

For and on behalf of  
**Test Valley Borough Council**

# **Test Valley Employment Needs Further Analysis Study Appendix 2 – Site Assessments**

**Prepared by  
Strategic Planning Research Unit  
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## 1.0 INTRODUCTION

- 1.1 This appendix accompanies the Test Valley Employment Needs Further Analysis Study prepared by the Strategic Planning Research Unit (SPRU) of DLP Planning. It should be read together with the disclaimers, prefaces and context set out within this study.
- 1.2 This appendix considers the sites which were previously evaluated within the Lambert Smith Hampton 2016 and 2018 reports. It also considers an assessment of sites which have been appraised by the Council through its own site assessment process for consideration for potential development allocation in the next local plan. These sites have either been submitted to the Council for inclusion in its Strategic Housing and Economic Land Availability Assessment (SHELAA) for employment use, or put forward in response to consultation on the Regulation 18 Stage 1 draft local plan.
- 1.3 The assessments included within this appendix are a high-level evaluation of these sites. It does not evaluate the likelihood of a site being granted permission, in line with the Council's SHELAA Disclaimer.
- 1.4 This shall incorporate consideration of the following matters:
- Site description
  - Market Attractiveness Criteria (including identification period, recent development, developer interest and availability)
  - Market Appraisal
  - Adjacent land uses
  - Planning designations/constraints
  - Strategic planning factors (including funding, proposed use and access)
  - Recommendations (subject to planning permission)
- 1.5 Where this appendix gives reference to sites of strategic importance, it is clarified that this is not an indication of allocation; rather its existing acknowledgement within its development process. The Council shall, in due course through the preparation of the emerging Development Plan, ascertain and allocate strategic sites for development.
- 1.6 A full evaluation of the pipeline and growth scenarios are included within the main study document.
- 1.7 The majority of the commercial floorspace in Test Valley, both in quantum and size, is in industrial use. In addition, the majority of this space falls within Use Class B8. Upon review of the completion trends, which are further evaluated in Chapter 6 of the Study, the largest plots which have been delivered are typically Use Class B8 units up to 40,000 sqm. For context, these include the following specific sites:
- Lidl, Nursling (2016/17) – 450,000 sq ft
  - West Coast (2015/16) – 341,000 sq ft
  - Cooperative Group (2010/11) – 467,000 sq ft
- 1.8 These examples of supply are clearly strategic in terms of scale, albeit smaller than units of circa 40,000 – 100,000 sqm, and above, which are typically associated with national and international distribution centres. Notwithstanding, the units provided in Test Valley are very important, serving a sub-regional and regional market, with the prospective to serve a national market. As such, large plots of up to 10-ha should be considered to be able to meet a demand for large warehousing units addressing sub-regional demand and consistent with the characteristics of take-up in Test Valley. This is consistent with the 'lumpy' historic completion trends data which is resultant from sporadic completion of these large units. The

Site Assessments for these sites should be read in conjunction with the context of past delivery set out within Chapter 6 of the Study.

- 1.9 The starting scale for 'strategic' logistics purposes is generally regarded as comprising provision in excess of 100,000sqft (around 9,000sqm and capable of being occupied on sites of around 2.25ha at typical plot ratios). While recent past provision in Test Valley has not strictly aligned with the lower end of this range for provision of 'strategic' warehousing there it is nonetheless the case that developments of this scale could be capable of being accommodated within the existing pipeline of permissions and allocations and contribute towards wider sub-regional demand.
- 1.10 Beyond individual instances of large strategic warehouses, analysis nonetheless indicates that the majority of take-up for the period 2016/17 to 2020/21 is for B1c/B2 industrial and other storage/distribution (B8) functions excluding strategic warehouses (c.53,000sqm of 96,000sqm total for these uses). This includes a substantial proportion (c.33,000sqm) take-up for schemes averaging around 2,500sqm and illustrating a range of local and sub-regional demand for small and medium-sized industrial units. The potential characteristics of take-up within the sites assessed in this appendix should also be considered in this context.

## 2.0 SITE ASSESSMENTS – RECOMMENDATIONS SUMMARY

2.1 The following table presents a summary of the recommendations for each site. The detailed site assessments are contained in the following section.

Site Reference	Site Name	Recommendation
TV1, SHELAA - 4	Andover Business Park	This site is considered to be suitable for further employment development, the type of which should be determined by market demand. This site should be retained and managed as an employment site.
TV2	Walworth Business Park	This site has an ongoing refurbishment and redevelopment programme. It should be protected for continued employment uses.
TV3	Walworth Business Park Extension	This site is an extension of Walworth Business Park and there is a current planning application for outline planning permission for B1/B8 use on this site.
TV4	East Portway Business Park	This site plays a significant part in the economic performance of the Borough and should therefore, continue to be retained and managed as an employment site.
TV5	West Portway Business Park	This site plays a significant part in the economic performance of the Borough and should therefore, continue to be retained and managed as an employment site.
TV15	Adanac Park	This site is considered to be suitable for further employment development, the type of which should be determined by market demand. It should be retained and maintained as an employment site.
TV18	South of Brownhill Way	This site has now been developed for employment related uses. It should be retained and managed as an employment site.
TV6	Meridian Park, Greenwich Way	The site provides a mixture of employment related uses which should be maintained. It should be managed as an employment site.
TV7	Anton Mill Trading Estate, Anton Mill Road	This site should be retained and managed as an employment site.
TV8	Glenmore Business Park, Colebrook Way	This site should be retained and managed as an employment site.
TV9	Abbey Park Industrial Estate, Premier Way	This estate plays an important role within the local economy. The site should be retained and managed as an employment site.
TV10	Romsey Industrial Estate	Whilst some of the accommodation is dated, this estate plays an important role within the local economy. It should be retained and managed as an employment site.
TV11	Budds Lane Industrial Estate	This estate plays an important role within the local economy. It should be retained and managed as an employment site.
TV12	Whitenap	This site is considered to be suitable for employment development, the type of which should be determined by market demand. We would recommend that this

		site is developed in line with our market appraisal above.
TV13	University of Southampton Science Park	Owing to the site's quality, demand for employment uses is high. It should be retained and developed as an employment site.
TV14	Test Valley Business Park	Should the remainder of the site come forward in the future, we would recommend that it is proactively managed for employment related uses. The site should be retained and managed as an employment site.
TV16	Nursling Estate	Given the strategic importance of this site, we would recommend that it is retained and managed for employment related uses.
TV17	Hampshire Corporate Park	The site's overall quality means that demand from employment occupiers will be strong and therefore, the site should be retained and managed for employment uses.
TV19	Belbins Business Park	The site plays an important role within the local economy and would therefore recommend that the site continues to be retained and managed for employment related uses.
TV20	Wynford Industrial Park, Belbins	The site plays an important role within the local economy and would therefore recommend that the developed site is retained and managed for employment use.
TV21	Yokesford Hill Industrial Estate, Belbins	The site provides a useful facility for the area. We recommend that the site is managed for employment related uses, however, were it to be redeveloped, it would not be suitable for larger scale B8 occupiers but could provide a site suitable for small business units, subject to the contamination potential being addressed and, if necessary, overcome.
TV22	University of Southampton Science Park Extension	This site is an extension to the University of Southampton Science Park and is allocated for uses comprising scientific research and development including associated design and ancillary industrial production or appropriate support facilities. Owing to the site's quality, demand for employment uses is high.
TV23	Bargain Farm	It is recommended that the outline permission comes forward to fruition subject to further planning.
TV24	Weyhill Business Park	We would recommend that the site is retained and managed for employment uses.
TV25	Dean Hill Park	Continued asset management opportunities and to be retained and managed for employment related uses.
TV26	Harewood Forest Industrial Estate	This site has now been developed for employment related uses. It should be retained and managed as an employment site.
TV27	Weyhill Fairground	We would recommend that the site is retained and managed for employment related uses.
TV28	Mayfield Avenue Industrial Estate	We would recommend that the site is retained and managed for employment uses.

SHELAA - 48	Land at Sleepy Hollow Farm	It is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, the site may be managed for employment use.
SHELAA - 113	Land south of University Parkway	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.
SHELAA - 244	Kennels Farm	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.
SHELAA - 371b	Land adjoining 'Nattadon'	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.
SHELAA - 133	Land adjacent to Abbey Park	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.
SHELAA - 160	Broadlands Home Farm	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.
SHELAA - 161	Longbridge Farm	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.
SHELAA - 297	Former Ashfield Bakery	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.
SHELAA - 329	Squabb Wood landfill site	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.
SHELAA - 332	Moorcourt Barns	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.
SHELAA - 335	Land at Upper Ashfield Farm	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.
SHELAA - 396	South side of Botley Road	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.
SHELAA - 379	Land at Harewood Farm	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.



SHELAA - 143	Land west of Ordnance Lane	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.
SHELAA - 292	Land at Choice Plants, Stockbridge Road	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.
SHELAA - 392	Land at Harroway House	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.
SHELAA - 257	Greenwood Copse	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.
SHELAA - 314	Land at rear of Greenhill Lane	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.
SHELAA - 251a	Former Andover Pumping Station	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 131	Abbots Manor Farmyard	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 252	Littlebridge	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 231	Land south of Finkley Farm	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA 362	Fairbournes Farm	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 173	Land north of Andover (Enham Park)	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 122	Land at Yew Tree Farm	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 324	Land south of A342 and east of Shoddesden Lane	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

SHELAA - 369	Land at Bunny Lane	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 373	South View Farm	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 142	Land at Short Lane	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 228	Land at Warner's Farm	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 229	Land west of Whinwhistle Road	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 230	Oakdene Farm	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 350	Land adjacent to Oakdene Farm	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 367	Land at Hamdown House	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 45	Land at Hook Road	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 82	Velmore Farm	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 151	Lee Manor Farm	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 152	Nursling Site, Lee Lane	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 153	Burnt Grove Field	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

SHELAA - 163	The Old Dairy	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 187	Land north of Sandy Lane	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 296	Land south of Botley Road	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 393	Land at Nursling Street	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
SHELAA - 281	Land at Homestead Farm	Subject to landowner confirmation of site availability and planning permission overcoming the relevant constraints, the site may be allocated for employment uses (Class B2, B8 and E(g)i, ii and iii).
SHELAA - 385	Land at Upton Lane	Subject to landowner confirmation of site availability and planning permission overcoming the relevant constraints, the site may be allocated for employment uses (Class B2, B8 and E(g)i, ii and iii).
SHELAA - 397	Land at Test Valley Business Park	Subject to planning permission overcoming the relevant constraints, this site has potential to be developed for employment uses including Class E(g)i, ii and iii and B8.
SHELAA - 400	Thruyton Aerodrome	Subject to planning permission, a proportion of the site (excluding land retained for the aerodrome and race track) has potential to be redeveloped for employment uses including Class B2, B8 and E(g)i, ii and iii.
SHELAA - 401	Land south of Thruyton Aerodrome north of A303	Subject to planning permission overcoming the relevant constraints including confirmation of the effect of Flood Risk upon the developable area, the site has potential to be developed for employment uses including Class B2, B8 and E(g)i, ii and iii.
SHELAA - 405	Land between Grateley and Palestine	The site is not recommended as a suitable site for employment development due to its isolated location and access constraints.
SHELAA - 424	Land south of Coldharbour Lane	Subject to planning permission overcoming the relevant constraints, the site has potential to be developed for employment uses including Class B2, B8 and E(g)i, ii and iii.
SHELAA - 431	Land south west of Martins Lane	The site is not recommended as a suitable site for employment development due to its isolated location and access constraints. The availability of the site for employment development has also not been confirmed.
SHELAA - 439	Land off Pond Lane and Old Stockbridge Road	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use. The site is not recommended as a suitable



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		site for employment development only due to its isolated location and access constraints.
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### 3.0 SITE ASSESSMENTS

<b>Site Name: Andover Business Park (aka Andover Commercial Park or Andover Airfield)</b>			
Site Ref:	TV1, SHELAA – 4		
Borough:	Test Valley Borough Council	Size (ha)	44.9
Description of Site and Location:	Andover Business Park is located 2.4 miles from the town centre and benefits from direct access to the A303 dual carriage way. It provides industrial and warehouse units from 25,000-600,000 sq ft.		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			Yes
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Yes
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			No
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			Yes
Market Appraisal	<p>The site is owned by Goodman’s, who are a logistics developer and comprises 44.9 acres in total of which a small section was sold to Stannah some years ago. 32.5 acres was pre-let to The Co-op for a 467,000 sq ft unit. A further plot has been speculatively developed (336,000 sq ft unit). In addition, there are roadside plots at the front, which have been developed in parts as hotel, care home and public house. A further 3.5 acres is undeveloped and available for uses such as drive through, self storage, nursery, car showroom, trade units, builder’s merchants, leisure, petrol station, convenience store, gym and retail uses.</p> <p>The site is situated in a key location as adjacent to A303, which provides excellent connections to the motorway network.</p> <p>Centric 341 is a newly constructed logistics/ industrial unit of 341,871 sq ft located to the south of the Portway Business Parks on the opposite side of the A303. This grade A scheme is adding to the attractiveness of the location and improving the choice industrial stock in the area.</p>		
Adjacent land use and conflicts	A303 to the north; agricultural to the west; Armies Families Federation to the south		
Known constraints and infrastructure requirements	None.		

Strategic Planning Factors	
2.1: Is the site within an area identified as of strategic importance.	Policy LE9 of the Borough Local Plan identifies the site for employment uses
2.2: Is the site identified or likely to be required for a specific user or specialist use?	Planning permission has been granted for a hotel and a manufacturing unit and warehouse
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	The site is earmarked for development. Policy LE9 identifies appropriate uses for the site; i.e. B1, B2 and B8.
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Public funding in the form of s106 monies has been secured to deliver road infrastructure improvements to local highways in the vicinity of the site.
Strategic Planning and Access	A transport mitigation package has been secured in the form of s106 to address local highways issues.
Recommendation	This site is considered to be suitable for further employment development, the type of which should be determined by market demand. This site should retained and managed as an employment site.

<b>Site Name: Walworth Business Park</b>			
Site Ref:	TV2		
Borough:	Test Valley Borough Council	Size (ha)	83.3
Description of Site and Location:	Walworth Business Park lies adjacent to the A303 on the eastern side of Andover close to the town ring road. The business park is located close to the M3 motorway and the A34 trunk road providing good road communications to London and the midlands, as well as Southampton and its busy port and international airport to the south.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			Yes
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			JV between Kier & TVBC
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Yes
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			Individual plots available
Market Appraisal	<p>The freehold of the estate is owned by TBVC with individual plots owned LLH by institutional investors, property companies and local business occupiers.</p> <p>Walworth Business Park is a popular estate on the periphery of Andover. It comprises a mix of B1, B2 and B8 properties, which range in size and age, from small start-up units to much larger ones. Older properties are generally refurbished and upgraded as they become vacant.</p> <p>There has been refurbishment of individual plots, following void periods.</p> <p>The existing units attract occupiers seeking cheaper rents than the competing estates in locations such as Basingstoke.</p> <p>The planned improvements to J9 of the M3 are anticipated to improve its connectivity and enhance its market appeal.</p> <p>The plots that are currently being marketed include:</p> <ul style="list-style-type: none"> <li>- Plot 35 offers two detached warehouses totaling 61,545 sq ft (n.b.- this is currently under offer though not yet confirmed as let/sold).</li> <li>- Plot 81A is a site of 0.76 acres suitable for a variety of uses, such as industrial and storage</li> <li>- Logistics City (Plot 90) offers 27.33 acres. Outline planning consent has been granted to allow for development up to 487,605 sq ft of B2 and B8 Uses</li> <li>- Plot 2A offers a 3,641 sq ft warehouse to let</li> <li>- Plot 2D offers a 2,401 sq ft factory to let</li> </ul>		

Adjacent land use and conflicts	Residential to the west; agricultural and railway lines to the north, playing fields to the east.
Known constraints and infrastructure requirements	None.
<b>Strategic Planning Factors</b>	
2.1: Is the site within an area identified as of strategic importance.	The site comprises the largest consolidation of employment uses in the Borough
2.2: Is the site identified or likely to be required for a specific user or specialist use?	Due to the proximity of the strategic road network; employment uses in particular storage and logistics would benefit from the site's accessible location.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	A public-private partnership has been established to deliver the long-term proposals to regenerate the site
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Currently there is not sufficient capacity in the electricity network to meet future requirements. Private investment by the utility supplier is required to upgrade the infrastructure in the Andover area.
Strategic Planning and Access	The current identified constraint concerns the capacity of the electrical network in the area as set out in the Infrastructure Delivery Plan.
Recommendation	This site has an ongoing refurbishment and redevelopment programme. It should be protected for continued employment uses.



<b>Site Name: Walworth Business Park Extension</b>			
Site Ref:	TV3		
Borough:	Test Valley Borough Council	Size (ha)	11.1
Description of Site and Location:	Walworth Business Park extension lies adjacent to the A303 on the eastern side of Andover close to the town ring road. The site is situated east of the business park, which is located close to the M3 motorway and the A34 trunk road providing good road communications to London and the midlands, as well as Southampton and its busy port and international airport to the south.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			No
1.3: Is the site being actively marketed as an employment site?			South plot is North plot no
1.4: Is the site owned by a developer or another agency known to undertake employment development?			South plot – yes North plot – no
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			South plot – yes North plot - no
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			South plot – yes North plot - no
Market Appraisal	<p>The site adjoins Walworth Business Park to the west and is an extension to the joint venture between Kier Property and TVBC. Kier Property and TBVC own the southern plot, which has been marketed for a B1/B8 development.</p> <p>The northern plot is owned by a farmer and it is therefore, unlikely that it will be brought forward for development in the foreseeable future.</p>		
Adjacent land use and conflicts	Business Park to the west; residential to the east; agricultural to the north and south.		
Known constraints and infrastructure requirements	The site is currently used as playing fields and is between an established Business Park and new residential development so there may be constraints on development from the adjoining residential however, 24/7 use will be key to prospective occupiers to bring forward new development, subject to noise impacts on the adjacent residential properties. Road improvements to Walworth Road may be required and no right turn for HGV use restriction		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			A Strategic Site Allocation in the Local Plan
2.2: Is the site identified or likely to be required for a specific user or specialist use?			Due to the proximity to the strategic road

	network, employment uses in particular storage and logistics would benefit from the site's location.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	Formal planning guidance has been issued for the site.
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known
Strategic Planning and Access	The Infrastructure Delivery Plan IDP, identifies a potential constraint to the expansion of Walworth Business Park; in terms of the capacity of the electrical network in the area.
Recommendation	This site is an extension of Walworth Business Park and there is a current planning application for outline planning permission for B1/B8 use on this site.

<b>Site Name: East Portway Business Park</b>			
Site Ref:	TV4		
Borough:	Test Valley Borough Council	Size (ha)	26.2
Description of Site and Location:	East Portway Business Park is situated on the western side of Andover and is located 5 mins from the A303 trunk road. The A303 links directly to the M3 at J8, approx. 20 miles to the east. The Business Park covers an area of some 75 hectares and accommodates nearly 200 units.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			No
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Yes
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Yes
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			No
Market Appraisal	<p>East Portway is understood to be owned by the Local Authority, Test Valley Borough Council. The majority of sites/units are therefore, held on LLH interests with geared ground leases. There is a mix of employment related uses on the estate. Properties on the estate are predominately 1970s/1980s built and are either let by institutional/property companies or owner-occupied.</p> <p>There is reasonably good access to the estate from the A303.</p>		
Adjacent land use and conflicts	Residential on the perimeter of the site. Freehold of site is held by Test Valley Council, therefore any redevelopment of the area would be subject to the lease terms and Test Valley Borough Council's approval.		
Known constraints and infrastructure requirements	None, so far as aware.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			The site is an allocated strategic employment site.
2.2: Is the site identified or likely to be required for a specific user or specialist use?			General employment use/ warehousing and distribution

<p>2.3: Is the site part of a comprehensive or long term development or regeneration proposal?</p>	<p>Unaware of specific development proposals for the regeneration of the site, if any are intended.</p>
<p>2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?</p>	<p>It is unclear if there is public funding committed. A public/private partnership would be an appropriate vehicle to overcome any constraints that may arise in the future.</p>
<p>Strategic Planning and Access</p>	<p>The site contributes to the economic performance of the Borough.</p>
<p>Recommendation</p>	<p>This site plays a significant part in the economic performance of the Borough and should therefore, continue to be retained and managed as an employment site.</p>

<b>Site Name: West Portway Business Park</b>			
Site Ref:	TV5		
Borough:	Test Valley Borough Council	Size (ha)	49.7
Description of Site and Location:	West Portway Business Park is situated on the western side of Andover and is located 5 mins from the A303 trunk road. The A303 links directly to the M3 at J8, approx. 20 miles to the east.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			No
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Yes
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Yes
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			No
Market Appraisal	<p>West Portway is owned by the Local Authority, Test Valley Borough Council. There is a mix of employment related uses on the estate. Properties on the estate are predominately 1970s/1980s built and are either let by institutions/property companies or owner-occupied.</p> <p>There is reasonably good access to the estate from the A303.</p>		
Adjacent land use and conflicts	Freehold of site is held by Test Valley Borough Council, therefore any redevelopment of the area would be subject to the lease terms and Test Valley Borough Council's approval.		
Known constraints and infrastructure requirements	None, so far as aware.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			A designated strategic employment site.
2.2: Is the site identified or likely to be required for a specific user or specialist use?			Given the site's close proximity to the strategic road network, the site would suit warehouse and distribution firms.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?			Not known
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?			Not known

Strategic Planning and Access	The site provides a significant quantum of employment floor space and contributes to the borough's floor space provision.
Recommendation	This site plays a significant part in the economic performance of the Borough and should therefore, continue to be retained and managed as an employment site.

<b>Site Name: Adanac Park</b>			
Site Ref:	TV15		
Borough:	Test Valley Borough Council	Size (ha)	33.5
Description of Site and Location:	Adanac Park is located next to the M271/M27 Junction 3 interchange at Nursling on the Western border of Southampton.		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			Yes
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Yes
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			No
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			N/A
1.7: Is the site immediately available?			Yes
Market Appraisal	Site has been partially delivered during the last 5 years for a combination of uses.		
Adjacent land use and conflicts	The site lies adjacent to the east of the M271, between the Nursling Estate and the residential areas of Nursling and Lordshill. The new Lidl regional distribution centre is to the south (site TV18).		
Known constraints and infrastructure requirements	None		
Strategic Planning Factors			
2.1: Is the site within an area identified as of strategic importance.			A designated strategic employment site in the Local Plan.
2.2: Is the site identified or likely to be required for a specific user or specialist use?			N/A
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?			A strategic employment allocation identified in the Local Plan to meet future employment floor space requirements.
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?			Unaware of any infrastructure / on-site constraints

Strategic Planning and Access	A strategic employment allocation identified in the Local Plan that contributes a significant quantum of employment floor space.
Recommendation	This site is considered to be suitable for further employment development, the type of which should be determined by market demand. It should be retained and maintained as an employment site.



<b>Site Name: South of Brownhill Way</b>			
Site Ref:	TV18		
Borough:	Test Valley Borough Council	Size (ha)	10.4
Description of Site and Location:	The site South of Brownhill Way is located in Nursling/Southampton (mainly between TVBC and SCC), and lies adjacent to J1 of the M271, to the south of J3 of the M27 motorway.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?		Not known	
1.2: Has there been any recent development activity, within the last 5 years?		Not known	
1.3: Is the site being actively marketed as an employment site?		Yes	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		Yes	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		No	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Not known	
1.7: Is the site immediately available?		No	
Market Appraisal	The site is operated by Lidl for a 460,000 sq ft regional distribution facility. Construction was completed in November 2016.		
Adjacent land use and conflicts	M271 motorway to the west.		
Known constraints and infrastructure requirements	Improvements are currently being made as part of the development to the local road network.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.		An allocated strategic employment site.	
2.2: Is the site identified or likely to be required for a specific user or specialist use?			
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?			
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		Policy LE4 identifies the following infrastructure requirements: new vehicular access and pedestrian and cycle access to Brownhill Way. Public funding in the	

	<p>form of S106 agreement has been secured towards highways infrastructure improvements including; dualling of Brownhill Way and Brownhill Way crossing and pedestrian/cycle-way to Lower Brownhill Road.</p>
<p>Strategic Planning and Access</p>	<p>Improvements to local road infrastructure is identified in the local plan and contributions towards these improvements have been in part secured via section 106 agreement and the Government's Pinch Point Programme (PPP).</p> <p>The site is a strategic employment allocation identified in the Local Plan and currently contributes to the employment floor space targets set out in PUSH.</p>
<p>Recommendation</p>	<p>This site has now been developed for employment related uses. It should be retained and managed as an employment site.</p>

<b>Site Name: Meridian Park, Greenwich Way</b>			
Site Ref:	TV6		
Borough:	Test Valley Borough Council	Size (ha)	6.5
Description of Site and Location:	Meridian Park is located on Greenwich Way off Newbury Road on the Northern outskirts of Andover within close proximity to the ring road which lead onto the A303 dual carriage way.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?	Yes		
1.2: Has there been any recent development activity, within the last 5 years?	Not known		
1.3: Is the site being actively marketed as an employment site?	Yes		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Yes		
1.7: Is the site immediately available?	No		
Market Appraisal	Recently, there has been a new industrial/warehouse development on the western end of the site, which comprised a single unit let to Indesit in 2015.		
Adjacent land use and conflicts	Residential and a small amount of employment use.		
Known constraints and infrastructure requirements	None, as far as known.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.	A designated Strategic Employment Site in the Local Plan.		
2.2: Is the site identified or likely to be required for a specific user or specialist use?	Relatively good access to the road network. The site would suit a range of employment uses, in particular, warehouse and distribution.		
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	Unaware of specific development proposals to regenerate the site.		

<p>2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?</p>	<p>No specific infrastructure requirements identified.</p>
<p>Strategic Planning and Access</p>	<p>The site currently contributes to meeting the Borough's employment floor space targets.</p>
<p>Recommendation</p>	<p>The site provides a mixture of employment related uses which should be maintained. It should be managed as an employment site.</p>

<b>Site Name: Anton Mill Trading Estate, Anton Mill Road</b>			
Site Ref:	TV7		
Borough:	Test Valley Borough Council	Size (ha)	2.9
Description of Site and Location:	Anton Mill Trading Estate is located off Western Avenue A3057 and A303 which surrounds Andover Town Centre.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			No
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Not known
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Yes
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			No
Market Appraisal	The site is located in a central location to Andover town centre, surrounded by a mix of residential, retail and leisure uses.		
Adjacent land use and conflicts	There is limited access to the site, via residential roads and this could cause potential HGV access issues and restrictions on hours of use, for any future re-development.		
Known constraints and infrastructure requirements	The site is 'remote' from the main A303 trunk road.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			A designated Strategic Employment Site in the Local Plan.
2.2: Is the site identified or likely to be required for a specific user or specialist use?			Located in close proximity to the road network, the site is in particular suitable for warehouse and distribution uses.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?			Unaware of any specific proposals to regenerate the trading estate.

<p>2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?</p>	<p>Unaware of any infrastructure requirements related to the site.</p>
<p>Strategic Planning and Access</p>	<p>The site contributes to the employment floor space requirements in the borough.</p>
<p>Recommendation</p>	<p>This site should be retained and managed as an employment site.</p>

<b>Site Name: Glenmore Business Park, Colebrook Way</b>			
Site Ref:	TV8		
Borough:	Test Valley Borough Council	Size (ha)	3.4
Description of Site and Location:	Glenmore Business Park is located at the end of Colebrook Way off Weyhill Road, about 1 mile from Andover town centre and the A303 dual carriage way.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			No
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Yes
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Yes
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			No
Market Appraisal	<p>Glenmore Business Park has been developed in the last 10-15 years by Glenmore Developments and comprises a number of smaller business units, circa 1,000 to 10,000 sq ft. It is suited towards smaller industrial/manufacturing businesses and plays an important role within the smaller end of the market.</p> <p>It is located 2.5 to 3 miles to the east of the A303, therefore providing good road communications.</p>		
Adjacent land use and conflicts	Predominantly residential with school playing fields to the south of the site and agricultural silos to the west.		
Known constraints and infrastructure requirements	None so far as we are aware.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			A designated Strategic Employment Site in the Local Plan.
2.2: Is the site identified or likely to be required for a specific user or specialist use?			The site is suitable for variety of employment uses.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?			Unaware of any specific regeneration proposals for the site.

2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	N/A
Strategic Planning and Access	The site contributes to meeting floor space requirements in the borough.
Recommendation	This site should be retained and managed as an employment site.



<b>Site Name: Abbey Park Industrial Estate, Premier Way</b>			
Site Ref:	TV9		
Borough:	Test Valley Borough Council	Size (ha)	11.6
Description of Site and Location:	The site is situated in a semi-rural location to the north of J3 of the M27 motorway and to the east of Romsey town centre.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			No
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			No
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Yes
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			No
Market Appraisal	The estate was predominantly developed in the 1980/90s on a site-by-site basis and is now owned by a mix of owner-occupiers, institutional investors and property companies. There is a wide mix of units developed on this estate, including a Basepoint Centre and larger 40,000 sq ft units.		
Adjacent land use and conflicts	Farmland surrounding.		
Known constraints and infrastructure requirements	None so far as we are aware.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			A designated Strategic Employment Site in the Local Plan.
2.2: Is the site identified or likely to be required for a specific user or specialist use?			The site is suitable for a variety of employment uses.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?			Not aware of any specific regeneration proposals for the site.
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?			No identified infrastructure requirements pertaining to the site

Strategic Planning and Access	The site is a designated Strategic Employment Site in the Local Plan and contributes to the employment floor space targets set out in PUSH.
Recommendation	This estate plays an important role within the local economy. The site should be retained and managed as an employment site.

<b>Site Name: Romsey Industrial Estate (aka Greatbridge Industrial Estate)</b>			
Site Ref:	TV10		
Borough:	Test Valley Borough Council	Size (ha)	8.4
Description of Site and Location:	The site is situated to the north of Romsey town centre and J3 of the M27 motorway. It is one of the main industrial locations in Romsey.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			Yes
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Yes
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			No
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			No
Market Appraisal	<p>There are a number of dated industrial/warehouse units built from the 1960s onwards.</p> <p>Change of Use from B2 leisure to B1/8 use in the last 5 years.</p>		
Adjacent land use and conflicts	To the east, south and west of the site is residential properties, including a railway line to the west. To the north is farmland.		
Known constraints and infrastructure requirements	Access to the site is restricted via a railway bridge with height and width restrictions (4.3m).		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			A designated Strategic Employment Site in the Local Plan.
2.2: Is the site identified or likely to be required for a specific user or specialist use?			The site is suitable for a variety of employment uses.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?			Unaware of any specific regeneration proposals
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?			N/A

Strategic Planning and Access	The site contributes to meeting employment floor space targets set out in PUSH
Recommendation	Whilst some of the accommodation is dated, this estate plays an important role within the local economy. It should be retained and managed as an employment site.

<b>Site Name: Budds Lane Industrial Estate</b>			
Site Ref:	TV11		
Borough:	Test Valley Borough Council	Size (ha)	8.3
Market Segment:			
Description of Site and Location:	Budds Lane is a well established industrial estate on the northern edge of Romsey. The site is situated to the north of Romsey town centre and J3 of the M27 motorway.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?		Yes	
1.2: Has there been any recent development activity, within the last 5 years?		Yes	
1.3: Is the site being actively marketed as an employment site?		Yes	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		No	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		Yes	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Yes	
1.7: Is the site immediately available?		No	
Market Appraisal	<p>There are a number of dated industrial/warehouse units built from the 1960s onwards. Most recent development of small business units, known as Fernacre Business Park, at the rear of the site, occurred in circa 2000.</p> <p>Site has had units permission to extend to provide offices however planning permission lapsed.</p>		
Adjacent land use and conflicts	To the east there is a railway line and to the west is the River Test. To the south is residential.		
Known constraints and infrastructure requirements	Part of the site has been prone to flooding in the past. The site has restrictive access under a railway bridge, which has height and width restrictions (3.9m).		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.		A Strategic Employment land allocation in the Local Plan.	
2.2: Is the site identified or likely to be required for a specific user or specialist use?		The site is suitable for a range of employment uses.	
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?		Unaware of long term development/regeneration proposals.	
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		N/A	

Strategic Planning and Access	The site contributes to meeting employment floor space targets set out in PUSH
Recommendation	This estate plays an important role within the local economy. It should be retained and managed as an employment site.

<b>Site Name: Whitenap</b>			
Site Ref:	TV12		
Borough:	Test Valley Borough Council	Size (ha)	6.0
Description of Site and Location:	The south site is situated at the junction of the A3057 and A27, with the established Abbey Park Industrial Estate located to the east and J3 of the M27 motorway to the south.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?		No	
1.2: Has there been any recent development activity, within the last 5 years?		No	
1.3: Is the site being actively marketed as an employment site?		No	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		Not known	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		Not known	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		See 2.4	
1.7: Is the site immediately available?		Not known	
Market Appraisal	It can be considered the subject site is on one of the main approach roads to Romsey town centre and as such, could suit a variety of employment related uses, including offices, industrial, showroom and trade counter.		
Adjacent land use and conflicts	None, as far as we are aware.		
Known constraints and infrastructure requirements	We are not aware of any constraints, however, there will be infrastructure requirements to make this a viable site.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.		A proposed employment allocation in the Local Plan	
2.2: Is the site identified or likely to be required for a specific user or specialist use?		B1 (18,000 sq m) and B2 (6,000 sq m) uses proposed for the site under Policy LE3 in the Local Plan.	

<p>2.3: Is the site part of a comprehensive or long term development or regeneration proposal?</p>	<p>A strategic land allocation identified in the Local Plan to meet future employment requirements.</p>
<p>2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?</p>	<p>The Local Plan identifies a requirement for a new access to the development. It is unclear if public funding is set aside to overcome infrastructure requirements. It is envisaged that public funding could take the form of site specific s106 contributions or CIL in relation to development proposals for the site.</p>
<p>Strategic Planning and Access</p>	<p>Designated strategic employment land which currently contributes to the employment floor space targets set out in PUSH.</p>
<p>Recommendation</p>	<p>This site is considered to be suitable for employment development, the type of which should be determined by market demand. We would recommend that this site is developed in line with our market appraisal above.</p>



<b>Site Name: University of Southampton Science Park</b>			
Site Ref:	TV13		
Borough:	Test Valley Borough Council	Size (ha)	18.6
Description of Site and Location:	Southampton Science Park is located 1 mile from the M3 J14 and is located close to the M27 on the Northern edge of Southampton. It provides high quality offices and laboratory space.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			Yes
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Yes
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Yes
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			Yes
Market Appraisal	<p>The University of Southampton Science Park is one of the strongest employment sites within the Borough and significant investment in infrastructure has already been made on the site, including high speed connectivity. It has good road links with the M3/M27 motorways being within a short distance to the south and west of the site. There is excellent on-site parking and amenities, including hotel, gym, coffee shop and sits in a high quality semi-rural environment.</p> <p>The site comprises a mixture of office and lab space, catering to the science and technology sector with the size of space ranging from incubator through to larger units. The science and technology sector continues to be a strong growth sector within the market.</p> <p>A phased program of refurbishment is ongoing and the site is relatively well occupied.</p>		
Adjacent land use and conflicts	Potential to extend the existing science park or move to other locations, such as those in Town Centre locations		
Known constraints and infrastructure requirements	Due to the site's location, accessibility for public transport links is limited.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			A proposed employment allocation in the Local Plan

2.2: Is the site identified or likely to be required for a specific user or specialist use?	Continuing development of existing use(s)
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	Policy LE1 identifies scope for future development of part of site to provide support facilities to the Science Park.
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No specific infrastructure or on site constraints identified.
Strategic Planning and Access	A proposed future land allocation identified in the Local Plan which currently contributes to the employment floor space targets set out in PUSH.
Recommendation	Owing to the site's quality, demand for employment uses is high It should be retained and developed as an employment site.

<b>Site Name: Test Valley Business Park</b>			
Site Ref:	TV14		
Borough:	Test Valley Borough Council	Size (ha)	8.2
Description of Site and Location:	The site is situated between Chandlers Ford and Romsey. To the north of the M27 motorway and west of the M3. Nearest motorway junction is J3 of the M27 and J13 of the M3		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			No
1.3: Is the site being actively marketed as an employment site?			No
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Not known
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Not known
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			No
Market Appraisal	We are aware, historically, that the site has been marketed for employment related use in the late 80s/90s and part of the site has been developed by Draper Tools for its own use.		
Adjacent land use and conflicts	Residential to the west boundary.		
Known constraints and infrastructure requirements	Should the site come forward in the future, consideration would need to be given towards infrastructure requirements.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			A designated Strategic Employment Site in the Local Plan.
2.2: Is the site identified or likely to be required for a specific user or specialist use?			The site is in close proximity to the road network and is suitable for a variety of employment uses, in particular warehousing and distribution
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?			Unaware of any specific proposals to regenerate the site
2.4: Is there public funding committed (or likely to be provided) sufficient to			It is unclear if public

<p>overcome infrastructure or on-site constraints to make employment development viable?</p>	<p>funding has been set aside to meet any site constraints. Site constraints unknown.</p>
<p>Strategic Planning and Access</p>	<p>The site contributes to meeting employment floor space targets set out in PUSH.</p>
<p>Recommendation</p>	<p>Should the remainder of the site come forward in the future, we would recommend that it is proactively managed for employment related uses. The site should be retained and managed as an employment site.</p>

<b>Site Name: Nursling Estate</b>			
Site Ref:	TV16		
Borough:	Test Valley Borough Council	Size (ha)	71.3
Description of Site and Location:	Nursling Estate is one of the principal distribution locations on the South Coast, adjacent to J3 of the M27 motorway and to the north of Southampton dock gate 20. Access to the site is via Junction 1 of the M271.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			No
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			In multi-ownership
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			No
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			No
Market Appraisal	<p>Nursling Estate is one of the principal distribution locations on the South Coast, adjacent to J3 of the M27 motorway.</p> <p>The majority of units were built in the 1970s/80s with selective developments taking place in the 1990s/2000s. Units are generally owned by institutional funds, such as CBRE Global Investors, Aviva and Standard Life. Older style units are typically refurbished on a case by case basis, as they come back onto the market.</p>		
Adjacent land use and conflicts	Not aware of any		
Known constraints and infrastructure requirements	None, as far as we are aware.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			A designated strategic employment site in the Local Plan.
2.2: Is the site identified or likely to be required for a specific user or specialist use?			Policy LE7 specifies that the Estate's primary function is B8 use (storage and distribution).
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?			Unaware of any specific proposals to regenerate the site.
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?			Not known

Strategic Planning and Access	The site has good access to the strategic road network.  A strategic employment allocation in the Local Plan which currently contributes to the employment floor space targets set out in PUSH.
Recommendation	Given the strategic importance of this site, we would recommend that it is retained and managed for employment related uses.

<b>Site Name: Hampshire Corporate Park</b>			
Site Ref:	TV17		
Borough:	Test Valley Borough Council	Size (ha)	11.6
Description of Site and Location:	Hampshire Corporate Park is a prominent office campus to the South of Chandlers Ford. It is conveniently located close to the M3/M27 road network. The site is in Chandlers Ford (mainly within EBC).		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?		Yes	
1.2: Has there been any recent development activity, within the last 5 years?		No	
1.3: Is the site being actively marketed as an employment site?		Yes	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		Yes	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		Yes	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Yes	
1.7: Is the site immediately available?		Yes	
Market Appraisal	<p>The site as defined is predominantly office buildings with a small section of the site currently in use a by a builder's merchants. Hampshire Corporate Park was built in the late 1980s/early 1990s and Hutwood Court, located at the southern end of the site, was built in circa 2004. The size of properties available range from approximately 10,000 sq ft up to 90,000 sq ft.</p> <p>The site is well located in terms of of road infrastructure being at the confluence of the M3/M27 motorways. It is situated on a main bus route and approximately 2.7 miles from Southampton Airport Parkway railway station.</p> <p>There is reasonable access to amenities, with a hypermarket adjacent to the site and local retail facilities at Chandlers Ford.</p>		
Adjacent land use and conflicts	To the north lies a mix of residential and employment use, which is another office building; to the east lies the hypermarket; to the south is woodland and to the west is farmland.		
Known constraints and infrastructure requirements	None as far as we are aware.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.		A designated cross boundary strategic employment site	

2.2: Is the site identified or likely to be required for a specific user or specialist use?	The site has good access to the strategic road network. Employment uses in particular storage and distribution.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	Unaware of any regeneration proposals for the site
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known
Strategic Planning and Access	A strategic employment allocation identified in the Local Plan which currently contributes to the employment floor space targets set out in PUSH.
Recommendation	The site's overall quality means that demand from employment occupiers will be strong and therefore, the site should be retained and managed for employment uses.



<b>Site Name: Belbins Business Park</b>			
Site Ref:	TV19		
Borough:	Test Valley Borough Council	Size (ha)	4.9
Description of Site and Location:	Belbins Business Park is located on the edge of Romsey close to the Junction of Cupernham Lane and Sandy Lane. It comprises industrial and business units.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?		Yes	
1.2: Has there been any recent development activity, within the last 5 years?		Yes	
1.3: Is the site being actively marketed as an employment site?		Yes	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		Yes	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		Yes	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Yes	
1.7: Is the site immediately available?		No	
Market Appraisal	The site is situated in a rural location with access via 'B' roads and remote from the motorway network. Development of the front part of the site has taken place in the late 80s/90s for employment related business units on a smaller scale suited to serve the local economy. An number of additional extension office buildings have gradually been developed at the site in recent years.		
Adjacent land use and conflicts	The site is a mixture of residential, open storage and wooded areas.		
Known constraints and infrastructure requirements	Road network not currently conducive to larger scale development.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.		A designated Strategic Employment Site in the Local Plan.	
2.2: Is the site identified or likely to be required for a specific user or specialist use?			
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?		Unaware of any proposals	
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		Not known	

Strategic Planning and Access	The site contributes to meeting employment floor space targets set out in PUSH.
Recommendation	The site plays an important role within the local economy and would therefore recommend that the site continues to be retained and managed for employment related uses.

<b>Site Name: Wynford Industrial Park, Belbins</b>			
Site Ref:	TV20		
Borough:	Test Valley Borough Council	Size (ha)	2.1
Description of Site and Location:	Wynford Industrial Park provides industrial / warehouse units in a rural location north of Romsey town centre.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			Yes
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Yes
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Yes
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			No
Market Appraisal	<p>The site is situated in a rural location with access via 'B' roads and remote from the motorway network. It comprises an established estate of smaller sized business units, suited to a more rural local economy. At the back of the site, covering approximately half of the total site area, is land used for open-storage, the majority of which is occupied by a scrap metal merchants specialising in MOT failures and insurance write-offs. Owing to the nature of some of the occupiers there is the potential for contamination at the site.</p> <p>The site has extant permission for the change of use of vacant land at the site to B8 storage.</p>		
Adjacent land use and conflicts	Agricultural land surrounds the majority of the site, with a waste recycling facility bordering the western boundary.		
Known constraints and infrastructure requirements	Road network not currently conducive to larger scale development. Potential contamination issues on the area occupied by the scrap metal merchant.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			A designated Strategic Employment Site in the Local Plan.
2.2: Is the site identified or likely to be required for a specific user or specialist use?			
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?			Unaware of any specific proposals
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?			Unaware of any constraints

Strategic Planning and Access	The site contributes to meeting employment floor space targets set out in PUSH.
Recommendation	The site plays an important role within the local economy and would therefore recommend that the developed site is retained and managed for employment use.

<b>Site Name: Yokesford Hill Industrial Estate, Belbins</b>			
Site Ref:	TV21		
Borough:	Test Valley Borough Council	Size (ha)	2.5
Description of Site and Location:	Yokesford Hill Industrial Estate is located North of Romsey town centre in a rural location providing industrial units with yard space.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			No
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Not known
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Not known
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			No
Market Appraisal	<p>The site is situated in a rural location with access via 'B' roads and remote from the motorway network. It comprises a small number of larger industrial/warehouse buildings, part of which are occupied by a waste and recycling user. Beyond the northern boundary of the site, the existing occupier has extended its business and where a significant volume of materials for recycling are stored.</p> <p>We are advised that 90% of waste brought to site is recycled. Nevertheless, there is the potential, given the nature of the business, for contamination.</p>		
Adjacent land use and conflicts	Stock piles of recycling materials to the north east; to the east is Wynford Industrial Estate, including a number of B1, B2 and B8 occupiers, and to the south and west is agricultural land and woodland. There is a collection of residential properties that reside on the south side of Belbins/Yokesford Hill.		
Known constraints and infrastructure requirements	Road network not currently conducive to larger scale development. There could be potential for contamination, with the consequential cost of remediation.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			A designated Strategic Employment Site in the Local Plan.
2.2: Is the site identified or likely to be required for a specific user or specialist use?			
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?			Unaware of any specific proposals
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?			Not aware of any constraints/Not applicable

Strategic Planning and Access	The site contributes to meeting employment floor space targets set out in PUSH.
Recommendation	The site provides a useful facility for the area. We recommend that the site is managed for employment related uses, however, were it to be redeveloped, it would not be suitable for larger scale B8 occupiers but could provide a site suitable for small business units, subject to the contamination potential being addressed and, if necessary, overcome.

<b>Site Name: University of Southampton Science Park Extension</b>			
Site Ref:	TV22		
Borough:	Test Valley Borough Council	Size (ha)	1.5
Description of Site and Location:	Southampton Science Park is located 1 mile from the M3 J14 and is located close to the M27 on the Northern edge of Southampton. It provides high quality offices and laboratory space.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			No
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Yes
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			No
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			Yes
Market Appraisal	<p>The University of Southampton Science Park (TV13) is one of the strongest employment sites within the Borough and significant investment in infrastructure has already been made on the developed part of the Park, including high speed connectivity, on-site amenities such as hotel, gym, coffee shop and excellent on-site parking. It has good road links with the M3/M27 motorways being within a short distance to the south and west of the site.</p> <p>The extension site provides further opportunity to meet market demand. The site benefits from all of the existing Science Park infrastructure and amenities and would meet the needs of future demand from the science and technology sector.</p>		
Adjacent land use and conflicts	M27 motorway to the south, Science Park to the north east (TV13); residential property to the west along with a large area of woodland.		
Known constraints and infrastructure requirements	None, so far as we are aware.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			
2.2: Is the site identified or likely to be required for a specific user or specialist use?			It is intended to be Use Class B1b

<p>2.3: Is the site part of a comprehensive or long term development or regeneration proposal?</p>	<p>This site forms part of the long term proposal for development of the University Park.</p>
<p>2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?</p>	<p>It is unclear whether there is public funding set aside or whether the plans will be resourced from private investment.</p>
<p>Strategic Planning and Access</p>	<p>N/A</p>
<p>Recommendation</p>	<p>This site is an extension to the University of Southampton Science Park and is allocated for uses comprising scientific research and development including associated design and ancillary industrial production or appropriate support facilities. Owing to the site's quality, demand for employment uses is high.</p>



<b>Site Name: Bargain Farm</b>			
Site Ref:	TV23		
Borough:	Test Valley Borough Council	Size (ha)	2.0
Description of Site and Location:	The site lies adjacent to J1 of the M271, to the south of J3 of the M27 motorway.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			No
1.2: Has there been any recent development activity, within the last 5 years?			No
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Yes
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Yes
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			Yes
Market Appraisal	The site has permission, under application reference (19/00374/OUTS, for development of a park and ride car park (maximum 1,000 spaces) with associated infrastructure (sui generis). Development of Health Campus (maximum 12,000 sq m GIA) comprising B1 (business) and B2 (general industrial) uses; hospital, nursing home and residential education and training centre uses (C2); clinic, health centre, consulting room, day centre and non-residential education and training centre uses (D1); up to 500 sq m GIA of retail and restaurant and cafe (A1 and A3) uses; storage and distribution (B8) uses where directly related to the health and medical sectors. Access, landscaping, car parking and associated works.		
Adjacent land use and conflicts	The site is adjacent to the Adanac Park development (TV15), which has the potential to provide 75 acres of development land, adjacent to Ordnance Survey's headquarters. There is a hotel to the west and agricultural land to the east. However, further east lies the David Lloyd leisure complex.		
Known constraints and infrastructure requirements	None, as far as we are aware.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			The Local Plan allocates the site for employment use
2.2: Is the site identified or likely to be required for a specific user or specialist use?			An outline planning permission for a mix of uses, including B1, B2, C2, D1 and B8 has been approved.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?			The Local Plan allocates the site for future employment use.

<p>2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?</p>	<p>It is unknown whether there is public funding committed.</p>
<p>Strategic Planning and Access</p>	<p>An agricultural site with excellent access to the strategic road network. The employment allocation forms part of the strategic requirement for South Hampshire and PUSH.</p>
<p>Recommendation</p>	<p>It is recommended that the outline permission comes forward to fruition subject to further planning.</p>

<b>Site Name: Weyhill Business Park</b>			
Site Ref:	TV24		
Borough:	Test Valley Borough Council	Size (ha)	5.0
Market Segment:			
Description of Site and Location:	The site lies west of Andover and the Portway Industrial Estate.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			Not known
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Not known
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Not known
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Not known
1.7: Is the site immediately available?			No
Market Appraisal	It is located in a rural location with limited access to the A303, via a 'B' road which passes residential, a care home and Mayfield Avenue Industrial Estate. The site comprises industrial/warehouse units suited to medium/larger business types.		
Adjacent land use and conflicts	Industrial estate to the west; residential to the east and southeast; and farmland to the north and south.		
Known constraints and infrastructure requirements	Limited access via residential properties and a care home.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			The Local Plan allocates the site for employment use.
2.2: Is the site identified or likely to be required for a specific user or specialist use?			
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?			Unknown
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?			It is unknown whether there is public funding committed.

Strategic Planning and Access	A rural location with reasonably good access to the road network, along country lanes.
Recommendation	We would recommend that the site is retained and managed for employment uses.

<b>Site Name: Dean Hill Park</b>			
Site Ref:	TV25		
Borough:	Test Valley Borough Council	Size (ha)	8.5
Description of Site and Location:	Dean Hill Park is a rural site located in East Dean off East Dean Road.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Not known
1.2: Has there been any recent development activity, within the last 5 years?			None known
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Yes
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			No
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			No
1.7: Is the site immediately available?			No
Market Appraisal	<p>A former MoD site, now owned by a commercial property developer specialising in rural sites. It comprises a collection of office and industrial buildings, together with bunkers, arranged in a linear configuration, along a single estate road.</p> <p>Buildings are in the region of 80 years' old, which are subject to a refurbishment programme to support occupation.</p> <p>In terms of location, the site is particularly rural with access via 'B' roads, although Dean railway station is located nearby. The nearest major arterial road is the A36, to the west, providing access into Salisbury.</p> <p>The letting agents have described the site as having reasonable good demand, perhaps given its unusual unique characteristics.</p>		
Adjacent land use and conflicts	The site extends to over 385 acres of parkland, fields and conservation areas, including 120 acres of Yew woodland, chalk grassland and juniper scrub, which has been designated a Site of Special Scientific Interest.		
Known constraints and infrastructure requirements	Part of the site has been designated as a Site of Special Scientific Interest (SSSI).		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			The Local Plan designates the site for employment use.

2.2: Is the site identified or likely to be required for a specific user or specialist use?	Light industrial uses would be best suited in this location, given that part of the site is SSSI.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	Unknown
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	It is unknown whether there is public funding committed.
Strategic Planning and Access	A rural location with relatively good access to the road network, along country lanes.
Recommendation	Continued asset management opportunities and to be retained and managed for employment related uses.

<b>Site Name: Harewood Forest Industrial Estate</b>			
Site Ref:	TV26		
Borough:	Test Valley Borough Council	Size (ha)	2.9
Description of Site and Location:	Harewood Forest Industrial Estate is located in Longparish with direct access off the A303 trunk road.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			Yes
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Not known
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Not known
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Not known
1.7: Is the site immediately available?			Not known
Market Appraisal	<p>The site well located adjacent to the A303, to the east of Andover and west of the A34. The premises appear to be older style industrial buildings, which suit the rural location.</p> <p>A significant portion of the site's built form has been redeveloped for a mix of employment use, including Use Class B1C and B2 Industrial Units.</p>		
Adjacent land use and conflicts	Woodlands and A303 dual carriageway		
Known constraints and infrastructure requirements	None known.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			A designated strategic employment site in the Local Plan
2.2: Is the site identified or likely to be required for a specific user or specialist use?			Distribution and warehousing, owing to the site's close proximity to the strategic road network.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?			Not known
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?			Not known

Strategic Planning and Access	A rural location, with relatively good access to the road network.
Recommendation	This site has now been developed for employment related uses. It should be retained and managed as an employment site.



<b>Site Name: Weyhill Fairground</b>			
Site Ref:	TV27		
Borough:	Test Valley Borough Council	Size (ha)	2.8
Market Segment:			
Description of Site and Location:	The site lies to west of Andover and the Portway Industrial Estate.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			Yes
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Yes
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Yes
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.7: Is the site immediately available?			No
Market Appraisal	<p>Whilst the site is in a more rural location, it has good road communications to the A303 and comprises modern industrial/business units in a range of sizes to suit small to medium business.</p> <p>Builders yard at the site has been redeveloped for a combination of B1 and B8 uses, this is understood to have been completed in 2020/21.</p>		
Adjacent land use and conflicts	To the south is the access road and the wider road network. To the north of the site is open land. There are dwellings to the northeast of the site.		
Known constraints and infrastructure requirements	None that we are aware of.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			A designated strategic employment site.
2.2: Is the site identified or likely to be required for a specific user or specialist use?			General employment uses
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?			Unknown
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?			Unknown whether public funding is committed.
Strategic Planning and Access	A rural location with relatively good access to the road network.		

Recommendation	We would recommend that the site is retained and managed for employment related uses.
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<b>Site Name: Mayfield Avenue Industrial Estate</b>			
Site Ref:	TV28		
Borough:	Test Valley Borough Council	Size (ha)	4.6
Description of Site and Location:	The site lies west of Andover and the Portway Industrial Estate.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years?			No
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Not known
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Not known
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Not known
1.7: Is the site immediately available?			No
Market Appraisal	It is located in a rural location with limited access to the A303, via a 'B' road which passes residential, a care home and Weyhill Business Park. The site comprises mainly 1970s larger industrial/warehouse units suited to medium/larger business types. There is a development at the rear of the site, which looks to have been constructed in the 1990's that comprises circa 14 smaller industrial/warehouse units.		
Adjacent land use and conflicts	Industrial estate to the east; farmland to the north, south and southwest; and a small amount of residential to the west.		
Known constraints and infrastructure requirements	Limited access via residential properties and a care home.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance.			A designated strategic employment site.
2.2: Is the site identified or likely to be required for a specific user or specialist use?			Warehouse and distribution, given the site's good access to the road network.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?			Not known
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?			Not known

Strategic Planning and Access	A rural location with relatively good access to the road network.
Recommendation	We would recommend that the site is retained and managed for employment uses.

<b>Site Name: Land at Sleepy Hollow Farm</b>			
Site Ref:	SHELAA – 48		
Borough:	Test Valley Borough Council	Size (ha)	1.1
Description of Site and Location:	The site is adjacent to the village of Ampfield which is identified as a Rural Village in the Local Plan Settlement Hierarchy		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?	Not known		
1.2: Has there been any recent development activity, within the last 5 years?	Not known		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	No		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	No		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	The site does not include any features identified in the ecological network. It is located within the New Forest SPA zone and outside the defined settlement.		
Adjacent land use and conflicts	Site is surrounded by residential dwellinghouses and agricultural land.		
Known constraints and infrastructure requirements	New Forest SPA Countryside		
<b>Strategic Planning Factors</b>			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	General employment uses		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No		

Strategic Planning and Access	A rural location with an existing road network to access the site.
Recommendation	It is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, the site may be managed for employment use.

<b>Site Name: Land south of University Parkway</b>			
Site Ref:	SHELAA – 113		
Borough:	Test Valley Borough Council	Size (ha)	2.19
Description of Site and Location:	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..		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	No		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	No		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	No		
Market Appraisal	The site is located in the countryside and is promoted by the landowner however there is no current developer interest. Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses. It is currently unmanaged woodland/scrubland and is identified as 100% greenfield land.		
Adjacent land use and conflicts	Residential and university campus to the north of the site.		
Known constraints and infrastructure requirements	Countryside, TPOs, SPA/SAC/Ramsar, SINC		
<b>Strategic Planning Factors</b>			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	General employment uses		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No		

Strategic Planning and Access	Adequate access would be required to facilitate employment use. This can be managed through planning.
Recommendation	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.



<b>Site Name: Kennels Farm</b>			
Site Ref:	SHELAA – 244		
Borough:	Test Valley Borough Council	Size (ha)	3.903
Description of Site and Location:	Equine and tree nursery		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Yes		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	<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 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.</p> <p>Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.</p> <p>Pollution indicated above relates to noise of the adjacent motorway</p>		
Adjacent land use and conflicts	University campus, agricultural uses and open greenfield land/countryside		
Known constraints and infrastructure requirements	Countryside, SINC, Ancient Woodland, Pollution, SPA/SAC/Ramsar		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	General employment uses		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		

<p>2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?</p>	<p>Not known</p>
<p>Strategic Planning and Access</p>	<p>If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.</p>
<p>Recommendation</p>	<p>If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.</p>

<b>Site Name: Land adjoining “Nattadon”</b>			
Site Ref:	SHELAA – 371b		
Borough:	Test Valley Borough Council	Size (ha)	1.6
Description of Site and Location:	Greenfield land outside settlement		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	No		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	No		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	<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.</p> <p>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.</p> <p>Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.</p>		
Adjacent land use and conflicts	Residential land and greenfield/woodland land		
Known constraints and infrastructure requirements	Countryside, SINC, SPA/SAC/Ramsar, Mineral Safeguarding, New Forest SPA, Solen SPA, Public Right of Way		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Leisure Use/Hotel		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome	Not known		

infrastructure or on-site constraints to make employment development viable?	
Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.

<b>Site Name: Land adjacent to Abbey Park</b>			
Site Ref:	SHELAA – 133		
Borough:	Test Valley Borough Council	Size (ha)	5.86
Description of Site and Location:	Vacant agriculture		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	No		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	No		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	The site is available and promoted for development by the land owner, who is also the intended developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey.		
Adjacent land use and conflicts	Agriculture and employment land		
Known constraints and infrastructure requirements	Countryside, Local Gap, SPA/SAC/Ramsar – New Forest SPA and Solent SPA Recreation Zone		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	General employment uses		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.

<b>Site Name: Broadlands Home Farm</b>			
Site Ref:	SHELAA – 160		
Borough:	Test Valley Borough Council	Size (ha)	1.6
Description of Site and Location:	Former agricultural buildings		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	No		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	No		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	No		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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, a Major Centre within the Development Plan.		
Adjacent land use and conflicts	Agricultural land		
Known constraints and infrastructure requirements	Countryside, Historic Park and Garden, New Forest SPA and Solent SPA Recreation Zone		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	General employment uses		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.



<b>Site Name: Longbridge Farm</b>			
Site Ref:	SHELAA – 161		
Borough:	Test Valley Borough Council	Size (ha)	3.97
Description of Site and Location:	Agricultural use (including vacant buildings in this use). Site is combined between greenfield and brownfield land.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	<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.</p> <p>The closest settlement is Lee which is identified as Countryside in the Local Plan Settlement Hierarchy.</p> <p>Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities</p>		
Adjacent land use and conflicts	Agricultural land and open countryside		
Known constraints and infrastructure requirements	Countryside, SSSI, Mineral Safeguarding, New Forest SPA and Solent SPA Recreation Zone		
<b>Strategic Planning Factors</b>			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Leisure uses		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.

<b>Site Name: Former Ashfield Bakery</b>			
Site Ref:	SHELAA – 297		
Borough:	Test Valley Borough Council	Size (ha)	0.5
Description of Site and Location:	Field, woodland and dwellings		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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.		
Adjacent land use and conflicts	Agricultural land		
Known constraints and infrastructure requirements	Countryside, New Forest SPA and Solent SPA Recreation Zone		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Children's nursery		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.

<b>Site Name: Squabb Wood landfill site</b>			
Site Ref:	SHELAA – 329		
Borough:	Test Valley Borough Council	Size (ha)	48.5
Description of Site and Location:	Former mineral working site landfilled with non-hazardous waste. The site is brownfield land/PDL		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?		No	
1.2: Has there been any recent development activity, within the last 5 years?		No	
1.3: Is the site being actively marketed as an employment site?		No	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		Not known	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		Not known	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Not known	
1.7: Is the site immediately available?		Yes	
Market Appraisal	<p>The site is available and promoted for development by the land owner, with ongoing discussions with developers.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD.</p> <p>The closest settlement is the village of Shootash 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>		
Adjacent land use and conflicts	Woodland and residential		
Known constraints and infrastructure requirements	Countryside, SINC, Ancient Woodland, TPO, Contaminated Land, Pollution (noise), mineral safeguarding, New Forest SPA and Mottisfont Bats SSSI/SAC Foraging Buffer		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?		General employment uses	
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?		No	
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		Not known	

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.

<b>Site Name: Moorcourt Barns</b>			
Site Ref:	SHELAA – 332		
Borough:	Test Valley Borough Council	Size (ha)	0.3
Description of Site and Location:	Former agricultural barn and redundant farmyard		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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.		
Adjacent land use and conflicts	Site is surrounded by the Wider former Moorcourt Farm complex		
Known constraints and infrastructure requirements	Countryside, Listed Building, Mineral Safeguarding, Flood Risk Zone, New Forest SPA and Solent SPA Recreation Zone		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	General employment uses		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.



<b>Site Name: Land at Upper Ashfield Farm</b>			
Site Ref:	SHELAA – 335		
Borough:	Test Valley Borough Council	Size (ha)	0.7
Description of Site and Location:	Storage and car parking		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	The site is available and promoted for development by land owner who is the potential developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey.		
Adjacent land use and conflicts	Agricultural, commercial and residential		
Known constraints and infrastructure requirements	Countryside, Listed Building, New Forest SPA and Solent SPA Recreation Zone		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	General employment uses		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.

<b>Site Name: South side of Botley Road</b>			
Site Ref:	SHELAA – 396		
Borough:	Test Valley Borough Council	Size (ha)	2.8
Description of Site and Location:	Greenfield land - Paddock and woodland		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	The site is available and promoted for development by the land owner, who is also the intended developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey.		
Adjacent land use and conflicts	Agricultural and employment land		
Known constraints and infrastructure requirements	Countryside, Local Gap, New Forest SPA and Solent SPA Recreation Zone		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	General employment uses		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.

<b>Site Name: Land at Harewood Farm</b>			
Site Ref:	SHELAA – 379		
Borough:	Test Valley Borough Council	Size (ha)	11.7
Description of Site and Location:	Part agricultural and part employment land		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	The site is available and promoted for development by the land owner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Andover which is identified as a Major Centre in the Local Plan Settlement Hierarchy		
Adjacent land use and conflicts	Agricultural and residential land		
Known constraints and infrastructure requirements	Countryside		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	General employment uses		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.

<b>Site Name: Land west of Ordnance Lane</b>			
Site Ref:	SHELAA – 143		
Borough:	Test Valley Borough Council	Size (ha)	4.85
Description of Site and Location:	Former airfield		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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 Weyhill which is identified as a Rural Village in the Local Plan Settlement Hierarchy.		
Adjacent land use and conflicts	Commercial and residential land		
Known constraints and infrastructure requirements	Countryside, flood alert areas, groundwater source protection, noise pollution		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	General employment uses		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.



<b>Site Name: Land at Choice Plants, Stockbridge Road</b>			
Site Ref:	SHELAA – 292		
Borough:	Test Valley Borough Council	Size (ha)	4.131
Description of Site and Location:	Nursery		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?		Not known	
1.2: Has there been any recent development activity, within the last 5 years?		No	
1.3: Is the site being actively marketed as an employment site?		Not known	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		Not known	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		Not known	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Not known	
1.7: Is the site immediately available?		Yes	
Market Appraisal	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, a Rural Village. As employment land this site would be suitable for redevelopment for another employment use.		
Adjacent land use and conflicts	Agricultural and residential land		
Known constraints and infrastructure requirements	Countryside, employment land, New Forest SPA Zone, flood risk zone, Mottisfont Bats SSSI/SAC Foraging Buffer, subject to a legal agreement on the site		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?		General employment uses	
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?		No	
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		Not known	

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.

<b>Site Name: Land at Harroway House</b>			
Site Ref:	SHELAA – 392		
Borough:	Test Valley Borough Council	Size (ha)	29.6
Description of Site and Location:	Greenfield land – currently used for grazing		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	The site is available and promoted for development by the land owner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Andover.		
Adjacent land use and conflicts	Agricultural, industrial and residential land		
Known constraints and infrastructure requirements	Countryside, Conservation Area, Flood risk zone, mineral safeguarding, and adjacent to archaeological allocation		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	General employment uses		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.

<b>Site Name: Greenwood Copse</b>			
Site Ref:	SHELAA – 257		
Borough:	Test Valley Borough Council	Size (ha)	5.2
Description of Site and Location:	Greenfield land – scrub woodland		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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.		
Adjacent land use and conflicts	Residential and commercial land adjacent. Also, open countryside land.		
Known constraints and infrastructure requirements	Countryside, mineral safeguarding, New Forest SPA zone and Mottisfont Bats SSSI/SAC Foraging Buffer		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	General employment uses		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.

<b>Site Name: Land at rear of Greenhill Lane</b>			
Site Ref:	SHELAA – 314		
Borough:	Test Valley Borough Council	Size (ha)	0.4
Description of Site and Location:	Greenfield land – woodland		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	No		
Market Appraisal	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.		
Adjacent land use and conflicts	Woodland and residential land adjacent to the site		
Known constraints and infrastructure requirements	Countryside, ancient woodland, TPO, access/ransom strips, New Forest SPA zone, Solent SPA Recreation zone,		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	General employment uses		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for employment use, subject to planning permission overcoming the relevant constraints, this site may be managed for employment use.



<b>Site Name: Former Andover Pumping Station</b>			
Site Ref:	SHELAA – 251a		
Borough:	Test Valley Borough Council	Size (ha)	3.78
Description of Site and Location:	Brownfield land - Former water pumping station		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?		No	
1.2: Has there been any recent development activity, within the last 5 years?		No	
1.3: Is the site being actively marketed as an employment site?		Not known	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		Not known	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		Not known	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Not known	
1.7: Is the site immediately available?		Yes	
Market Appraisal	The site is available and promoted for development by the land owner, with interest from a developer. The site is located within the settlement boundary of Andover. This site includes both Core Non Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas		
Adjacent land use and conflicts	Commercial and residential land		
Known constraints and infrastructure requirements	TPOs and contaminated land, likely given the historic use of the site.		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?		Residential and retail mixed use scheme	
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?		No	
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		Not known	

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Abbots Manor Farmyard</b>			
Site Ref:	SHELAA – 131		
Borough:	Test Valley Borough Council	Size (ha)	1.23
Description of Site and Location:	Brownfield land – former commercial dairy farm		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	No		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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 Leckford		
Adjacent land use and conflicts	Residential land and open greenfield countryside		
Known constraints and infrastructure requirements	Conservation area, archaeology land, mineral safeguarding and flood alter area.		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of residential, employment and retail space.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Littlebridge</b>			
Site Ref:	SHELAA – 252		
Borough:	Test Valley Borough Council	Size (ha)	159.9
Description of Site and Location:	Combination of Greenfield and brownfield land comprising arable farming land, some private dwellings and agricultural buildings		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Yes		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	The site is available and promoted for development by the land owner, with interest from a developer. The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Andover.		
Adjacent land use and conflicts	Residential, commercial and agricultural land.		
Known constraints and infrastructure requirements	Countryside, SINC, flood alert area, noise pollution and TPOs		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of residential, employment and leisure space.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Land south of Finkley Farm</b>			
Site Ref:	SHELAA – 231		
Borough:	Test Valley Borough Council	Size (ha)	130
Description of Site and Location:	Greenfield agricultural land		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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 Andover		
Adjacent land use and conflicts	Agricultural land and open greenfield countryside		
Known constraints and infrastructure requirements	Countryside and noise pollution		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of residential, employment, retail, leisure and other space.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.



<b>Site Name: Fairbournes Farm</b>			
Site Ref:	SHELAA – 362		
Borough:	Test Valley Borough Council	Size (ha)	80
Description of Site and Location:	Combination of greenfield and brownfield/PDL land. Current use is for cattle grazing		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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.		
Adjacent land use and conflicts	Agricultural and residential land		
Known constraints and infrastructure requirements	Countryside, SINC, Ancient Woodland, TPO, New Forest SPA and Mottisfont Bats SSSI/SAC Foraging Buffer		
<b>Strategic Planning Factors</b>			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Land north of Andover (Enham Park)</b>			
Site Ref:	SHELAA – 173		
Borough:	Test Valley Borough Council	Size (ha)	154
Description of Site and Location:	Greenfield land currently in use as agricultural / arable / woodland		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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 Andover and the village of Enham Alamein. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy, and Enham Alamein is designated a Rural Village.		
Adjacent land use and conflicts	Residential, agricultural and open countryside land		
Known constraints and infrastructure requirements	Countryside, Listed Building, SINC, Ancient Woodland, TPO		
<b>Strategic Planning Factors</b>			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use scheme		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Land at Yew Tree Farm</b>			
Site Ref:	SHELAA – 122		
Borough:	Test Valley Borough Council	Size (ha)	13
Description of Site and Location:	Greenfield land – agricultural / grazing		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?		No	
1.2: Has there been any recent development activity, within the last 5 years?		No	
1.3: Is the site being actively marketed as an employment site?		Not known	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		Not known	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		Not known	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Not known	
1.7: Is the site immediately available?		Yes	
Market Appraisal	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 Goodworth Clatford which is identified as a Rural Village in the Local Plan Settlement Hierarchy.		
Adjacent land use and conflicts	Residential land and open countryside		
Known constraints and infrastructure requirements	Countryside, conservation area and TPO		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?		Mixed use development of residential and employment space.	
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?		No	
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		Not known	

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Land south of A342 and east of Shoddessen Lane</b>			
Site Ref:	SHELAA – 324		
Borough:	Test Valley Borough Council	Size (ha)	55
Description of Site and Location:	Greenfield land – Breakers yard south of A342 and agricultural south of railway line/east of Shoddessen Lane		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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 Ludgershall which is located outside of Test Valley. The closest settlement to the site in Test Valley is Little Shoddessen which is identified as Countryside.		
Adjacent land use and conflicts	Agricultural, commercial and residential land		
Known constraints and infrastructure requirements	Countryside, SPA/SAC/Ramsar, TPO, Ancient woodland, contaminated land and noise pollution		
<b>Strategic Planning Factors</b>			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of residential, retail and employment space.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.



<b>Site Name: Land at Bunny Lane</b>			
Site Ref:	SHELAA – 369		
Borough:	Test Valley Borough Council	Size (ha)	53
Description of Site and Location:	Restored landfill and operational recycling facility		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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		
Adjacent land use and conflicts	Agricultural and residential land. Also recycling facility		
Known constraints and infrastructure requirements	Countryside, New Forest SPA, Contaminated Land, noise pollution, mineral safeguarding and Mottisfont Bats SSSI/SAC Foraging Buffer		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of residential and employment space together with a local centre.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		
Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process		

Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.
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<b>Site Name: South View Farm</b>			
Site Ref:	SHELAA - 373		
Borough:	Test Valley Borough Council	Size (ha)	57
Description of Site and Location:	Agricultural land – greenfield		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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 Palestine which is identified as a Rural Village.		
Adjacent land use and conflicts	Agricultural and residential land		
Known constraints and infrastructure requirements	Countryside and flood alert areas		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of residential and a local centre.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Land at Short Lane</b>			
Site Ref:	SHELAA – 142		
Borough:	Test Valley Borough Council	Size (ha)	1.73
Description of Site and Location:	Greenfield – vacant agricultural land		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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 Penton Corner which is identified as Countryside in the Local Plan Settlement Hierarchy.		
Adjacent land use and conflicts	Agricultural and residential land		
Known constraints and infrastructure requirements	Countryside and flood alert areas		
<b>Strategic Planning Factors</b>			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of residential and a local centre.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Land at Warner's Farm</b>			
Site Ref:	SHELAA – 228		
Borough:	Test Valley Borough Council	Size (ha)	5
Description of Site and Location:	Greenfield agricultural land		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	No		
Market Appraisal	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.		
Adjacent land use and conflicts	Agricultural and residential land		
Known constraints and infrastructure requirements	Countryside, listed building, Mottisfont Bats SSSI/SAC Foraging Buffer, mineral safeguarding and New Forest SPA zone		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of residential, employment and leisure uses.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.



<b>Site Name: Land west of Whinwhistle Road</b>			
Site Ref:	SHELAA – 229		
Borough:	Test Valley Borough Council	Size (ha)	8
Description of Site and Location:	Greenfield – agricultural land		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	No		
Market Appraisal	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		
Adjacent land use and conflicts	Agricultural and residential land		
Known constraints and infrastructure requirements	Countryside, New Forest SPA zone, flood risk zone and mineral safeguarding		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of residential, employment and leisure uses.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Oakdene Farm</b>			
Site Ref:	SHELAA – 230		
Borough:	Test Valley Borough Council	Size (ha)	9
Description of Site and Location:	Combined brownfield and greenfield land, currently in agricultural use		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	No		
Market Appraisal	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. The number of dwellings proposed is a Council estimate calculated at 10 dwellings per hectare.		
Adjacent land use and conflicts	Agricultural and residential land		
Known constraints and infrastructure requirements	Countryside, SINIC, New Forest SPA zone		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of residential, employment and leisure uses.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Land Adjacent to Oakdene Farm</b>			
Site Ref:	SHELAA – 350		
Borough:	Test Valley Borough Council	Size (ha)	0.8
Description of Site and Location:	Telecommunications infrastructure and tree plantation		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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 p the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy		
Adjacent land use and conflicts	Mixed use of commercial and residential		
Known constraints and infrastructure requirements	Countryside, New Forest SPA zone		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of residential and employment uses.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Land at Hamdown House</b>			
Site Ref:	SHELAA – 367		
Borough:	Test Valley Borough Council	Size (ha)	37.7
Description of Site and Location:	Combination of greenfield and brownfield land. Currently in use as Residential garden land, paddocks and woodland		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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.		
Adjacent land use and conflicts	Residential, agricultural and woodland land		
Known constraints and infrastructure requirements	Countryside, TPO, New Forest SPA zone and Mottisfont Bats SSSI/SAC Foraging Buffer		
<b>Strategic Planning Factors</b>			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of leisure and Extra Care C2 floorspace		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.



<b>Site Name: Land at Hook Road</b>			
Site Ref:	SHELAA – 45		
Borough:	Test Valley Borough Council	Size (ha)	2.2
Description of Site and Location:	Greenfield land currently in agricultural use		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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		
Adjacent land use and conflicts	Agricultural and residential land		
Known constraints and infrastructure requirements	Countryside and New Forest SPA zone		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of employment and residential uses.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Velmore Farm</b>			
Site Ref:	SHELAA – 82		
Borough:	Test Valley Borough Council	Size (ha)	67
Description of Site and Location:	Agricultural, equestrian, storage and three residential properties		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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.		
Adjacent land use and conflicts	Residential dwellinghouses, commercial and agricultural land		
Known constraints and infrastructure requirements	Countryside, New Forest SPA, SINC, TPO and area of flood risk		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of employment, leisure and residential uses.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Lee Manor Farm</b>			
Site Ref:	SHELAA – 151		
Borough:	Test Valley Borough Council	Size (ha)	0.84
Description of Site and Location:	Former agricultural buildings		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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. This site includes some Network Opportunity Areas containing "Woodland/ Scrub", "Neutral Grassland" or "Calcareous Grassland"		
Adjacent land use and conflicts	Agricultural land, associated with the subject site		
Known constraints and infrastructure requirements	Countryside, listed buildings, mineral safeguarding and the Solent SPA Recreation Zone and New Forest SPA Zone		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of employment and residential uses.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Nursling Site, Lee Lane</b>			
Site Ref:	SHELAA – 152		
Borough:	Test Valley Borough Council	Size (ha)	3.95
Description of Site and Location:	Agricultural land currently leased to a paintball operator		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	No		
Market Appraisal	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 Nursling and Rownhams which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy. This site does not include any of the features identified in the ecological network.		
Adjacent land use and conflicts	Agricultural land		
Known constraints and infrastructure requirements	Countryside, New Forest SPA Zone, Solent SPA Recreation Zone and Mineral Safeguarding		
<b>Strategic Planning Factors</b>			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of employment and residential uses.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.



<b>Site Name: Burnt Grove Field</b>			
Site Ref:	SHELAA – 153		
Borough:	Test Valley Borough Council	Size (ha)	17.6
Description of Site and Location:	Greenfield agricultural land		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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. This site includes both Core NonStatutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.		
Adjacent land use and conflicts	Agricultural land and open countryside		
Known constraints and infrastructure requirements	Countryside, Listed Building, Historical Park and Garden, Ancient Woodland, New Forest SPA Zone Solent SPA Recreation Zone Mottisfont Bats SSSI/SAC Foraging Buffer and mineral safeguarding area		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of employment and residential uses.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: The Old Dairy</b>			
Site Ref:	SHELAA – 163		
Borough:	Test Valley Borough Council	Size (ha)	0.119
Description of Site and Location:	Former agricultural buildings		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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. This site does not include any of the features identified in the ecological network.		
Adjacent land use and conflicts	Agricultural land		
Known constraints and infrastructure requirements	Countryside, historic park and garden, mineral safeguarding, New Forest SPA Zone and Solent SPA Recreation Zone		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of employment and residential uses.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Land north of Sandy Lane</b>			
Site Ref:	SHELAA – 187		
Borough:	Test Valley Borough Council	Size (ha)	11.35
Description of Site and Location:	Mostly fallow; with some open storage and manufacturing		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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. Romsey is identified as a Major Centre in the Local Plan Settlement Hierarchy. This site includes both Core Non Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas		
Adjacent land use and conflicts	Residential, commercial and agricultural uses		
Known constraints and infrastructure requirements	Countryside, New Forest SPA Zone, Mottisfont Bats SSSI/SAC Foraging Buffer and mineral safeguarding		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Land south of Botley Road</b>			
Site Ref:	SHELAA – 296		
Borough:	Test Valley Borough Council	Size (ha)	2.8
Description of Site and Location:	Greenfield land		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?		No	
1.2: Has there been any recent development activity, within the last 5 years?		No	
1.3: Is the site being actively marketed as an employment site?		Not known	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		Yes	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		No	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Not known	
1.7: Is the site immediately available?		Yes	
Market Appraisal	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. This site includes both Core NonStatutory Areas containing "Ancient Woodlands" "All Local Wildlife Sites (SINCs)" or "Priority Habitats" and Network Opportunity Areas.		
Adjacent land use and conflicts	Agricultural and industrial land		
Known constraints and infrastructure requirements	Countryside, New Forest SPA zone, Solent SPA Recreation zone and mineral safeguarding		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?		Mixed use development of employment and residential uses.	
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?		No	
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		Not known	

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.



<b>Site Name: Land at Nursling Street</b>			
Site Ref:	SHELAA – 393		
Borough:	Test Valley Borough Council	Size (ha)	1.3
Description of Site and Location:	Greenfield land currently used for grazing		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?	No		
1.2: Has there been any recent development activity, within the last 5 years?	No		
1.3: Is the site being actively marketed as an employment site?	Not known		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Not known		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Not known		
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Not known		
1.7: Is the site immediately available?	Yes		
Market Appraisal	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. This site includes some Network Opportunity Areas containing "Woodland/ Scrub", "Neutral Grassland" or "Calcareous Grassland"		
Adjacent land use and conflicts	Residential and employment land		
Known constraints and infrastructure requirements	Employment land, New Forest SPA, Solent SPA and mineral safeguarding		
Strategic Planning Factors			
2.1: Is the site identified or likely to be required for a specific user or specialist use?	Mixed use development of employment and residential uses.		
2.2: Is the site part of a comprehensive or long term development or regeneration proposal?	No		
2.3: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Not known		

Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use.

<b>Site Name: Land at Homestead Farm</b>			
Site Ref:	SHELAA 281 (2019)		
Borough:	Test Valley Borough Council	Size (ha)	4.65
Description of Site and Location:	Land at Homestead Farm is a greenfield site located at Penton Corner approximately 2.4km from Andover town centre. The site benefits from direct access to the A342 and A303 to the south. Portway Industrial Estate (strategic employment site, Policy LE10) is located on adjacent land to the east.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?		No	
1.2: Has there been any recent development activity, within the last 5 years?		No	
1.3: Is the site being actively marketed as an employment site?		No	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		No	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		No	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Yes	
1.7: Is the site immediately available?		Yes	
Market Appraisal	<p>The site is available, within single land ownership and promoted for residential development, with interest from a developer. The site is located adjacent to the Andover settlement boundary. There has been no recent development or planning permissions on the site.</p> <p>The site is strategically located adjacent to the A303 which provides good connectivity to the motorway network. Overall there is potential to attract a range of employment uses comparable to the adjoining Portway Industrial Estate.</p> <p>Andover Business Park is also located in close proximity which establishes this broad location as attractive to employment inward investment.</p> <p>The site has been submitted through the SHELAA for residential only and further clarification will be required concerning whether the landowner / developer would bring the site forward for employment development.</p>		
Adjacent land use and conflicts	Residential land uses are located on adjacent land to the west at Penton Corner, Short Lane. Land within the site at the south east boundary is occupied by a combination of residential and employment / commercial uses. Portway Industrial Estate is located on adjoining land to the east. Harrow Way track (important historic routeway) is located adjacent to the northern site boundary. The site is also located within a designated Local Gap.		

Known constraints and infrastructure requirements	Suitable site access would need to be established to the A342. Consideration will also be required regarding establishing permeability to the Portway Industrial Estate and the extent to which this affects options for site access.
Strategic Planning Factors	
2.1: Is the site within an area identified as of strategic importance?	No. Site and location under assessment as part of Local Plan review.
2.2: Is the site identified or likely to be required for a specific user or specialist use?	Site currently promoted for residential. Potential employment uses including Class B2, B8 and E(g)i, ii and iii.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	No.
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No.
Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process. Sustainable and deliverable options for site access to be confirmed.
Recommendation	Subject to landowner confirmation of site availability and planning permission overcoming the relevant constraints, the site may be allocated for employment uses (Class B2, B8 and E(g)i, ii and iii).

<b>Site Name: Land at Upton Lane</b>			
Site Ref:	SHELAA 385 (2022)		
Borough:	Test Valley Borough Council	Size (ha)	12.3 (8.4 developable area).
Description of Site and Location:	Land at Upton Lane is a greenfield site located immediately north of the M27 and east of the M271, adjacent to the settlement boundary for Nursling and Rownhams, The site benefits from direct access to the M271 and the M27. The site is 3.3 miles from Romsey town centre and 0.7 miles to Nursling local centre.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?		No	
1.2: Has there been any recent development activity, within the last 5 years?		No	
1.3: Is the site being actively marketed as an employment site?		No	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		No	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		No	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Yes	
1.7: Is the site immediately available?		Yes	
Market Appraisal	<p>The site is available, within single land ownership and promoted for residential development, with interest from a developer. The site is located adjacent to the Nursling and Rownhams settlement boundary. There has been no recent development or planning permissions.</p> <p>The site is strategically located adjacent to the M271 which provides good connectivity to the M27 motorway.</p> <p>The site has been submitted through the SHELAA for residential only and further clarification will be required concerning whether the landowner / developer would bring the site forward for employment development.</p>		
Adjacent land use and conflicts	<p>The site is bounded by the M271 to the west, the Romsey Road (A3075) to the east and the M27 to the south. Land directly to the east of the site and the Romsey Road is occupied by residential development within the settlement boundary. Romsey Golf Club is also located on land to the east of the site. Existing residential development and the Southern Electric utilities hub is located adjacent to the southern site boundary. There are existing residential properties bounding the site to the east and the south east which may impact the location of employment development within the site. To the west of the site is woodland and agricultural land.</p>		

Known constraints and infrastructure requirements	Site access identified by the site promoter via the A3057 and further evidence of deliverability will be required. Trees within the site will affect the location of development. Consultation with HCC required regarding minerals resource area. Considered that site can readily connect to key utilities.
Strategic Planning Factors	
2.1: Is the site within an area identified as of strategic importance?	No. Site and location under assessment as part of Local Plan review.
2.2: Is the site identified or likely to be required for a specific user or specialist use?	Site currently promoted for residential. Potential employment uses including Class B2, B8 and E(g)i, ii and iii
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	No.
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No.
Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process. Sustainable and deliverable options for site access to be confirmed.
Recommendation	Subject to landowner confirmation of site availability and planning permission overcoming the relevant constraints, the site may be allocated for employment uses (Class B2, B8 and E(g)i, ii and iii).

<b>Site Name: Land at Test Valley Business Park</b>			
Site Ref:	SHELAA 397 (2022)		
Borough:	Test Valley Borough Council	Size (ha)	2.2
Description of Site and Location:	Land at Test Valley Business Park is a greenfield site located immediately adjacent to the settlement boundary and Test Valley Business Park (Policy LE10). The site has access to the Botley Road through the existing business park. The site is located 3.5 miles from Romsey town centre.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?		No	
1.2: Has there been any recent development activity, within the last 5 years?		No	
1.3: Is the site being actively marketed as an employment site?		No	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		Yes	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		No	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Yes	
1.7: Is the site immediately available?		Yes	
Market Appraisal	The site is available, within single land ownership and promoted for employment development. It is the intention of the landowner to develop the site as an extension to the existing Test Valley Business Park for employment uses include B8, Class Eg i, ii and iii. There has been no recent development or planning permissions. The site is also located with good access to the Botley Road and the M27.		
Adjacent land use and conflicts	Test Valley Business Park is located immediately to the west of the site which is occupied by B8 and Class E uses. Agricultural pasture land / grazing land is located to the north, east and south of the site.		
Known constraints and infrastructure requirements	There is an area TPO that applies to the trees on the western site boundary where access is proposed. The site is located adjacent to land designated as SINC (adjacent to northern, eastern and southern site boundary) where there is potential for adverse effects. The site is also within the catchment area for Emer Bog SAC.  No significant infrastructure constraints on basis that site access is achieved through existing business park.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance?		No. Site and location under assessment as	

	part of Local Plan review.
2.2: Is the site identified or likely to be required for a specific user or specialist use?	B8 Warehouse and Distribution, Class E(g)i, ii and iii.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	No.
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No.
Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process. Site access proposed through existing business park to Botley Road.
Recommendation	Subject to planning permission overcoming the relevant constraints, this site has potential to be developed for employment uses including Class E(g)i, ii and iii and B8.



<b>Site Name: Thruxton Aerodrome</b>			
Site Ref:	SHELAA 400 (2022)		
Borough:	Test Valley Borough Council	Size (ha)	165.6
Description of Site and Location:	The Thruxton Aerodrome is located to the west of the Thruxton settlement boundary. The site comprises Thruxton Aerodrome, associated hangars, racetrack and a collection of employment buildings. The site is also 6 miles from Andover town centre.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?		No.	
1.2: Has there been any recent development activity, within the last 5 years?		Yes	
1.3: Is the site being actively marketed as an employment site?		No	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		Yes	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		No	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Yes	
1.7: Is the site immediately available?		Yes	
Market Appraisal	<p>The site is available, within single land ownership and promoted for employment development. The site is promoted through the SHELAA and Local Plan in order to enable the redevelopment of some employment buildings onsite while retaining the adjoining aerodrome and racetrack. The site is also strategically located with excellent access to the A303 and wider strategic road network.</p> <p>During the last 5 years a replacement hospitality facilities building has been completed at the Thruxton racing circuit.</p>		
Adjacent land use and conflicts	The settlement of Thruxton is located adjacent to the eastern site boundary. The Thruxton Industrial Estate is located adjacent to the southern site boundary. Open countryside and agricultural land is located to the north and west.		
Known constraints and infrastructure requirements	The village of Thruxton and associated conservation area to the east are a constraint to the scale and location of employment development within the aerodrome site. There are some areas of flood risk and SINC habitat within the site. In infrastructure terms the site is relatively unconstrained, any improvements to access will depend on the scale of development proposed.		
<b>Strategic Planning Factors</b>			
2.1: Is the site within an area identified as of strategic importance?		No. Site and location under assessment as	

	part of Local Plan review.
2.2: Is the site identified or likely to be required for a specific user or specialist use?	Class B2, B8 and E(g)i, ii and iii.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	No.
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No.
Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process. Site access proposed through existing main site access to the Aerodrome.
Recommendation	Subject to planning permission, a proportion of the site (excluding land retained for the aerodrome and race track) has potential to be redeveloped for employment uses including Class B2, B8 and E(g)i, ii and iii.

<b>Site Name: Land south of Thruxton Aerodrome north of A303</b>			
Site Ref:	SHELAA 401 (2022)		
Borough:	Test Valley Borough Council	Size (ha)	15
Description of Site and Location:	Land south of Thruxton Aerodrome The site comprises employment uses within Thruxton Industrial Estate and recycling operations. The site is located immediately north of the A303, west of the settlement of Thruxton and 6 miles from Andover town centre.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?		No	
1.2: Has there been any recent development activity, within the last 5 years?		No	
1.3: Is the site being actively marketed as an employment site?		Yes	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		Yes	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		No	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Yes	
1.7: Is the site immediately available?		Yes	
Market Appraisal	<p>The site is available, within single land ownership and promoted for employment development. The site also has interest from a developer known to undertake employment development. The site includes an established employment site and the proposal would involve more comprehensive development of the site.</p> <p>The site is strategically located with excellent access to the A303 and wider strategic road network.</p>		
Adjacent land use and conflicts	<p>Thruxton Aerodrome and racetrack is located to the north of the site. The settlement of Thruxton is located to the east. To the south and west of the site is agricultural land and open countryside.</p>		
Known constraints and infrastructure requirements	<p>There are areas of flood zone 2 and 3 within the site. The village of Thruxton and associated conservation area to the east are a constraint to the scale and location of employment development within the site. Part of the site is a former landfill site.</p> <p>Site access improvements may be required to facilitate development of the site. No other significant infrastructure constraints identified at this stage.</p>		
<b>Strategic Planning Factors</b>			

2.1: Is the site within an area identified as of strategic importance?	No. Site and location under assessment as part of Local Plan review.
2.2: Is the site identified or likely to be required for a specific user or specialist use?	Class B2, B8, E(g)i, ii and iii, C1 hotel.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	No.
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No.
Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process. Existing site access would be utilised through the business park.
Recommendation	Subject to planning permission overcoming the relevant constraints including confirmation of the effect of Flood Risk upon the developable area, the site has potential to be developed for employment uses including Class B2, B8 and E(g)i, ii and iii.

<b>Site Name: Land between Grateley and Palestine</b>			
Site Ref:	SHELAA 405 (2022)		
Borough:	Test Valley Borough Council	Size (ha)	4.65
Description of Site and Location:	The site comprises agricultural land within open countryside located between the settlements of Palestine and Grateley. The site is 6 miles from Andover town centre.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?		No	
1.2: Has there been any recent development activity, within the last 5 years?		No	
1.3: Is the site being actively marketed as an employment site?		No	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		No	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		No	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Yes	
1.7: Is the site immediately available?		Yes	
Market Appraisal	<p>The site is available, within single land ownership and promoted for employment development. There is no current interest from a developer known to undertake employment development. There has been no recent development or planning permissions. The site is located in close proximity to Grateley Railway station.</p> <p>This is an isolated site in open countryside and access is likely to be a constraint. Market attractiveness is also likely to be affected by the availability of other sites with existing infrastructure and better connectivity to the strategic road network.</p>		
Adjacent land use and conflicts	There is an employment use and railway line located to the north of the site. To the east is agricultural land and open countryside. Further afield to the north east is the settlement of Grateley. To the west is residential development and the settlement of Palestine.		
Known constraints and infrastructure requirements	<p>The site is located in open countryside between Grateley and Palestine. To the north east of the site is Grateley conservation area and consideration will need to be given to views from the conservation area. There is potential for adverse impact on residential amenity for dwellings located adjacent to the site (to the west).</p> <p>There is an existing farm road access to the site from Old Stockbridge Road. The site would need to be served by an appropriate access road to accommodate the proposed employment use.</p>		

Strategic Planning Factors	
2.1: Is the site within an area identified as of strategic importance?	No. Site and location under assessment as part of Local Plan review.
2.2: Is the site identified or likely to be required for a specific user or specialist use?	Class B2, B8, E(g)i, ii and iii,
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	No
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process. Access would be established from the existing farm access from Old Stockbridge Road.
Recommendation	The site is not recommended as a suitable site for employment development due to its isolated location and access constraints.

<b>Site Name: Land south of Coldharbour Lane</b>			
Site Ref:	SHELAA 424 (2022)		
Borough:	Test Valley Borough Council	Size (ha)	38 (developable area 20)
Description of Site and Location:	Land south of Coldharbour Lane comprises agricultural land located in open countryside west of the M271, north of the settlement of Nursling and Rownhams and the M27. The site has direct access to the M271 and the M27. The site is 3.1m from Romsey Town Centre and 0.7m from Nursling local centre		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?		No	
1.2: Has there been any recent development activity, within the last 5 years?		No	
1.3: Is the site being actively marketed as an employment site?		No	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		No	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		No	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Yes	
1.7: Is the site immediately available?		Yes	
Market Appraisal	The site is available, within single land ownership and promoted for employment development, with interest from a developer. The site is in agricultural use and there has been no recent development or planning permissions. The site is strategically located adjacent to the M271 which provides good connectivity to the M27 motorway.		
Adjacent land use and conflicts	To the north and west of the site is open countryside and agricultural land. To the east is the M271, woodland and agricultural land. To the south of the site is a retirement village set within open greenfield land. The railway line is also located adjacent to the western site boundary.		
Known constraints and infrastructure requirements	<p>Almost half the site comprises grade 2 and 3a agricultural land. The western part of the site is subject to flood zones 2 and 3. A number of listed buildings are located south of the site and the Broadlands Estate Registered Park and Garden is located to the north. Employment development in this location has the potential to adversely affect their setting. The eastern part of the site is occupied by a Fir Copse SINC and the River Test SSSI is located to the west where there is potential for adverse effects.</p> <p>Site access is anticipated to be from Coldharbour Lane but this is a single carriageway lane and appropriate site access would need to be established to serve proposed development.</p>		

Strategic Planning Factors	
2.1: Is the site within an area identified as of strategic importance?	No. Site and location under assessment as part of Local Plan review.
2.2: Is the site identified or likely to be required for a specific user or specialist use?	Class B2, B8, E(g)i, ii and iii,
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	No
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process. Appropriate site access would need to be established from Coldharbour Lane.
Recommendation	Subject to planning permission overcoming the relevant constraints, the site has potential to be developed for employment uses including Class B2, B8 and E(g)i, ii and iii.



<b>Site Name: Land south west of Martins Lane</b>			
Site Ref:	SHELAA 431 (2022)		
Borough:	Test Valley Borough Council	Size (ha)	7.3
Description of Site and Location:	Land south west of Martins Lane comprises agricultural land and the remnants of 2 Nissen huts located in open countryside to the south of Chilbolton. The site is located 6.7 miles from Andover town centre and 4.5 miles from Stockbridge local centre.		
<b>Market Attractiveness Criteria:</b>			
1.1: Has the site been formally identified for employment for at least 10 years?		No	
1.2: Has there been any recent development activity, within the last 5 years?		No	
1.3: Is the site being actively marketed as an employment site?		No	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		No	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		No	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Yes	
1.7: Is the site immediately available?		Yes	
Market Appraisal	<p>The site is available, within single land ownership and promoted for mixed use development. The site is located to the south of the village of Chilbolton, outside the settlement boundary. There is currently no confirmed developer interest in the site. There has been no recent development or planning permissions.</p> <p>The site has been submitted through the SHELAA for mixed use development (20 dwellings and 20,000sqm of employment floor space). Clarification will be required concerning whether the landowner would consider bringing the site forward for employment uses only. In the event that mixed-use development remained the option promoted for development further clarification would be required to ensure compatibility between specific proposed employment uses and residential development, which may affect prospects for future take-up.</p>		
Adjacent land use and conflicts	To the north west of the site is the village of Chilbolton. To the west of the site is an employment use, tree belt and dwellings fronting Drove Road. To the north and east of the site is open countryside and agricultural land.		

Known constraints and infrastructure requirements	<p>The site is located in open countryside outside of the settlement boundary. Part of the site is affected by surface water flooding. There is an area of woodland along the western site boundary. To the north of the site is the Chilbolton conservation area where impact on setting is a consideration.</p> <p>No significant infrastructure constraints identified at this stage.</p>
Strategic Planning Factors	
2.1: Is the site within an area identified as of strategic importance?	No. Site and location under assessment as part of Local Plan review.
2.2: Is the site identified or likely to be required for a specific user or specialist use?	Employment floorspace and residential.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	No
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process. There are two existing site accesses identified through the site promotion.
Recommendation	The site is not recommended as a suitable site for employment development due to its isolated location and access constraints. The availability of the site for employment development has also not been confirmed.

<b>Site Name: Land off Pond Lane and Old Stockbridge Road</b>			
Site Ref:	SHELAA 439 (2022)		
Borough:	Test Valley Borough Council	Size (ha)	135 (67 developable area)
Description of Site and Location:	The site is located on agricultural land between the settlements of Palestine and Grateley and comprises the majority of land separating the two settlements. The site is 6 miles from Andover town centre.		
Market Attractiveness Criteria:			
1.1: Has the site been formally identified for employment for at least 10 years?		No	
1.2: Has there been any recent development activity, within the last 5 years?		No	
1.3: Is the site being actively marketed as an employment site?		No	
1.4: Is the site owned by a developer or another agency known to undertake employment development?		No	
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?		Yes	
1.6: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?		Unknown	
1.7: Is the site immediately available?		Yes	
Market Appraisal	<p>The site is available, within multiple land ownership and promoted for mixed use development (primarily residential). The site is located outside the settlement boundaries of Palestine and Grateley. There is currently no confirmed developer interest in the site. There has been no recent development or planning permissions.</p> <p>The site has been submitted through the SHELAA for mixed use development (including 2675 dwellings, 5ha of employment and 24000m of retail. Clarification will be required concerning whether the landowner would consider bringing the site forward for employment uses only.</p> <p>This relatively small proportion of the total site area as currently proposed has the potential to affect prospects for future take-up. The potential contribution towards employment land supply arising from the mixed-uses and 5ha area as submitted would require clarification with regards the specific proposed employment uses and location and phasing of development within the overall site area.</p>		
Adjacent land use and conflicts	The railway line is located adjacent to the northern site boundary with the village of Grateley further to the north. The village of Palestine is located to the north west of the site. To the east of the site is open countryside, agricultural land and Grateley Wood. Immediately to the south of the site and the Old Stockbridge Road is some limited residential development. Further to the south is the village of Over Wallop.		

Known constraints and infrastructure requirements	<p>The proposal effectively constitutes a new settlement which would have significant overall infrastructure requirements.</p> <p>The site is located in open countryside and there are significant issues regarding settlement distinction between Palestine and Grateley. There is ancient woodland and SINC habitat within the site and immediately to the east at Grateley Wood. The site is also within the setting of the Grateley Conservation Area and there is potential for visual impacts on the Registered Park and Garden to the north east.</p>
Strategic Planning Factors	
2.1: Is the site within an area identified as of strategic importance?	No. Site and location under assessment as part of Local Plan review.
2.2: Is the site identified or likely to be required for a specific user or specialist use?	Residential led mixed use scheme with employment and retail.
2.3: Is the site part of a comprehensive or long term development or regeneration proposal?	No
2.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	No
Strategic Planning and Access	Access to the site to accommodate the employment use would be agreed through the planning process. Site access currently not confirmed.
Recommendation	If it is possible for this site to be utilized for mixed uses, subject to planning permission overcoming the relevant constraints, this site may be managed for mixed use. The site is not recommended as a suitable site for employment development only due to its isolated location and access constraints.



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