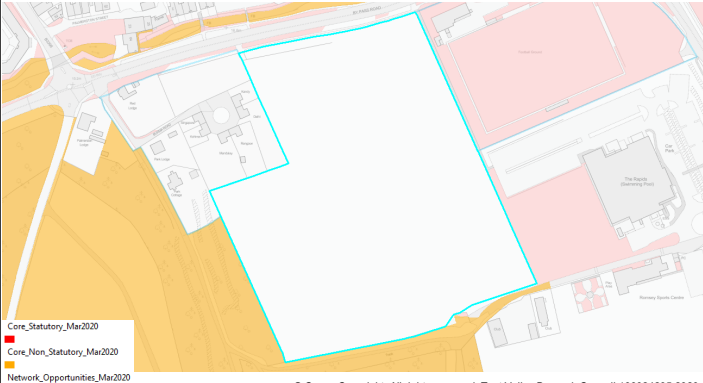
Core\_Statutory\_Mar2020  
Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

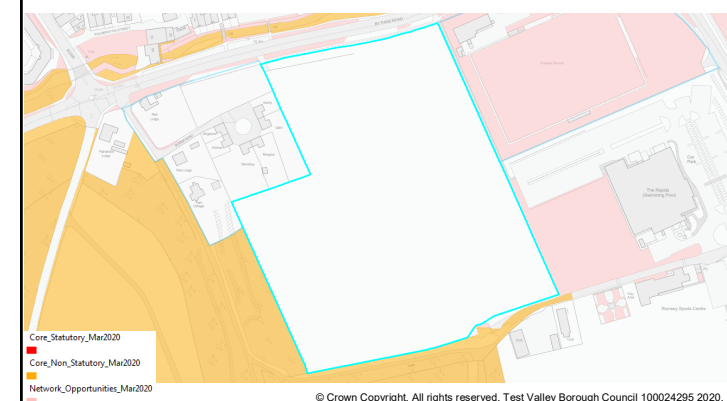
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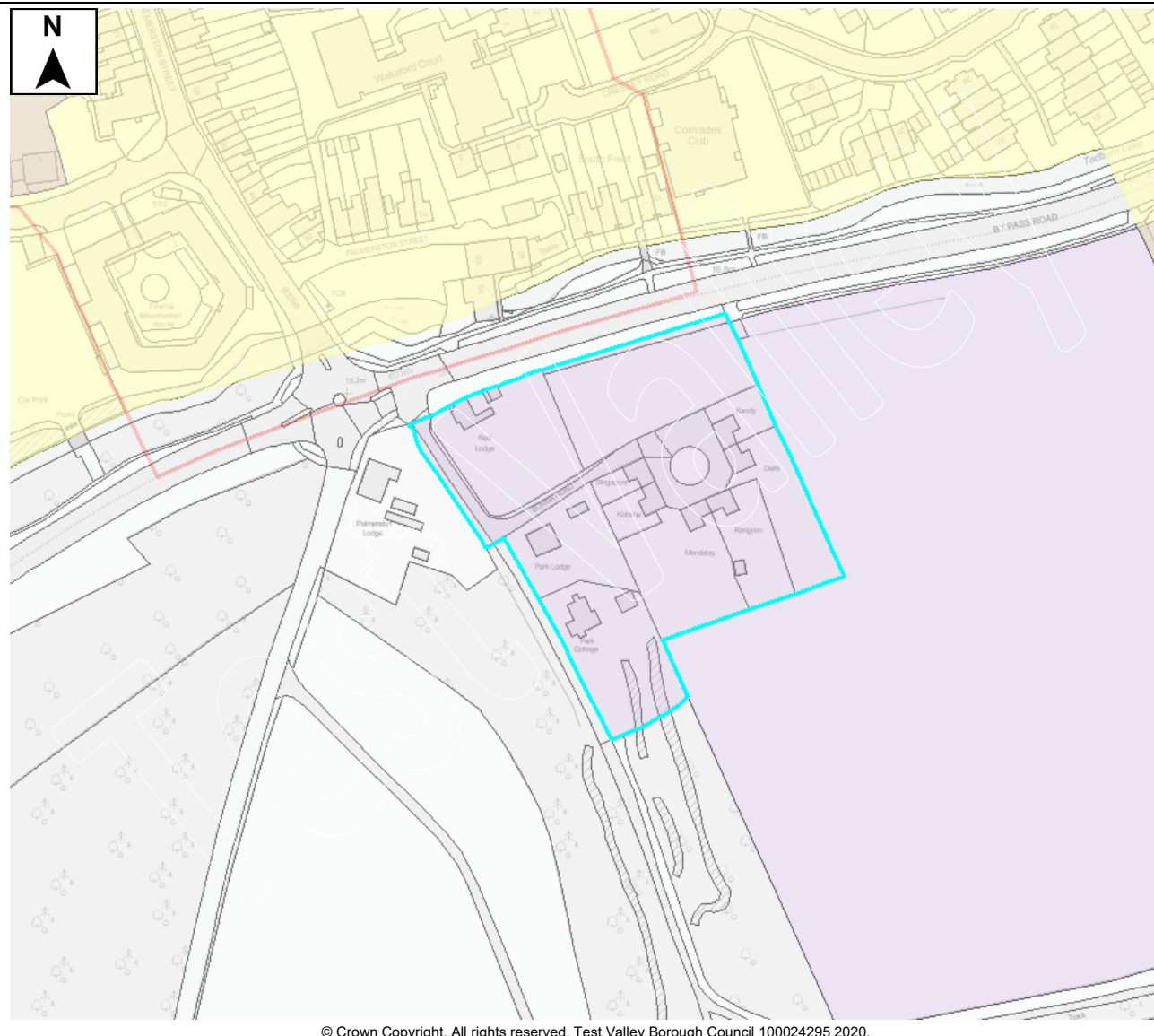




Site Details												
SHELAA Ref	154	Site Name	Land south of Bypass Road									
		Settlement	Romsey									
Parish/Ward	Romsey Extra				Site Area	3.8 Ha		Developable Area	3.8 Ha			
Current Land Use	Agriculture				Character of Surrounding Area	Residential and leisure						
Brownfield/PDL		Greenfield	✓	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 Mottisfont Bats SSSI/SAC Foraging Buffer Town Design Statement						
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					<div>The site is available and promoted for development by the land owner, but to date has had no interest from developers.</div> <div>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is immediately adjacent to the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.</div> <div>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.</div>	
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	✓	110	Dwellings		<div><h3>Hbic Local Ecological Network</h3><p>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.</p></div>	
Employment			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	55					
Years 6-10	55					
Years 11-15						
Years 15+						
Total	110					
Not Known						
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.						



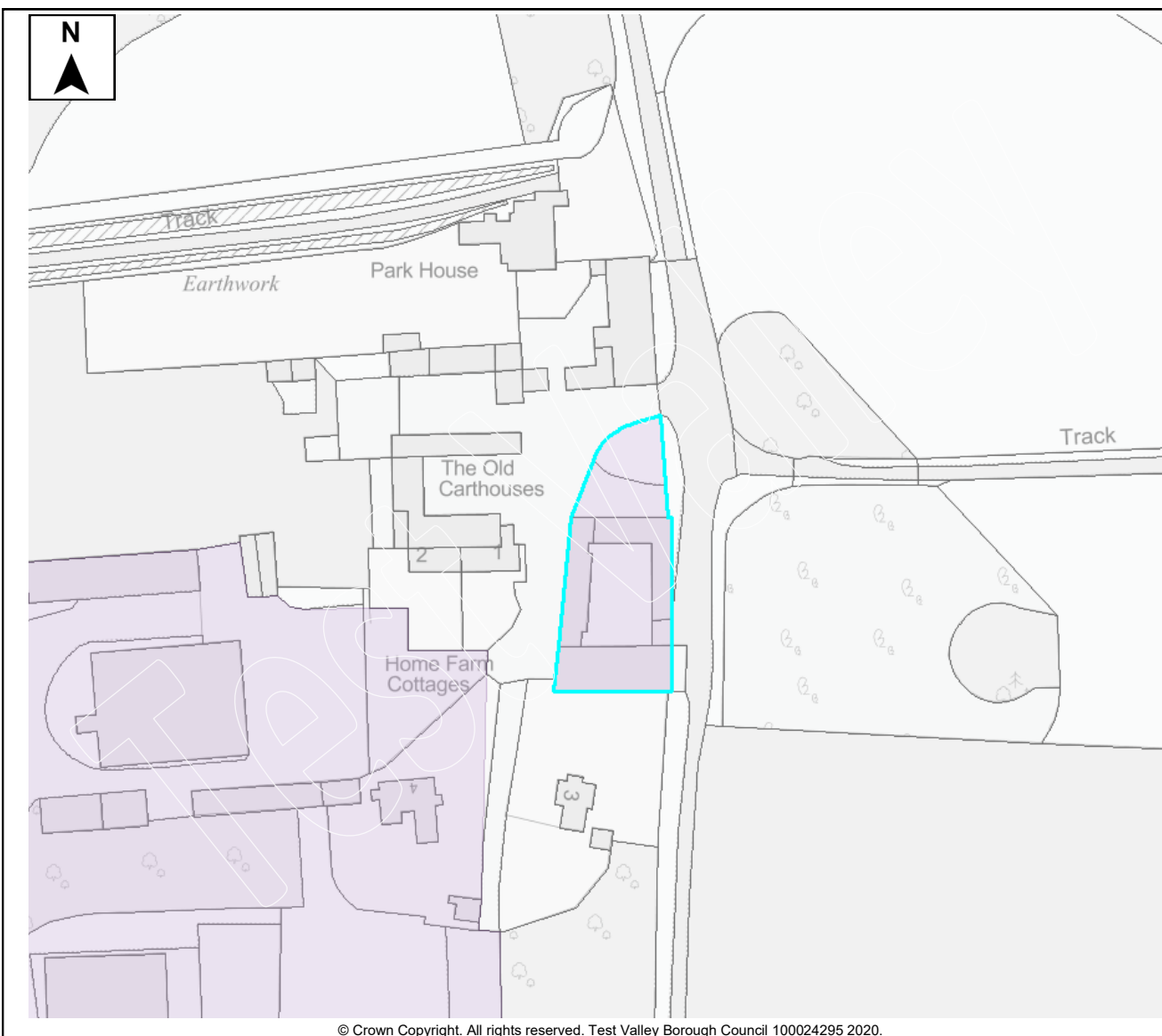












## Site Details

SHELAA Ref	163	Site Name	The Old Dairy						
		Settlement	Romsey						
Parish/Ward	Romsey Extra				Site Area	0.119 Ha	Developable Area	0.119 Ha	
Current Land Use	Former agricultural buildings				Character of Surrounding Area	Agricultural			
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			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	5	Dwellings
Employment	✓	500	Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	5
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
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

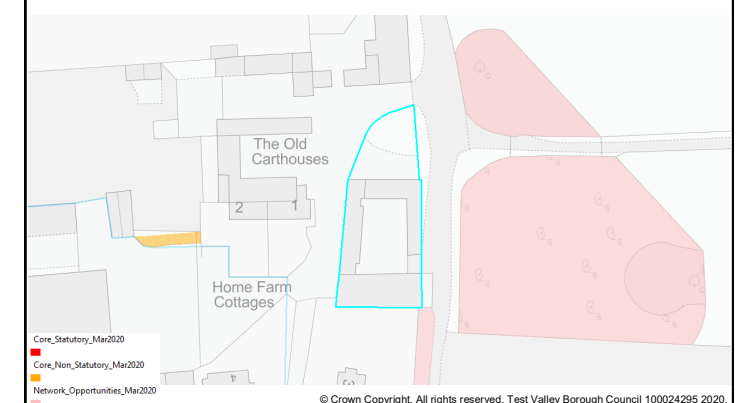
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

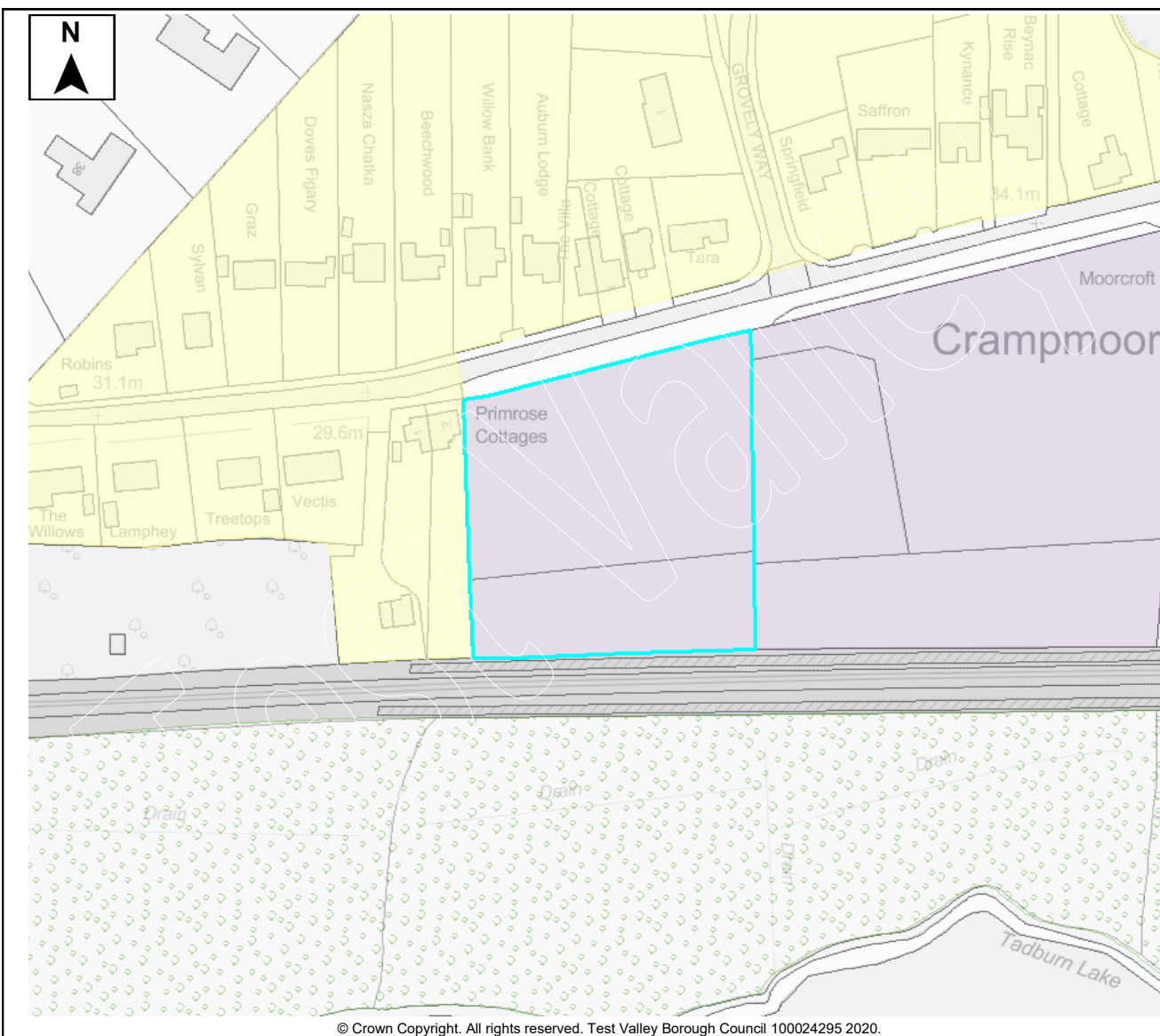
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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.





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## Site Details

SHELAA Ref	180	Site Name	Land south of Crampmoor Lane						
		Settlement	Romsey						
Parish/Ward	Romsey Extra			Site Area	0.59 Ha	Developable Area	0.59 Ha		
Current Land Use	Grazing land			Character of Surrounding Area	Residential and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Flood Warning Areas	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Flood Alert Areas	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		New Forest SPA Zone	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Town 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/Element	✓
No	

Residential	✓	10	Dwellings
Employment			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	10
Years 6-10	
Years 11-15	
Years 15+	
Total	10
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

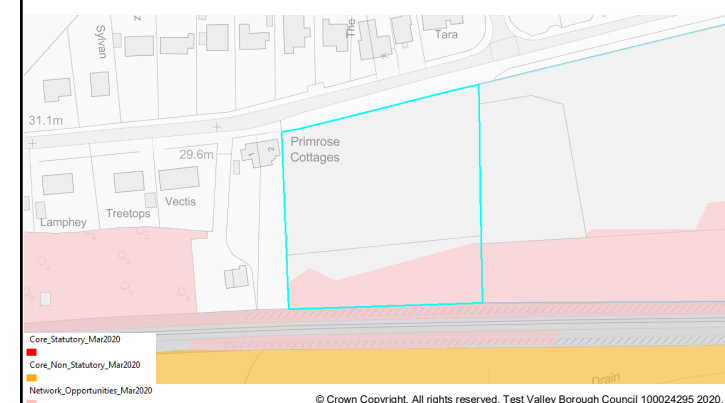
The site is available and promoted for development by the land owner, with interest from a developer.

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

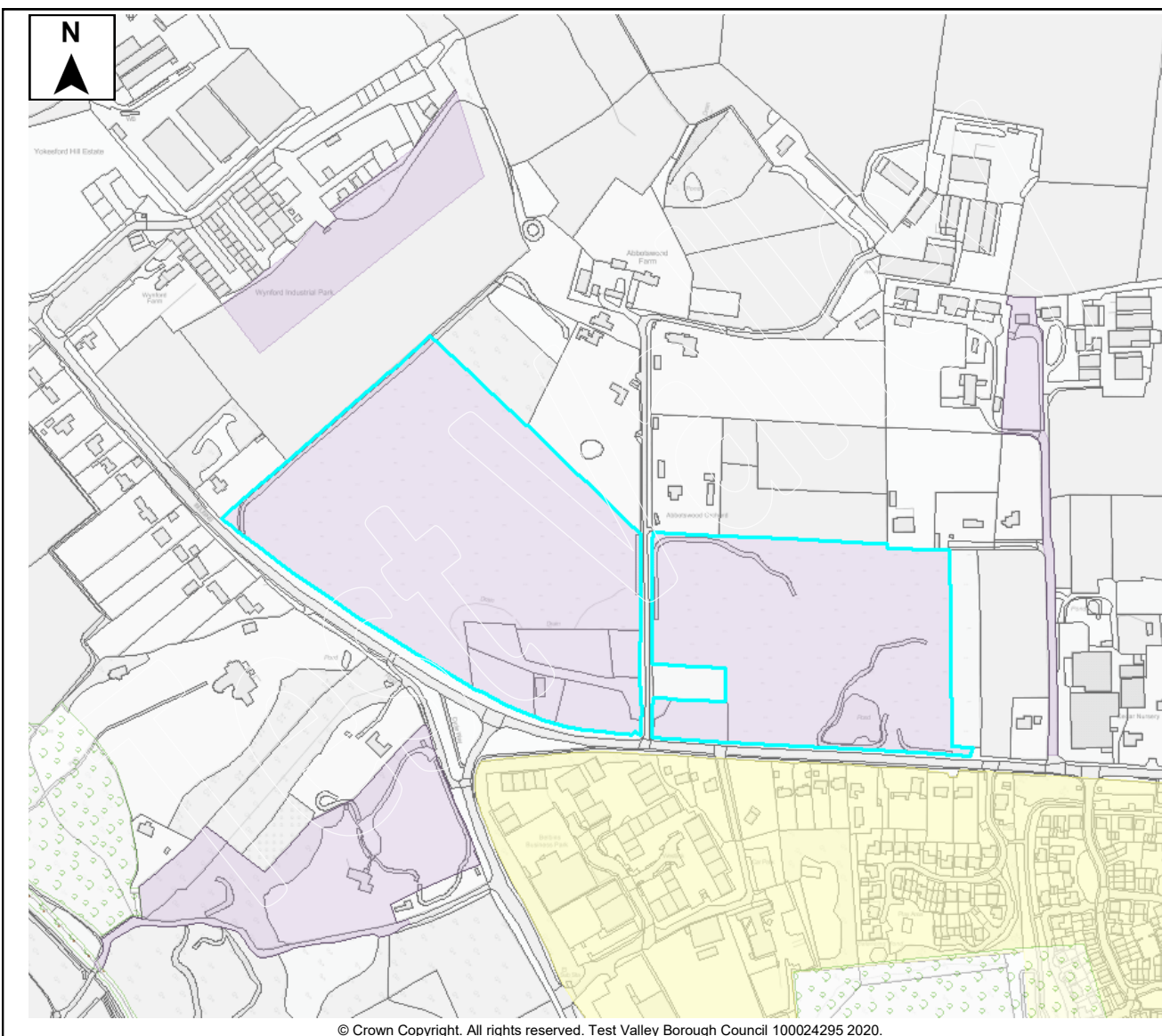
## Hbic Local Ecological Network

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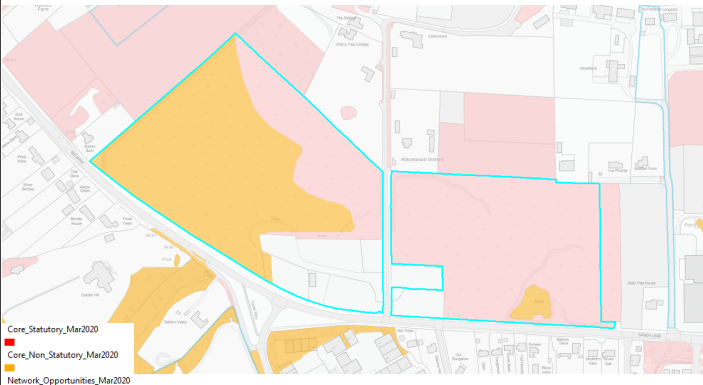
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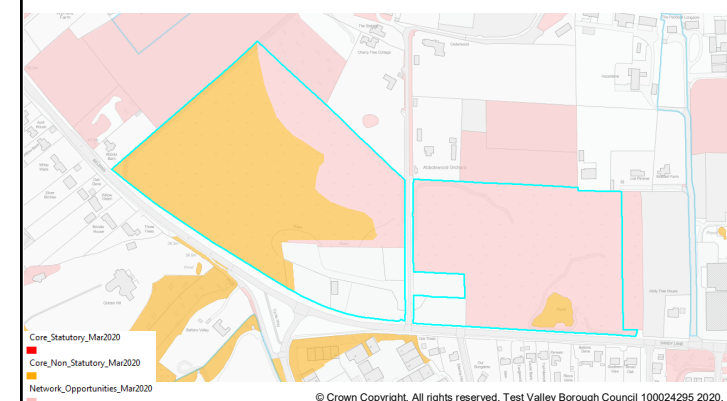


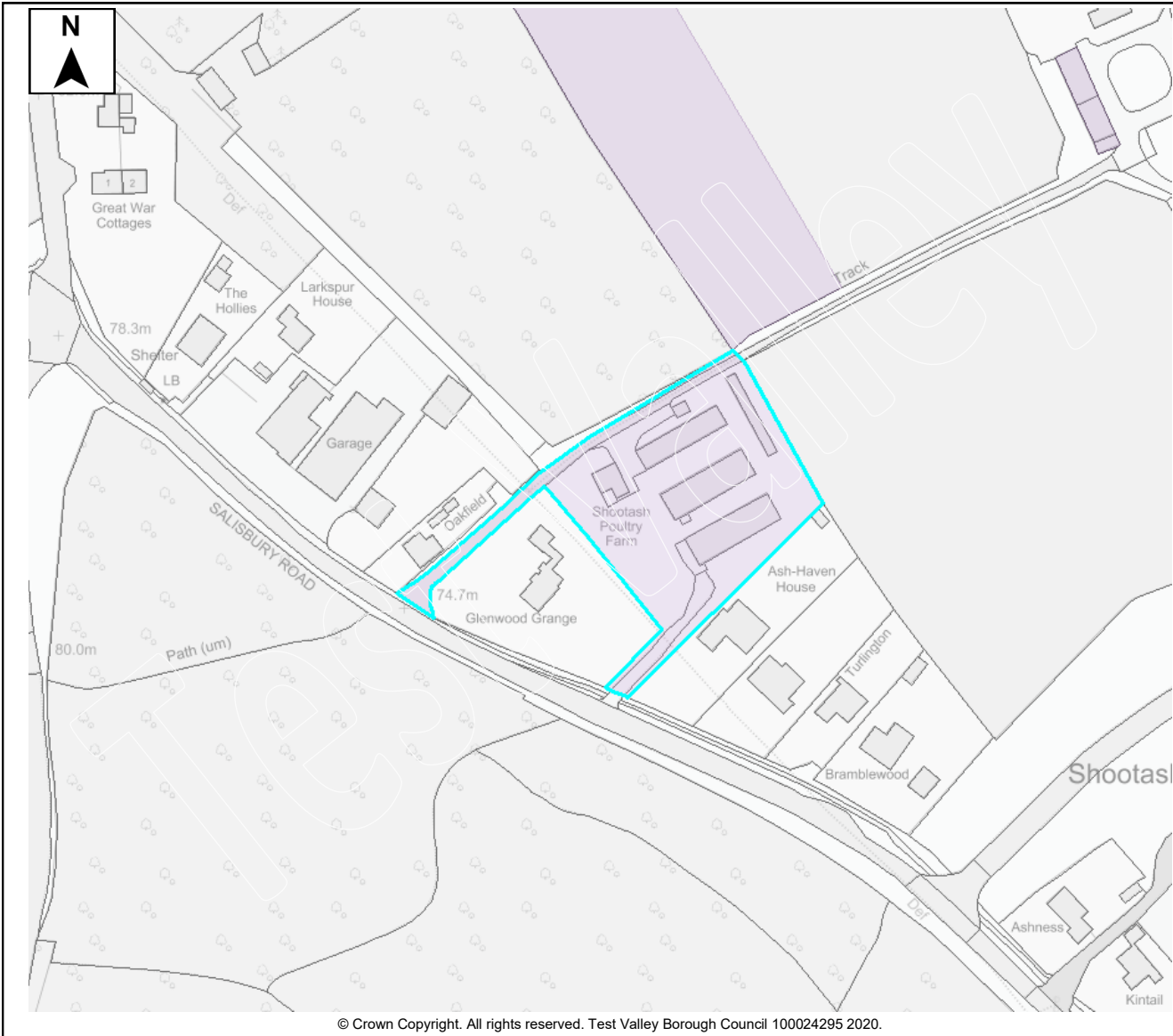
Site Details							
SHELAA Ref	187	Site Name	Land north of Sandy Lane				
		Settlement	Romsey				
Parish/Ward	Romsey Extra			Site Area	11.1 Ha	Developable Area	11.1 Ha
Current Land Use	Mostly fallow; with some open storage and manufacturing			Character of Surrounding Area	Residential, commercial and agriculture		
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	1.64 Ha
						Greenfield	9.46 Ha

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

Proposed Development				Summary	
Availability				<p>The site is available and promoted for development by the land owner, with interest from a developer.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Romsey. Romsey is identified as a Major Centre in the Local Plan Settlement Hierarchy.</p> <p>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.</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 both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.</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 commence in 5yrs	✓				
Unlikely to commence in 5yrs					
Possible self build plot provision					
Yes/Element	✓				
No					
</					

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	207	Site Name	Land at Shootash Poultry Farm								
		Settlement	Shootash								
Parish/Ward	Romsey Extra				Site Area	0.5 Ha	Developable Area	0.46 Ha			
Current Land Use	Vacant farm office, workshop and store				Character of Surrounding Area	Dwellings and agriculture					
Brownfield/PDL	✓	Greenfield		Combined		Brownfield/PDL	Ha	Greenfield	Ha		
Site Constraints											
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓			
Local Gap (E3)		SSSI	✓	Land Ownership		New Forest SPA Zone Mottisfont Bats SSSI/SAC Foraging Buffer					
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants							
Listed Building (E9)		AONB (E2)		Access/Ransom Strips							
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land							
Public Open Space (LHW1)		TPO	✓	Pollution (E8)							
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓						

## Proposed Development

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

Residential	✓	10	Dwellings
Employment			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	10
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	10
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 Shootash which is identified as Countryside in the Local Plan Settlement Hierarchy.

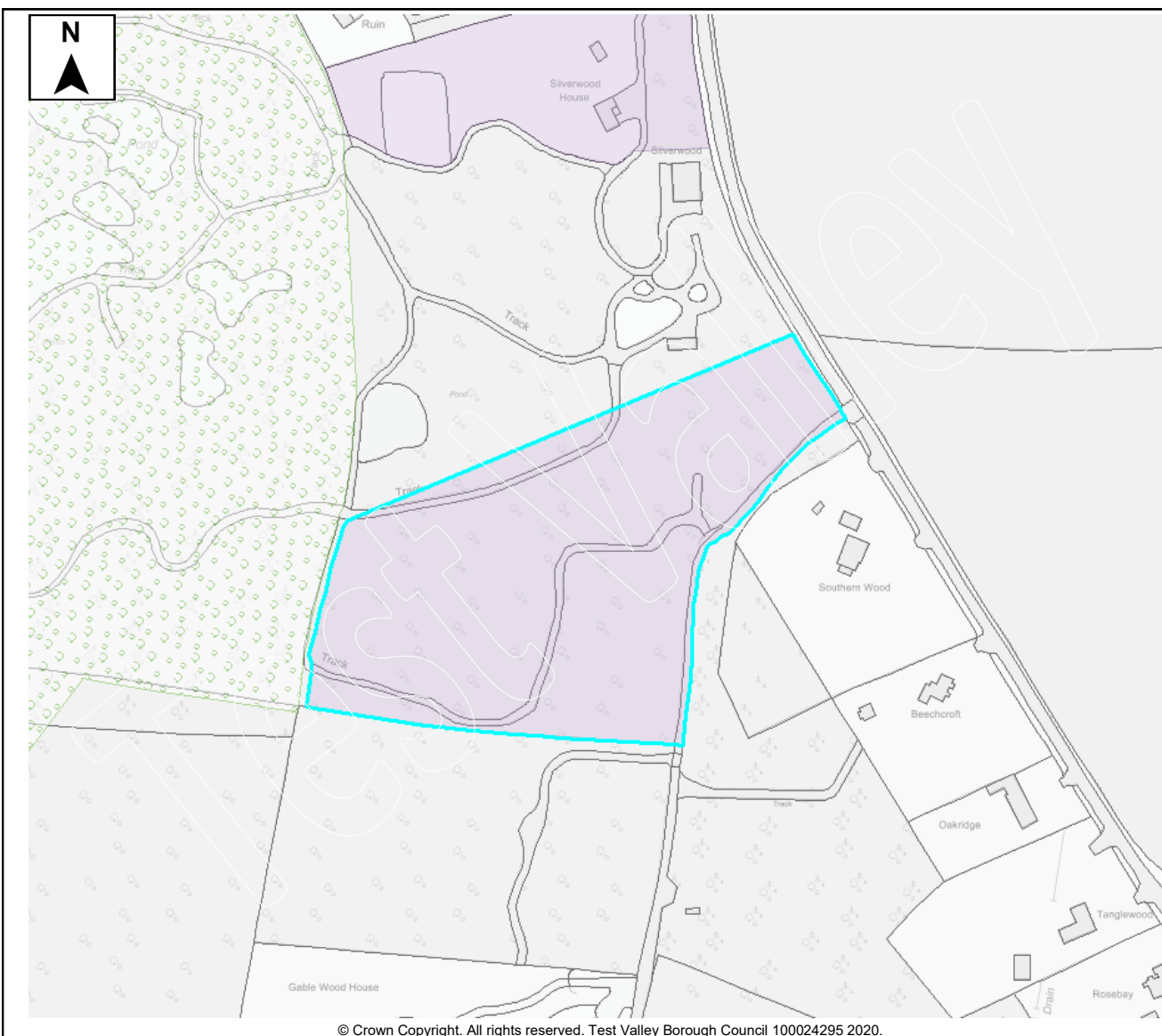
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

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

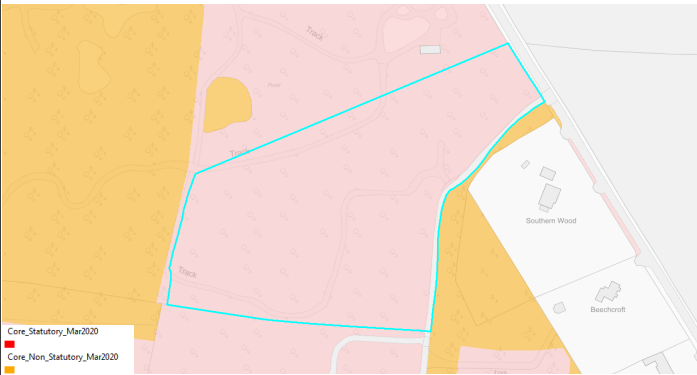
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Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020



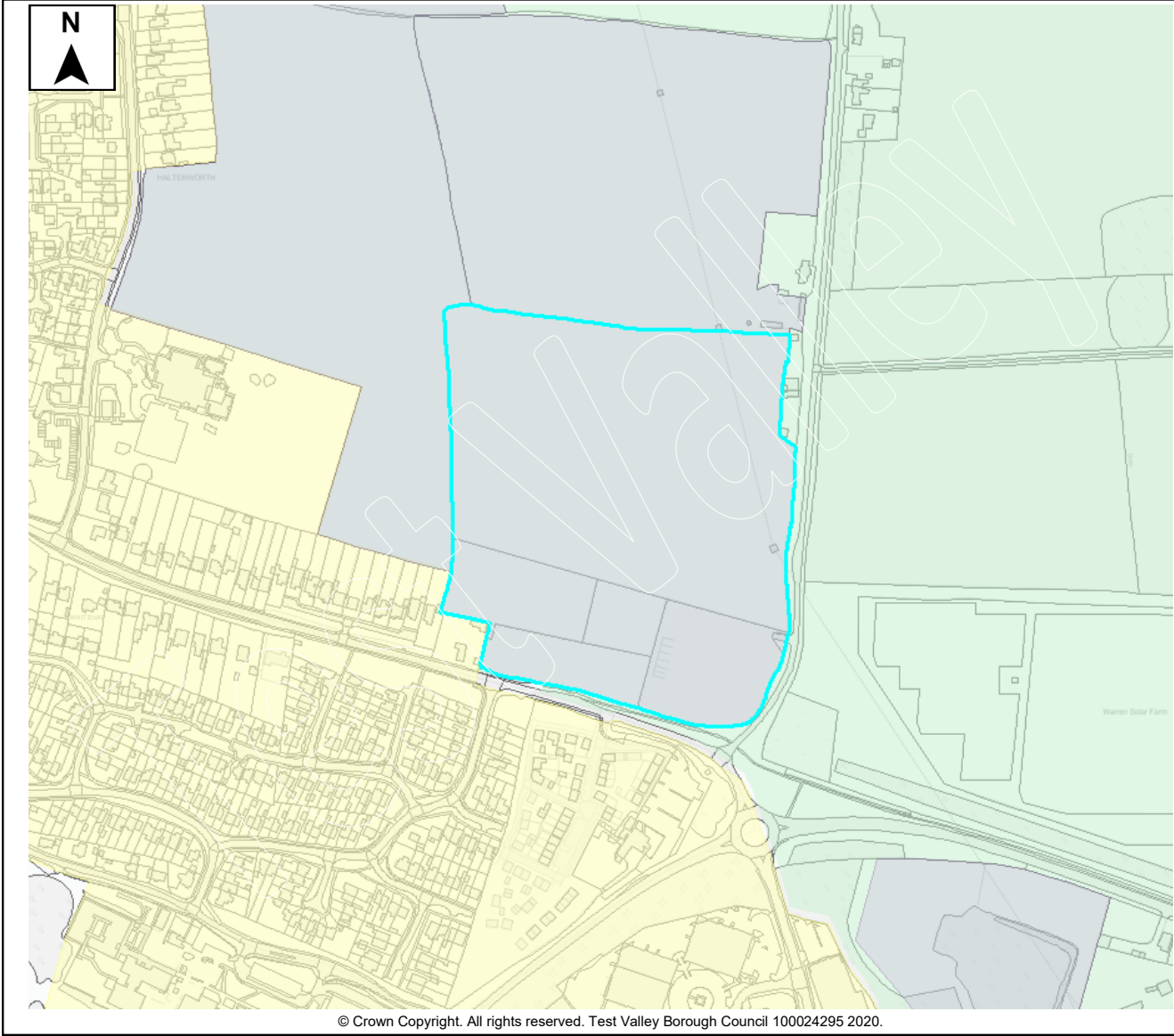


Site Details					
SHELAA Ref	227	Site Name	Land adj. to Embley Wood		
		Settlement	East Wellow		
Parish/Ward	Romsey Extra		Site Area	1.6 Ha	Developable Area 1.4 Ha
Current Land Use	Forestry and woodland management		Character of Surrounding	Residential and woodland	
Brownfield/PDL		Greenfield	✓	Combined	
				Brownfield/PDL	Ha
				Greenfield	Ha

Site Constraints					
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	✓
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	✓
				Other (details below)	✓
				Solent SPA Recreation Zone	
				New Forest SPA Zone	

Proposed Development				Summary	
Availability		Residential		Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	Employment	✓ 14	Year 1	
Site Available Immediately	✓	Retail		Year 2	
Site Currently Unavailable		Leisure		Year 3	
Achievability/Developer Interest		Traveller Site		Year 4	
Promoted by developer		Other		Year 5	
Developer interest	✓	Mixed Use Scheme		Years 6-10	
No developer interest		Residential		Years 11-15	
Deliverability		Employment		Years 15+	
Likely to commence in 5yrs		Retail		Total	14
Unlikely to commence in 5yrs		Leisure		Not Known	✓
Possible self build plot provision		Other			
Yes	✓	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.			
No					
				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 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 some Network Opportunity Areas containing “Woodland/ Scrub”, “Neutral Grassland” or “Calcareous Grassland”.	
					





Site Details									
SHELAA Ref	282	Site Name	Land at corner of Highwood Lane & Botley Road						
		Settlement	Romsey						
Parish/Ward	Romsey Extra				Site Area	9 Ha		Developable Area	4.5 Ha
Current Land Use	Gazing land and HCC depot				Character of Surrounding Area	Dwellings and agriculture			
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.95 Ha	Greenfield	8.05 Ha
Site Constraints									
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)			
Local Gap (E3)	✓	SSSI		Land Ownership		New Forest SPA Zone			
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Solent SPA Recreation Zone			
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		Town Design Statement			
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	✓	170	Dwellings
Employment			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	50
Year 4	60
Year 5	60
Years 6-10	
Years 11-15	
Years 15+	
Total	170
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.

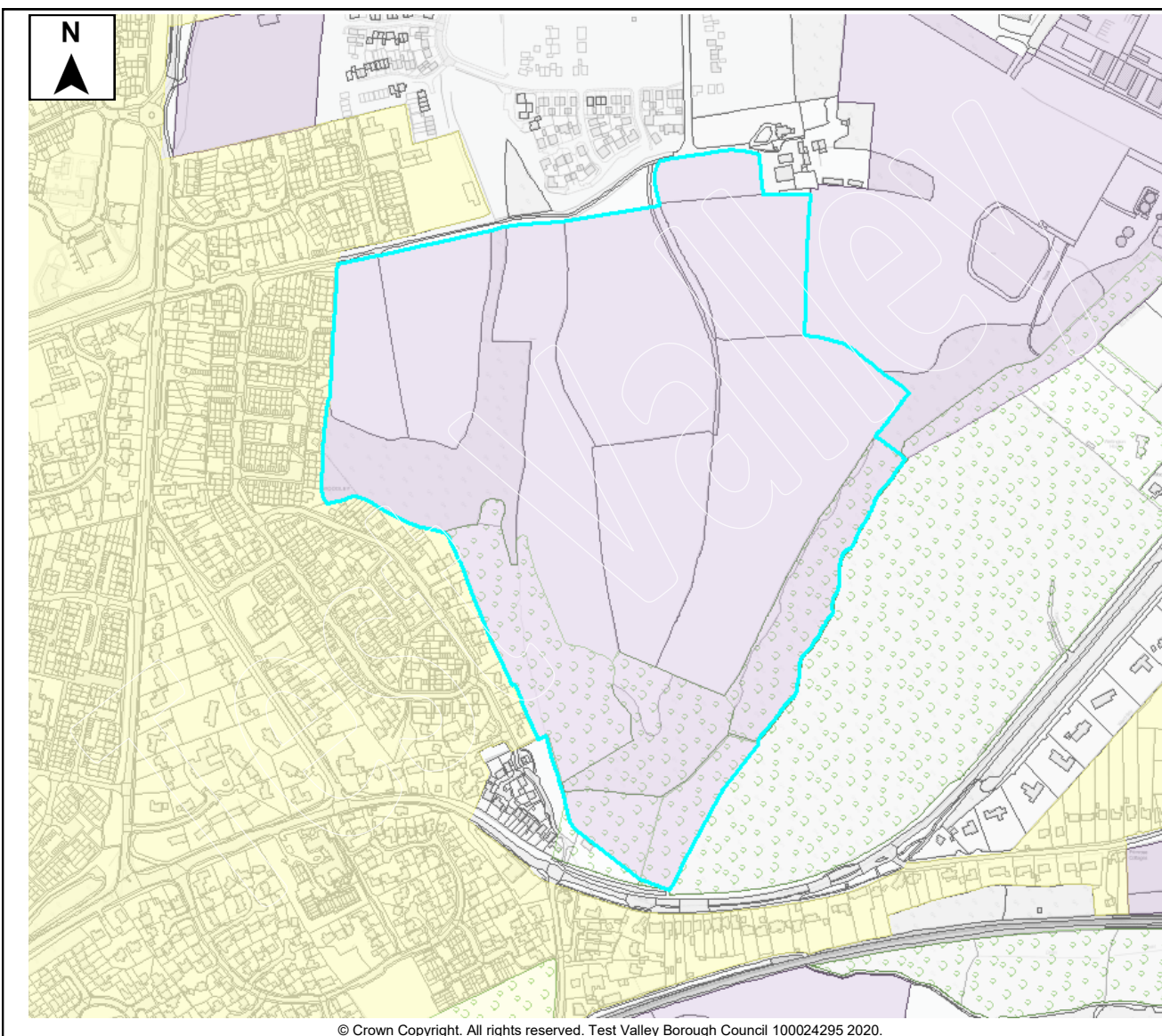
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Romsey. Romsey is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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.

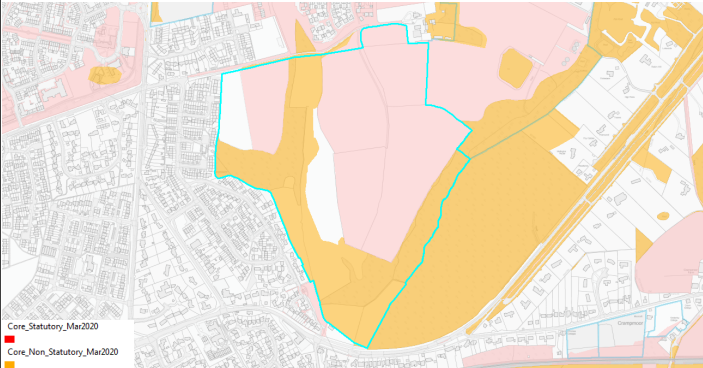
### Hbic Local Ecological Network

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.

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Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

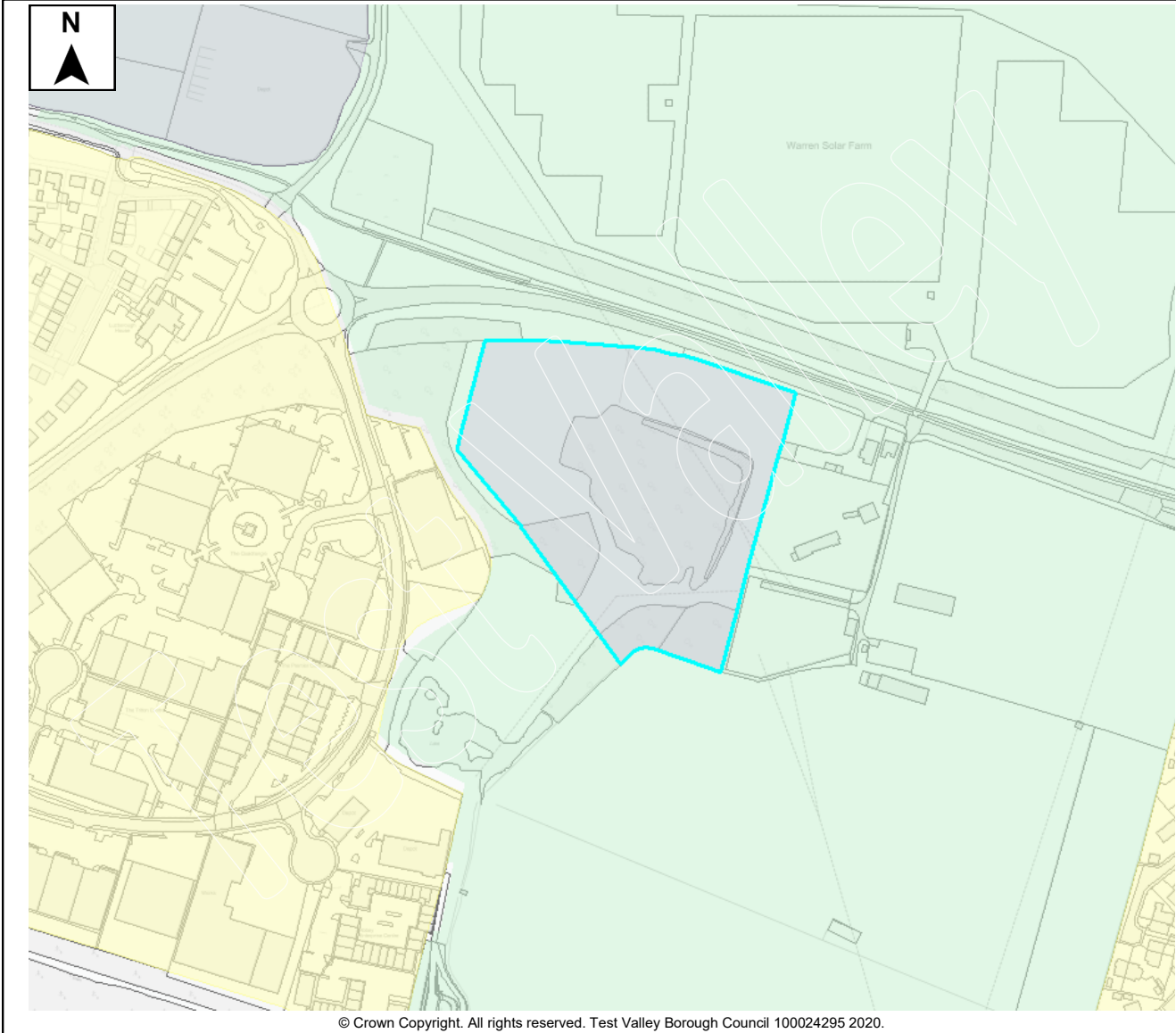


Site Details												
SHELAA Ref	284	Site Name	Land at Ganger Farm (South)									
		Settlement	Romsey									
Parish/Ward	Romsey Extra				Site Area	31 Ha		Developable Area	14 Ha			
Current Land Use	Agricultural (Grade 3b/4)				Character of Surrounding Area	Dwellings, commercial, agriculture, permitted residential development 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		SINC - SU37502280						
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		SINC - SU37502240						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		SINC - SU37602230						
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land		SINC - SU37702220						
Public Open Space (LHW1)		TPO	✓	Pollution (E8)		SINC - SU37602220						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓	SINC - SU37802250						
						New Forest SPA Zone						
						Mottisfont Bats SSSI/SAC Foraging Buffer						

Proposed Development				Summary		
Availability		Residential		✓	420	Dwellings
Promoted by land owner		Employment				Floor Space (m²)
Site Available Immediately		Retail				Floor Space (m²)
Site Currently Unavailable		Leisure				Floor Space (m²)
		Traveller Site				Pitches
		Other				
Achievability/Developer Interest		Mixed Use Scheme				
Promoted by developer		Residential				Dwellings
Developer interest		Employment				Floor Space (m²)
No developer interest		Retail				Floor Space (m²)
		Leisure				Floor Space (m²)
		Other				
Deliverability						
Could commence in 5yrs						
Unlikely to commence in 5yrs		✓				
Possible self build plot provision						
Yes						
No		✓				
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.						
Phasing if permitted (Dwellings only)						
Year 1						
Year 2						
Year 3		80				
Year 4		80				
Year 5		80				
Years 6-10		171				
Years 11-15						
Years 15+						
Total		411				
Not Known						
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 site is adjacent to 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.						
						
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Site Details

SHELAA Ref	296	Site Name	Land south of Botley Road			
		Settlement	Romsey			
Parish/Ward	Romsey Extra			Site Area	2.8 Ha	Developable Area 1.5 Ha
Current Land Use	Field & woodland			Character of Surrounding	Agriculture and industrial	
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 Town Design Statement	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓		

Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	40	Dwellings
Employment	✓	1000	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	40
Years 6-10	
Years 11-15	
Years 15+	
Total	40
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.

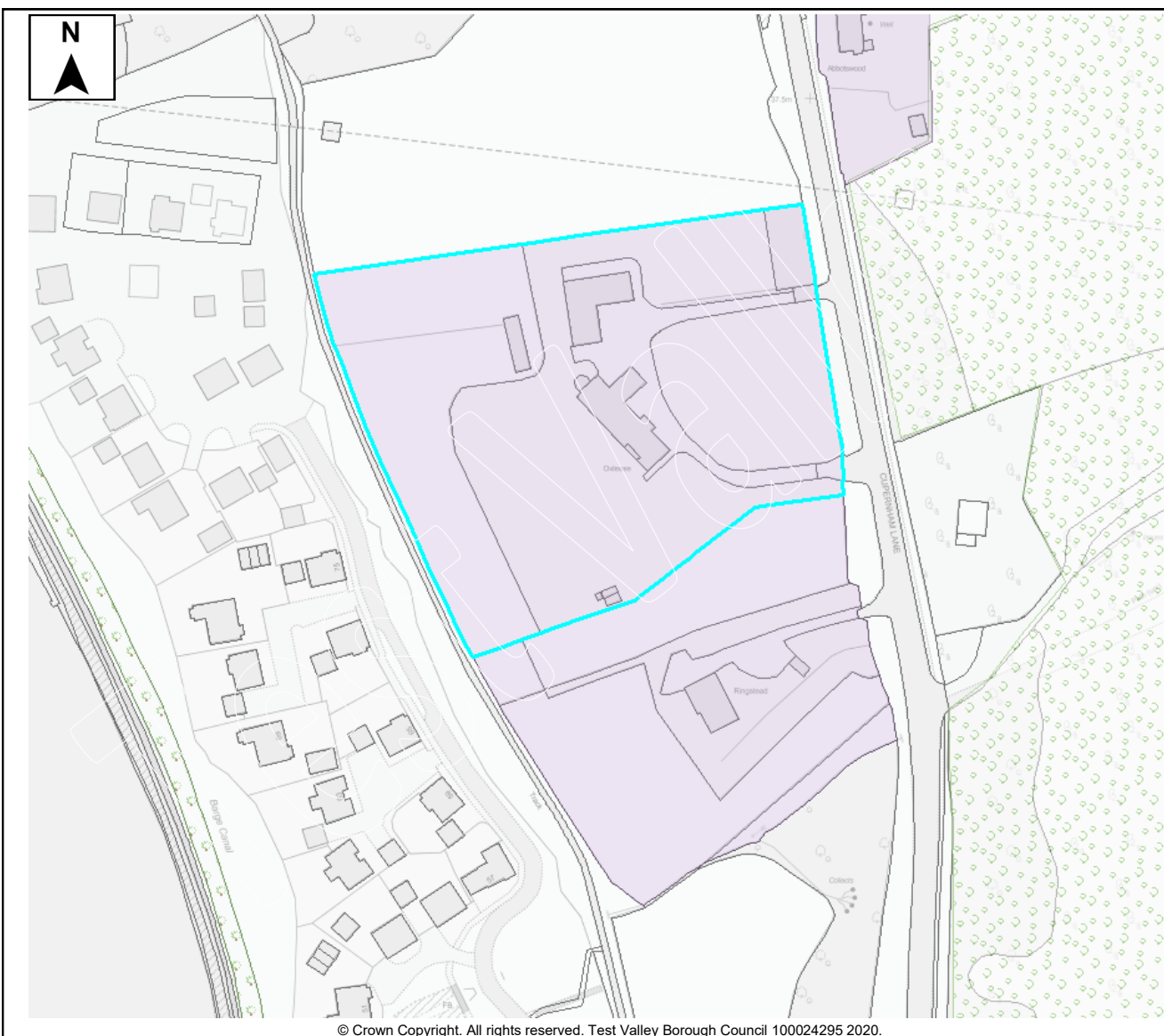
**Hbic Local Ecological Network**

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

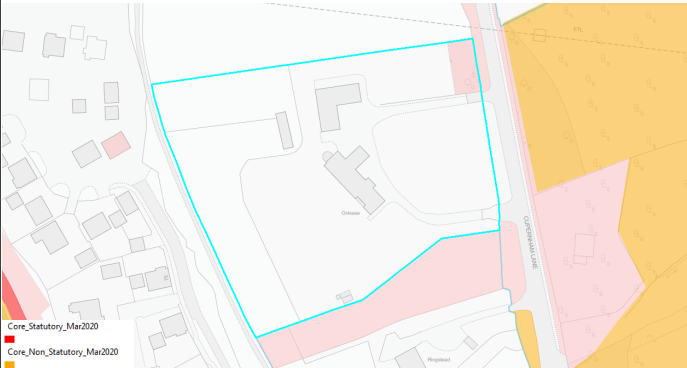
Core, Statutory, Mar2020  
Core, Non-Statutory, Mar2020  
Network, Opportunity, Mar2020

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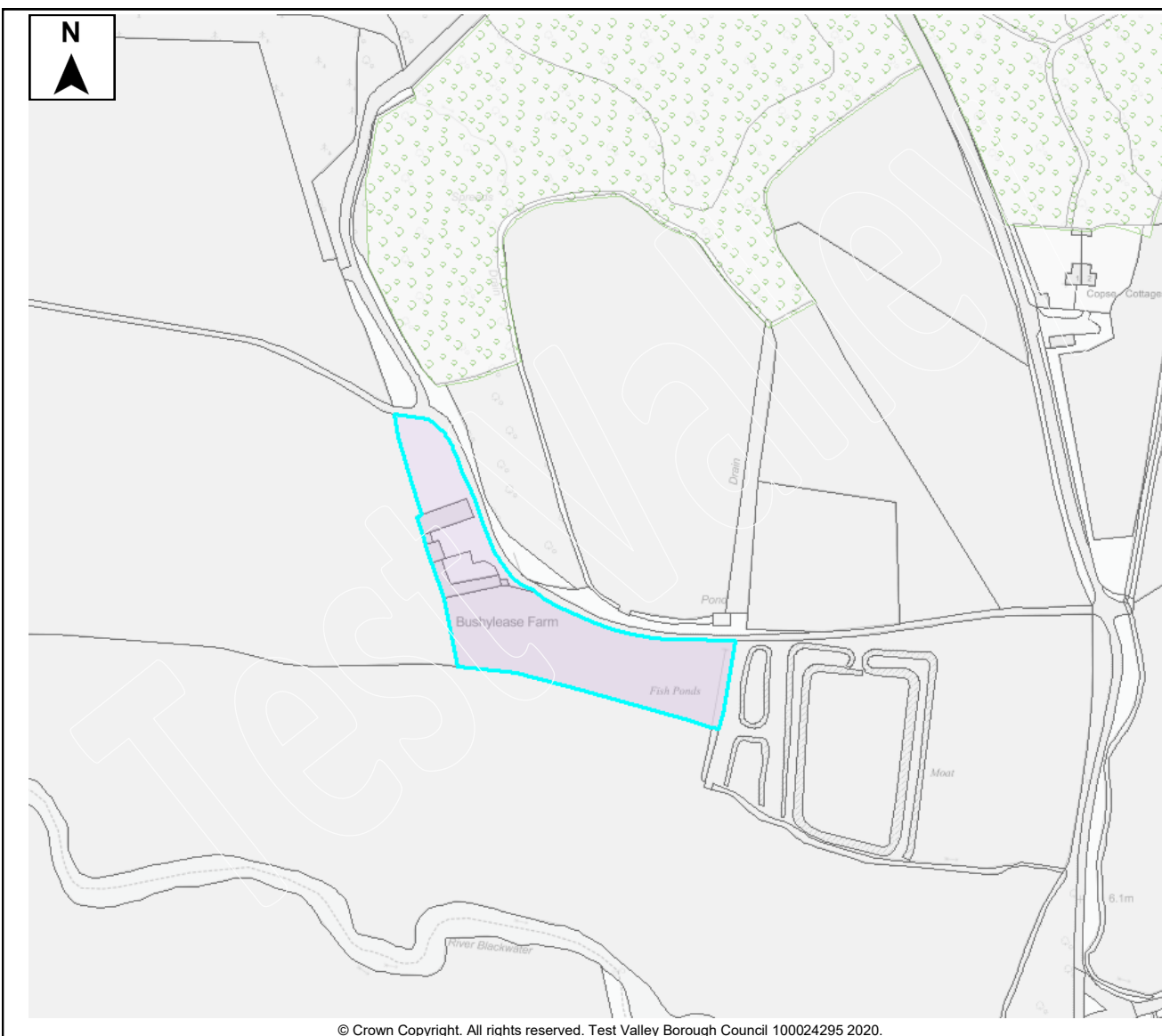




Site Details											
SHELAA Ref	308	Site Name	Oxlease House								
		Settlement	Romsey								
Parish/Ward	Romsey Extra				Site Area	1.58 Ha		Developable Area	1.58 Ha		
Current Land Use	Residential dwelling, garden and paddock				Character of Surrounding	Existing and permitted residential developments					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	1.09 Ha	Greenfield	0.49 Ha		
Site Constraints											
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities				Other (details below)	✓		
Local Gap (E3)		SSSI		Land Ownership				SINC - SU36502310 New Forest SPA Zone Mottisfont Bats SSSI/SAC Foraging Buffer			
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants							
Listed Building (E9)		AONB (E2)		Access/Ransom Strips							
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land							
Public Open Space (LHW1)		TPO	✓	Pollution (E8)							
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding							

Proposed Development					Summary	
Availability		Residential			Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	✓	25	Dwellings	Year 1	
Site Available Immediately	✓			Floor Space (m²)	Year 2	
Site Currently Unavailable				Floor Space (m²)	Year 3	15
				Floor Space (m²)	Year 4	10
				Pitches	Year 5	
					Years 6-10	
					Years 11-15	
					Years 15+	
					Total	25
					Not Known	
Achievability/Developer Interest		Mixed Use Scheme				
Promoted by developer				Dwellings		
Developer interest				Floor Space (m²)		
No developer interest	✓			Floor Space (m²)		
				Floor Space (m²)		
Deliverability						
Likely to commence in 5yrs						
Unlikely to commence in 5yrs	✓					
Possible self build plot provision						
Yes						
No	✓					
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.						
<h3>Hbic Local Ecological Network</h3> <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>  <p>Core_Statutory_Mar2020 Core_Non_Statutory_Mar2020 Network_Opportunities_Mar2020</p> <p>© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2020.</p>						

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.

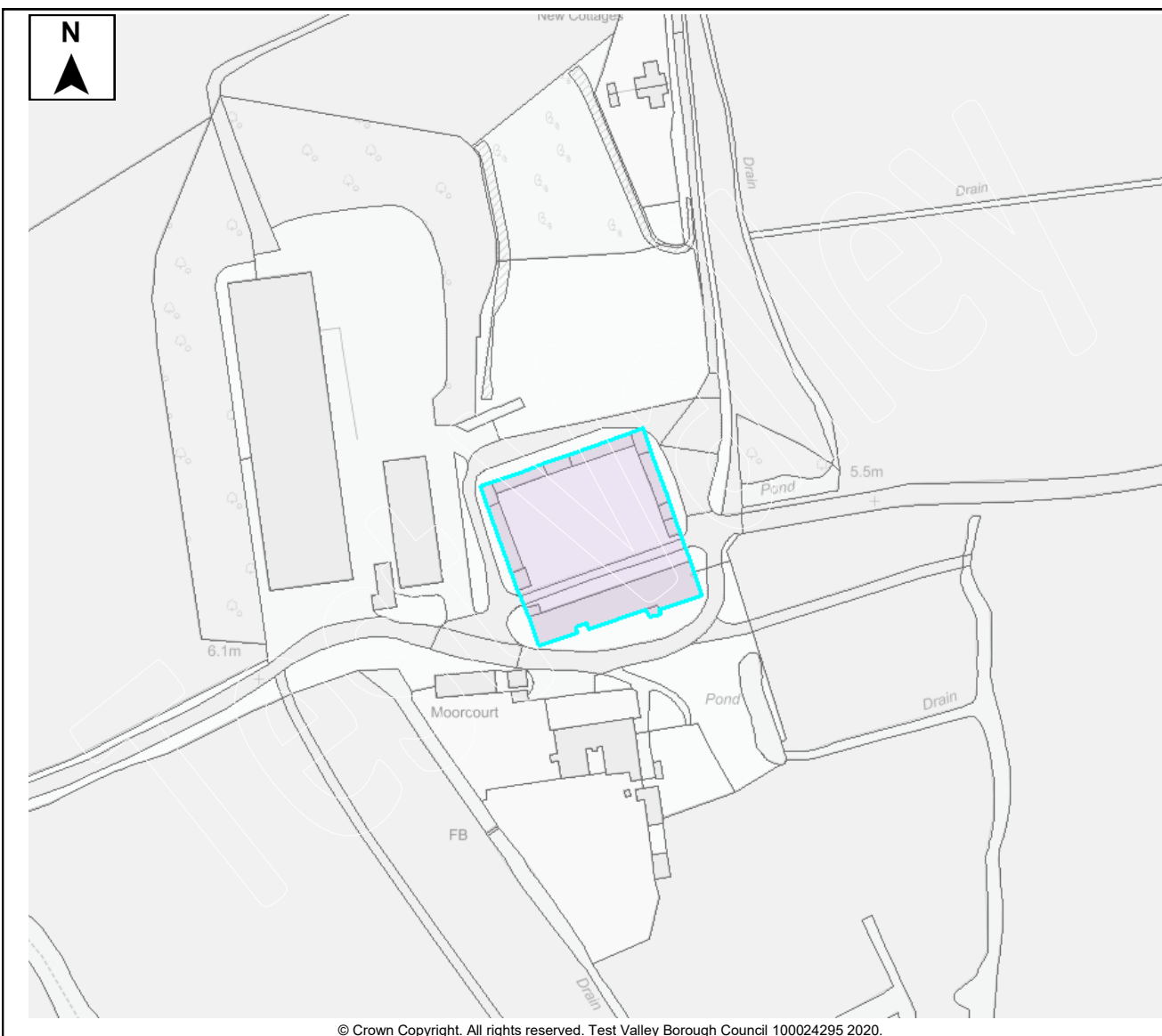


Site Details										
SHELAA Ref	330	Site Name	Busheylease Farm							
		Settlement	Lee							
Parish/Ward	Romsey Extra				Site Area	0.53 Ha	Developable Area	0.53 Ha		
Current Land Use	Redundant agricultural unit				Character of Surrounding Area	Agricultural and grazing fields and woodland				
Brownfield/PDL	✓	Greenfield		Combined		Brownfield/PDL	Ha	Greenfield	Ha	

Site Constraints							
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Flood Alert Area	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		Flood Warning Area	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		SINC - SU34101740	
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land		Solent SPA Recreation Zone	
Public Open Space (LHW1)		TPO		Pollution (E8)		New Forest SPA Zone	
Employment Land (LE10)		Flood Risk Zone	✓	Mineral Safeguarding	✓		

Proposed Development				Summary	
Availability		Residential		Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	✓	5	Year 1	
Site Available Immediately	✓			Year 2	5
Site Currently Unavailable				Year 3	
Achievability/Developer Interest				Year 4	
Promoted by developer				Year 5	
Developer interest	✓			Years 6-10	
No developer interest				Years 11-15	
Deliverability				Years 15+	
Could commence in 5yrs				Total	5
Unlikely to commence in 5yrs	✓			Not Known	
Possible self build plot provision		Mixed Use Scheme			
Yes		Residential			
No	✓	Employment			
		Retail			
		Leisure			
		Traveller Site			
		Other			
		Dwellings			
		Floor Space (m²)			
		Floor Space (m²)			
		Floor Space (m²)			
		Pitches			

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	331	Site Name	Moorcourt Barns								
		Settlement	Lee								
Parish/Ward	Romsey Extra				Site Area	0.3 Ha	Developable Area	0.3 Ha			
Current Land Use	Former agricultural barn and redundant farmyard				Character of Surrounding Area	Wider former Moorcourt Farm complex					
Brownfield/PDL	✓	Greenfield		Combined		Brownfield/PDL	Ha	Greenfield	Ha		

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

## Proposed Development

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

Residential	✓	5	Dwellings
Employment			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	5
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
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

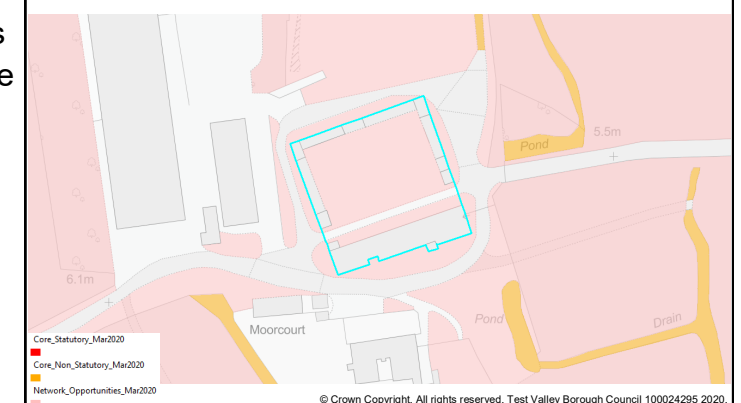
The site is available and promoted for development by the land owner, with interest from a developer.

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.

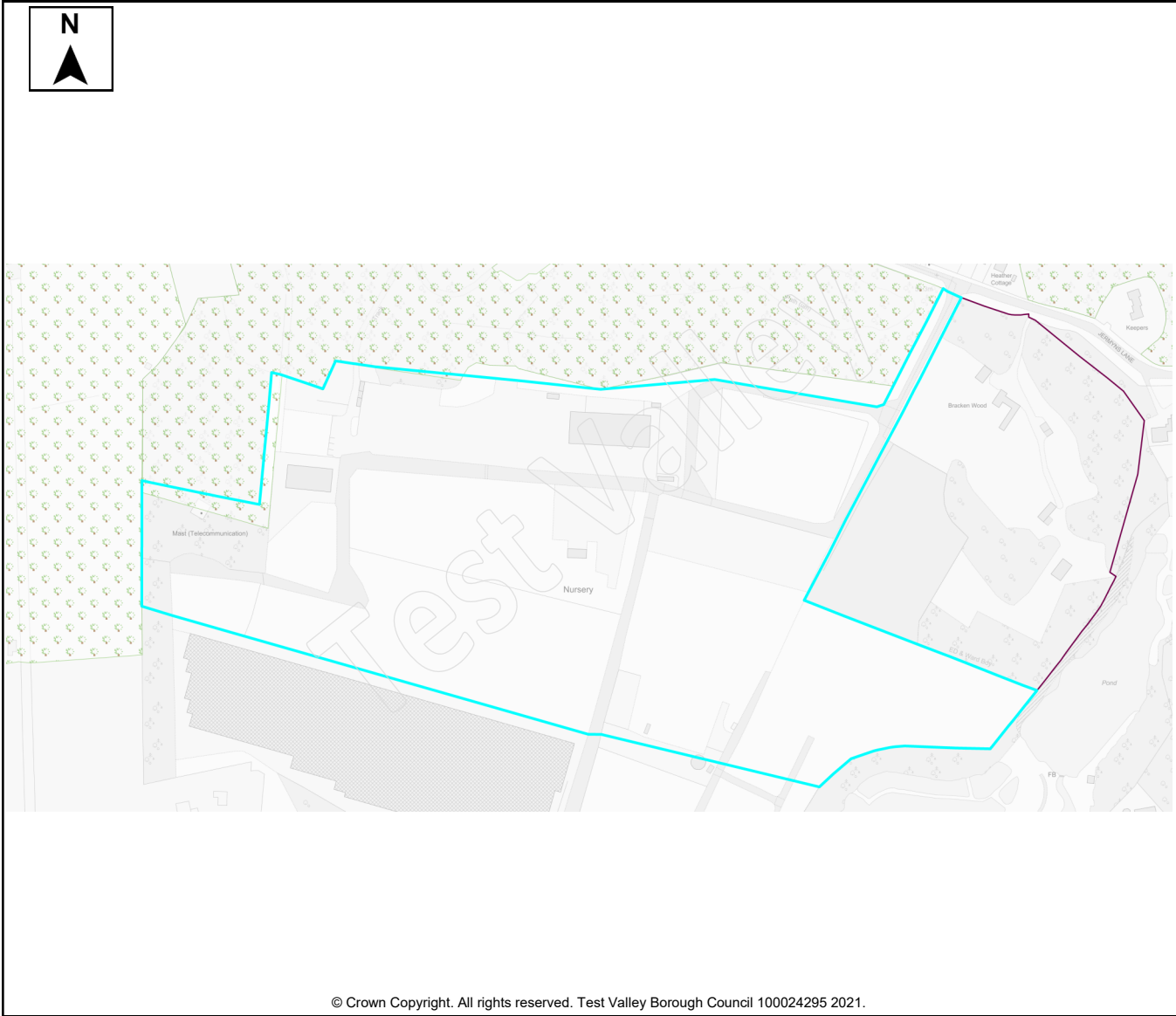
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

## 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”.







Site Details										
SHELAA Ref	344	Site Name	Brentry Nursery							
		Settlement	Romsey							
Parish/Ward	Romsey Extra				Site Area	13.5 Ha	Developable Area	7.5 Ha		
Current Land Use	Nursery glasshouses, poly-tunnels, hardstanding and outside storage				Character of Surrounding Area	Brentry Wholesale cash and carry, Ganger Farm residential development, fisheries and woodland				
Brownfield/PDL	✓	Greenfield		Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)		✓	SINC	✓	Infrastructure/ Utilities		✓	Other (details below)	✓	
Local Gap (E3)			SSSI		Land Ownership			SINC - SU37902240 New Forest SPA Zone Mottisfont Bats SSSI/SAC Foraging Buffer		
Conservation Area (E9)			SPA/SAC/Ramsar	✓	Covenants/Tenants					
Listed Building (E9)			AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland	✓	Contaminated Land					
Public Open Space (LHW1)			TPO	✓	Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding		✓			

Proposed Development									
Availability		Residential				✓	250	Dwellings	
Promoted by land owner		Employment						Floor Space (m²)	
Site Available Immediately		Retail						Floor Space (m²)	
Site Currently Unavailable		Leisure						Floor Space (m²)	
Achievability/Developer Interest		Traveller Site						Pitches	
Promoted by developer		Other							
Developer interest		Mixed Use Scheme							
No developer interest		Residential						Dwellings	
Deliverability		Employment						Floor Space (m²)	
Could commence in 5yrs		Retail						Floor Space (m²)	
Unlikely to commence in 5yrs		Leisure						Floor Space (m²)	
Possible self build plot provision		Other							
Yes									
No		✓							

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	100
Year 5	100
Years 6-10	50
Years 11-15	
Years 15+	
Total	250
Not Known	

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

Summary

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

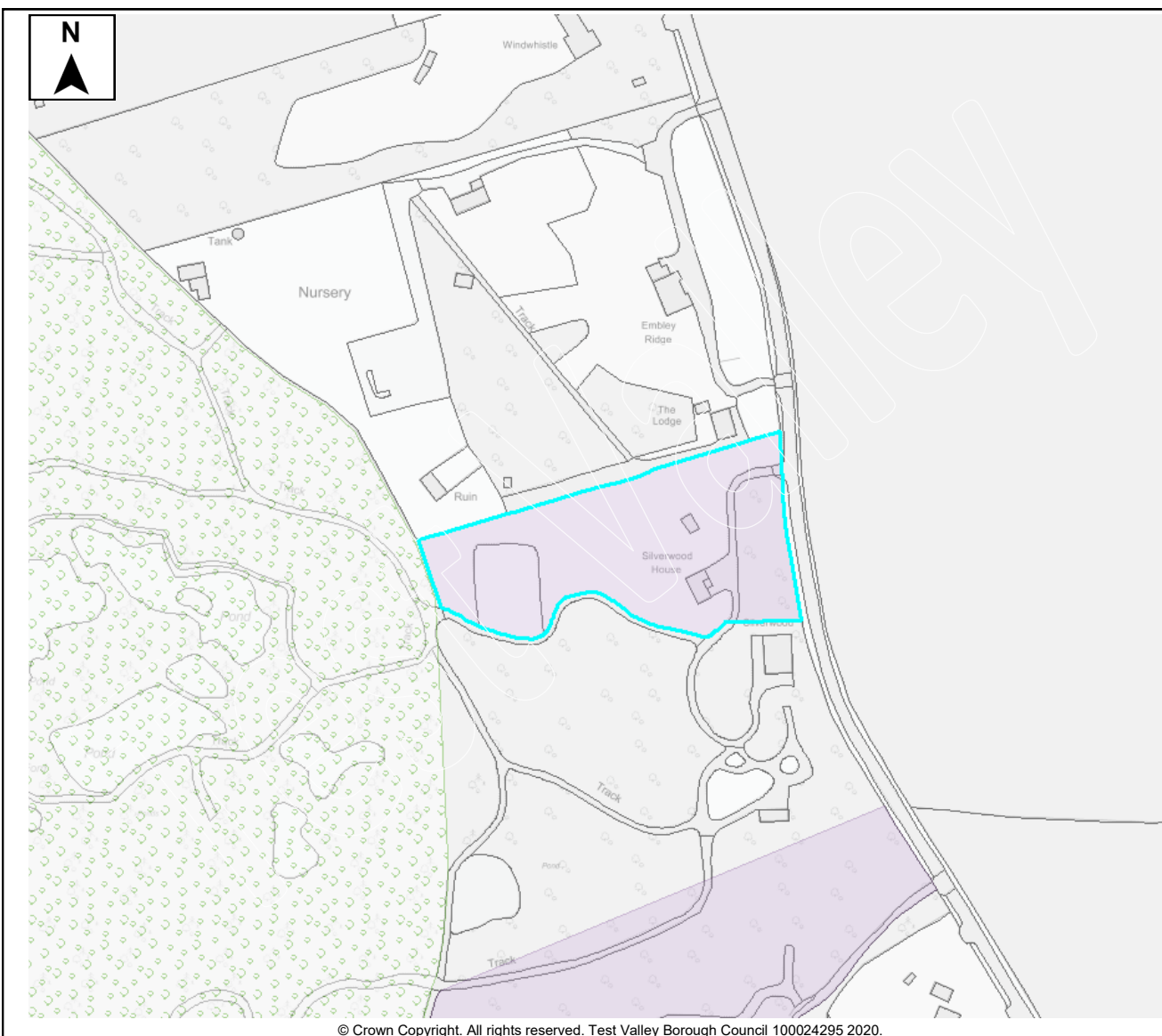
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the Ganger Farm development north of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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.

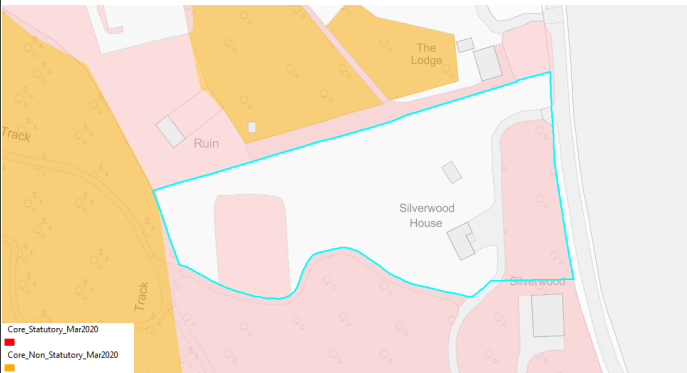
Hbic Local Ecological Network

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.

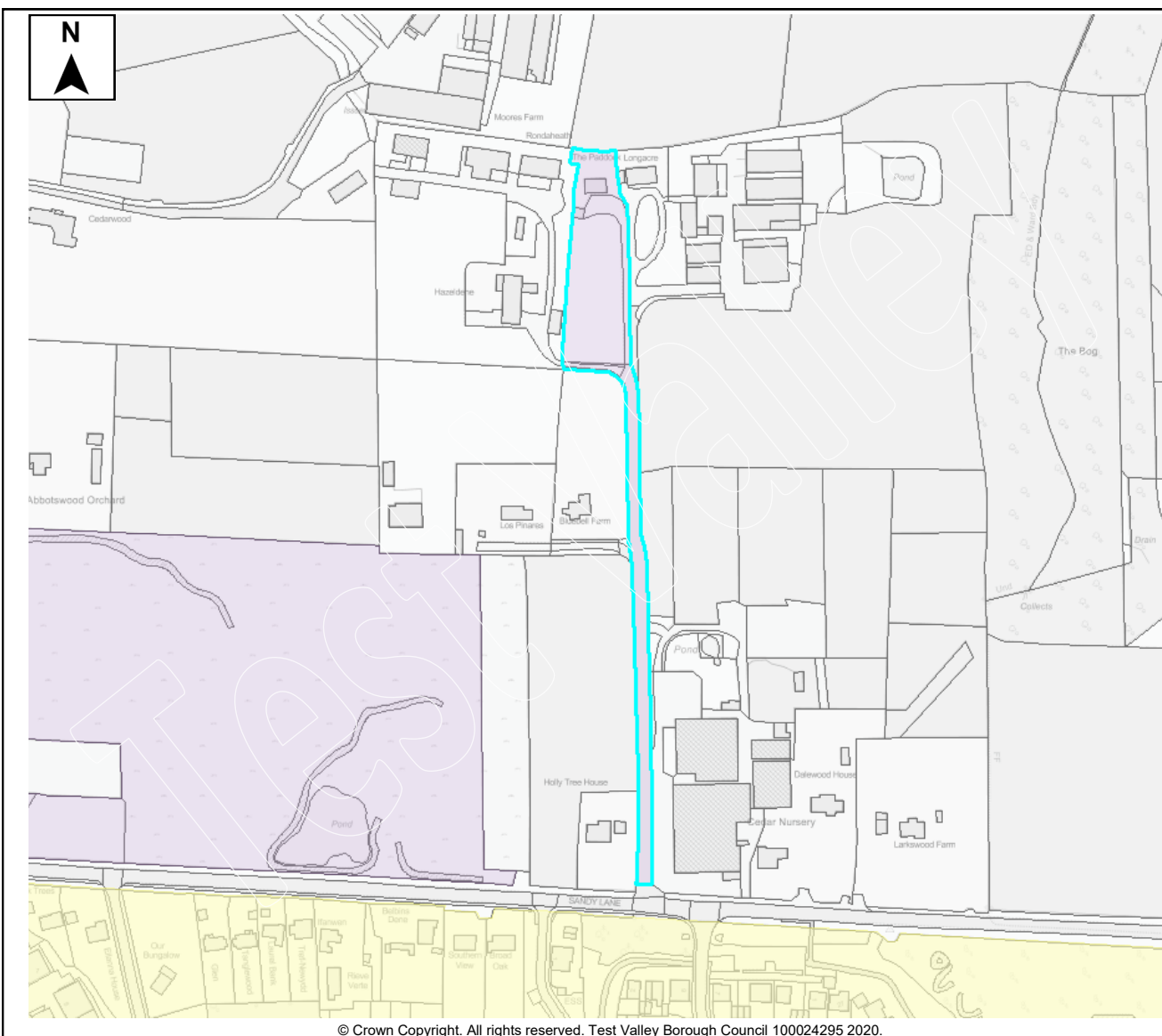
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Site Details												
SHELAA Ref	351	Site Name	Land adj. to Silverwood									
		Settlement	East Wellow									
Parish/Ward	Romsey Extra				Site Area	1 Ha		Developable Area	0.8 Ha			
Current Land Use	Stabling, residential and scrub				Character of Surrounding Area	Residential, forestry and commercial horticulture						
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		SINC - SU32801880  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				Summary	
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/Element	✓				
No					
Residential		✓	6	Dwellings	
Employment				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		6			
Year 3					
Year 4					
Year 5					
Years 6-10					
Years 11-15					
Years 15+					
Total		6			
Not Known					
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 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 some Network Opportunity Areas containing “Woodland/ Scrub”, “Neutral Grassland” or “Calcareous Grassland”.					
					
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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	353	Site Name	Paddock north of Sandy Lane									
		Settlement	Romsey									
Parish/Ward	Romsey Extra				Site Area	0.45 Ha		Developable Area	0.37 Ha			
Current Land Use	Residential				Character of Surrounding Area	Residential and agriculture						
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha			
Site Constraints												
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓				
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA Zone  Mottisfont Bats SSSI/SAC Foraging Buffer						
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants								
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	✓							
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land								
Public Open Space (LHW1)		TPO		Pollution (E8)								
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding								

## Proposed Development

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

Residential	✓	5	Dwellings
Employment			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	5
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
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

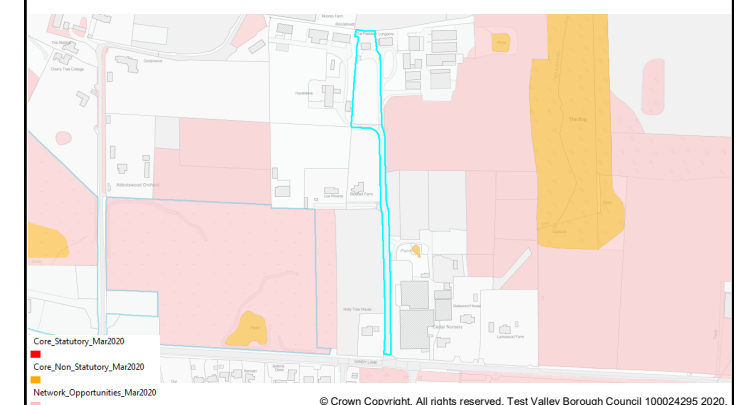
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

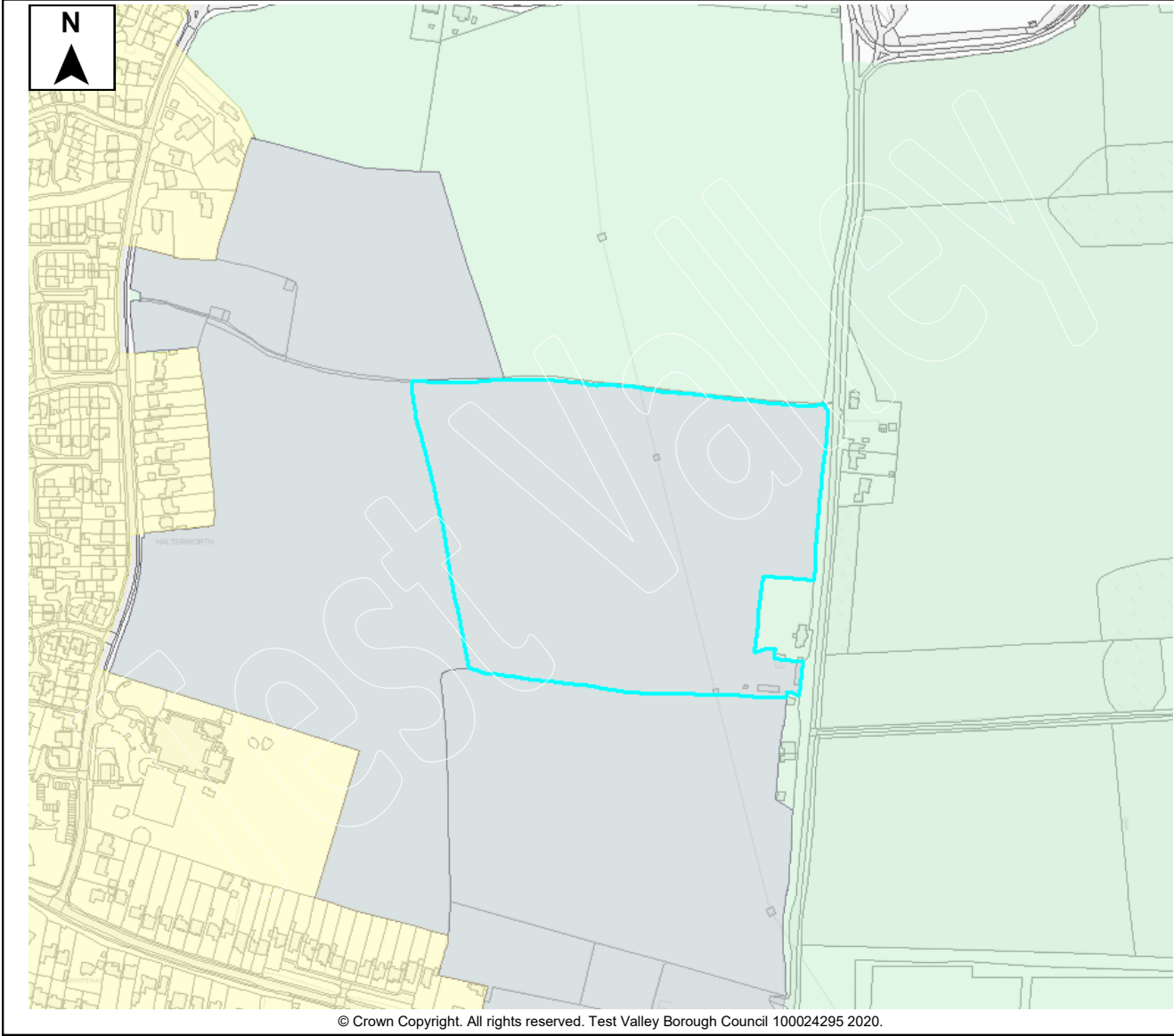
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

## 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	356	Site Name	Land off Highwood Lane						
		Settlement	Romsey						
Parish/Ward	Romsey Extra					Site Area	7.84 Ha	Developable Area	7.84 Ha
Current Land Use	Agricultural					Character of Surrounding Area	Agricultural and residential		
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.15 Ha	Greenfield	7.69 Ha
Site Constraints									
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)			
Local Gap (E3)	✓	SSSI		Land Ownership		New Forest SPA Zone Town Design Statement			
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	✓	230	Dwellings
Employment			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	50
Year 3	100
Year 4	80
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	230
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 town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

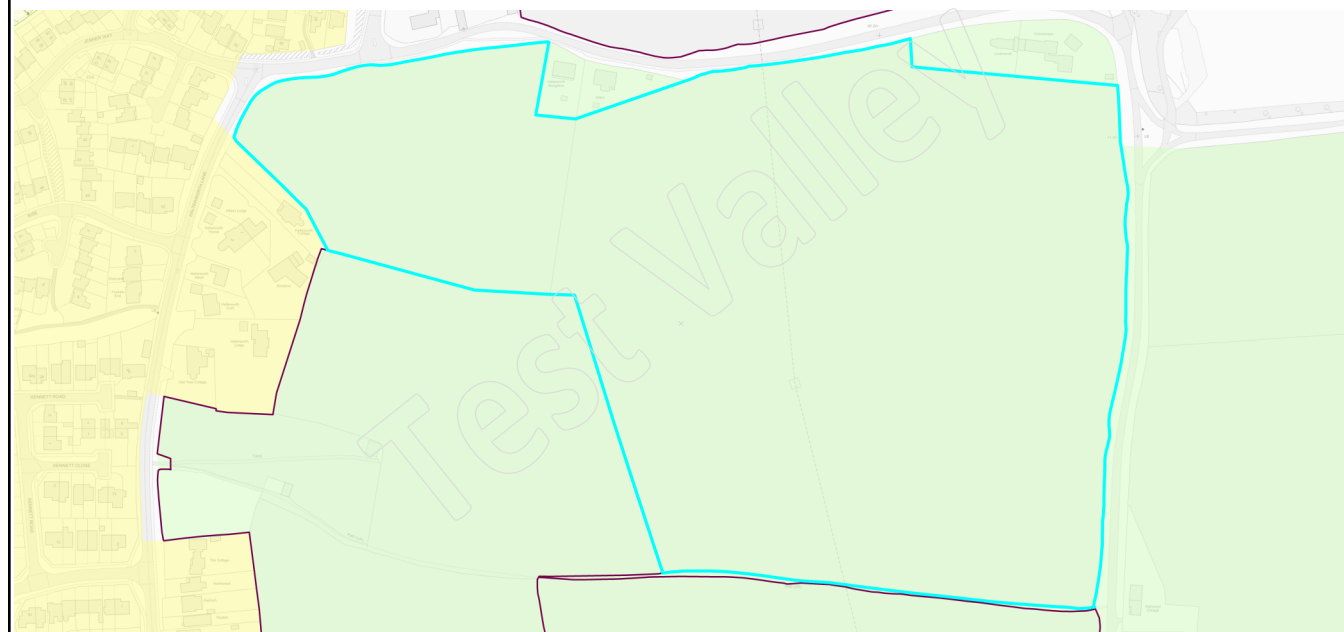
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

### 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

## Site Constraints

## Proposed Development

## Summary

## Summary

## Hbic Local Ecological Network

Core\_Statutory\_Mar2020

Core\_Non\_Statutory\_Mar2020

Network\_Opportunities\_Mar2020

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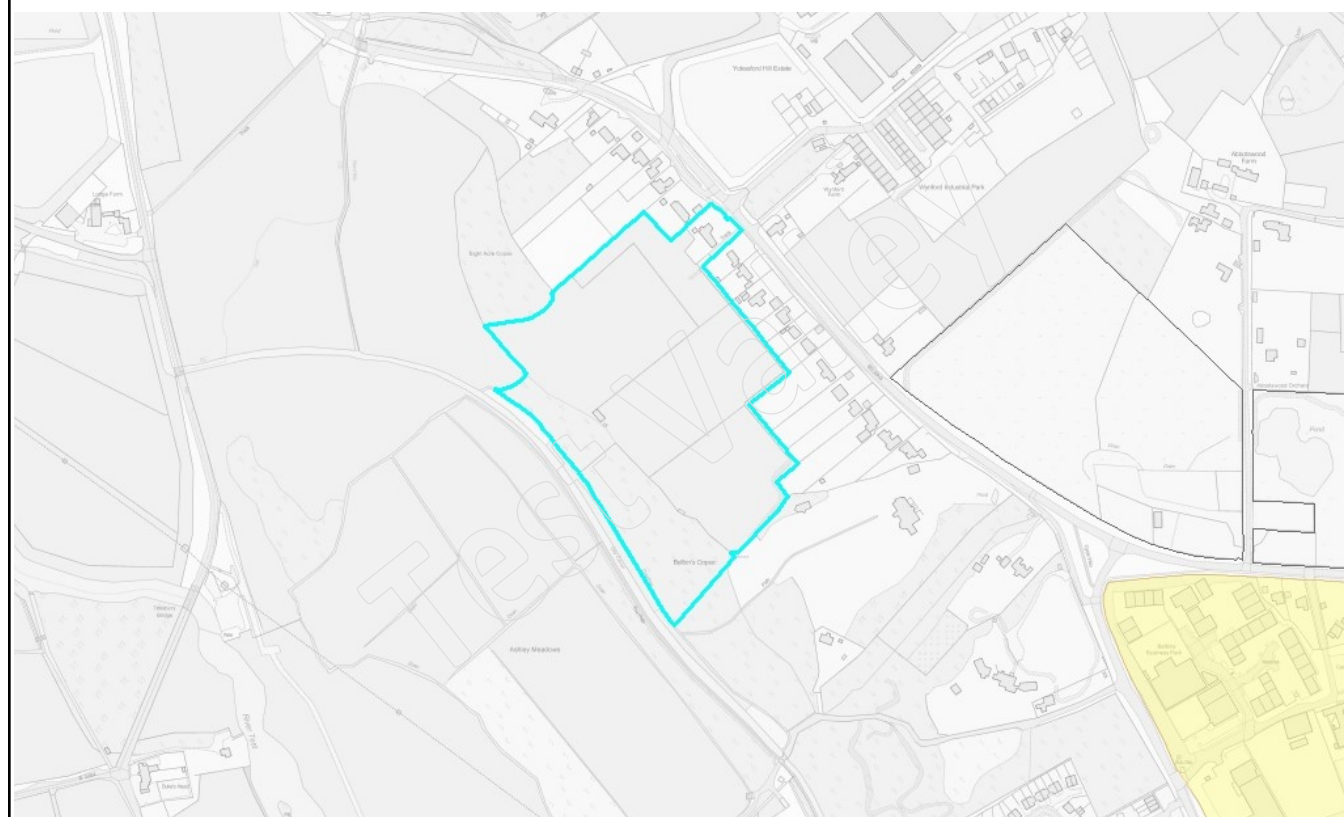


Site Details										
SHELAA Ref	384	Site Name	Land North of Oxlease Meadows							
		Settlement	Romsey							
Parish/Ward	Romsey Extra				Site Area	2.84 Ha	Developable Area	1.97 Ha		
Current Land Use	Paddock				Character of Surrounding Area	Residential and woodland				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)		✓
Local Gap (E3)			SSSI		Land Ownership			New Forest SPA  Mottisfont Bats SSSI/SAC Foraging Buffer		
Conservation Area (E9)			SPA/SAC/Ramsar	✓	Covenants/Tenants					
Listed Building (E9)			AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

Proposed Development											
Availability		Residential				✓ 45	Dwellings		Phasing if permitted (Dwellings only)		
Promoted by land owner	✓	Employment					Floor Space (m²)		Year 1		
Site Available Immediately	✓	Retail					Floor Space (m²)		Year 2		
Site Currently Unavailable		Leisure					Floor Space (m²)		Year 3		
Achievability/Developer Interest		Traveller Site					Pitches		Year 4	45	
Promoted by developer	✓	Other							Year 5		
Developer interest	✓	Mixed Use Scheme								Years 6-10	
No developer interest		Residential					Dwellings		Years 11-15		
Deliverability		Employment					Floor Space (m²)		Years 15+		
Could commence in 5yrs	✓	Retail					Floor Space (m²)		Total	45	
Unlikely to commence in 5yrs		Leisure					Floor Space (m²)		Not Known		
Possible self build plot provision		Other									
Yes		This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.									
No	✓										

Summary									
The site is available and promoted for development by a potential developer.					Hbhc Local Ecological Network				
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.					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.				
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.									





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## Site Details

SHELAA Ref	427	Site Name	Dolgoch						
		Settlement	Belbins						
Parish/Ward	Romsey Extra			Site Area	6.81Ha	Developable Area	6.81Ha		
Current Land Use	Grazing			Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	

## Site Constraints

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

## Proposed Development

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

Residential	✓	TBC	Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			

Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Other			

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, currently there is no interest from a developer.

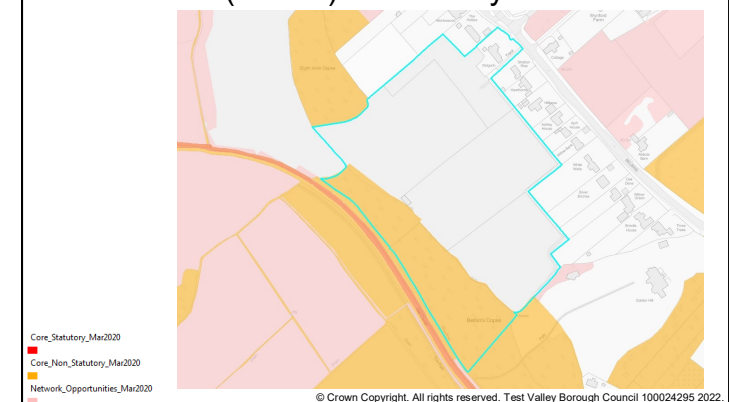
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

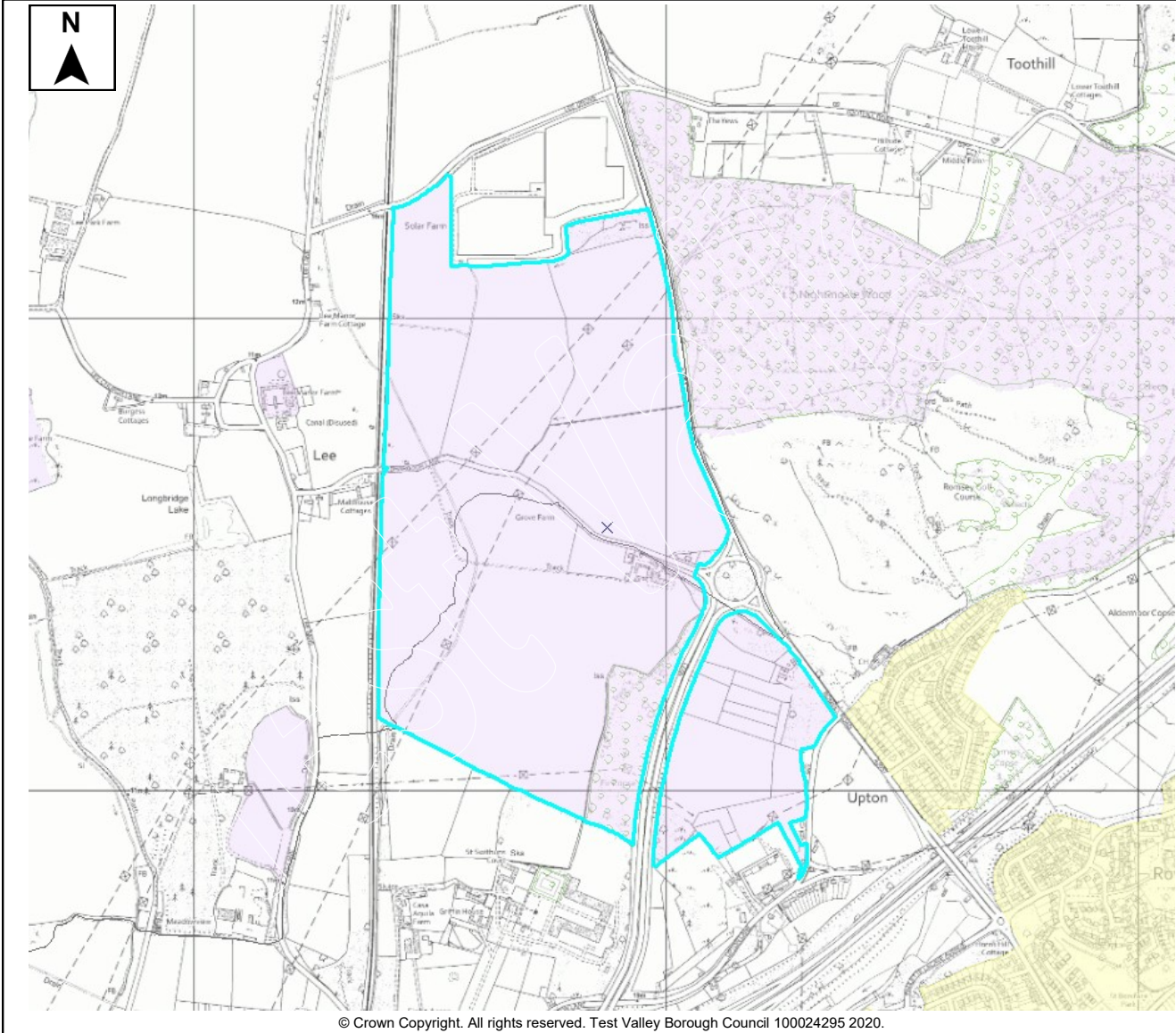
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity.

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



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Site Details

SHELAA Ref	159	Site Name	Grove Farm			
		Settlement	Rownhams			
Parish/Ward	Romsey Extra/Nursling & Rownhams		Site Area	86.9 Ha	Developable Area	36 Ha
Current Land Use	Agricultural		Character of Surrounding Area			
Brownfield/PDL		Greenfield	✓	Combined		
					Brownfield/PDL	Ha
					Greenfield	Ha

Site Constraints

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

Proposed Development

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

Residential	✓	2000	Dwellings
Employment			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	500
Years 11-15	1000
Years 15+	500
Total	2000
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 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.

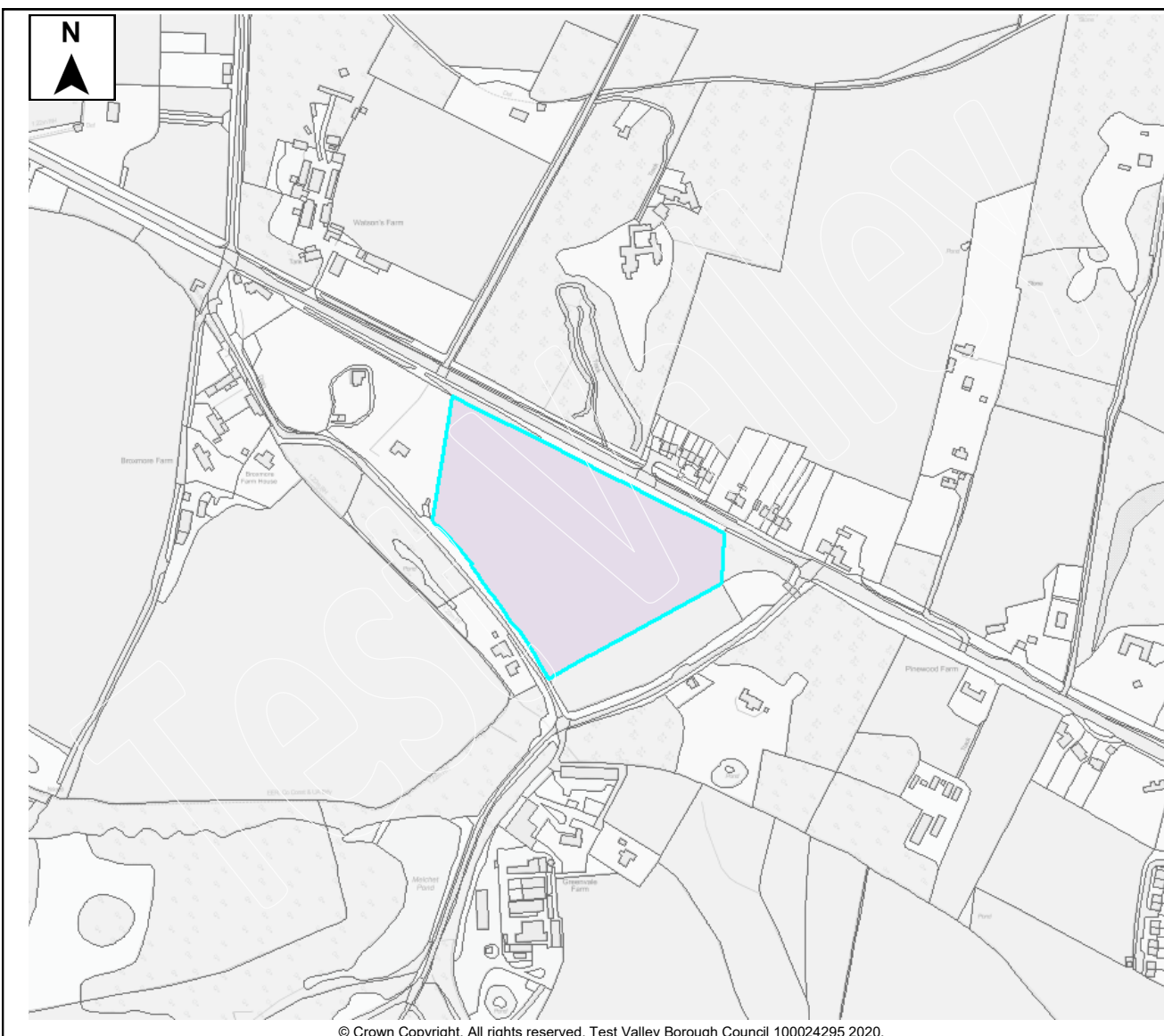
Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes 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	39	Site Name	Land at Melchet Park							
		Settlement	Sherfield English							
Parish/Ward	Sherfield English				Site Area	3.24 Ha		Developable Area	3.24 Ha	
Current Land Use	Agricultural				Character of Surrounding Area	Dwellings, agriculture and countryside				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)		✓		
Local Gap (E3)		SSSI	✓	Land Ownership		New Forest SPA Zone  Mottisfont Bats SSSI/SAC Foraging Buffer				
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone	✓	Mineral Safeguarding						

Proposed Development					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 the village of Sherfield English 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					<h3>Hbic Local Ecological Network</h3> <p>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.</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 not</u> allocate sites.</p>																					
Could commence in 5yrs																										
Unlikely to commence in 5yrs	✓																									
Possible self build plot provision																										
Yes																										
No	✓																									
Residential		✓	100	Dwellings																						
Employment				Floor Space (m²)																						
Retail				Floor Space (m²)	<h3>Phasing if permitted (Dwellings only)</h3> <table><tr><td>Year 1</td><td></td></tr><tr><td>Year 2</td><td></td></tr><tr><td>Year 3</td><td></td></tr><tr><td>Year 4</td><td></td></tr><tr><td>Year 5</td><td></td></tr><tr><td>Years 6-10</td><td></td></tr><tr><td>Years 11-15</td><td></td></tr><tr><td>Years 15+</td><td></td></tr><tr><td>Total</td><td>100</td></tr><tr><td>Not Known</td><td>✓</td></tr></table>		Year 1		Year 2		Year 3		Year 4		Year 5		Years 6-10		Years 11-15		Years 15+		Total	100	Not Known	✓
Year 1																										
Year 2																										
Year 3																										
Year 4																										
Year 5																										
Years 6-10																										
Years 11-15																										
Years 15+																										
Total	100																									
Not Known	✓																									
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																										





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Site Details									
SHELAA Ref	407	Site Name	Glebe Garage						
		Settlement	Sherfield English						
Parish/Ward	Sherfield English				Site Area	0.3Ha		Developable Area	0.3Ha
Current Land Use	Petrol station, vehicle repair garage and dwelling				Character of Surrounding Area	Residential, agricultural and community use			
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.2Ha	Greenfield	0.1Ha

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

Proposed Development											
Availability		Residential				✓	5	Dwellings		Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	Employment						Floor Space (m²)		Year 1	
Site Available Immediately	✓	Retail						Floor Space (m²)		Year 2	
Site Currently Unavailable		Leisure						Floor Space (m²)		Year 3	
Achievability/Developer Interest		Traveller Site						Pitches		Year 4	5
Promoted by developer		Other								Year 5	
Developer interest		Mixed Use Scheme									
No developer interest	✓	Residential						Dwellings		Years 6-10	
Deliverability		Employment						Floor Space (m²)		Years 11-15	
Could commence in 5yrs		Retail						Floor Space (m²)		Years 15+	
Unlikely to commence in 5yrs	✓	Leisure						Floor Space (m²)		Total	5
Possible self build plot provision		Other								Not Known	
Yes	✓	This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.									
No											

# Summary

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

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

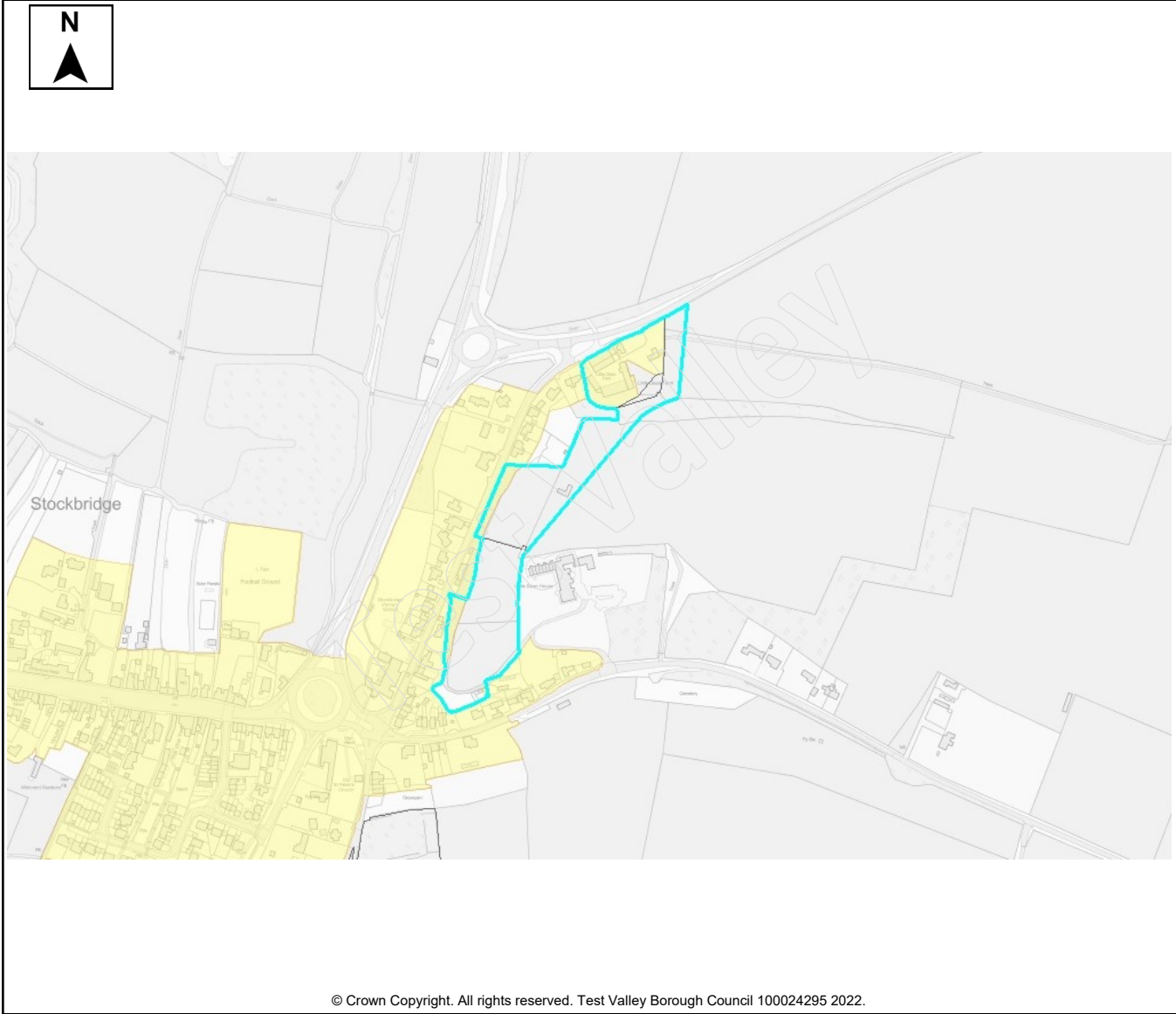
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing “Woodland/ Scrub”, “Neutral Grassland” or “Calcareous Grassland”.

The map shows a site labeled 'Glebe Garage' in pink, outlined in cyan. It is situated next to a road labeled 'Hideaway'. A dimension of '41.8m' is marked on the right side of the site. A legend in the bottom left corner identifies three categories: 'Core\_Statutory\_Mar2020' (red square), 'Core\_Non\_Statutory\_Mar2020' (orange square), and 'Network\_Opportunities\_Mar2020' (yellow square). A north arrow is located in the top left corner of the map area.

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Site Details										
SHELAA Ref	408	Site Name	Land between London Road and Winton Hill (including Little Dean Yard)							
		Settlement	Stockbridge							
Parish/Ward	Stockbridge				Site Area	3.2Ha	Developable Area	2.4Ha		
Current Land Use	Agricultural and residential				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.3Ha	Greenfield	2.9Ha	
Site Constraints										
Countryside (COM2)		✓	SINC			Infrastructure/ Utilities			Other (details below)	✓
Local Gap (E3)			SSSI		✓	Land Ownership			Mottisfont Bats SSSI/SAC Foraging Buffer Village Design Statement	
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	✓	40	Dwellings
Employment			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	10
Years 6-10	30
Years 11-15	
Years 15+	
Total	40
Not Known	

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

## Summary

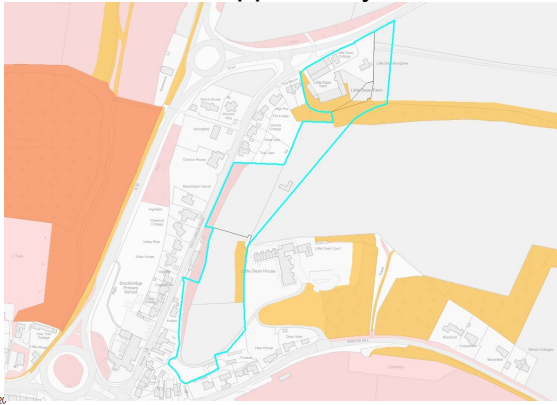
The site is available and promoted for development by the land owner, with interest from a developer.

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

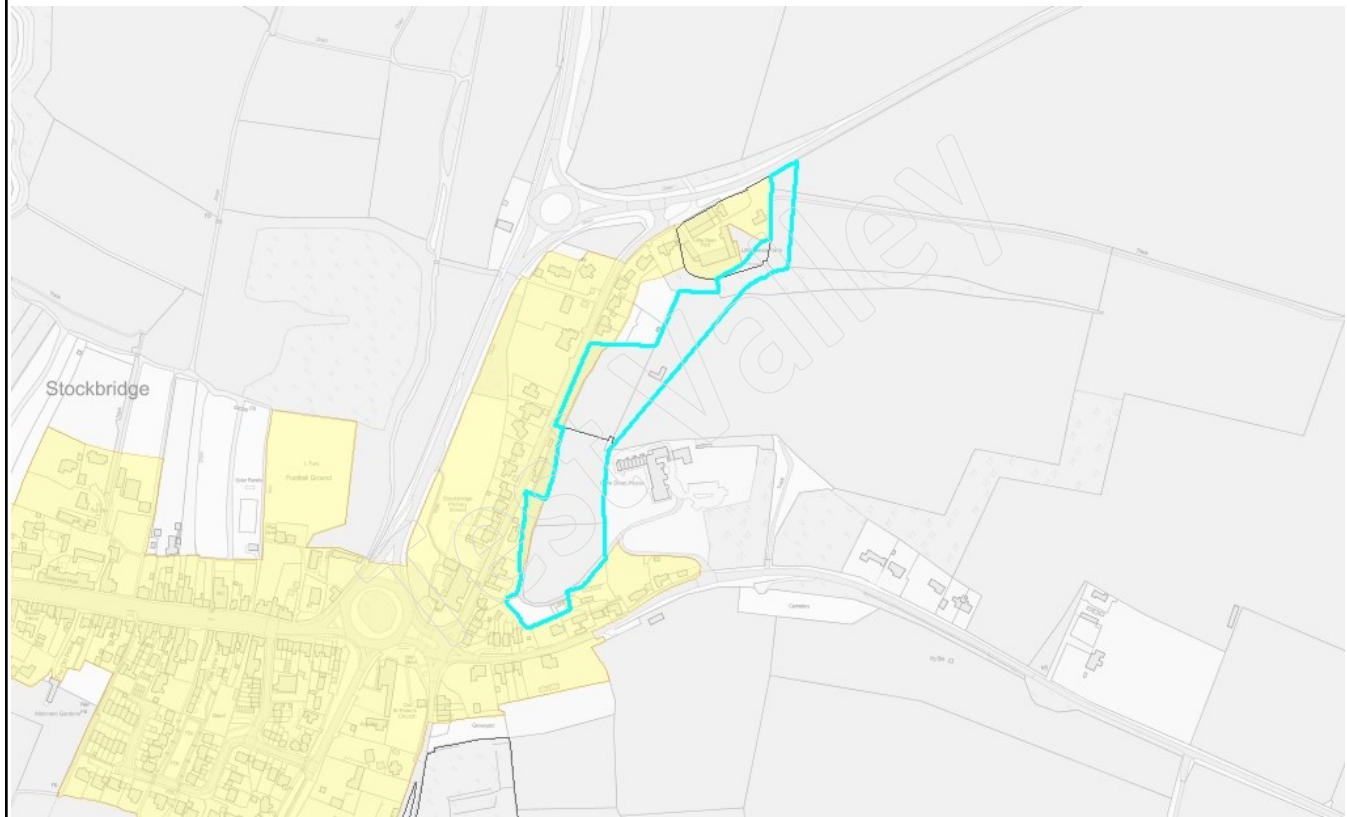
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network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



Core\_Statutory\_Mar2020  
Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

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## Site Details

## Site Constraints

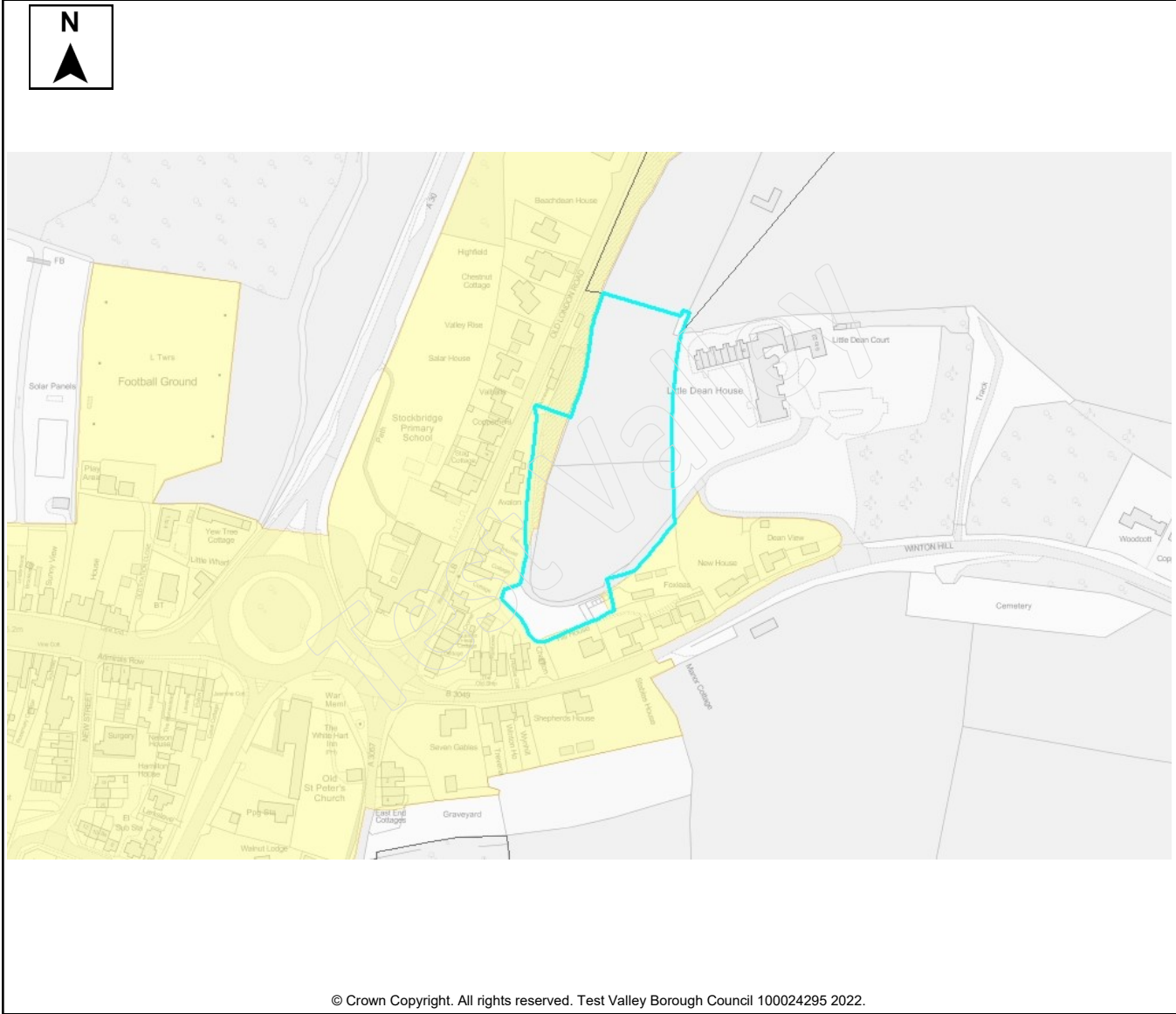
Proposed Development

## Summary

## Hbic Local Ecological Network

[illegible]

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	410	Site Name	Land west of Little Dean House, Winton Hill						
		Settlement	Stockbridge						
Parish/Ward	Stockbridge					Site Area	1.24Ha	Developable Area	1.24Ha
Current Land Use	Agricultural					Character of Surrounding Area	Residential		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	
Site Constraints									
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓		
Local Gap (E3)		SSSI	✓	Land Ownership		Mottisfont Bats SSSI/SAC Foraging Buffer Village Design Statement			
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	✓	15	Dwellings
Employment			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	4
Years 6-10	11
Years 11-15	
Years 15+	
Total	15
Not Known	

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

## Summary

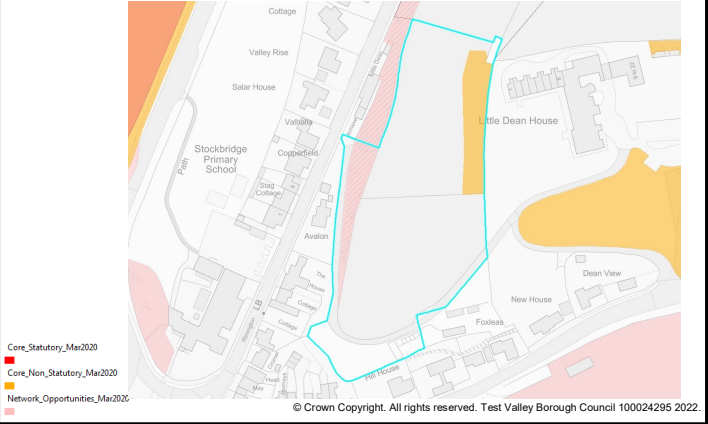
The site is available and promoted for development by the land owner, with interest from a developer.

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

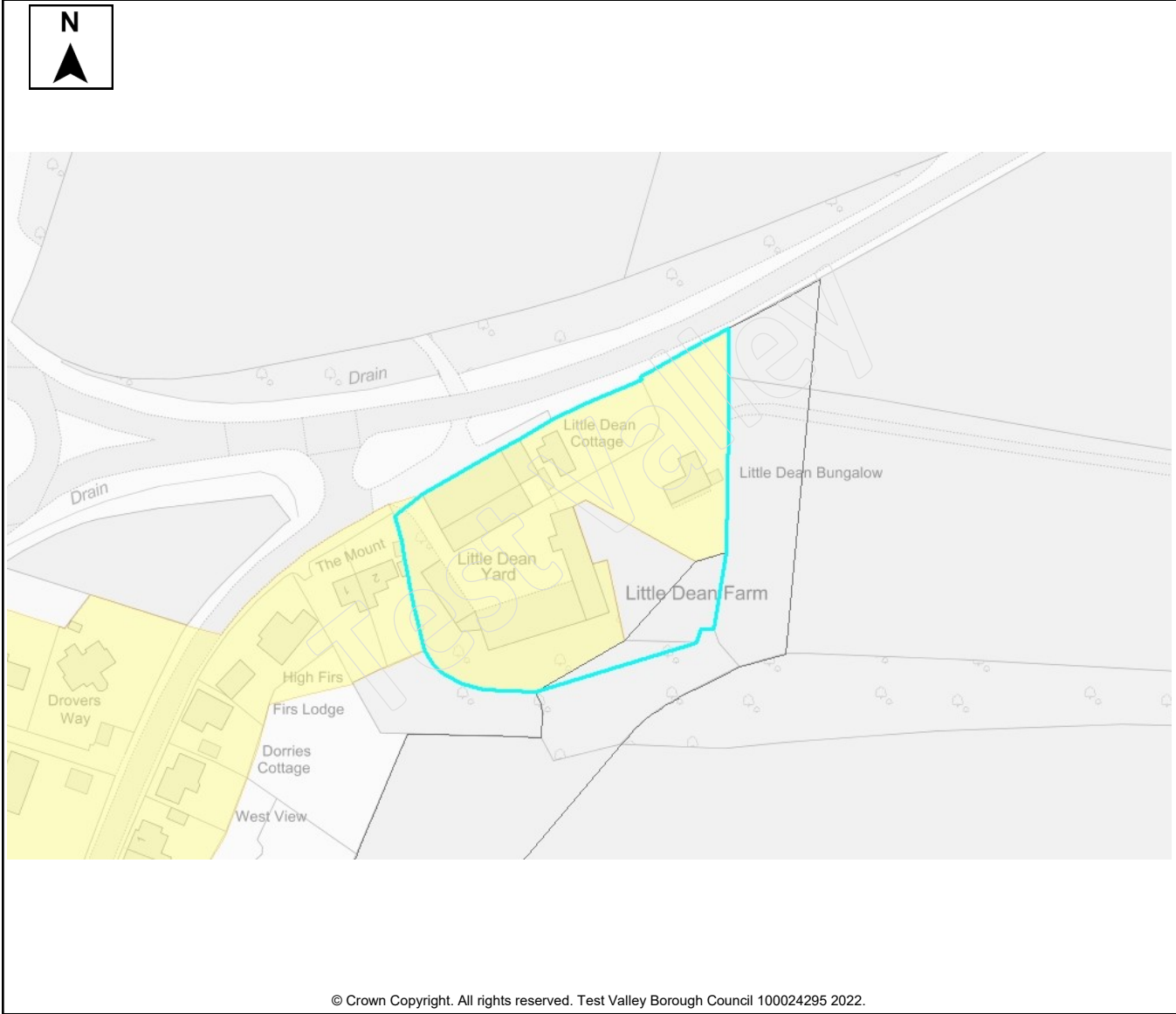
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses

**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 .

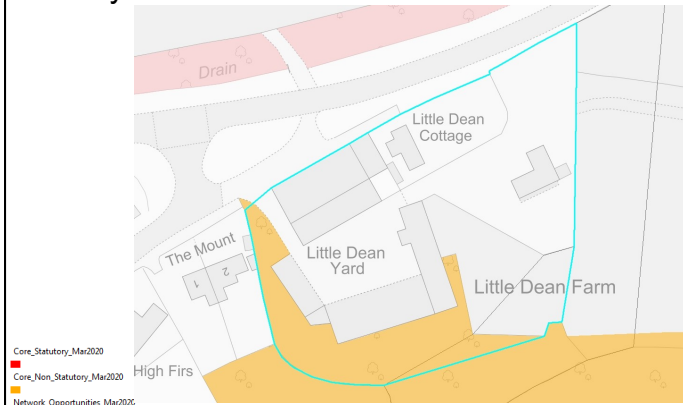




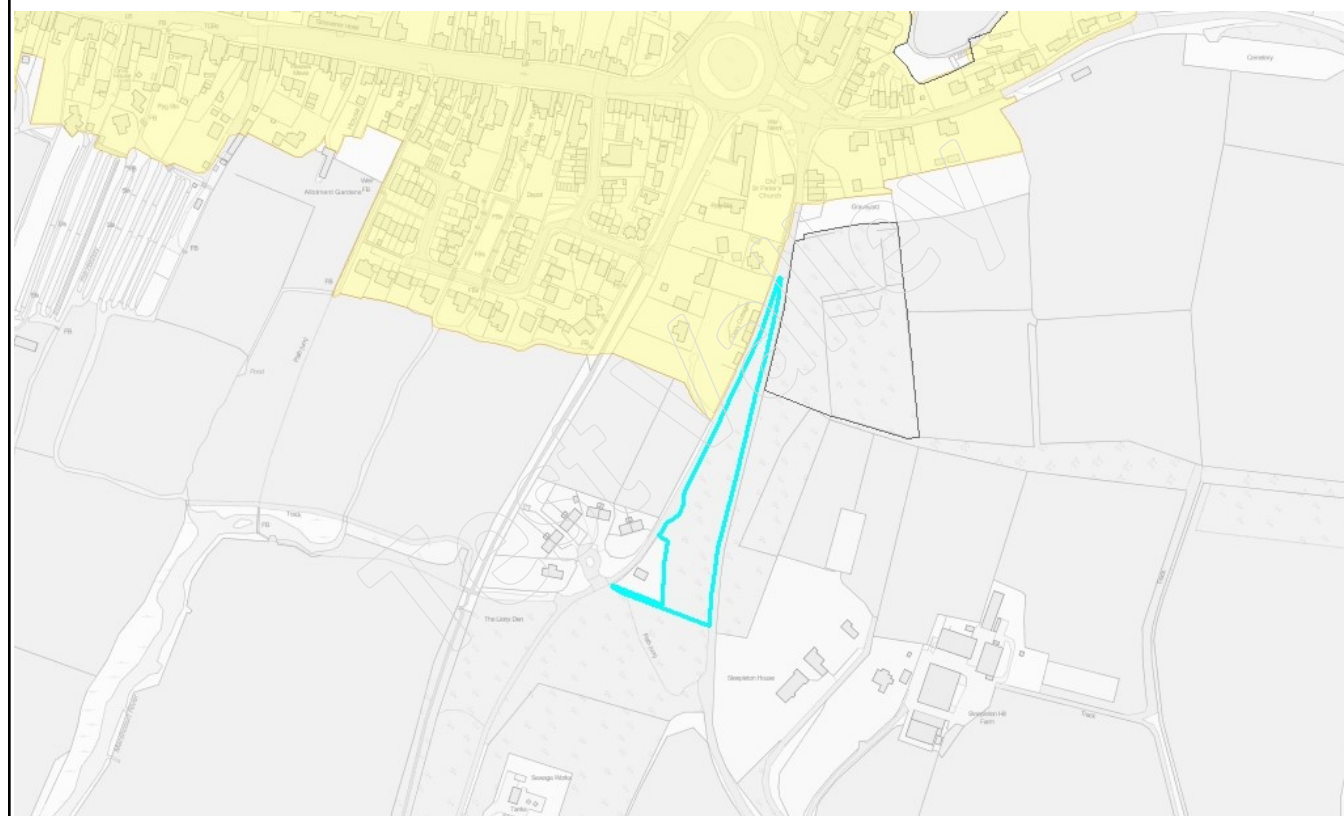


Site Details										
SHELAA Ref	411	Site Name	Little Dean Yard, London Road							
		Settlement	Stockbridge							
Parish/Ward	Stockbridge				Site Area	0.68Ha		Developable Area	0.68Ha	
Current Land Use	Agricultural and residential				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.24Ha	Greenfield	0.44Ha	
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)		✓
Local Gap (E3)			SSSI	✓	Land Ownership			Mottisfont Bats SSSI/SAC Foraging Buffer Village Design Statement		
Conservation Area (E9)		✓	SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)			AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

Proposed Development											
Availability		Residential				✓	10	Dwellings		Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	Employment						Floor Space (m²)		Year 1	
Site Available Immediately	✓	Retail						Floor Space (m²)		Year 2	
Site Currently Unavailable		Leisure						Floor Space (m²)		Year 3	
Achievability/Developer Interest		Traveller Site						Pitches		Year 4	
Promoted by developer		Other								Year 5	4
Developer interest	✓	Mixed Use Scheme									
No developer interest		Residential						Dwellings		Years 6-10	6
Deliverability		Employment						Floor Space (m²)		Years 11-15	
Could commence in 5yrs	✓	Retail						Floor Space (m²)		Years 15+	
Unlikely to commence in 5yrs		Leisure						Floor Space (m²)		Total	10
Possible self build plot provision		Other								Not Known	
Yes		This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.									
No	✓										

Summary		Hbic Local Ecological Network	
<p>The site is available and promoted for development by the land owner, with interest from a developer.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the settlement of Stockbridge which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.</p> <p>Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses</p>		<p>An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. y. This site includes some Core NonStatutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats”</p> 	





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## Site Details

SHELAA Ref	433	Site Name	Land between A3057 & Marsh Court Road						
		Settlement	Stockbridge						
Parish/Ward	Stockbridge			Site Area	0.77Ha	Developable Area	0.77Ha		
Current Land Use	Woodland			Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	

## Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Adjacent public right of way Village Design Statement	
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	✓	5	Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			

Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Other			

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

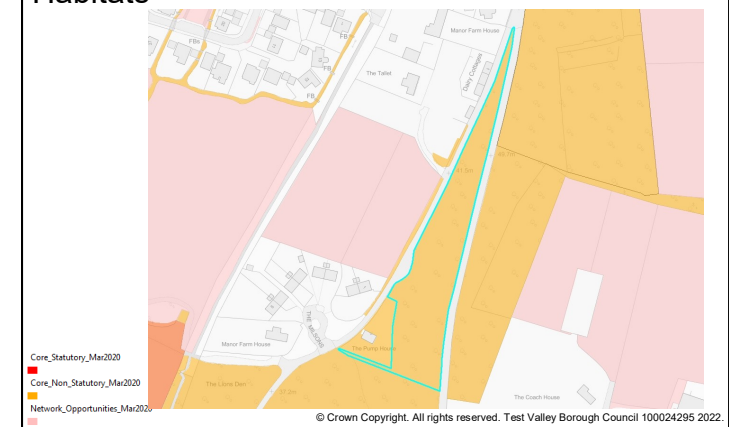
The site is available and promoted for development by the land owner, currently there is no interest from a developer.

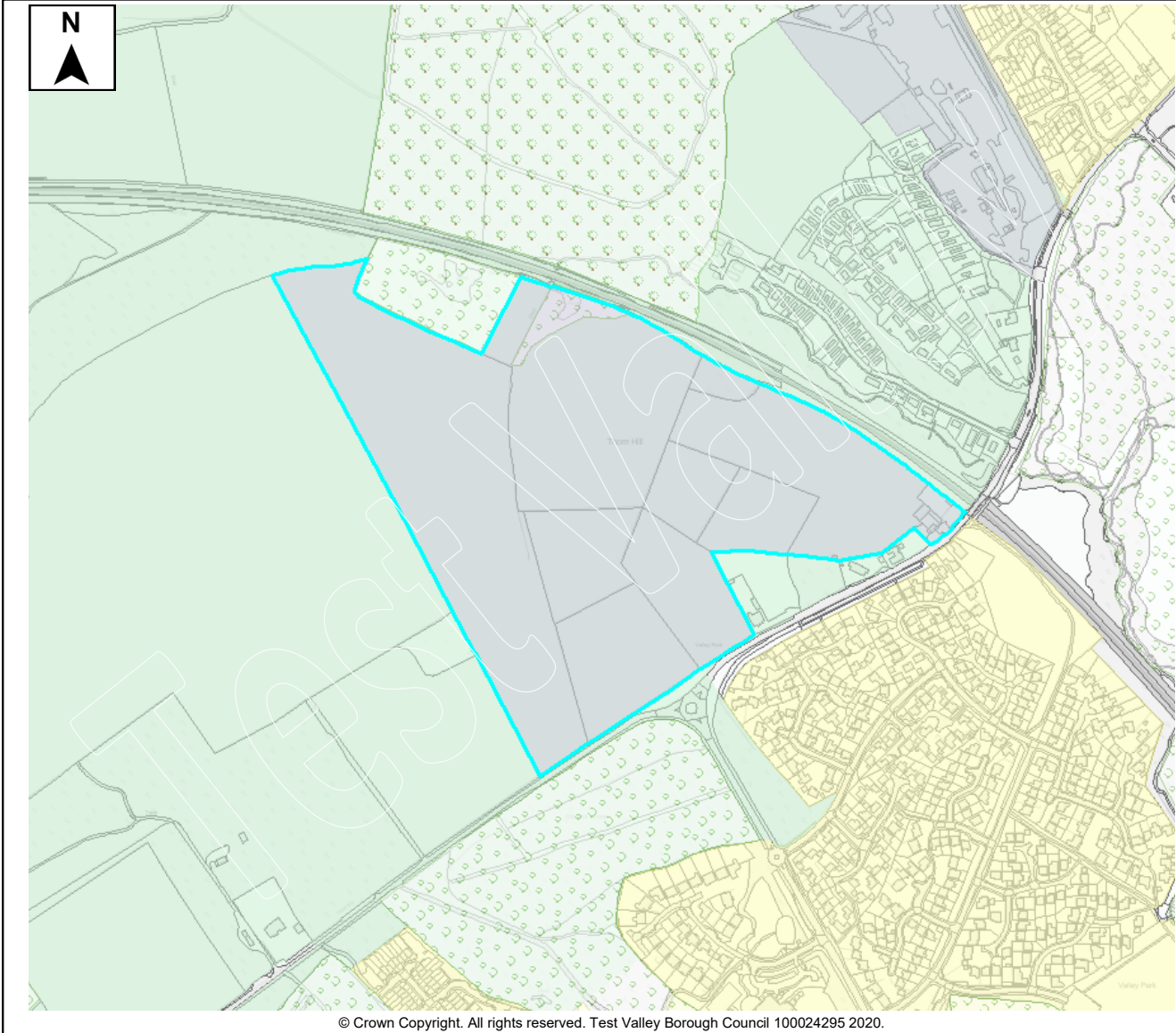
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the settlement of Stockbridge which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

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”





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Site Details

SHELAA Ref	169	Site Name	Land off Flexford Road			
		Settlement	Valley Park			
Parish/Ward	Valley Park			Site Area	11.55 Ha	Developable Area 8.08 Ha
Current Land Use	Horse paddocks and grazing			Character of Surrounding Area	Residential and agriculture	
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL Ha Greenfield Ha

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)	✓	SSSI		Land Ownership		New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants			
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	✓	280	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure	✓	280	Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	35
Year 4	35
Year 5	35
Years 6-10	175
Years 11-15	
Years 15+	
Total	280
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 Valley Park which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

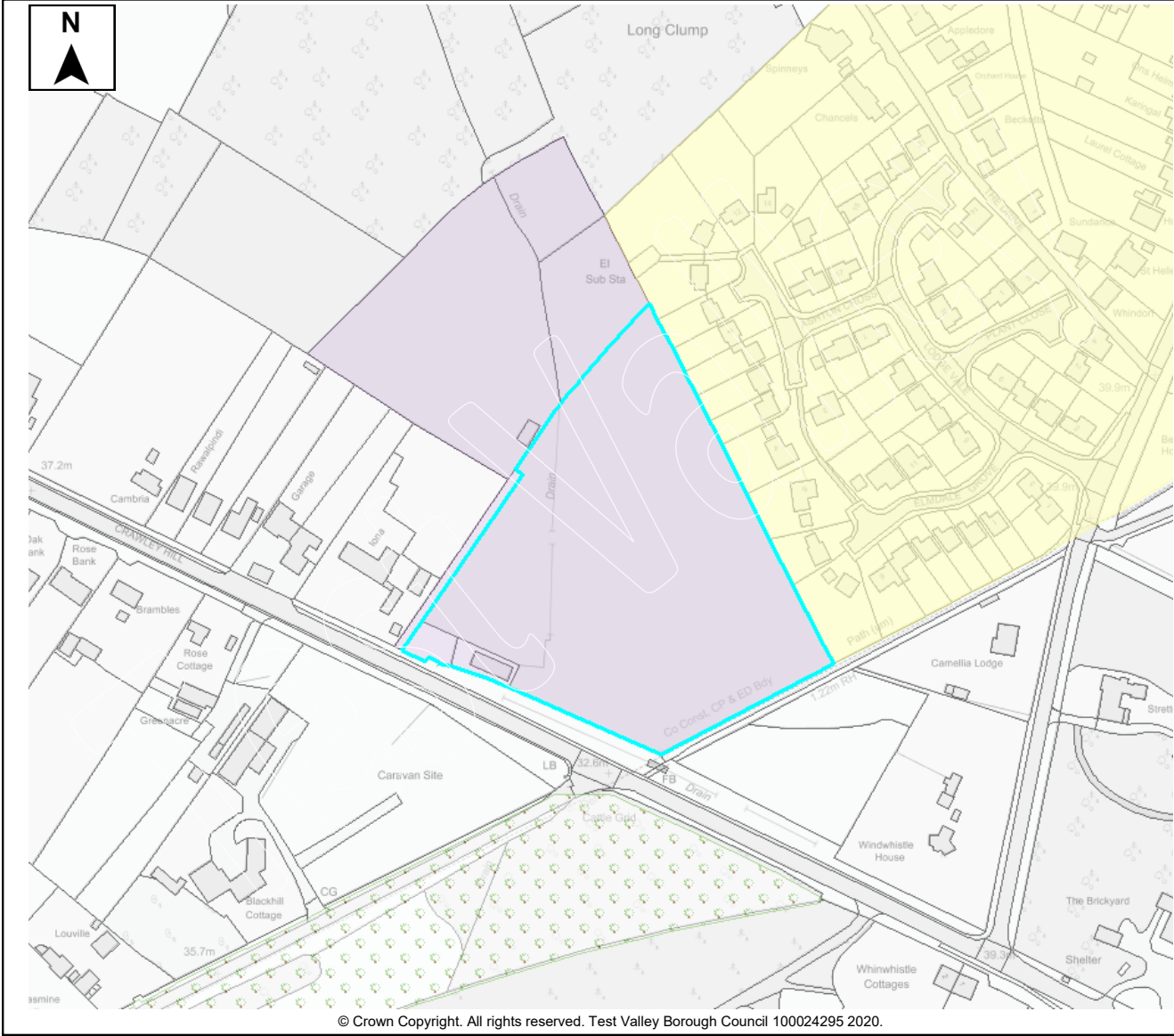
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

### Hbic Local Ecological Network

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Site Details										
SHELAA Ref	6	Site Name	The Field, Crawley Hill							
		Settlement	East Wellow							
Parish/Ward	Wellow				Site Area	1.86 Ha	Developable Area		1.86 Ha	
Current Land Use	Equestrian				Character of Surrounding					
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  Village Design Statement		
Conservation Area (E9)			SPA/SAC/Ramsar	✓	Covenants/Tenants					
Listed Building (E9)			AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

## Proposed Development

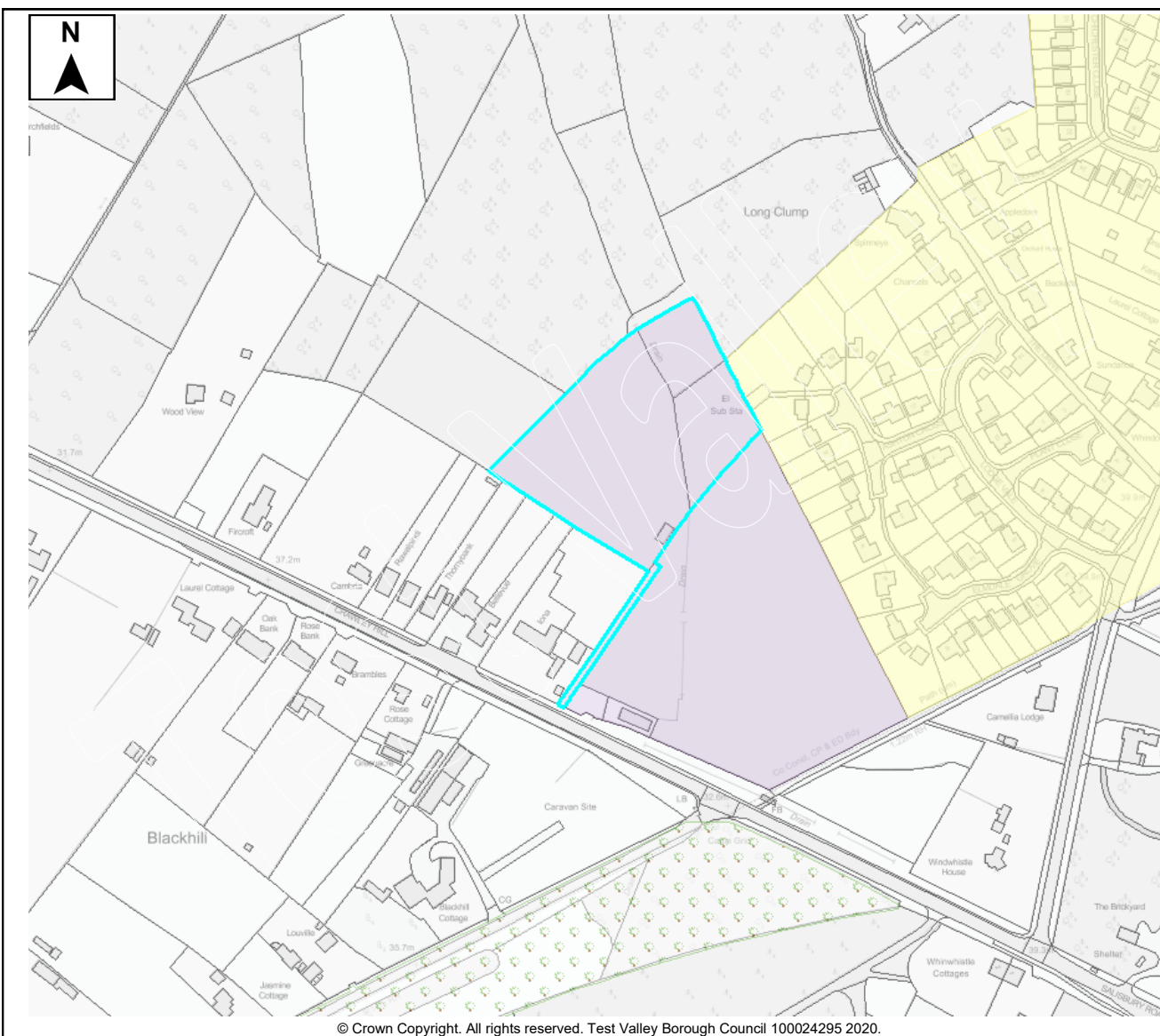
Availability		Residential	✓	40	Dwellings	Phasing if permitted (dwellings only)	
Promoted by land owner	✓	Employment			Floor Space (m²)	Year 1	
Site Available Immediately	✓	Retail			Floor Space (m²)	Year 2	40
Site Currently Unavailable		Leisure			Floor Space (m²)	Year 3	
Achievability/Developer Interest		Traveller Site			Pitches	Year 4	
Promoted by developer		Other				Year 5	
Developer interest	✓	Mixed Use Scheme				Years 6-10	
No developer interest		Residential			Dwellings	Years 11-15	
Deliverability		Employment			Floor Space (m²)	Years 15+	
Could commence in 5yrs		Retail			Floor Space (m²)	Total	40
Unlikely to commence in 5yrs	✓	Leisure			Floor Space (m²)	Not Known	
Possible self build plot provision		Other					
Yes		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.					
No	✓						

## Summary

The site is available and promoted for development by the land owner, with interest from a developer.	<b>Hbic Local Ecological Network</b> 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”.
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to 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.	







Site Details												
SHELAA Ref	37	Site Name	Land to rear of “Ione” and “Bellevue Garage”									
		Settlement	East Wellow									
Parish/Ward	Wellow				Site Area	1.13 Ha		Developable Area	1.13 Ha			
Current Land Use	Paddock				Character of Surrounding Area	Residential and agriculture						
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha			
Site Constraints												
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓				
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA Zone Village Design Statement						
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	✓	26	Dwellings
Employment			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	26
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

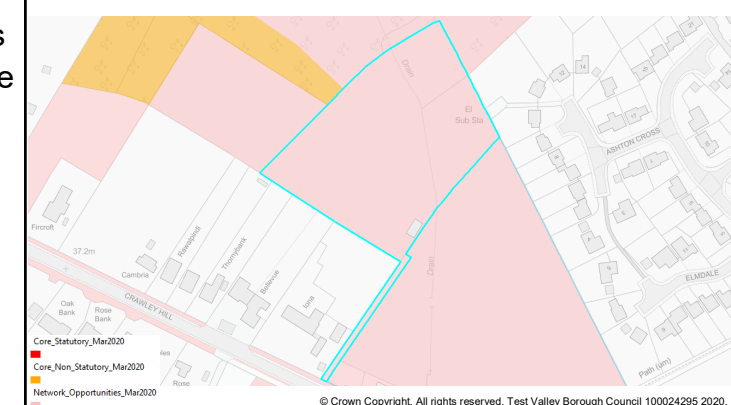
The site is available and promoted for development by the land owner, with interest from a developer.

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

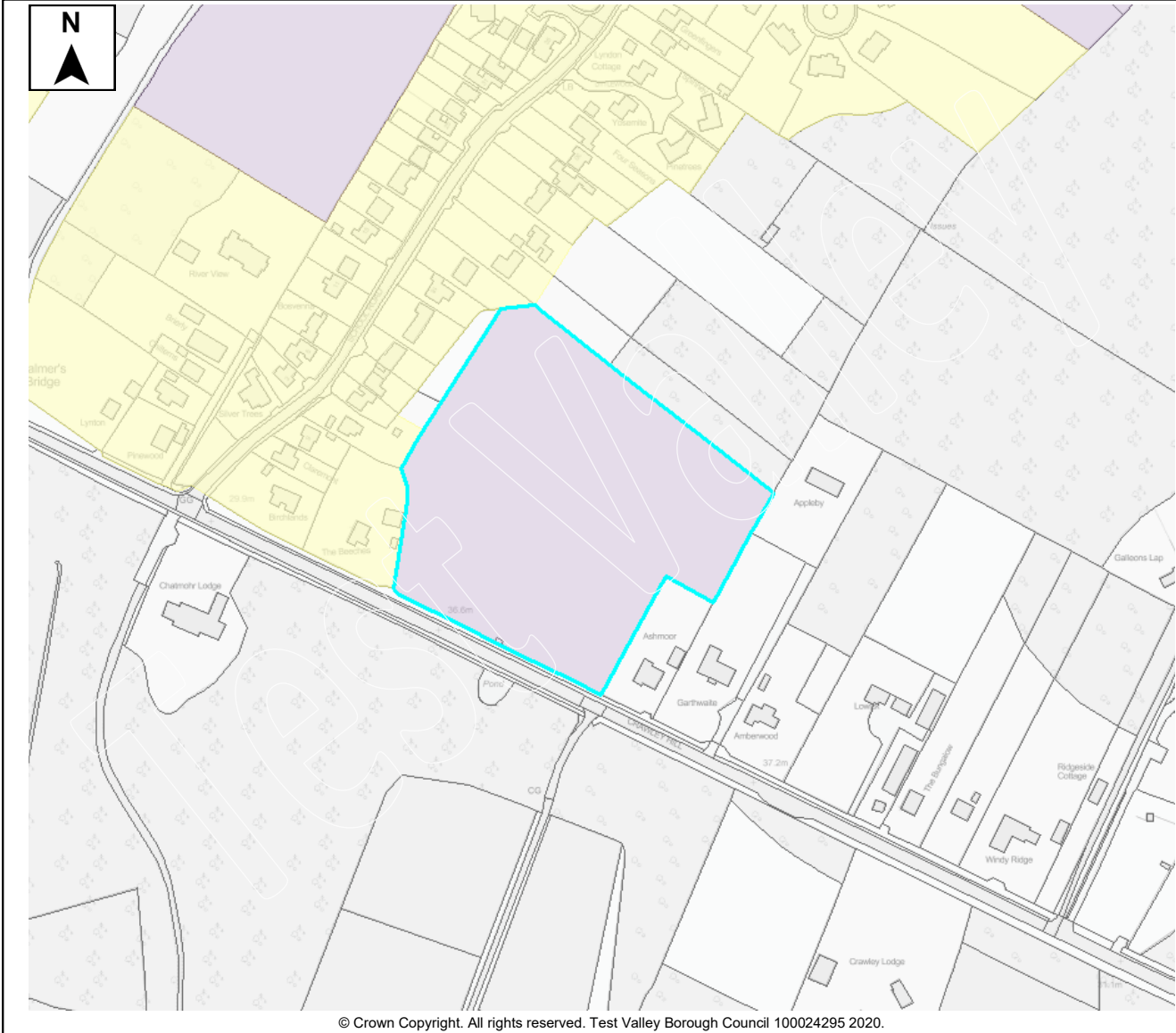
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

## 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 some Network Opportunity Areas containing "Woodland/ Scrub", "Neutral Grassland" or "Calcareous Grassland".







Site Details

SHELAA Ref	75	Site Name	Land east of School Road						
		Settlement	West Wellow						
Parish/Ward	Wellow			Site Area	2.4 Ha	Developable Area	2.4 Ha		
Current Land Use	Paddock			Character of Surrounding Area	Dwellings and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	✓	New Forest SPA Zone Village Design Statement	
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/Element	✓
No	

Residential	✓	35	Dwellings
Employment			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	10
Year 3	20
Year 4	5
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	35
Not Known	

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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 site is adjacent to the village of West Wellow which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

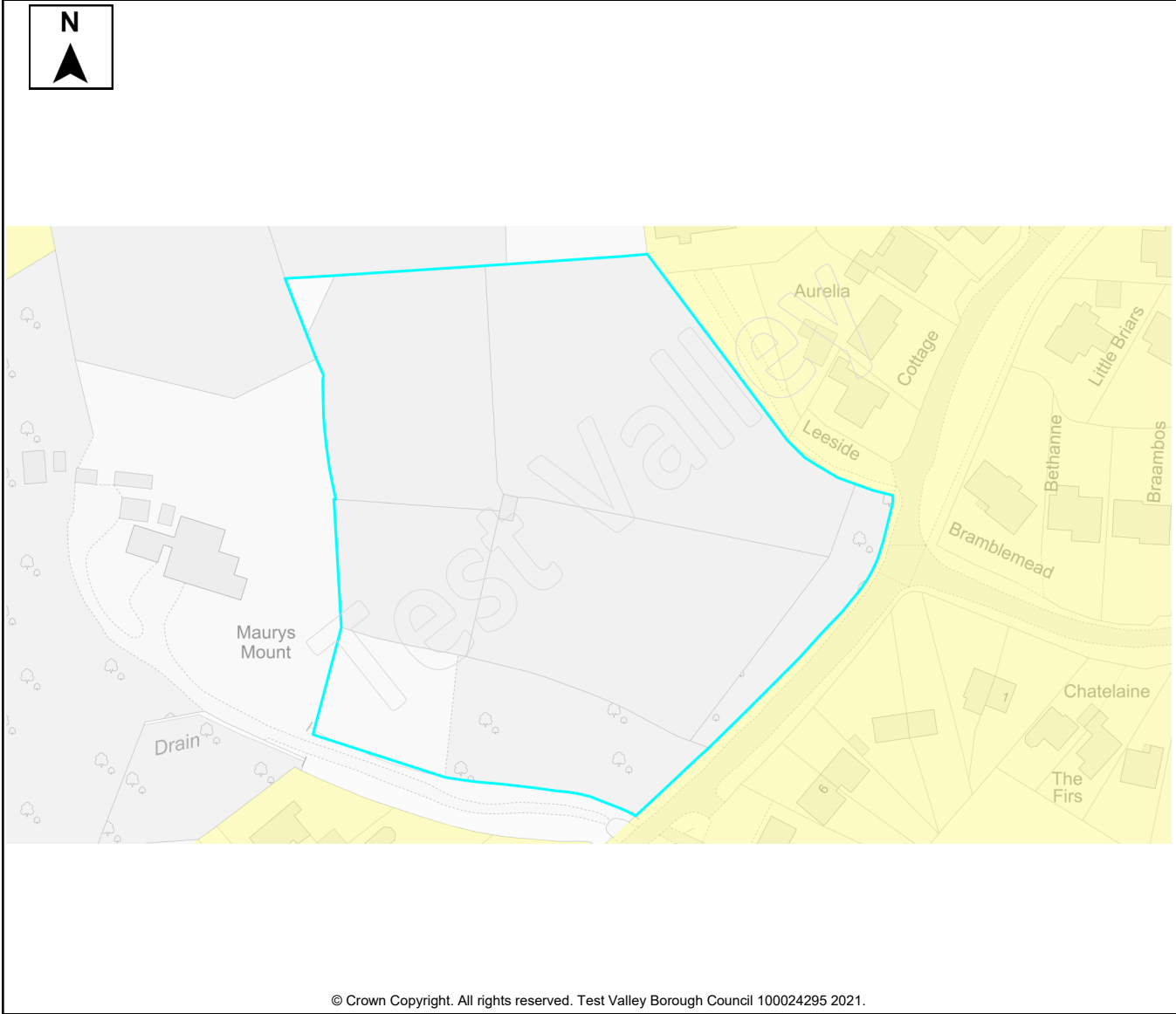
**Hbic Local Ecological Network**

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

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Network\_Opportunities\_Mar2020

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Site Details										
SHELAA Ref	134	Site Name	Land at Maurys Mount							
		Settlement	West Wellow							
Parish/Ward	Wellow				Site Area	1.4 Ha	Developable Area	1 Ha		
Current Land Use	Woodland and fields				Character of Surrounding Area	Residential 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  Mottisfont Bats SSSI/SAC Foraging Buffer  Village Design Statement		
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	✓	26	Dwellings
Employment			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	26
Years 6-10	
Years 11-15	
Years 15+	
Total	26
Not Known	

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

Summary

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

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

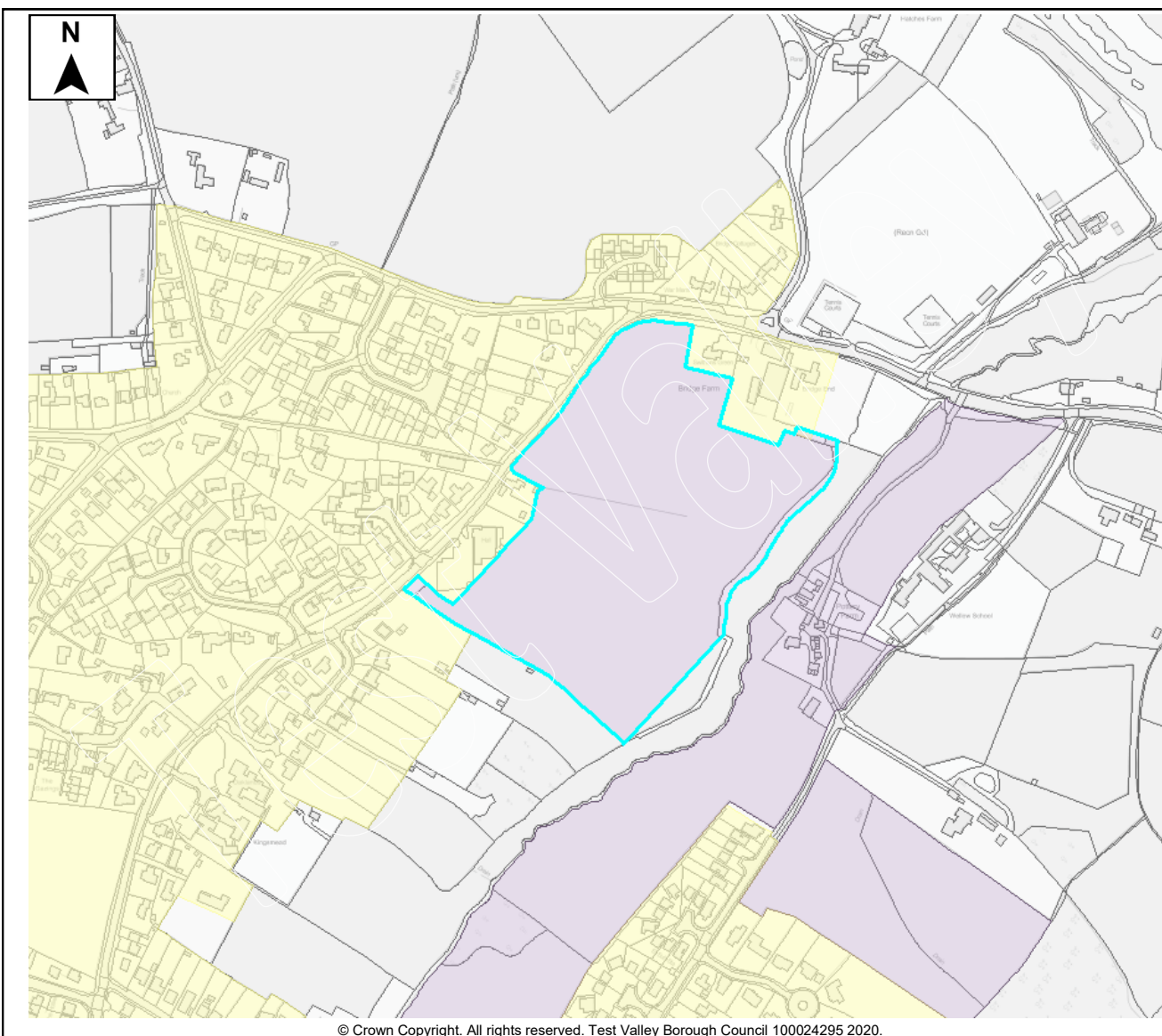
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site 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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Network\_Opportunities\_Mar2020

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Site Details							
SHELAA Ref	171	Site Name	Land south of Romsey Road				
		Settlement	West Wellow				
Parish/Ward	Wellow			Site Area	5.82 Ha	Developable Area	3.83 Ha
Current Land Use	Agricultural			Character of Surrounding Area	Residential and agriculture		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha
						Greenfield	Ha

Site Constraints							
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI	✓	Land Ownership		New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Mottisfont Bats SSSI/SAC Foraging Buffer	
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips		Village Design Statement	
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		Residential		Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	✓	115	Year 1	
Site Available Immediately	✓	Employment		Year 2	
Site Currently Unavailable		Retail		Year 3	35
		Leisure		Year 4	35
		Traveller Site		Year 5	35
		Other		Years 6-10	10
Achievability/Developer Interest		Mixed Use Scheme		Years 11-15	
Promoted by developer	✓	Residential		Years 15+	
Developer interest	✓	Employment		Total	115
No developer interest		Retail		Not Known	
Deliverability		Leisure			
Could commence in 5yrs	✓	Other			
Unlikely to commence in 5yrs					
Possible self build plot provision					
Yes					
No	✓				
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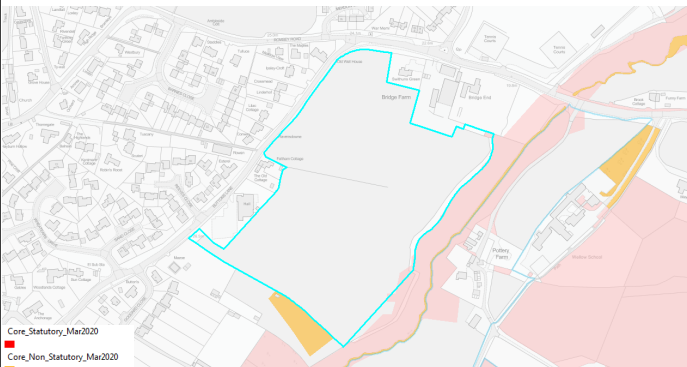
The site is available and promoted for development by the land owner, who is also the potential developer.

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

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

### Hbic Local Ecological Network

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

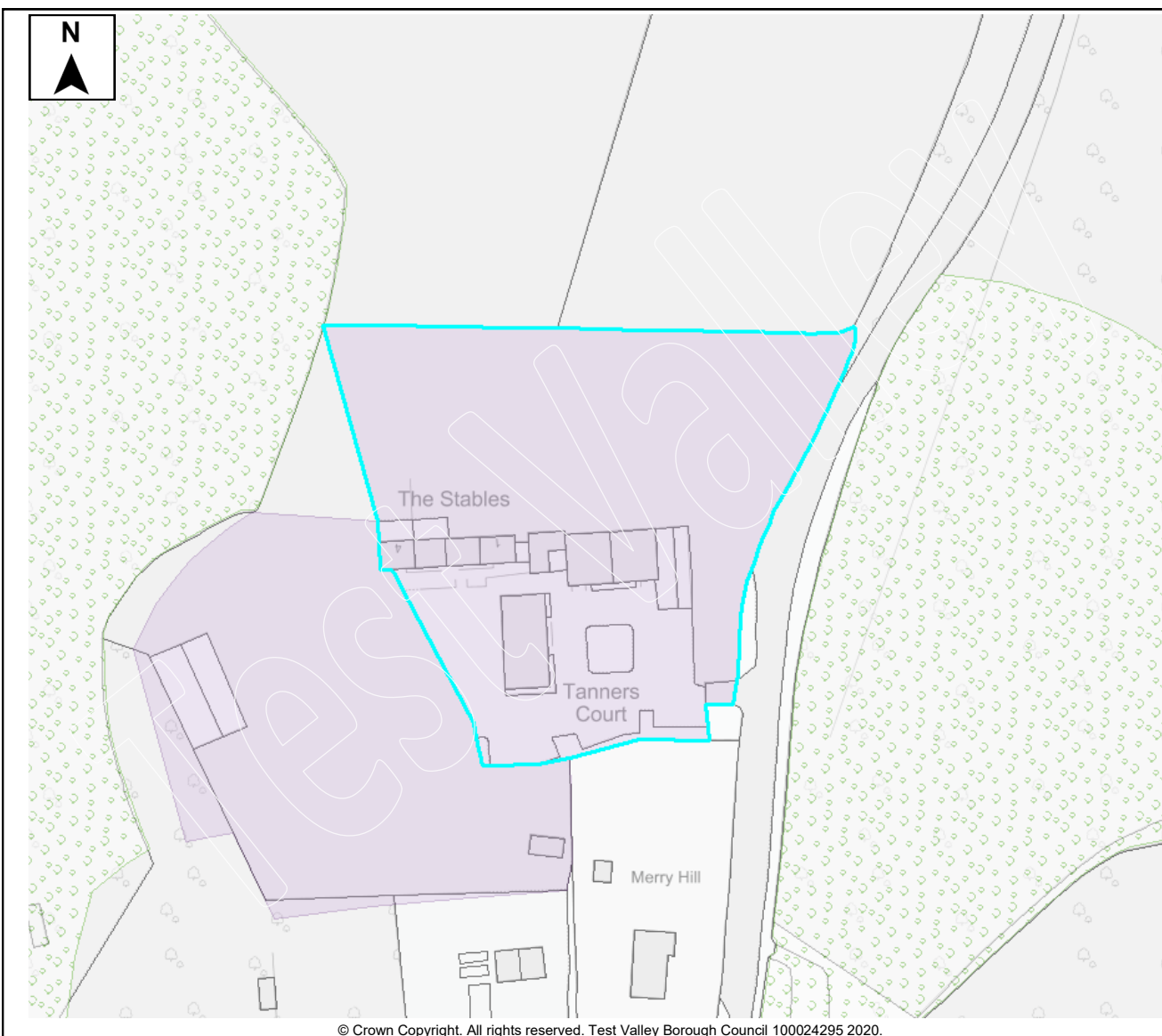


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Site Details							
SHELAA Ref	178	Site Name	Tanners Court				
		Settlement	Shootash				
Parish/Ward	Wellow			Site Area	1.15 Ha	Developable Area	1.15 Ha
Current Land Use	Industrial Units			Character of Surrounding Area	Dwellings and countryside		
Brownfield/PDL	✓	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

## Summary

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	✓	20	Dwellings
Employment			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	10
Year 4	10
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	20
Not Known	

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

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Site Details											
SHELAA Ref	228	Site Name	Land at Warner's Farm								
		Settlement	East Wellow								
Parish/Ward	Wellow				Site Area	5 Ha		Developable Area	5 Ha		
Current Land Use	Agriculture				Character of Surrounding Area	Dwellings and agriculture					
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha		
Site Constraints											
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities		✓	Other (details below)		✓	
Local Gap (E3)			SSSI	✓	Land Ownership			New Forest SPA Zone  Mottisfont Bats SSSI/SAC Foraging Buffer  Flood Alert Areas  Flood Warning Areas			
Conservation Area (E9)			SPA/SAC/Ramsar	✓	Covenants/Tenants						
Listed Building (E9)		✓	AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)			TPO		Pollution (E8)						
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding		✓				

## Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	50	Dwellings
Employment	✓	TBC	Floor Space (m²)
Retail			Floor Space (m²)
Leisure	✓	TBC	Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	50
Not Known	✓

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

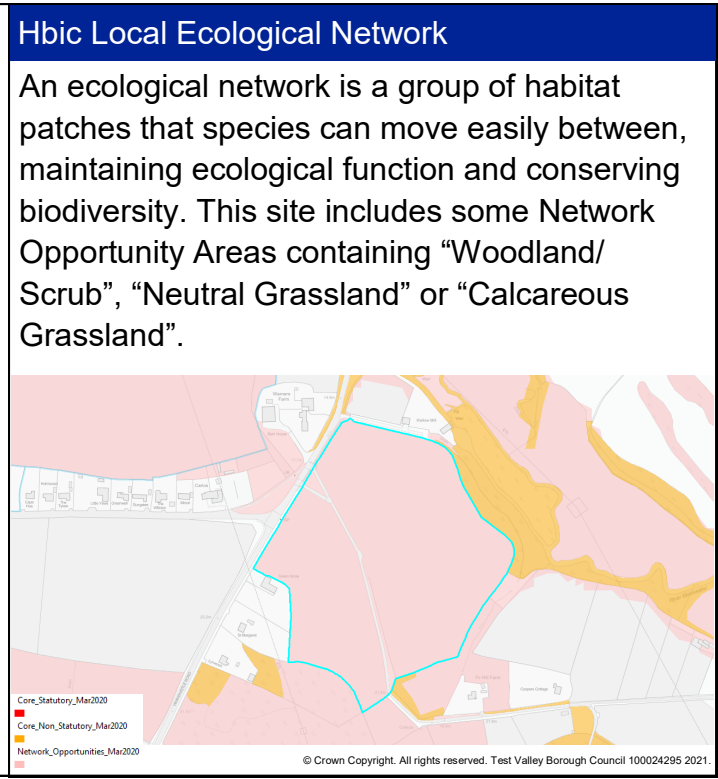
## Summary

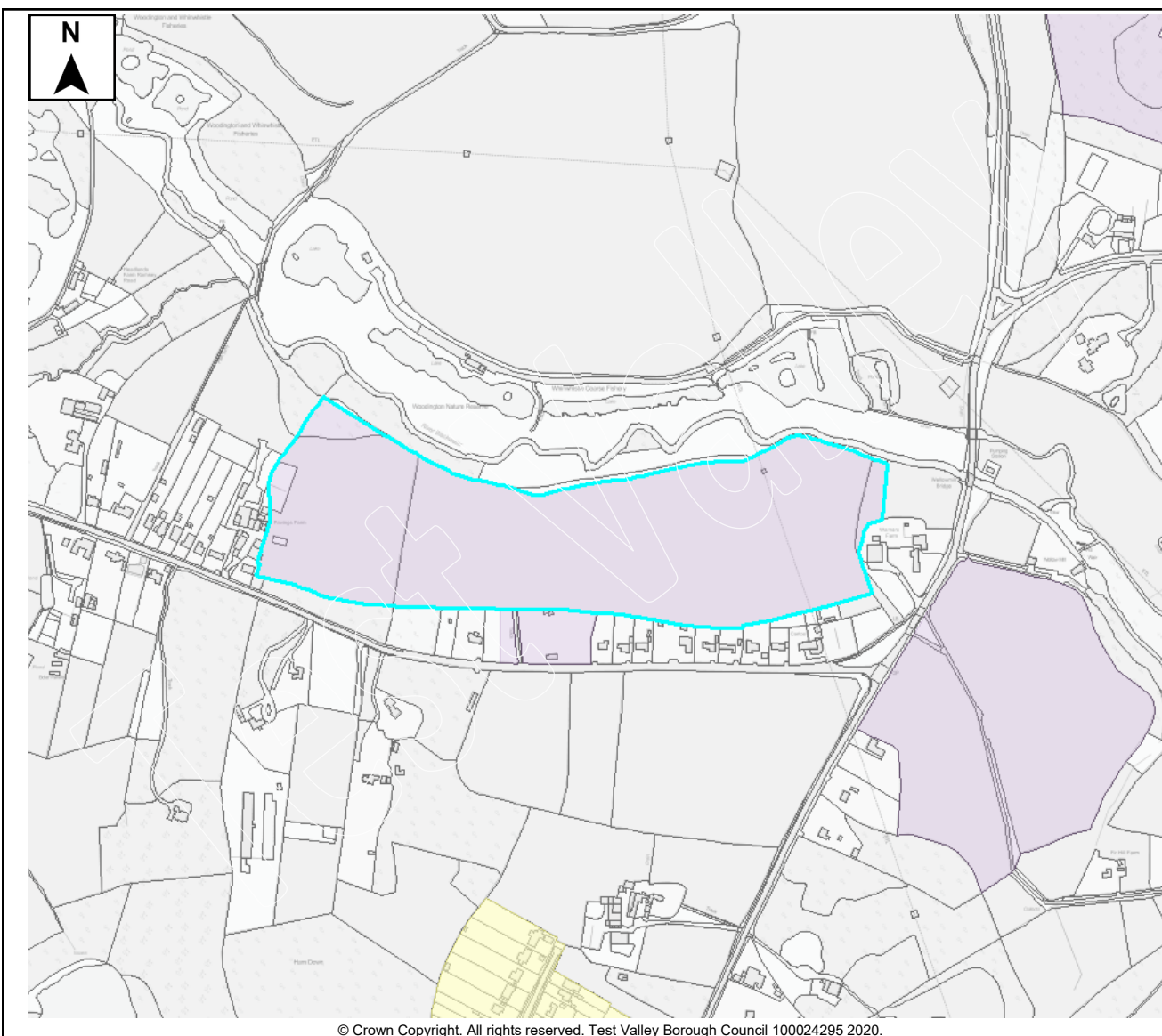
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

The number of dwellings proposed is a Council estimate calculated at 10 dwellings per hectare.





## Site Details

SHELAA Ref	229	Site Name	Land west of Whinwhistle Road						
		Settlement	East Wellow						
Parish/Ward	Romsey Extra				Site Area	8 Ha	Developable Area	7.8 Ha	
Current Land Use	Agriculture				Character of Surrounding Area	Dwellings and agriculture			
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)		SSSI	✓	Land Ownership		New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Mottisfont Bats SSSI/SAC Foraging Buffer	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Flood Alert Areas	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Flood Warning Areas	
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	✓	78	Dwellings
Employment	✓	Tbc	Floor Space (m²)
Retail			Floor Space (m²)
Leisure	✓	Tbc	Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	78
Not Known	✓

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## Summary

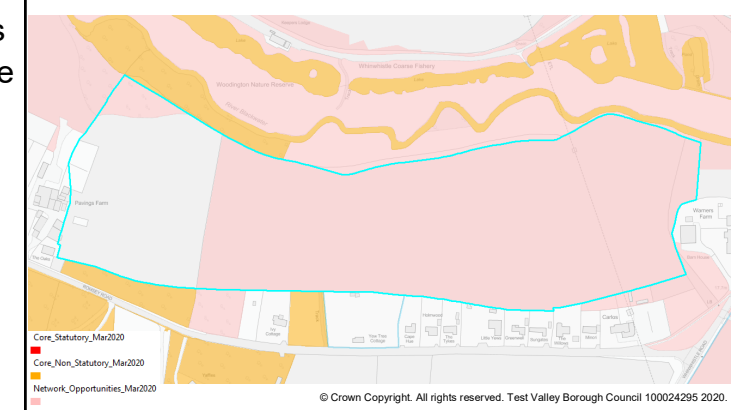
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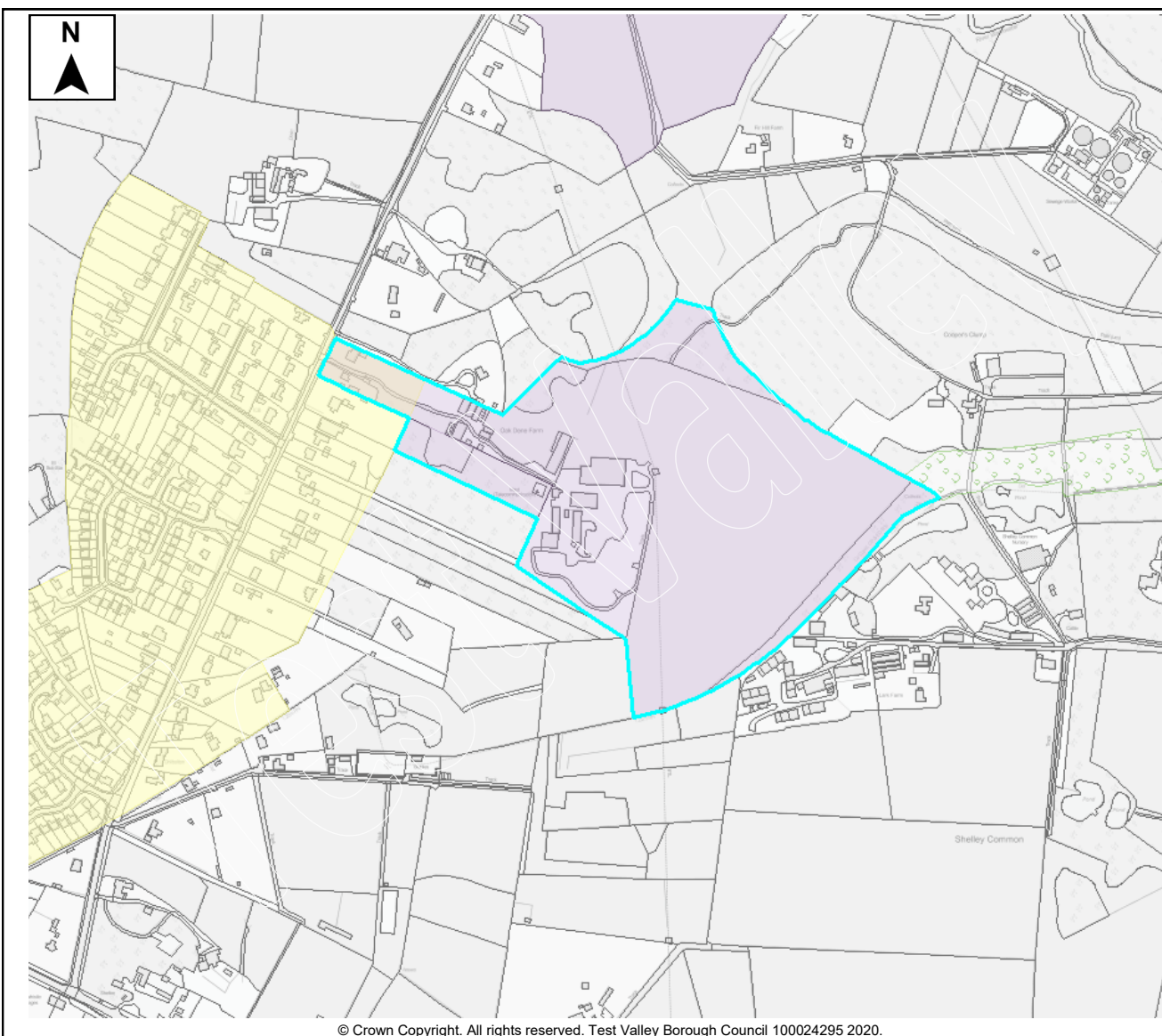
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

### Hbic Local Ecological Network

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Site Details											
SHELAA Ref	230	Site Name	Oakdene Farm								
		Settlement	East Wellow								
Parish/Ward	Wellow				Site Area	9 Ha		Developable Area	8.5 Ha		
Current Land Use	Agriculture				Character of Surrounding Area	Dwellings and agriculture					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	3.75 Ha	Greenfield	5.25 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							
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	✓	85	Dwellings
Employment			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	85
Not Known	✓

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Summary

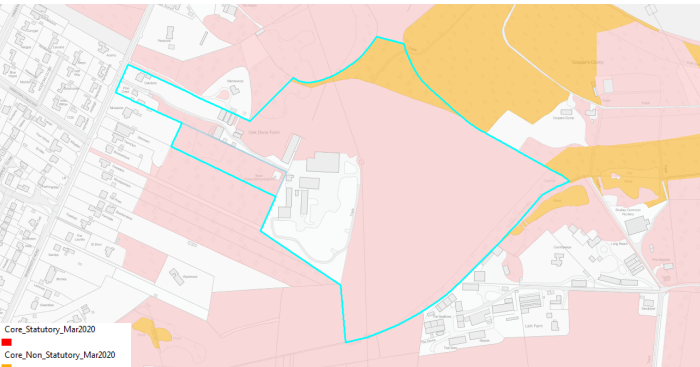
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Hbic Local Ecological Network

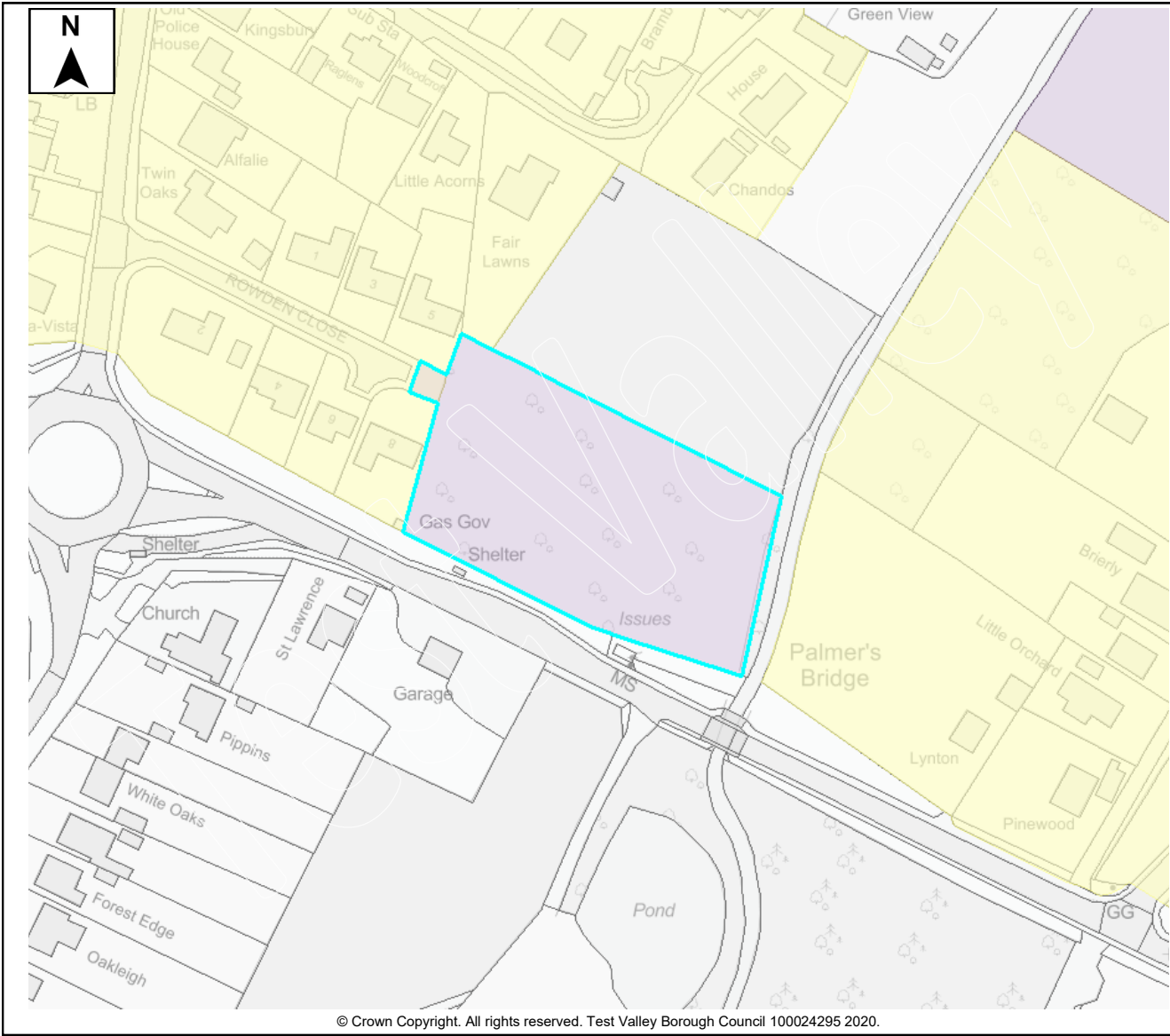
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## Site Details

SHELAA Ref	261	Site Name	Land adj. to Rowden Close			
		Settlement	West Wellow			
Parish/Ward	Wellow		Site Area	0.5 Ha	Developable Area	0.4 Ha
Current Land Use	Paddock		Character of Surrounding Area	Dwellings and agriculture		
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield
						Ha

## Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		Village Design Statement	
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/Element	✓
No	

Residential	✓	9	Dwellings
Employment			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	9
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	9
Not Known	

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## Summary

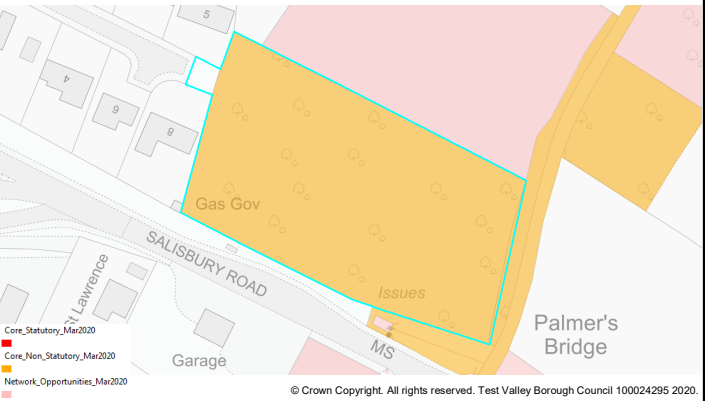
The site is available and promoted for development by the land owner, with interest from a developer.

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

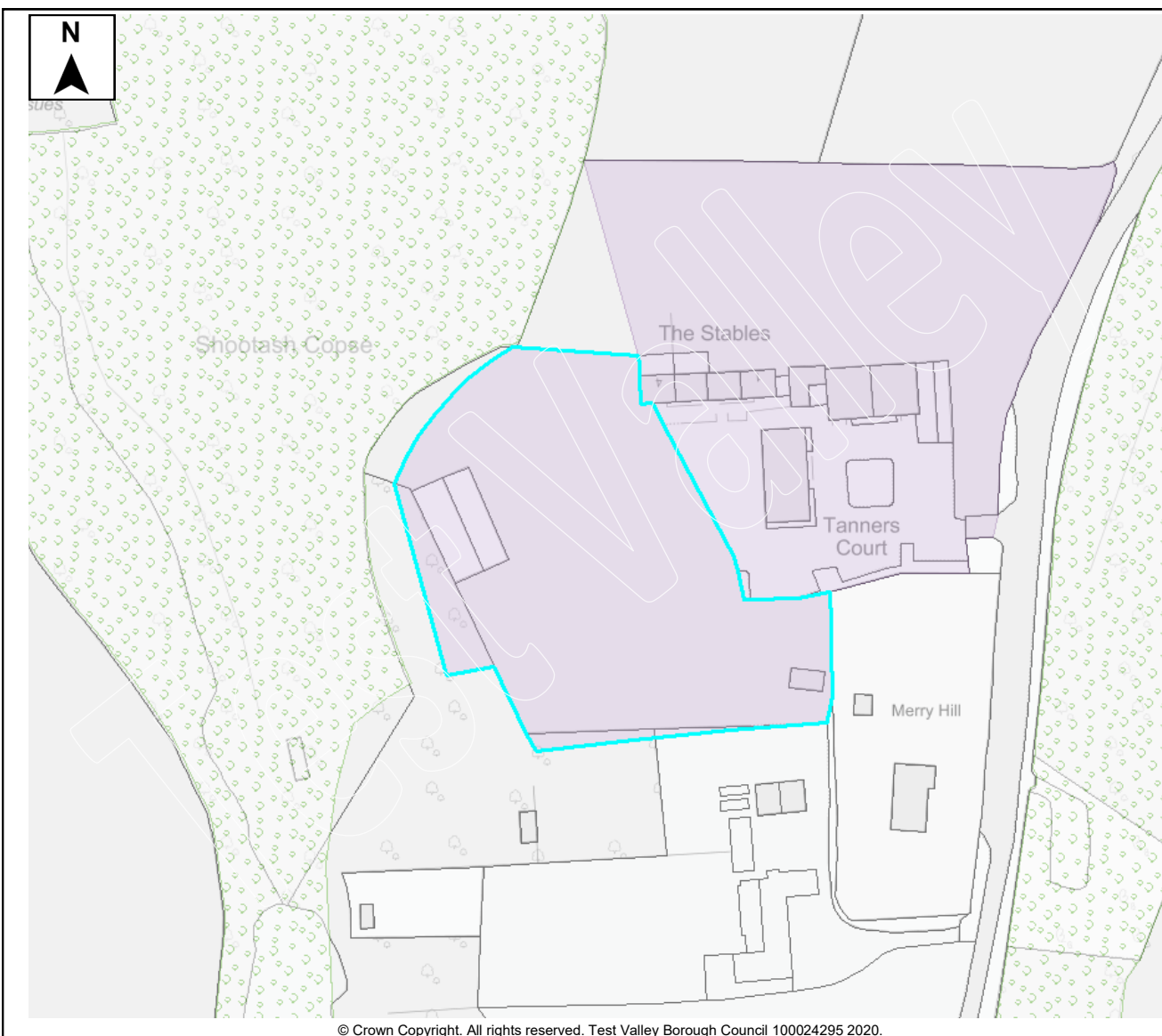
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Site Details										
SHELAA Ref	294	Site Name	Land at Merryhill Farm							
		Settlement	East Wellow							
Parish/Ward	Wellow				Site Area	2.6 Ha		Developable Area	0.8 Ha	
Current Land Use	Agricultural				Character of Surrounding	Commercial and dwellings				
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  Mottisfont Bats SSSI/SAC Foraging Buffer				
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land						
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓					

## Proposed Development

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

Residential	✓	5	Dwellings
Employment			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	5
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	5
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

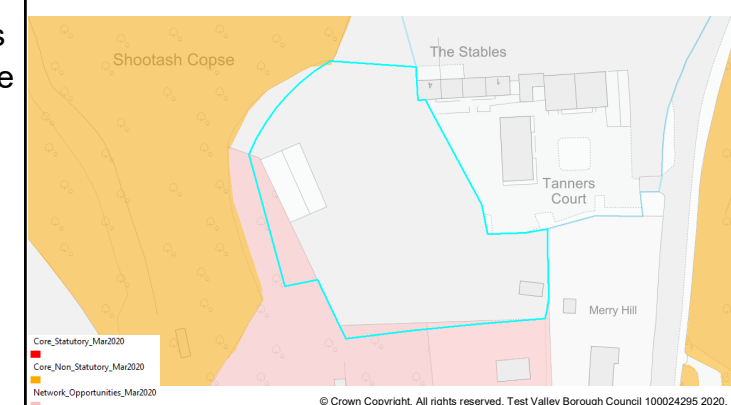
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

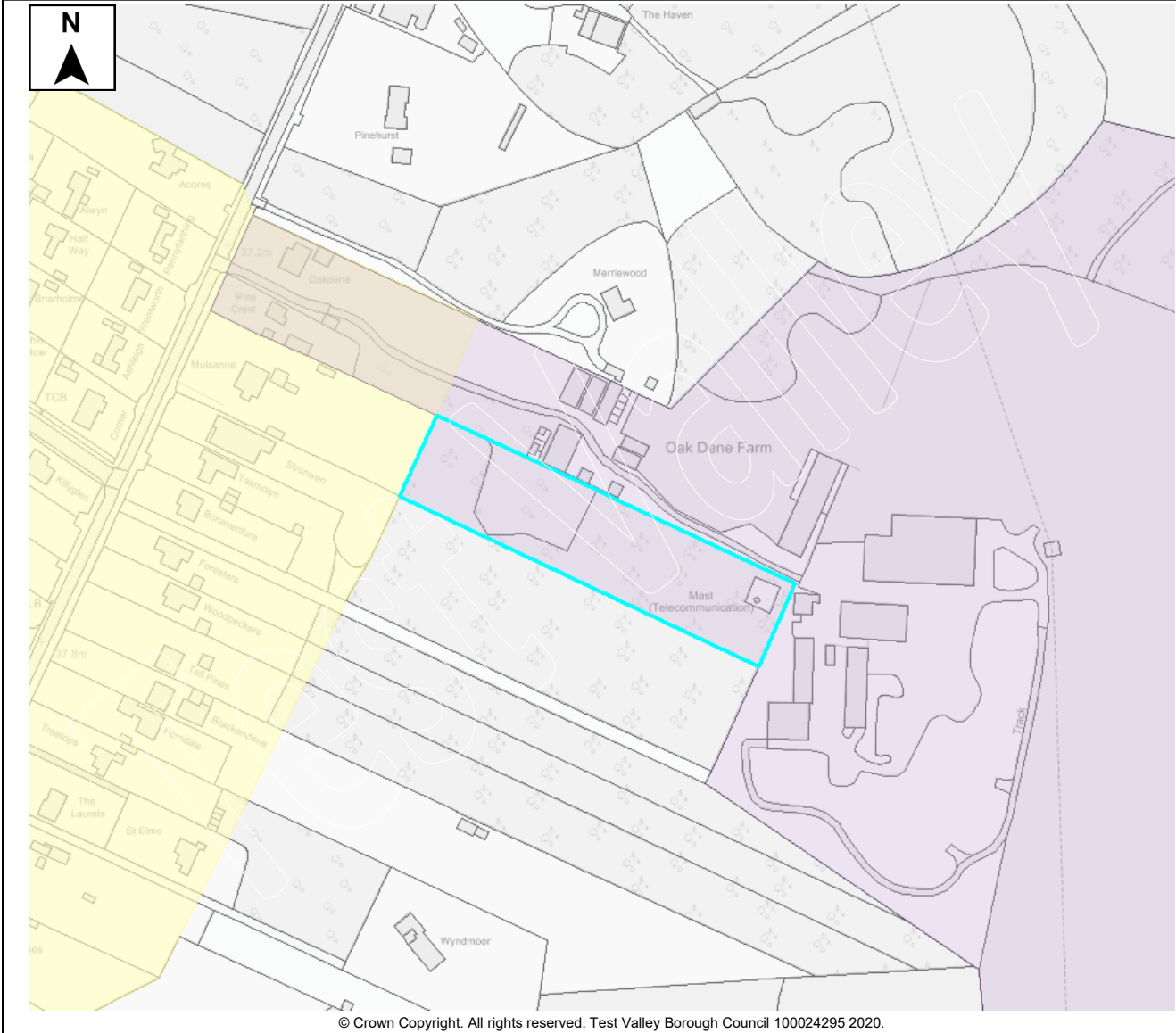
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

## 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 some Network Opportunity Areas containing "Woodland/Scrub", "Neutral Grassland" or "Calcareous Grassland".







## Site Details

SHELAA Ref	350	Site Name	Land Adjacent to Oakdene Farm						
		Settlement	East Wellow						
Parish/Ward	Wellow			Site Area	0.8 Ha		Developable Area	0.65 Ha	
Current Land Use	Telecommunications infrastructure and tree plantation			Character of Surrounding	Mixed use commercial and residential				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.06 Ha	Greenfield	0.74 Ha

## Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		Village Design Statement	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
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

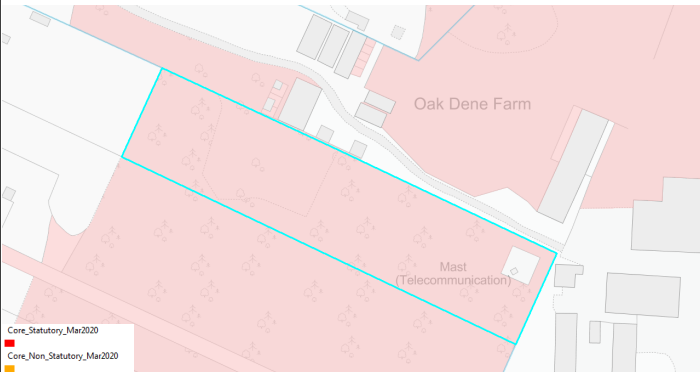
Availability	
Promoted by land owner	✓
Site Available Immediately	✓
Site Currently Unavailable	
Achievability/Developer Interest	
Promoted by developer	
Developer interest	✓
No developer interest	
Deliverability	
Could commence in 5yrs	✓
Unlikely to commence in 5yrs	
Possible self build plot provision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

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	6	Dwellings
Employment	✓	1500	Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

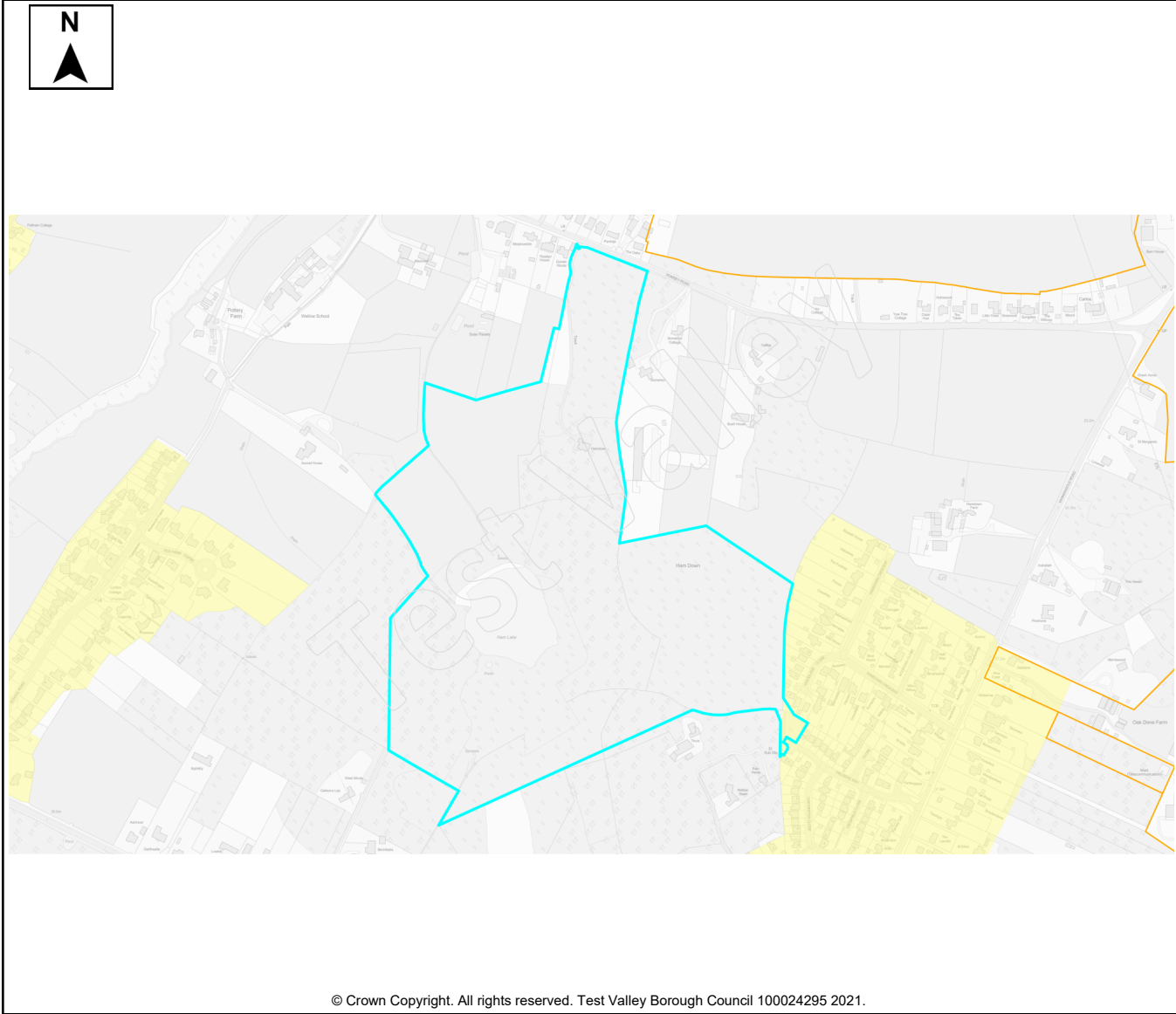
Phasing if permitted (Dwellings only)	
Year 1	
Year 2	6
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	6
Not Known	

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

<p>The site is available and promoted for development by the land owner, with interest from a developer.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent p the village of East Wellow 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>	<h3>Hbic Local Ecological Network</h3> <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>  <p>Core Statutory_Mar2020</p> <p>Core Non Statutory_Mar2020</p> <p>Network Opportunities_Mar2020</p> <p>© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2020.</p>
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Site Details									
SHELAA Ref	367	Site Name	Land at Hamdown House						
		Settlement	East Wellow						
Parish/Ward	Wellow					Site Area	37.7 Ha	Developable Area	32 Ha
Current Land Use	Residential garden land, paddocks and woodland					Character of Surrounding Area	Residential, agricultural and woodland		
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.5 Ha	Greenfield	37.2 Ha
Site Constraints									
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities		Other (details below)		
Local Gap (E3)			SSSI		Land Ownership		New Forest SPA		
Conservation Area (E9)			SPA/SAC/Ramsar		✓	Covenants/Tenants		Mottisfont Bats SSSI/SAC Foraging Buffer	
Listed Building (E9)			AONB (E2)			Access/Ransom Strips		Village Design Statement	
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			Floor Space (m²)
Retail			Floor Space (m²)
Leisure	✓	TBC	Floor Space (m²)
Other	✓	140 (Extra Care C2)	

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.

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	140
Years 11-15	
Years 15+	
Total	
Not Known	

## Summary

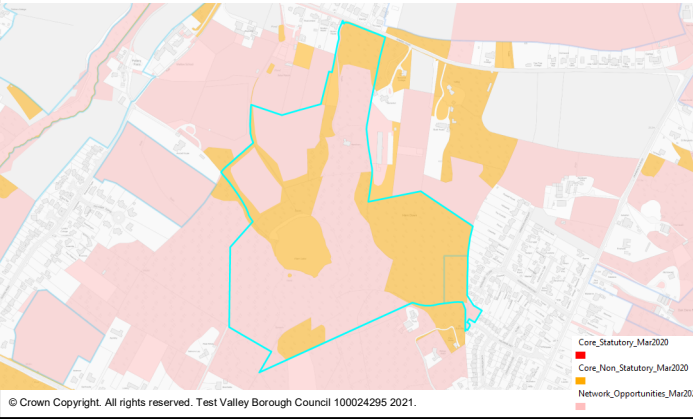
The site is available and promoted for development by the land owner, with interest from a developer.

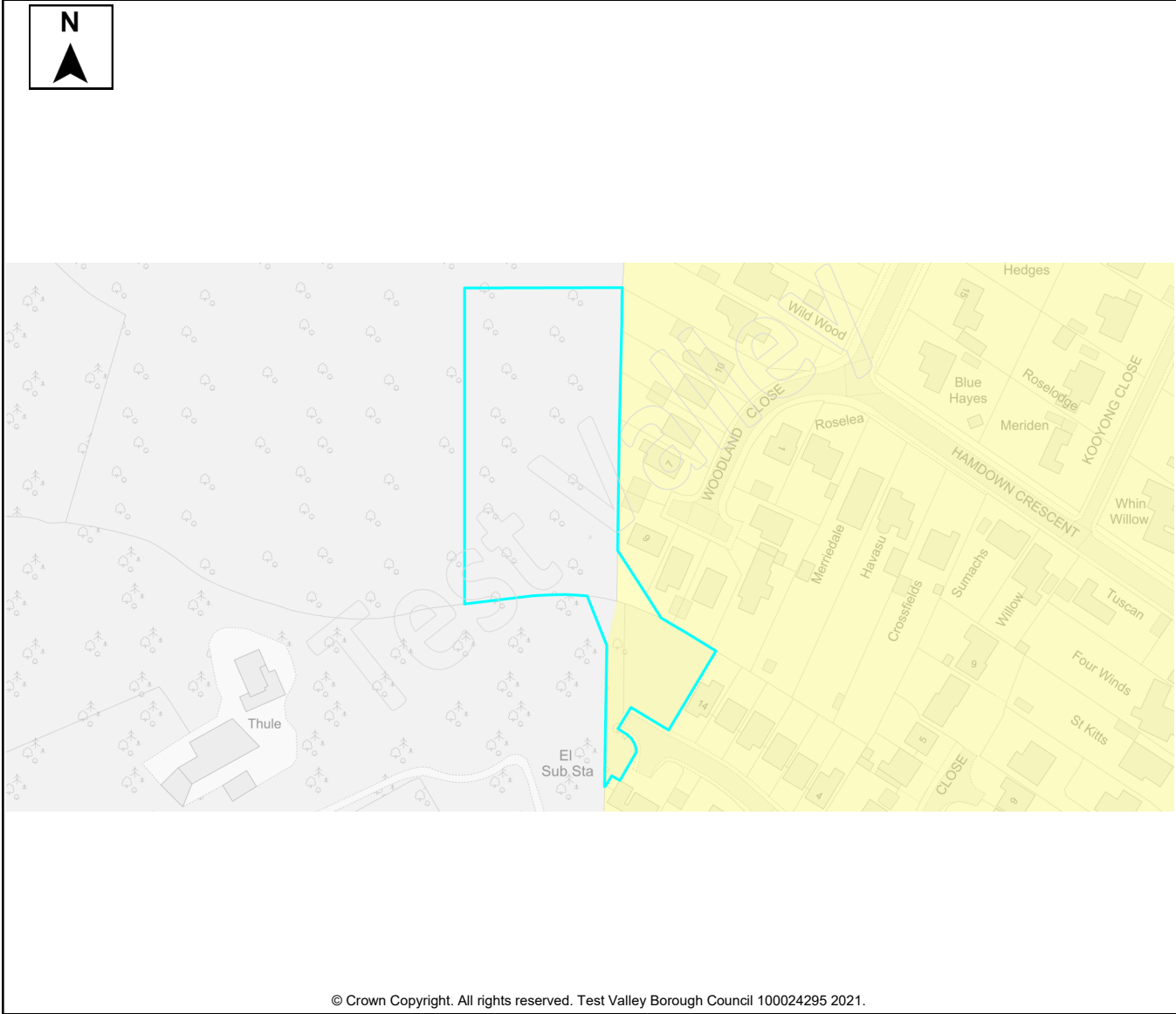
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy.

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.





Site Details										
SHELAA Ref	368	Site Name	Land at Fielders Way							
		Settlement	East Wellow							
Parish/Ward	Wellow				Site Area	1 Ha		Developable Area	1 Ha	
Current Land Use	Residential garden land and paddocks				Character of Surrounding Area	Residential, agricultural and woodland				
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  Mottisfont Bats SSSI/SAC Foraging Buffer  Village Design Statement		
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	✓	20	Dwellings
Employment			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			

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Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	10
Year 5	10
Years 6-10	
Years 11-15	
Years 15+	
Total	20
Not Known	

## Summary

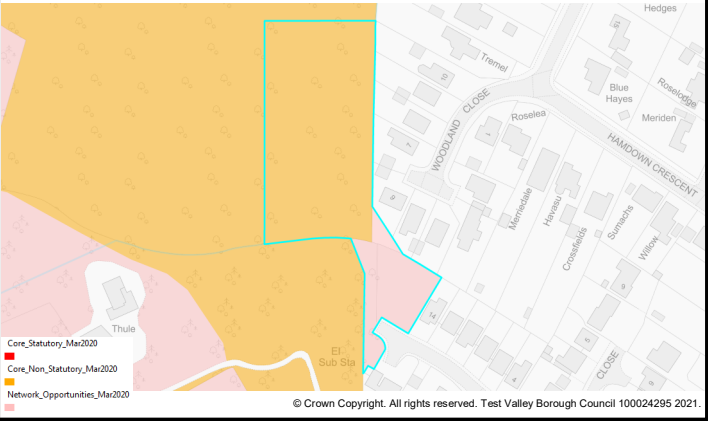
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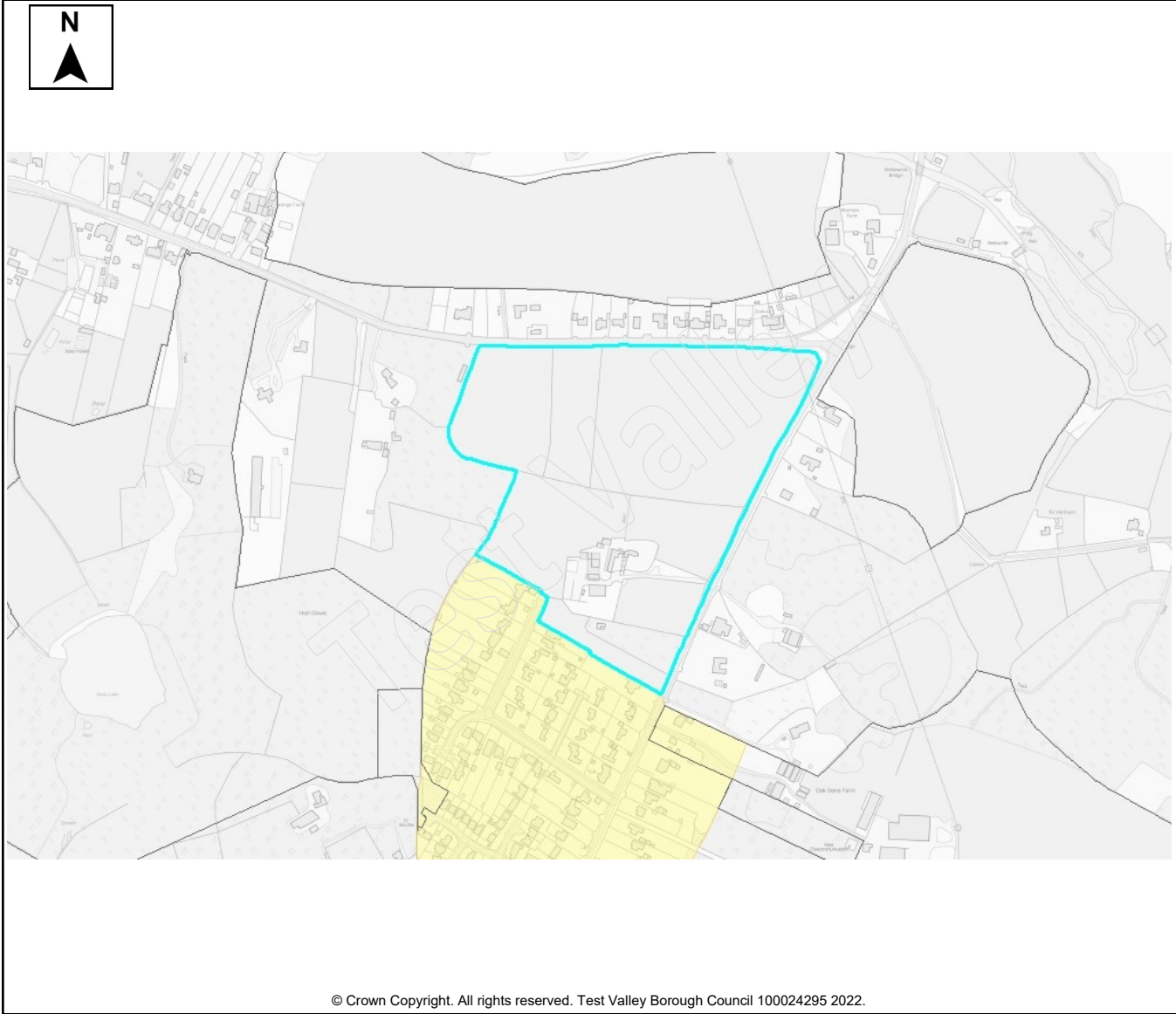
### Hbic Local Ecological Network

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	434	Site Name	Hamworth Farm							
		Settlement	East Wellow							
Parish/Ward	Wellow				Site Area	10.6Ha	Developable Area	10.6Ha		
Current Land Use	Agricultural and residential				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)	✓			
Local Gap (E3)		SSSI	✓	Land Ownership		New Forest SPA Zone Mottisfont Bats SSSI/SAC Foraging Buffer Village Design Statement				
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	✓	250	Dwellings
Employment			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	25
Year 4	50
Year 5	50
Years 6-10	125
Years 11-15	
Years 15+	
Total	250
Not Known	

## Summary

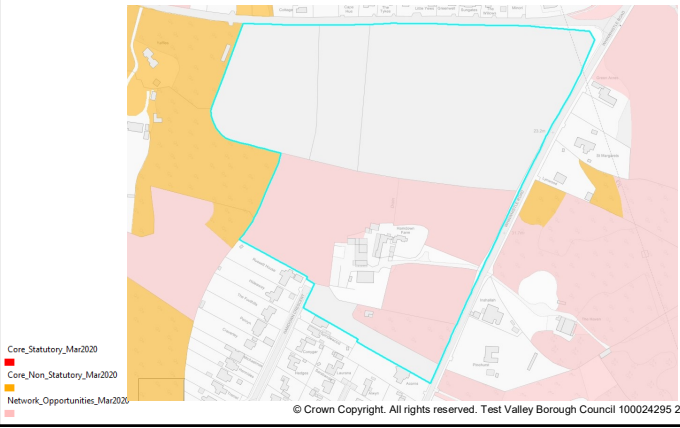
The site is available and promoted for development by the land owner, currently there is no interest from a developer.

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

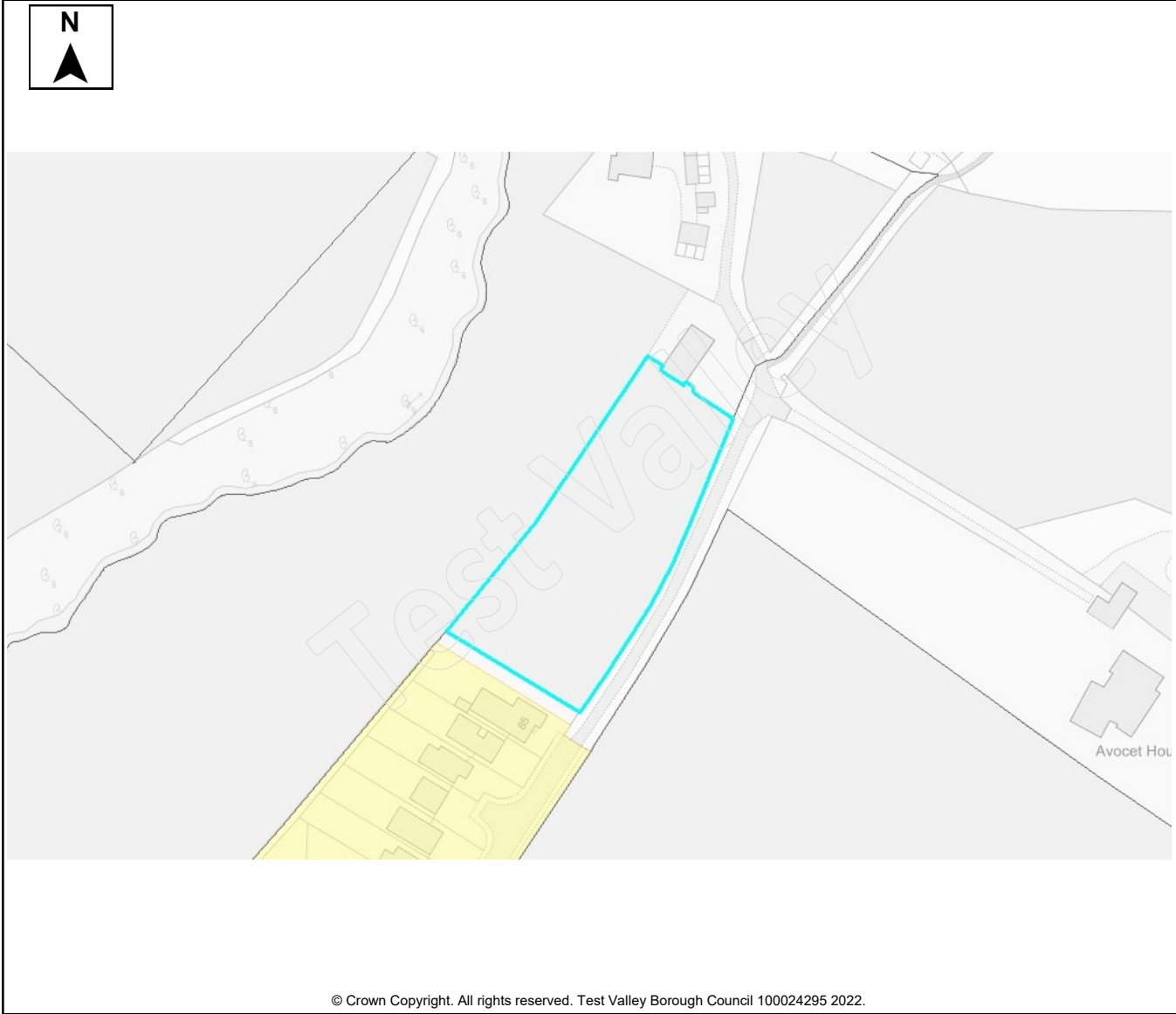
## Hbic Local Ecological Network

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



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Site Details					
SHELAA Ref	442	Site Name	Pottery Farm		
		Settlement	West Wellow		
Parish/Ward	Wellow		Site Area	0.405Ha	Developable Area 0.405Ha
Current Land Use	Grazing		Character of Surrounding Area	Agricultural and residential	
Brownfield/PDL		Greenfield	✓	Combined	
				Brownfield/PDL	
				Greenfield	

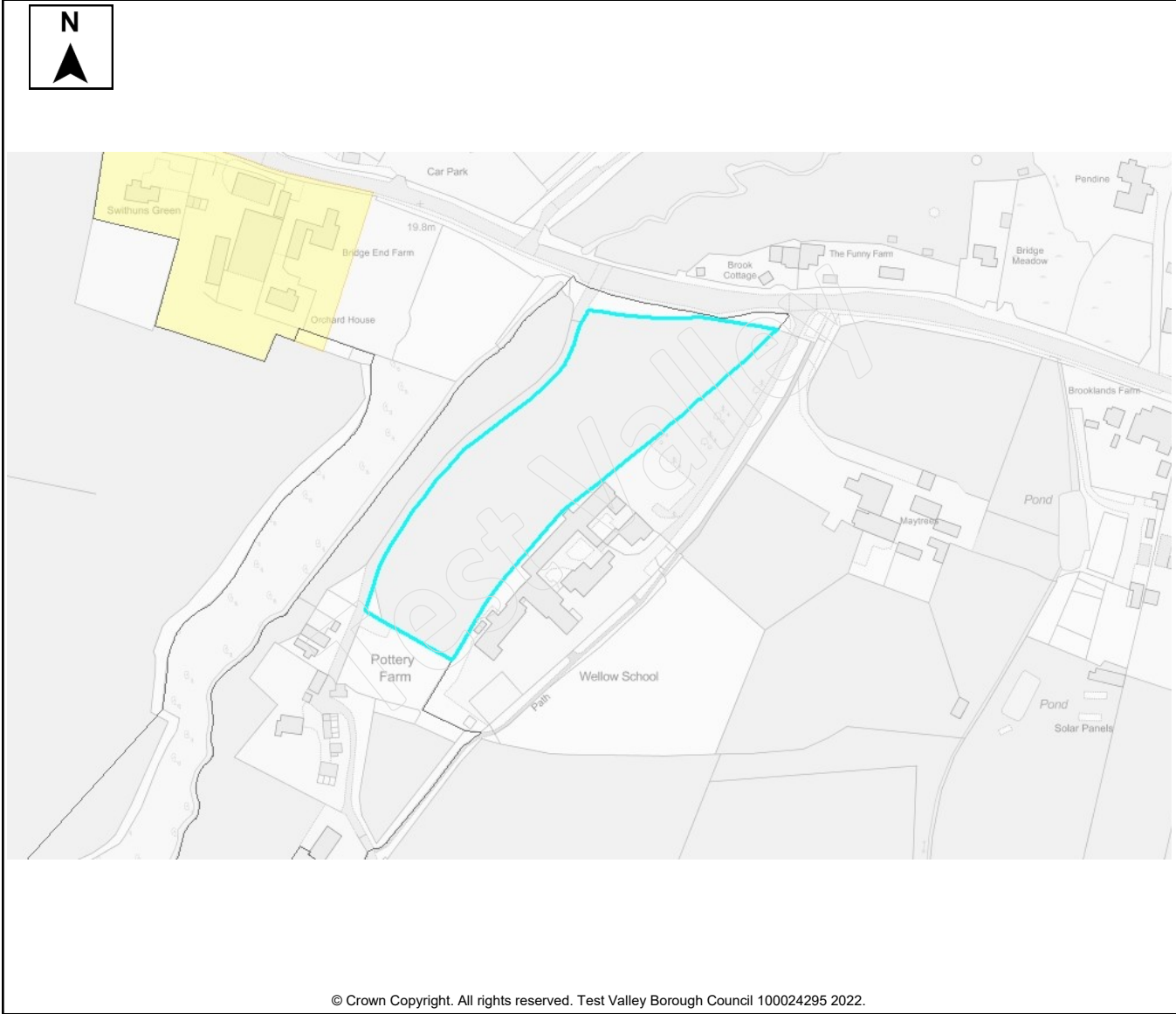
Site Constraints					
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓
Local Gap (E3)		SSSI		Land Ownership	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	✓
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land	
Public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

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		✓	9	Dwellings	
		Employment				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				9	
		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.

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, currently there is no 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 West Wellow which is identified as a Rural Village in the Local Plan Settlement Hierarchy.	
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.	
Hbic Local Ecological Network	
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.	
Core_Statutory_Mar2020 Core_Non_Statutory_Mar2020 Network_Opportunities_Mar2020	
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Site Details										
SHELAA Ref	445	Site Name	Pottery Farm							
		Settlement	West Wellow							
Parish/Ward	Wellow				Site Area	0.809Ha	Developable Area	0.809Ha		
Current Land Use	Agricultural				Character of Surrounding Area	Agricultural, residential and Wellow School				
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  Mottisfont Bats SSSI/SAC Foraging Buffer  Village Design Statement		
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	✓	9	Dwellings
Employment			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	9
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	9
Not Known	

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

## Summary

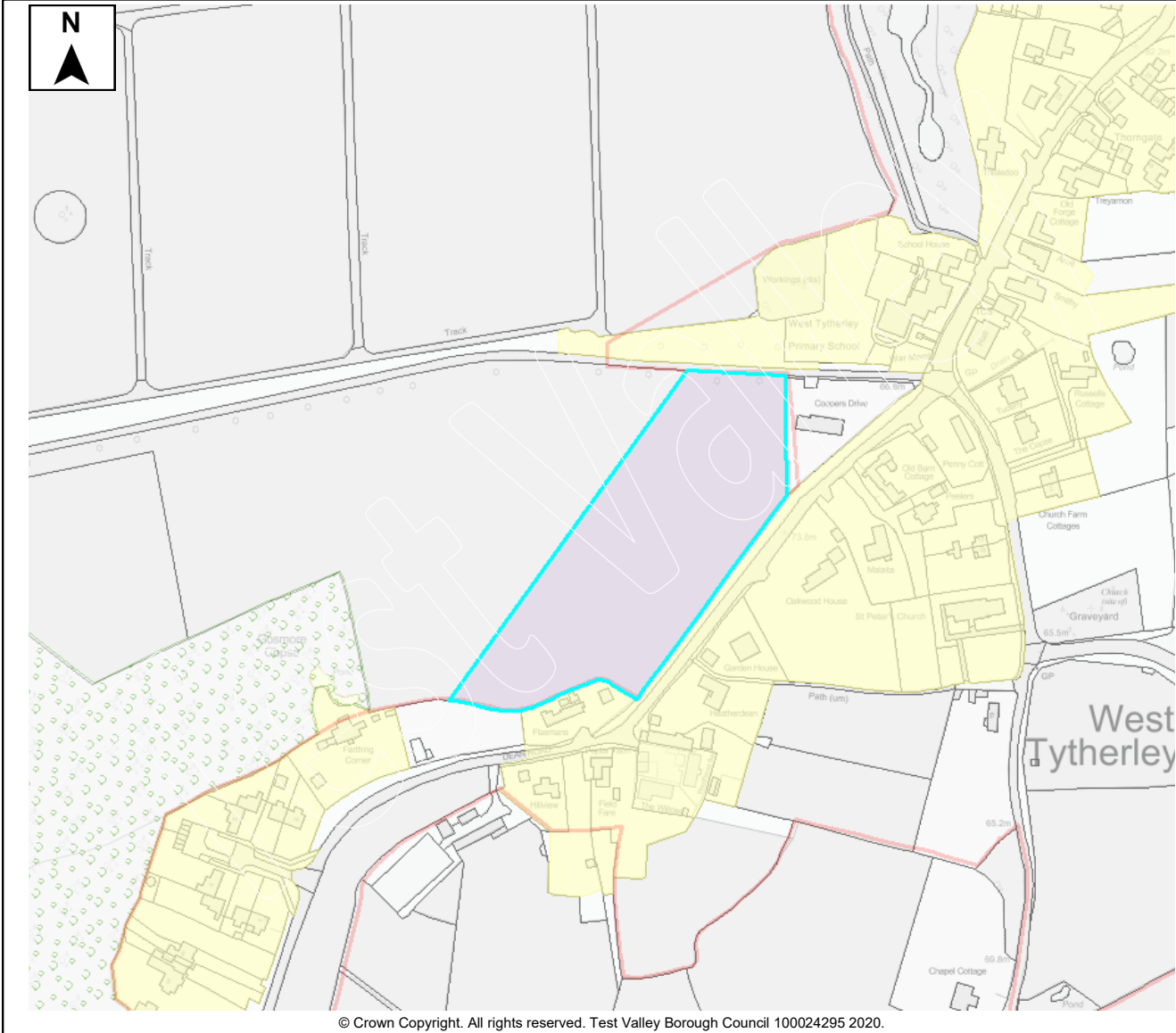
The site is available and promoted for development by the land owner, with interest from a developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The nearest settlement is the village of West Wellow 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.

### Hbhc 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	112	Site Name	Land at Norman Court			
		Settlement	West Tytherley			
Parish/Ward	West Tytherley		Site Area	1.6 Ha	Developable Area	1.6 Ha
Current Land Use	Agricultural grazing		Character of Surrounding	Residential and agricultural		
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		Mineral Consultation Area	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Flood Alert Areas	
Public Open Space (LHW1)		TPO	✓	Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding			

## Proposed Development

Availability		Residential	✓	46	Dwellings	Phasing if permitted (Dwellings only)
Promoted by land owner	✓	Employment			Floor Space (m²)	Year 1
Site Available Immediately	✓	Retail			Floor Space (m²)	Year 2
Site Currently Unavailable		Leisure			Floor Space (m²)	Year 3
Achievability/Developer Interest		Traveller Site			Pitches	Year 4
Promoted by developer		Other				Year 5
Developer interest		Mixed Use Scheme				Years 6-10
No developer interest	✓	Residential			Dwellings	Years 11-15
Deliverability		Employment			Floor Space (m²)	Years 15+
Could commence in 5yrs		Retail			Floor Space (m²)	Total
Unlikely to commence in 5yrs	✓	Leisure			Floor Space (m²)	46
Possible self build plot provision		Other				Not Known
Yes		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.				
No	✓					

## Summary

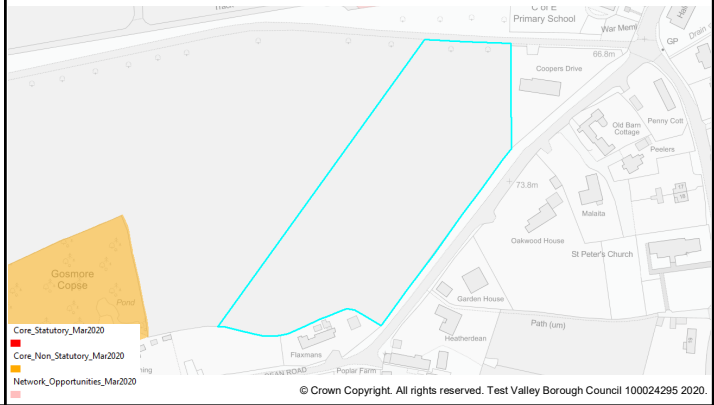
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

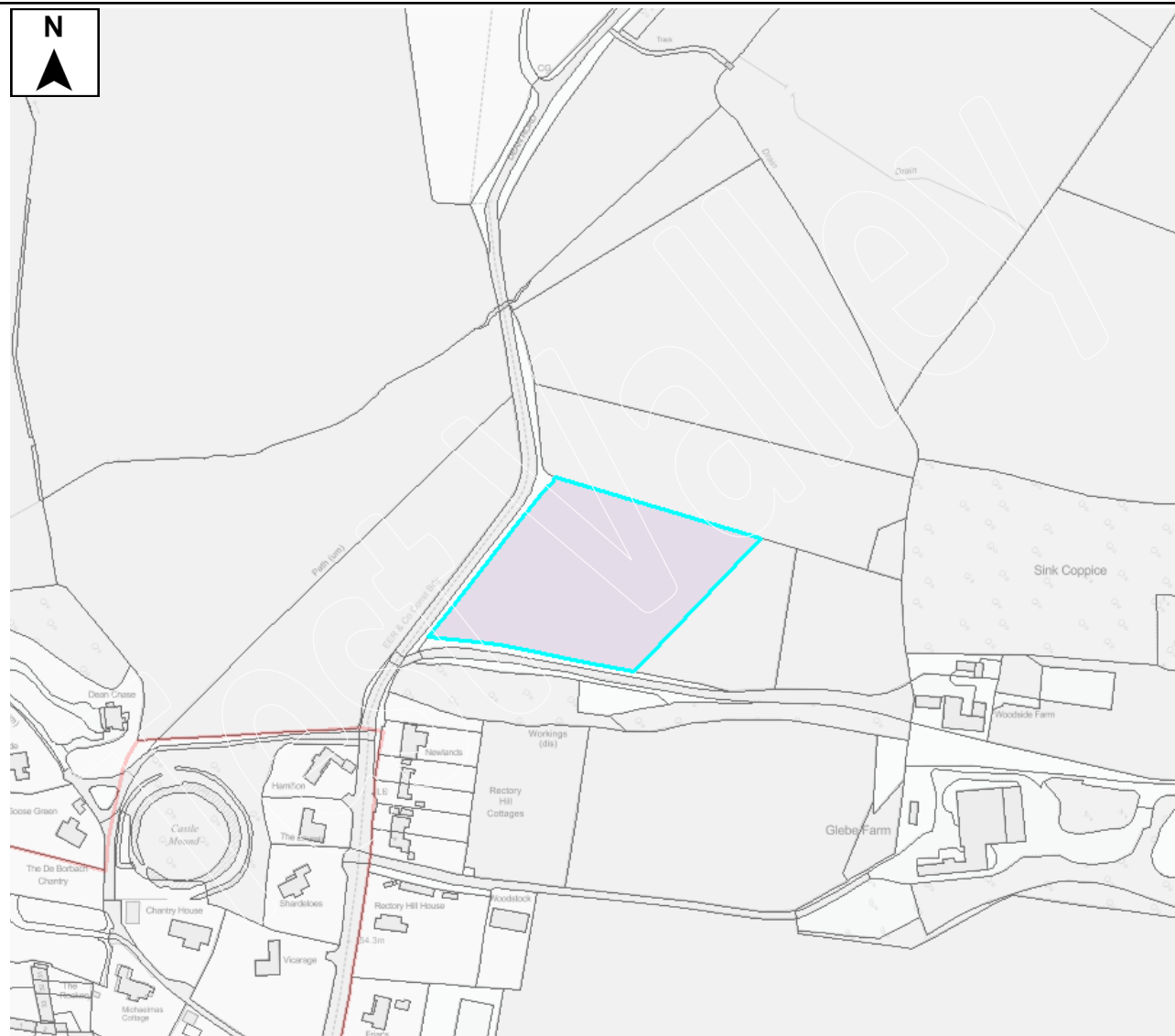
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

### Hbic Local Ecological Network

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







## Site Details

SHELAA Ref	275	Site Name	Woodside Farm								
		Settlement	West Dean								
Parish/Ward	West Tytherley				Site Area	1 Ha		Developable Area	1 Ha		
Current Land Use	Grazing				Character of Surrounding Area	Agriculture					
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha		

## Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Mottisfont Bats SSSI/SAC Foraging Buffer New Forest SPA Zone Village Design Statement	
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	✓	10	Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Other			

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

