
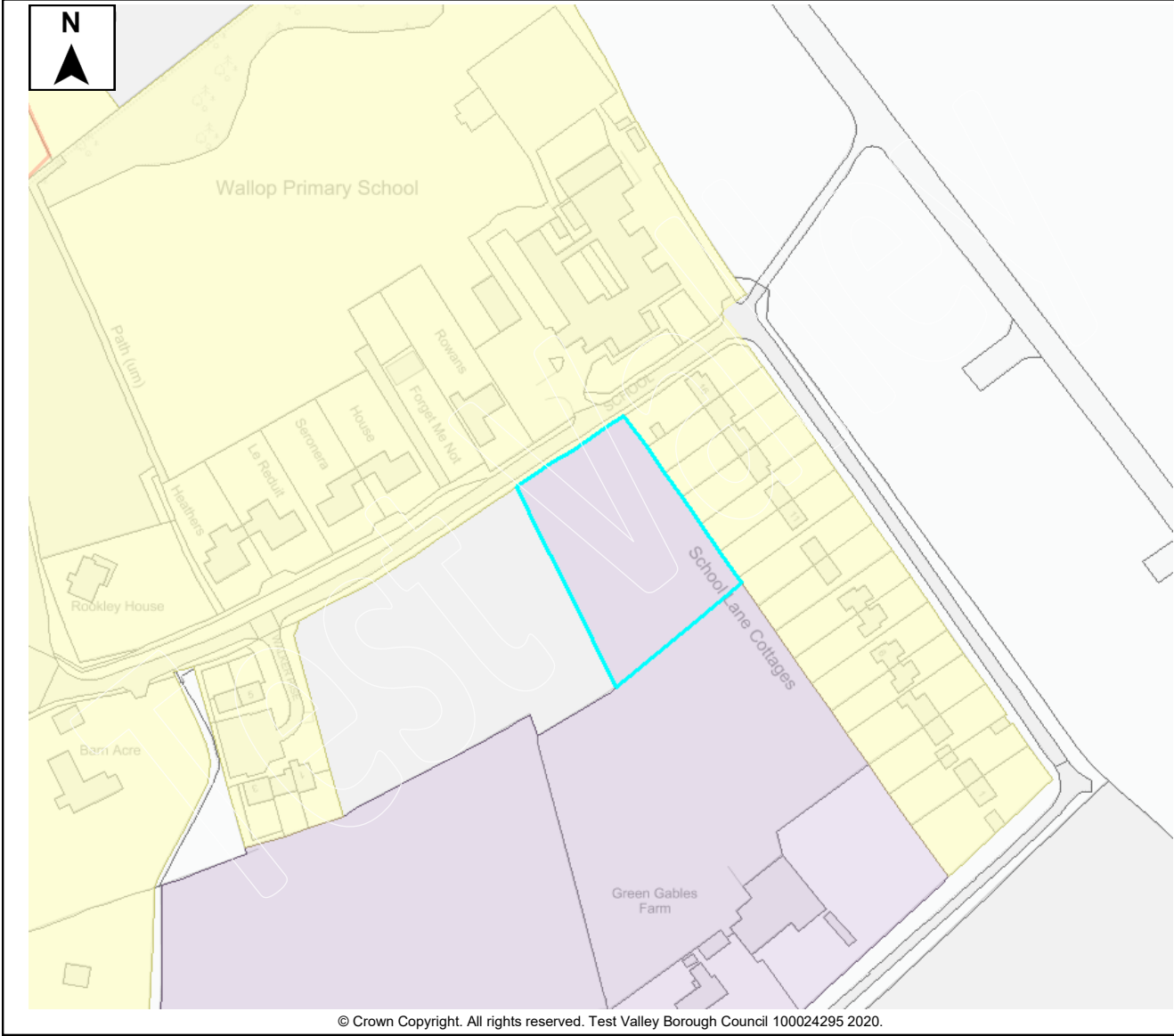


Site Details												
SHELAA Ref	34	Site Name	Green Gables Farm									
		Settlement	Middle Wallop									
Parish/Ward	Nether Wallop				Site Area	3 Ha		Developable Area	3 Ha			
Current Land Use	Agriculture				Character of Surrounding	Dwellings and agriculture						
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.35 Ha	Greenfield	2.65 Ha			
Site Constraints												
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓				
Local Gap (E3)		SSSI		Land Ownership		Village Design Statement						
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants								
Listed Building (E9)		AONB (E2)		Access/Ransom Strips								
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land								
Public Open Space (LHW1)		TPO		Pollution (E8)								
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding								

Proposed Development					Summary	
Availability		Residential		✓	40	Dwellings
Promoted by land owner		Employment				Floor Space (m²)
Site Available Immediately		Retail				Floor Space (m²)
Site Currently Unavailable		Leisure				Floor Space (m²)
		Traveller Site				Pitches
		Other				
Achievability/Developer Interest		Mixed Use Scheme				
Promoted by developer		Residential				Dwellings
Developer interest		Employment				Floor Space (m²)
No developer interest		Retail				Floor Space (m²)
		Leisure				Floor Space (m²)
		Other				
Deliverability						
Could commence in 5yrs						
Unlikely to commence in 5yrs		✓				
Possible self build plot provision						
Yes		✓				
No						
This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.						
Phasing if permitted (Dwellings only)						
Year 1						
Year 2						
Year 3						
Year 4						
Year 5						
Years 6-10						
Years 11-15						
Years 15+						
Total		40				
Not Known		✓				
The site is available and promoted for development by the land owner, with interest from a developers.						
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Middle Wallop which is identified as Countryside in the Local Plan Settlement Hierarchy.						
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.						
Hbic Local Ecological Network						
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.						
						



## Site Details

SHELAA Ref	355	Site Name	Land at School Lane			
		Settlement	Middle Wallop			
Parish/Ward	Nether Wallop			Site Area	0.32 Ha	Developable Area 0.32 Ha
Current Land Use	Paddock			Character of Surrounding	Residential	
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield Ha

## Site Constraints

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

Proposed Development

Summary

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

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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

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

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

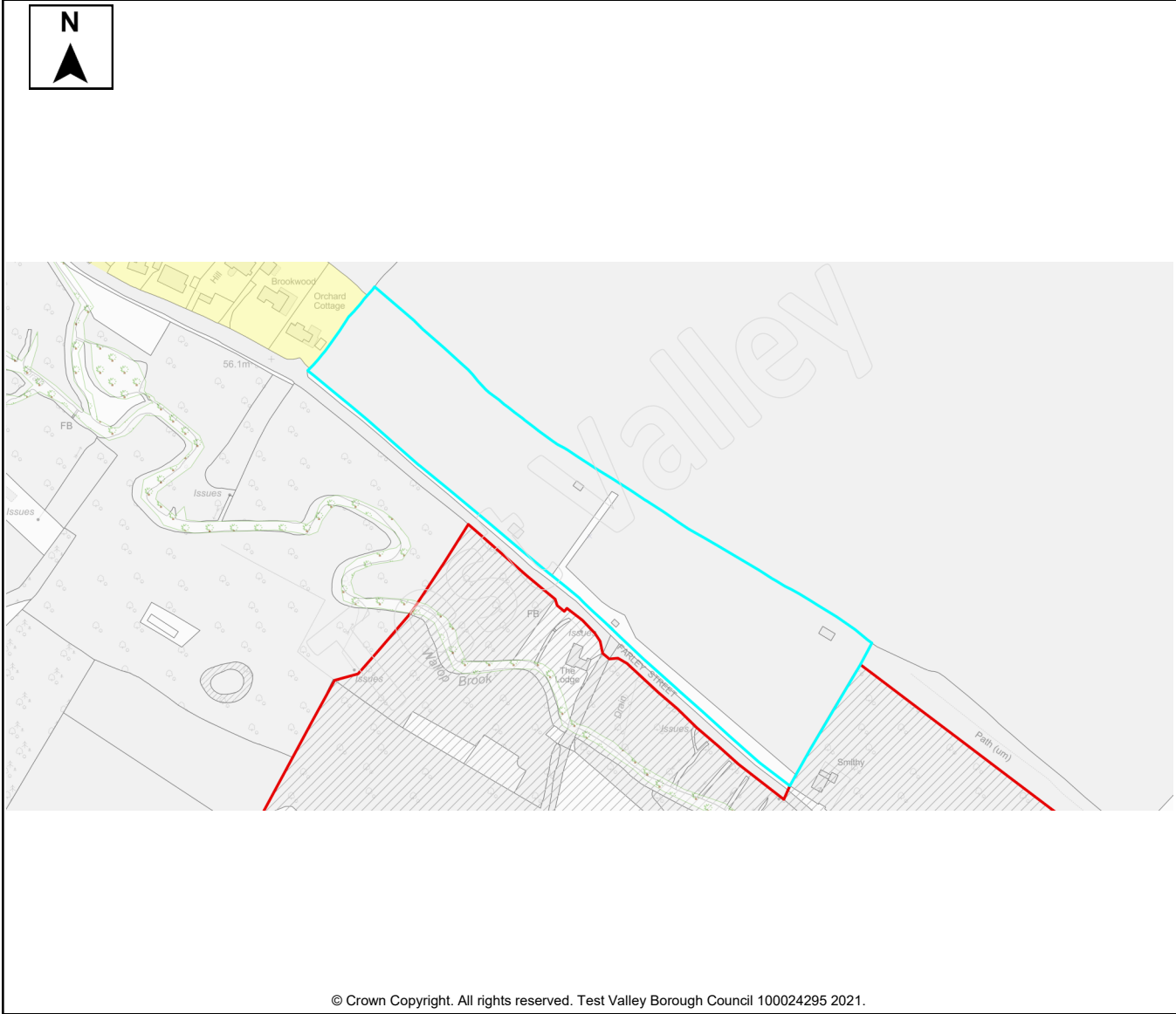
Hbic Local Ecological Network

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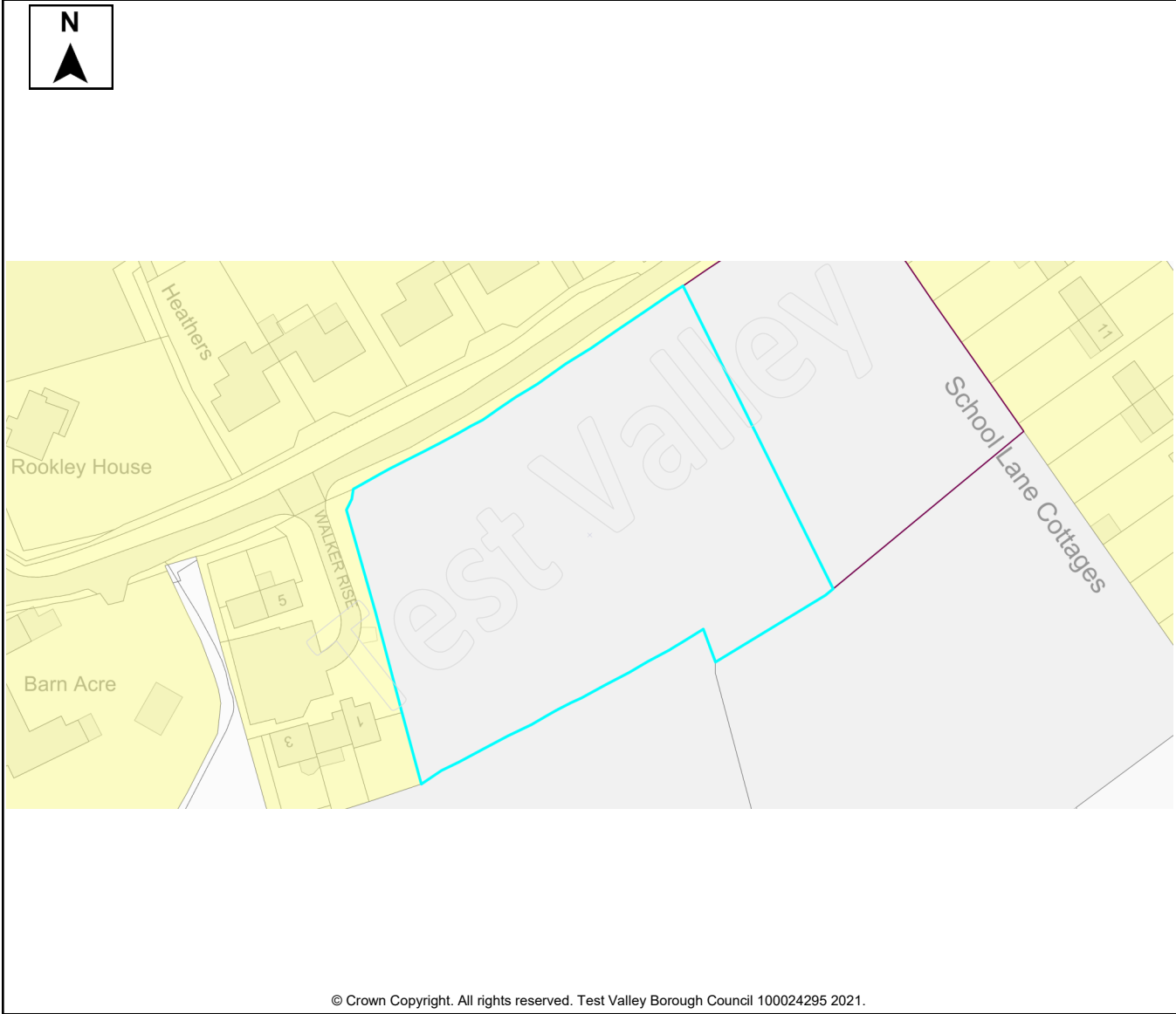


Site Details							
SHELAA Ref	360	Site Name	Land at Farley Street				
		Settlement	Nether Wallop				
Parish/Ward	Nether Wallop			Site Area	1.87 Ha	Developable Area	0.86 Ha
Current Land Use	Grazing			Character of Surrounding Area	Residential and agricultural		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Greenfield
Site Constraints							
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)			SSSI		Land Ownership	Public Rights of Way Archaeology Yellow (locally Or Regionally Important)	
Conservation Area (E9)		✓	SPA/SAC/Ramsar		Covenants/Tenants		
Listed Building (E9)			AONB (E2)		Access/Ransom Strips		
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land		
Public Open Space (LHW1)			TPO		Pollution (E8)		
Employment Land (LE10)			Flood Risk Zone	✓	Mineral Safeguarding		

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

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

Summary	
The site is available and promoted for development by the land owner, with interest from a developer.	
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Nether Wallop which is identified as a Rural Village in the Local Plan Settlement Hierarchy.	
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.	
Hbic Local Ecological Network	
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.	



Site Details										
SHELAA Ref	363	Site Name	2 Acres, School Lane							
		Settlement	Middle Wallop							
Parish/Ward	Nether Wallop				Site Area	0.58 Ha	Developable Area	0.58 Ha		
Current Land Use	Paddock				Character of Surrounding Area	Residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)		✓
Local Gap (E3)			SSSI		Land Ownership			Village Design Statement		
Conservation Area (E9)			SPA/SAC/Ramsar	✓	Covenants/Tenants					
Listed Building (E9)			AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

## Proposed Development

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

Residential	✓	11	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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## Summary

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

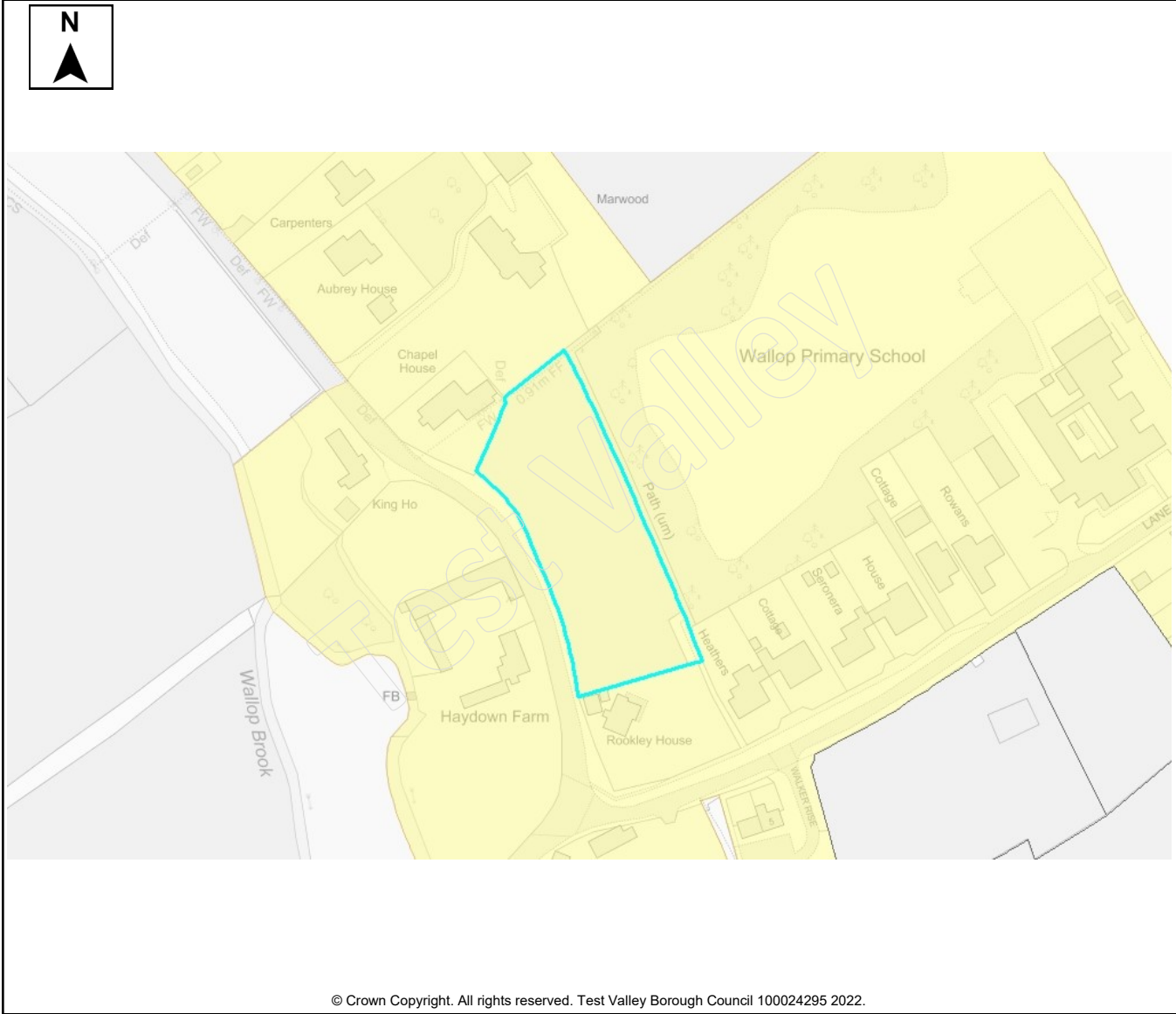
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Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

## Hbic Local Ecological Network

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Site Details										
SHELAA Ref	417	Site Name	Land to the west of Wallop Primary School							
		Settlement	Middle Wallop							
Parish/Ward	Nether Wallop			Site Area	0.44Ha		Developable Area	0.44Ha		
Current Land Use	Agricultural grazing			Character of Surrounding Area	Residential and education					
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		SINC		Infrastructure/ Utilities	✓	Other (details below)	✓			
Local Gap (E3)		SSSI		Land Ownership		Adjacent public right of way Village Design Statement Archaeology				
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants						
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

## Proposed Development

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

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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

## Summary

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

The site is located within of the settlement boundary of the TVBC Revised Local Plan DPD. The site is located in the village of Middle Wallop which is identified as Countryside in the Local Plan Settlement Hierarchy.

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

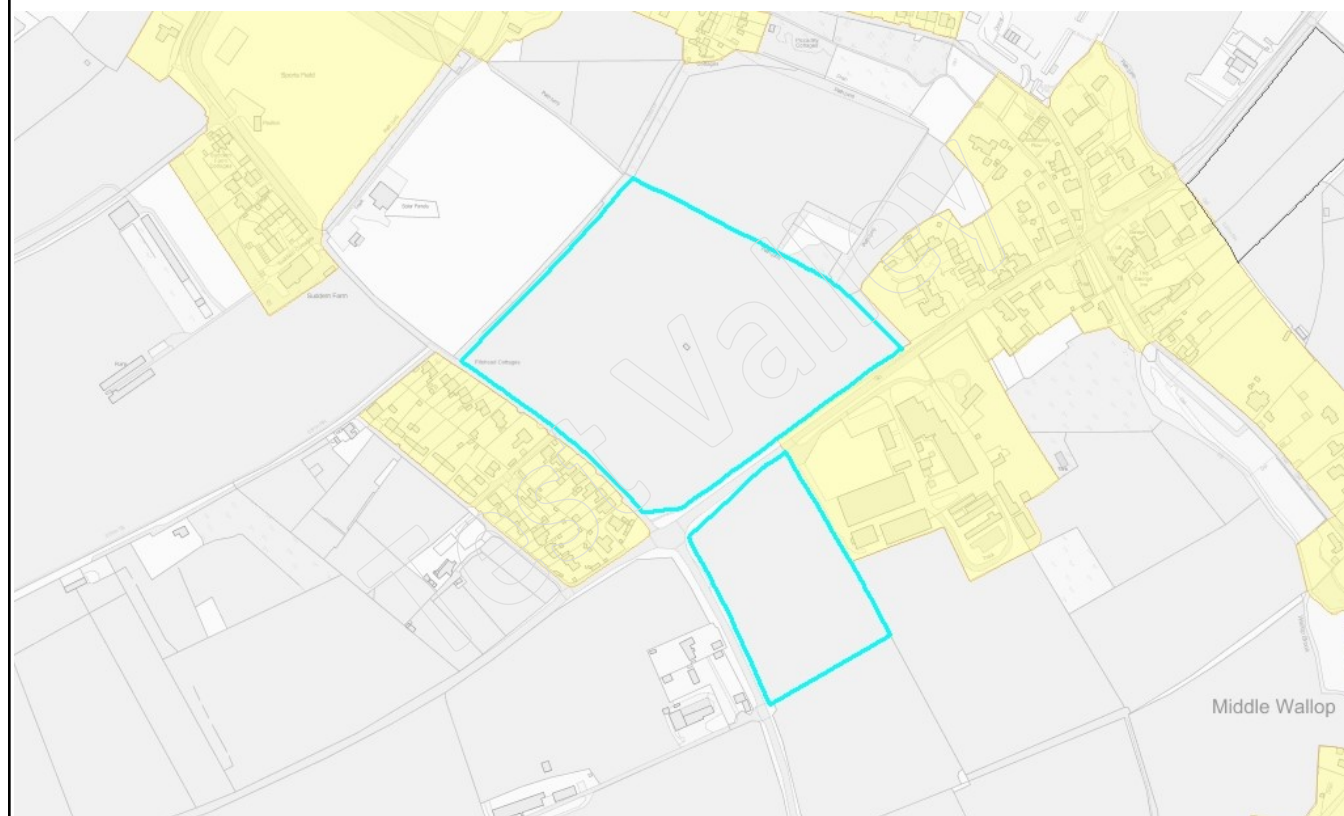
### Hbic Local Ecological Network

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

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## Site Details

SHELAA Ref	435	Site Name	Land at Middle Wallop						
		Settlement	Middle Wallop						
Parish/Ward	Nether Wallop			Site Area	10.5Ha	Developable Area	10.5Ha		
Current Land Use	Agricultural			Character of Surrounding Area	Agricultural, commercial and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	170	Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			

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

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

## Summary

Phasing if permitted (Dwellings only)	
Year 1	85
Year 2	85
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	170
Not Known	

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

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

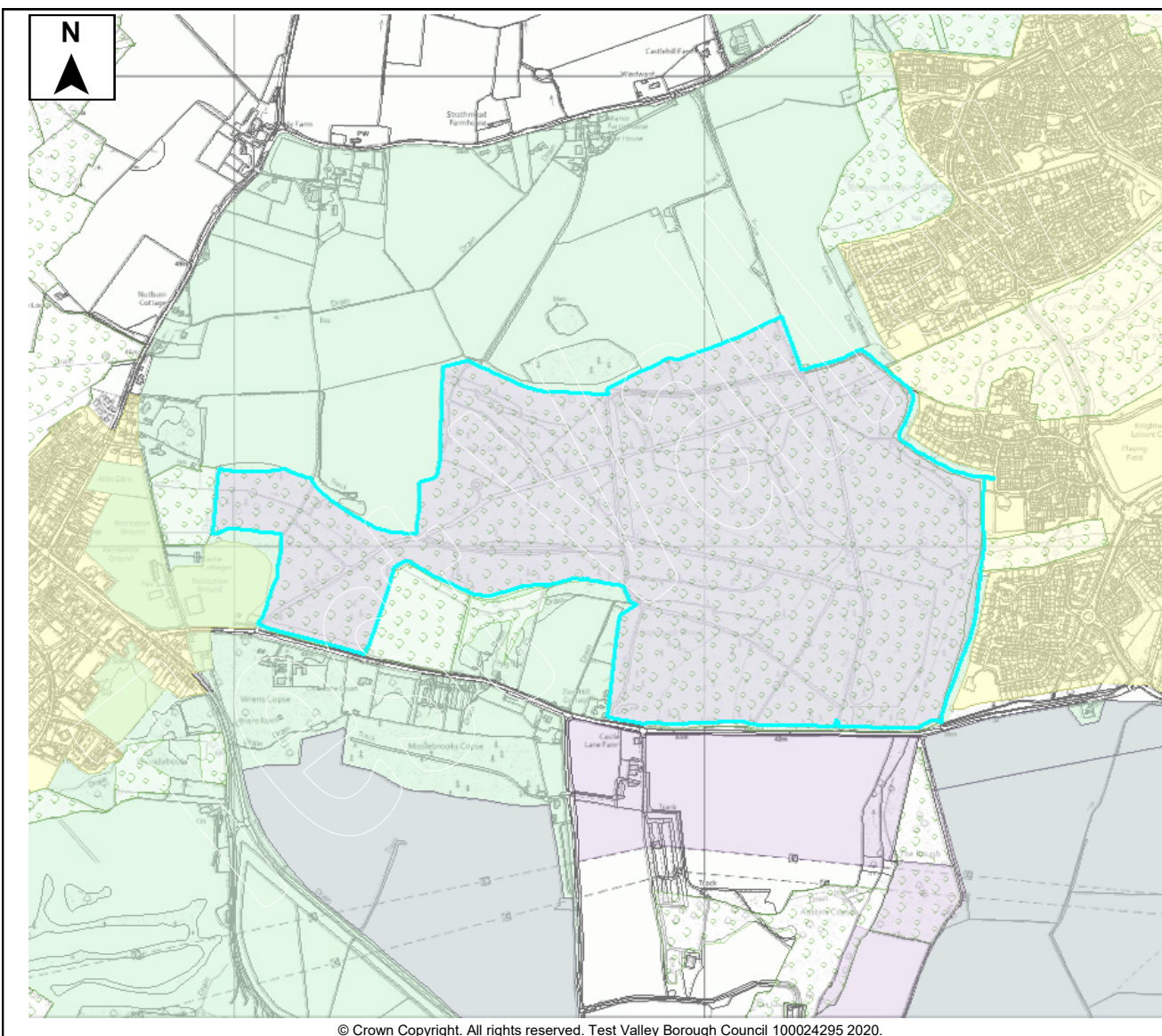
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

## Hbic Local Ecological Network

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## Site Details

SHELAA Ref	62	Site Name	Land at Great Covert						
		Settlement	North Baddesley/Valley Park						
Parish/Ward	North Baddesley			Site Area	82.3 Ha	Developable Area	9.1 Ha		
Current Land Use	Grassland and woodland			Character of Surrounding	Countryside, woodland and dwellings				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)	✓	SSSI		Land Ownership		New Forest SPA Zone SINC - SU40902010	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land			
Public Open Space (LHW1)		TPO	✓	Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding			

## Proposed Development

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

Residential	✓	300	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (dwellings only)	
Year 1	
Year 2	
Year 3	100
Year 4	100
Year 5	100
Years 6-10	
Years 11-15	
Years 15+	
Total	300
Not Known	

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

## Summary

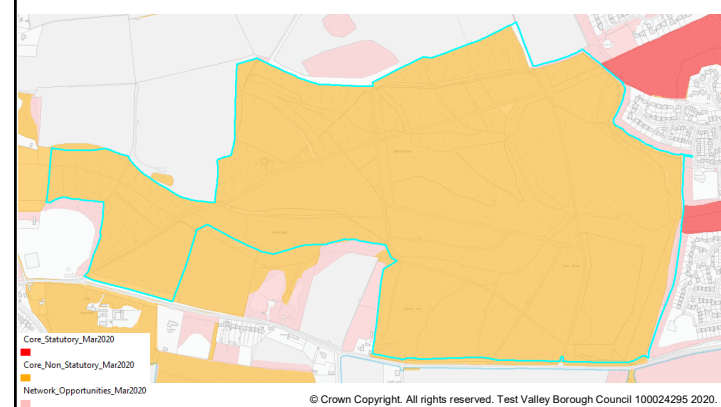
The site is available and promoted for development by the land owner, with interest from a developer.

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

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

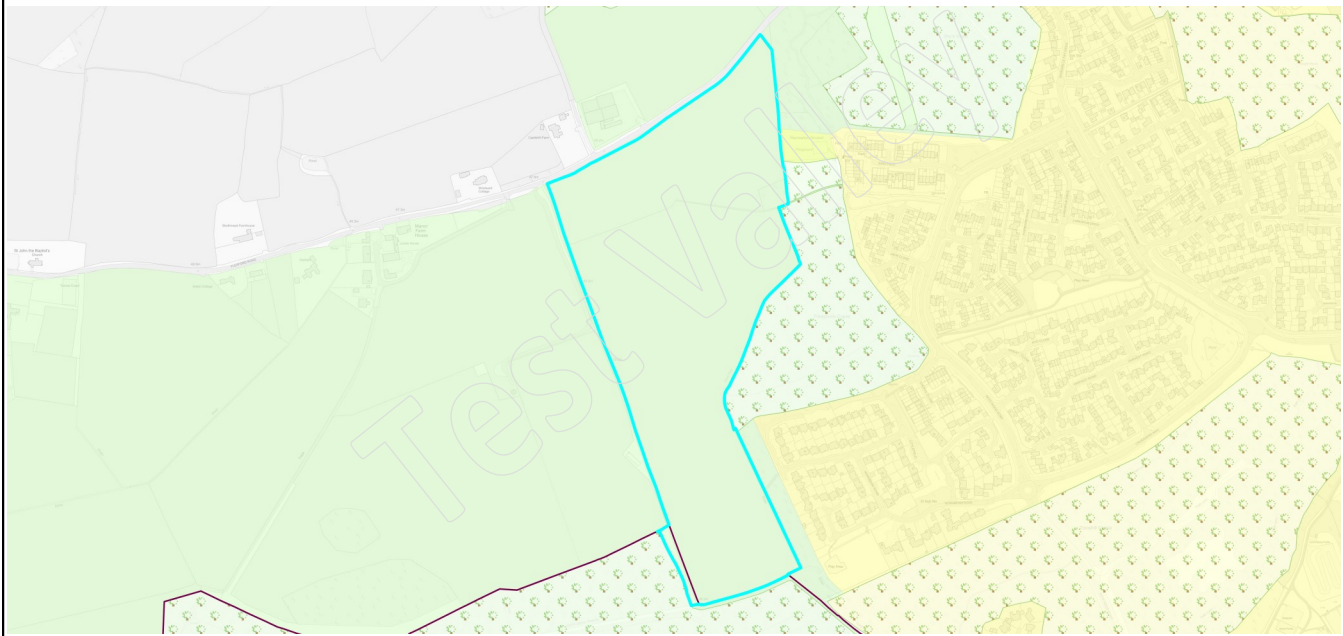
### Hbic Local Ecological Network

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





N



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Site Details

SHELAA Ref	246	Site Name	Land south of Flexford Road						
		Settlement	Valley Park						
Parish/Ward	North Baddesley		Site Area	18.6 Ha	Developable Area	18.6 Ha			
Current Land Use	Grassland and woodland		Character of Surrounding Area	Countryside, woodland and dwellings					
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)	✓	SSSI		Land Ownership		Public Rights of Way	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		New Forest SPA Zone	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		SINC - SU40902010, SU41402080, SU41402100	
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land			
Public Open Space (LHW1)		TPO	✓	Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding			

Proposed Development

Availability

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

Achievability/Developer Interest

Promoted by developer	
Developer interest	✓
No developer interest	

Deliverability

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

Possible self build plot provision

Yes	
No	✓

Residential	✓	400	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

Phasing if permitted (Dwellings only)

Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	400
Years 11-15	
Years 15+	
Total	400
Not Known	

Summary

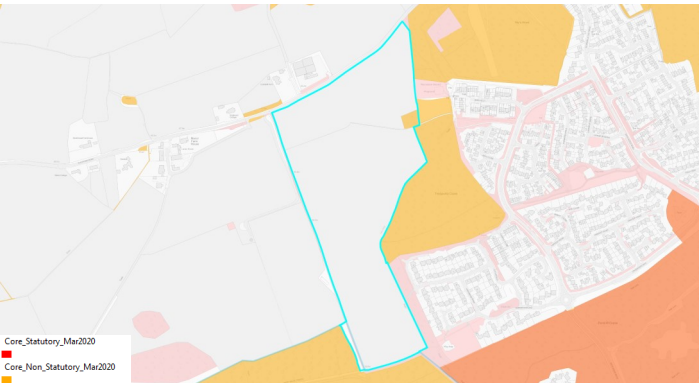
The site is available and promoted for development by the land owner, with interest from a developer.

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

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

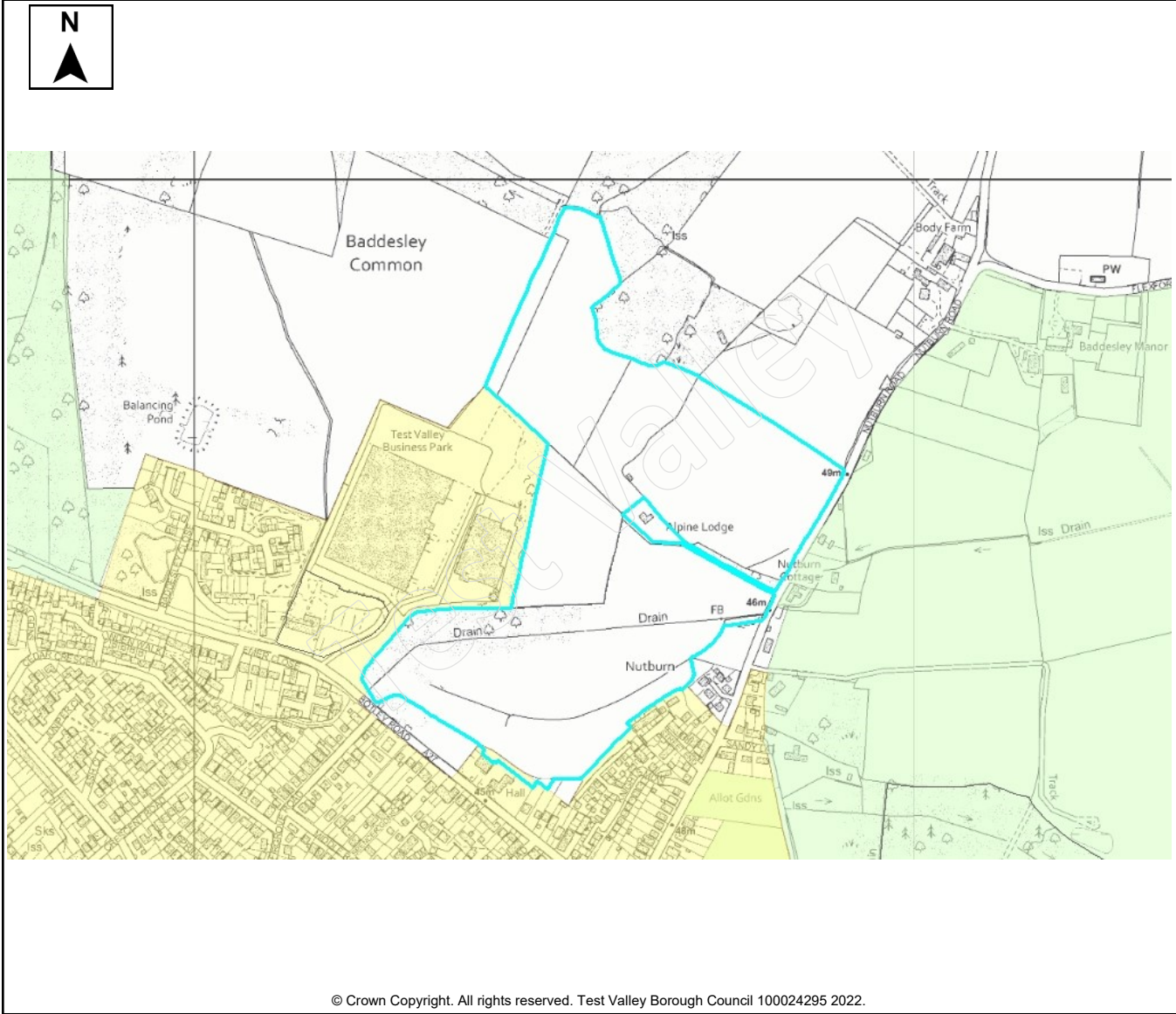
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Site Details												
SHELAA Ref	399	Site Name	Land off Nutburn Road									
		Settlement	North Baddesley									
Parish/Ward	North Baddesley				Site Area	46.7Ha		Developable Area		10.42Ha		
Current Land Use	Agricultural—pasture and grazing				Character of Surrounding Area	Employment and agricultural						
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield				
Site Constraints												
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)		✓				
Local Gap (E3)		SSSI		Land Ownership		SINC—Nutburn Meadow  SINC—Lights Copse Meadow						
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants								
Listed Building (E9)		AONB (E2)		Access/Ransom Strips								
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land								
Public Open Space (LHW1)		TPO	✓	Pollution (E8)								
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding								

### Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	35	Dwellings
Employment	✓	6-12K	Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	35
Years 11-15	
Years 15+	
Total	35
Not Known	

### Summary

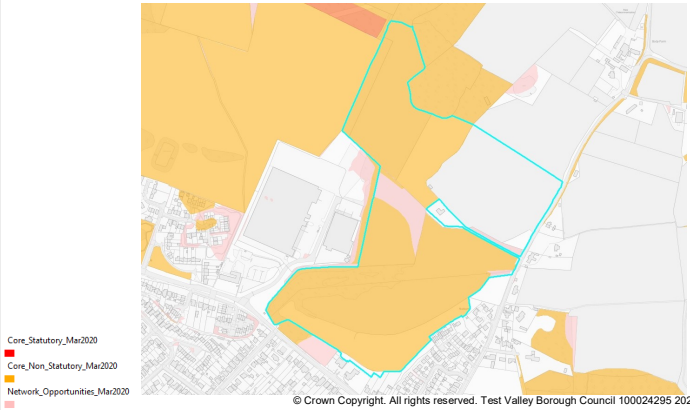
The site is available and promoted for development by the land owner, with interest from a developer.

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

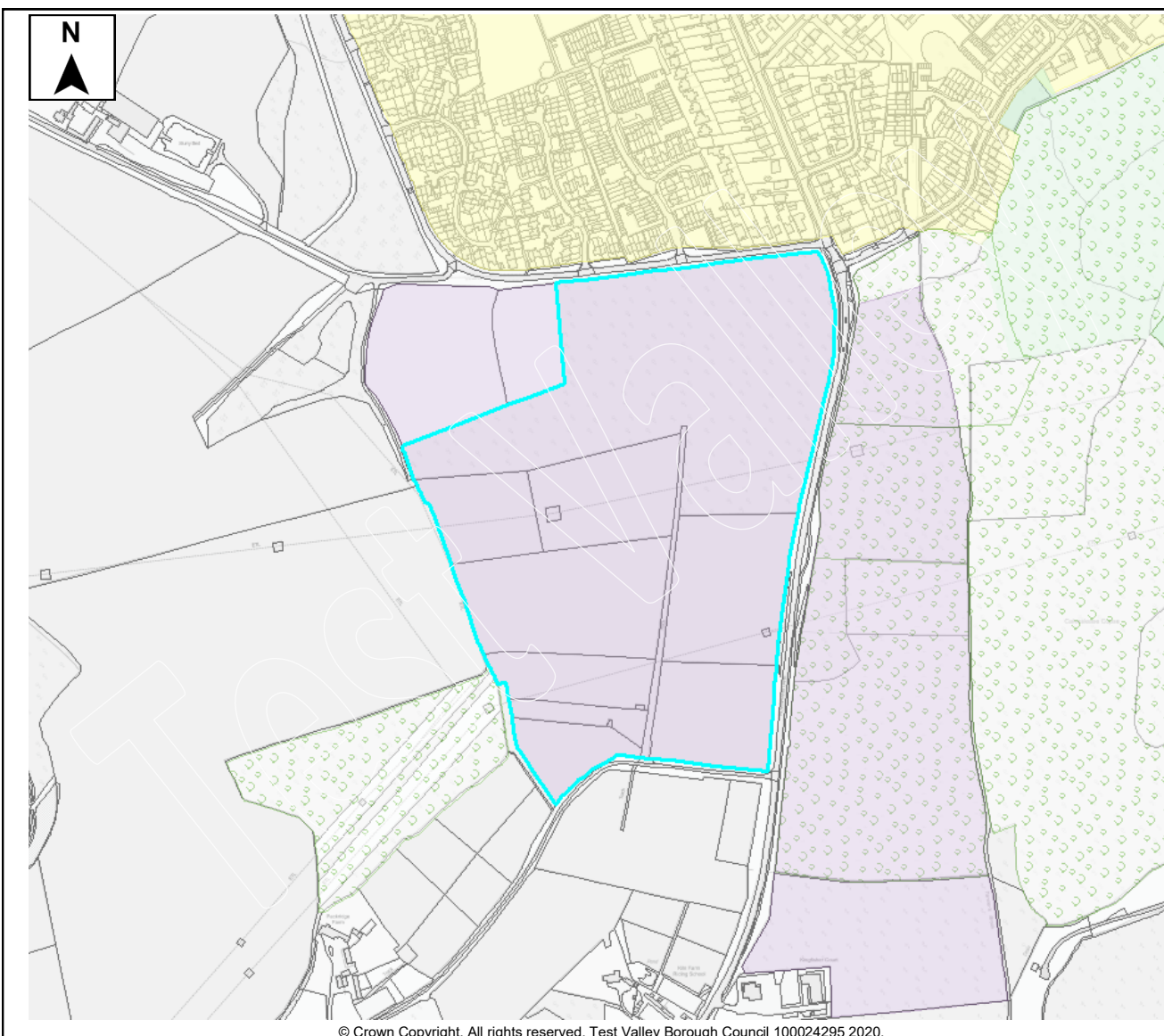
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

### Hbic Local Ecological Network

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



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## Site Details

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

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	170	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other	✓	Greenspace	

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	170
Not Known	✓

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

## Summary

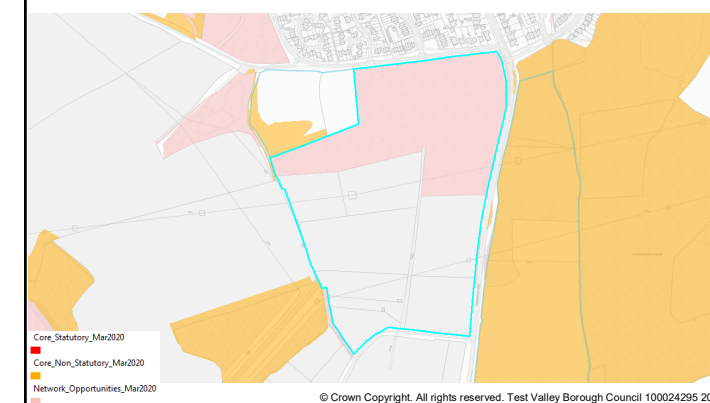
The site is available and promoted for development by the land owner, with interest from a developer.

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

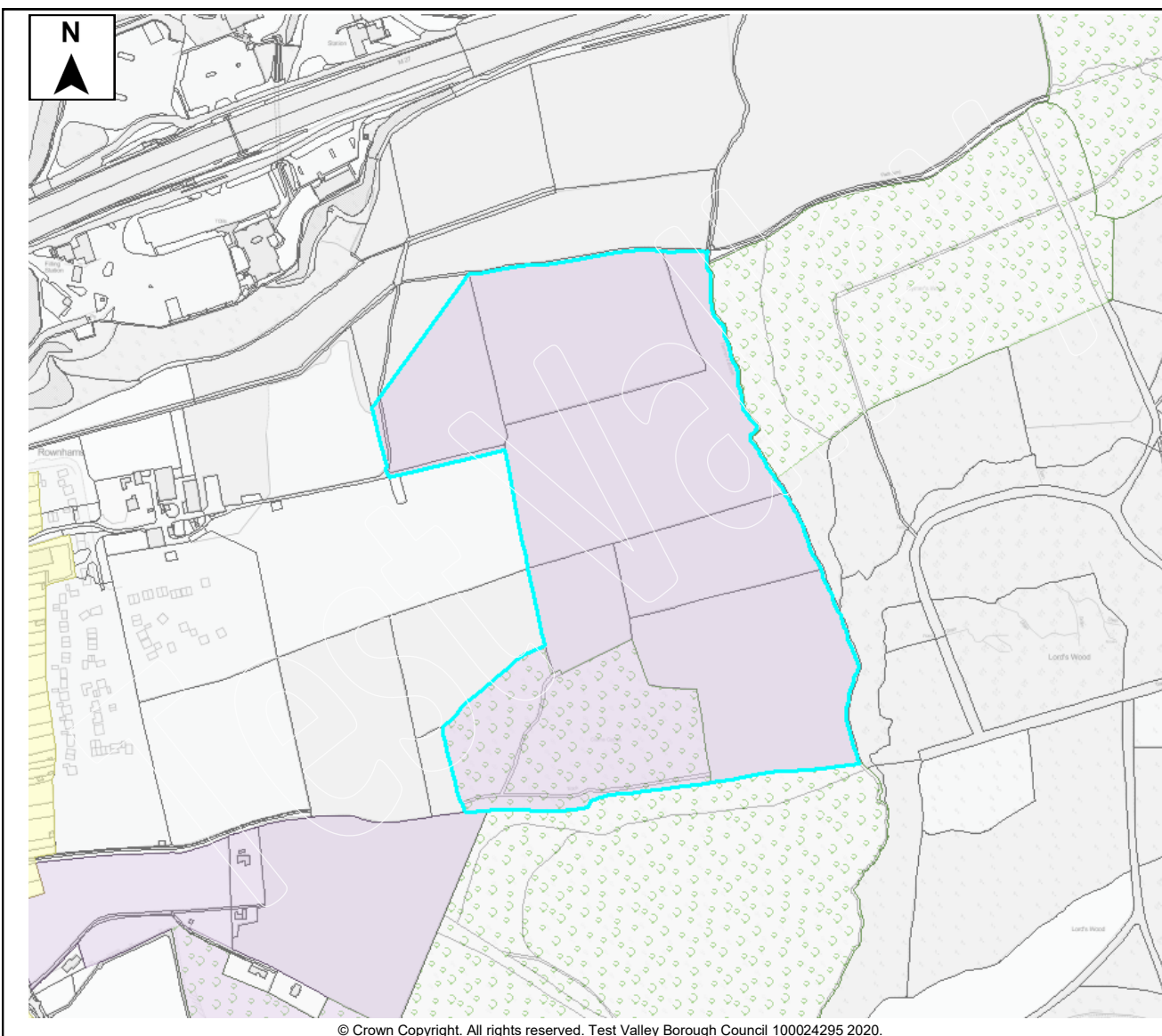
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

## Hbic Local Ecological Network

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







## Site Details

SHELAA Ref	201	Site Name	Land at Rownhams Lane			
		Settlement	Rownhams			
Parish/Ward	Nursling and Rownhams		Site Area	19.48 Ha	Developable Area	9.17 Ha
Current Land Use	Extant planning permission for equestrian paddocks		Character of Surrounding	Countryside, woodland and permitted residential development		
Brownfield/PDL		Greenfield	✓	Combined		
					Ha	Ha

## Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	Flood Alert Areas	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	SINC - SU39201710	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	New Forest SPA Zone	
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land	Solent SPA Recreation Zone	
Public Open Space (LHW1)		TPO		Pollution (E8)	✓	
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	300	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	50
Year 4	75
Year 5	75
Years 6-10	100
Years 11-15	
Years 15+	
Total	300
Not Known	

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

## Summary

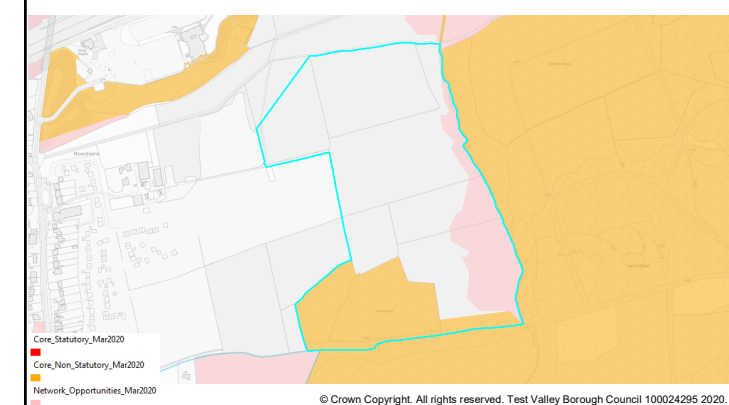
The site is available and promoted for development by a potential developer.

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

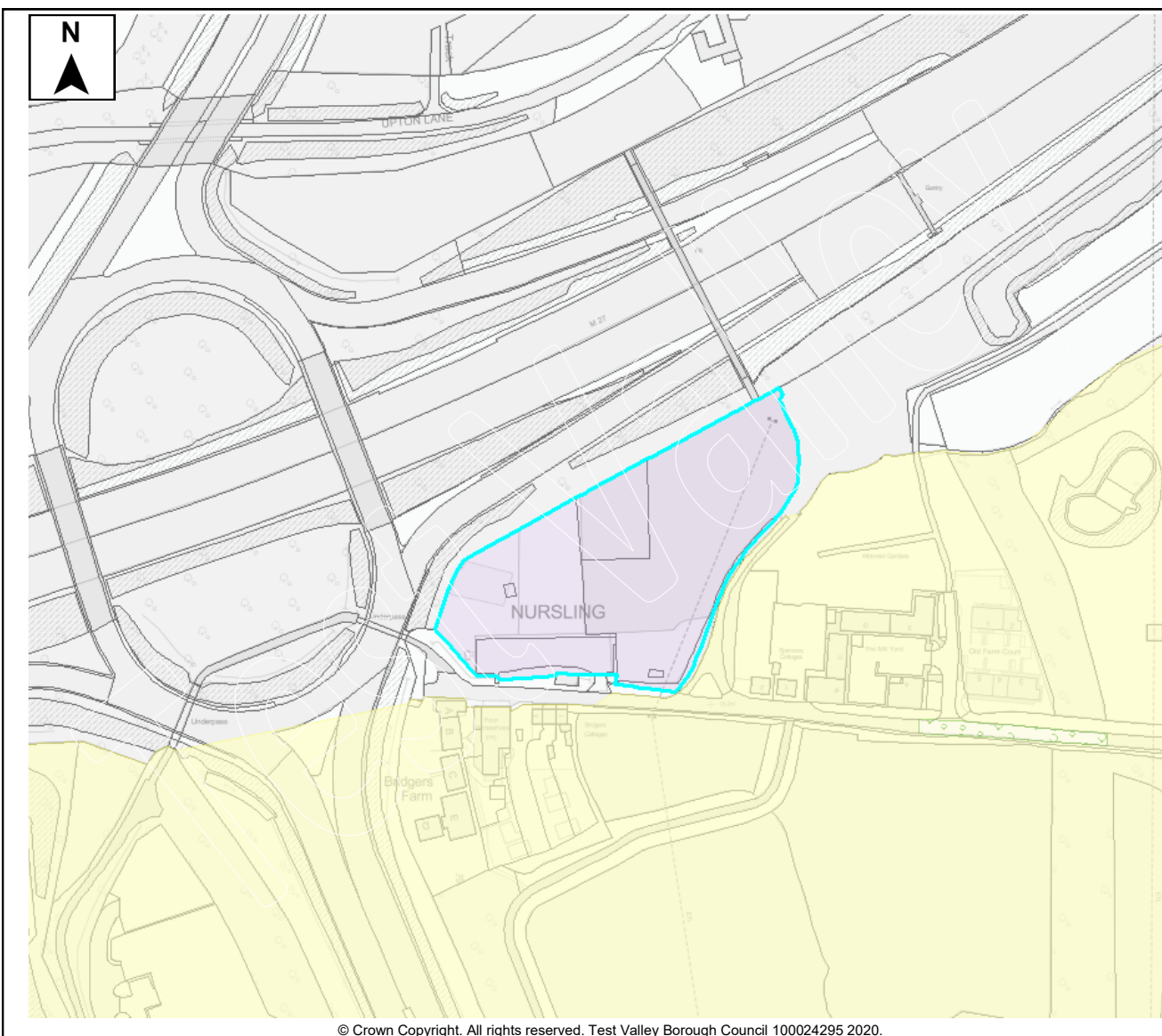
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

## Hbic Local Ecological Network

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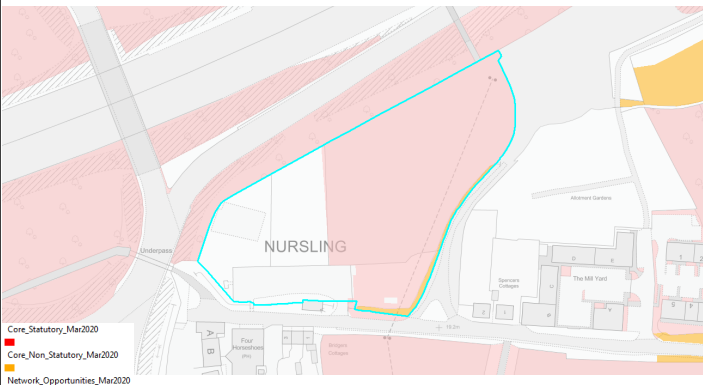


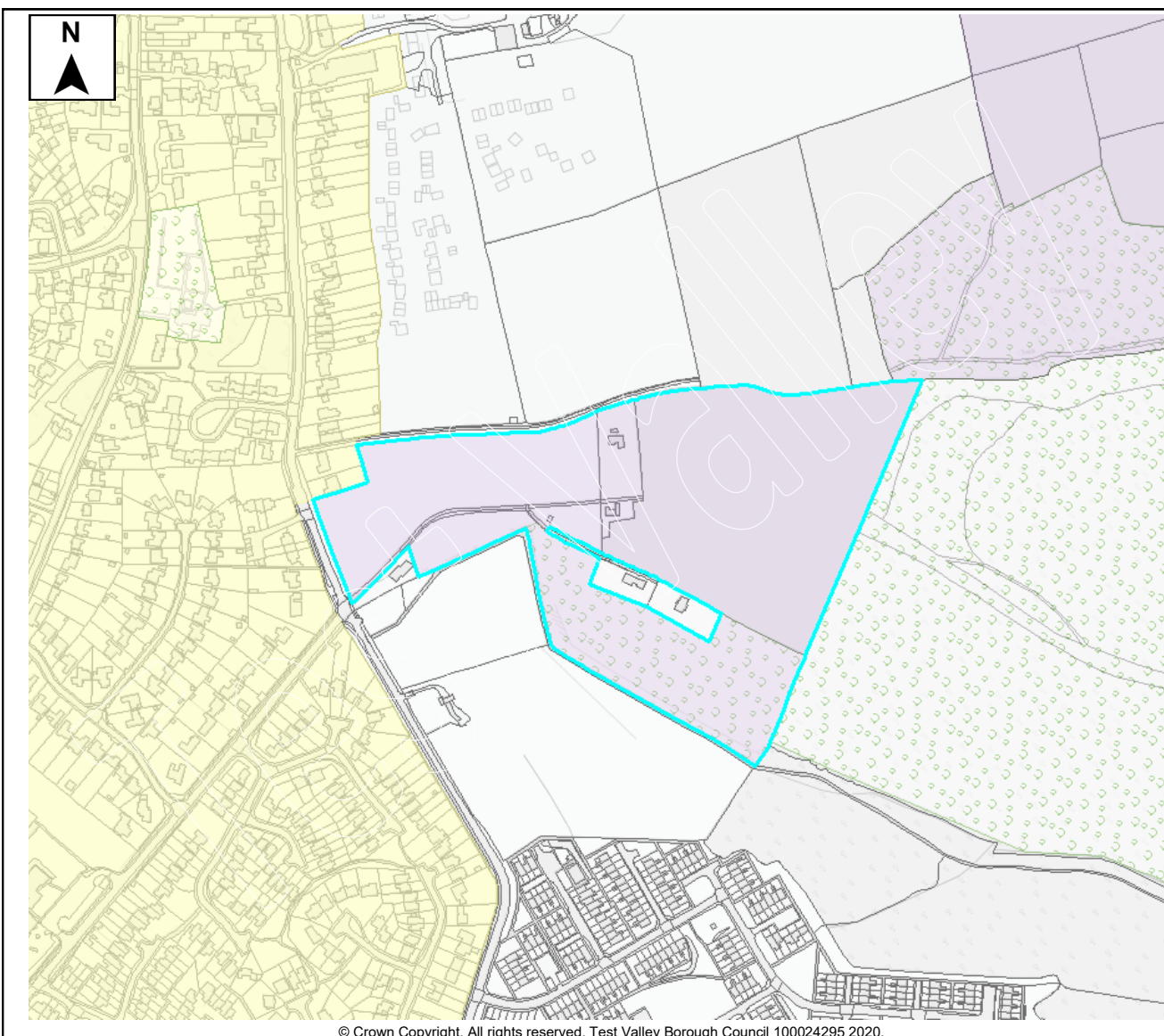




Site Details							
SHELAA Ref	250	Site Name	Land at Four Horseshoes Public House				
		Settlement	Nursling				
Parish/Ward	Nursling and Rownhams			Site Area	1.05 Ha	Developable Area	1.05 Ha
Current Land Use	Garden for public house and horse grazing			Character of Surrounding	Residential, commercial and motorway		
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.16 Ha
						Greenfield	0.89 Ha

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

Proposed Development					Summary																					
Availability					<p>The site is available and promoted for development by the land owner, with interest from a developer.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Nursling which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.</p> <p>Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.</p>																					
Promoted by land owner	✓																									
Site Available Immediately	✓																									
Site Currently Unavailable																										
Achievability/Developer Interest					<p><b>Hbic Local Ecological Network</b></p> <p>An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.</p> 																					
Promoted by developer																										
Developer interest	✓																									
No developer interest																										
Deliverability					<p>This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.</p>																					
Could commence in 5yrs	✓																									
Unlikely to commence in 5yrs																										
Possible self build plot provision																										
Yes																										
No	✓																									
Residential		✓	30	Dwellings	<p><b>Phasing if permitted (Dwellings only)</b></p> <table><tr><td>Year 1</td><td></td></tr><tr><td>Year 2</td><td></td></tr><tr><td>Year 3</td><td>15</td></tr><tr><td>Year 4</td><td>15</td></tr><tr><td>Year 5</td><td></td></tr><tr><td>Years 6-10</td><td></td></tr><tr><td>Years 11-15</td><td></td></tr><tr><td>Years 15+</td><td></td></tr><tr><td>Total</td><td>30</td></tr><tr><td>Not Known</td><td></td></tr></table>		Year 1		Year 2		Year 3	15	Year 4	15	Year 5		Years 6-10		Years 11-15		Years 15+		Total	30	Not Known	
Year 1																										
Year 2																										
Year 3	15																									
Year 4	15																									
Year 5																										
Years 6-10																										
Years 11-15																										
Years 15+																										
Total	30																									
Not Known																										
Employment			Floor Space (m²)																							
Retail			Floor Space (m²)																							
Leisure			Floor Space (m²)																							
Traveller Site			Pitches																							
Other																										
Mixed Use Scheme																										
Residential			Dwellings																							
Employment			Floor Space (m²)																							
Retail			Floor Space (m²)																							
Leisure			Floor Space (m²)																							
Other																										
Residential				Dwellings																						
Employment			Floor Space (m²)																							
Retail			Floor Space (m²)																							
Leisure			Floor Space (m²)																							
Other																										
Mixed Use Scheme																										



## Site Details

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

## Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	SINC - SU38901670	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	SINC - SU39201660	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	Solent SPA Recreation Zone	
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land	New Forest SPA Zone	
Public Open Space (LHW1)		TPO	✓	Pollution (E8)		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		

## Proposed Development

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

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

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

Possible self build plot provision	
Yes/Element	✓
No	

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

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	120
Not Known	✓

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## Summary

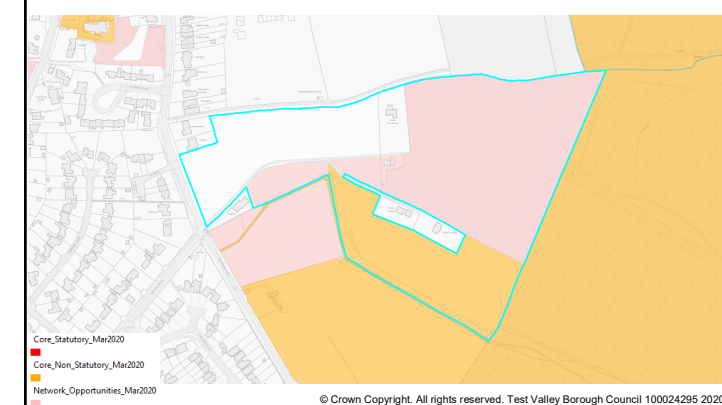
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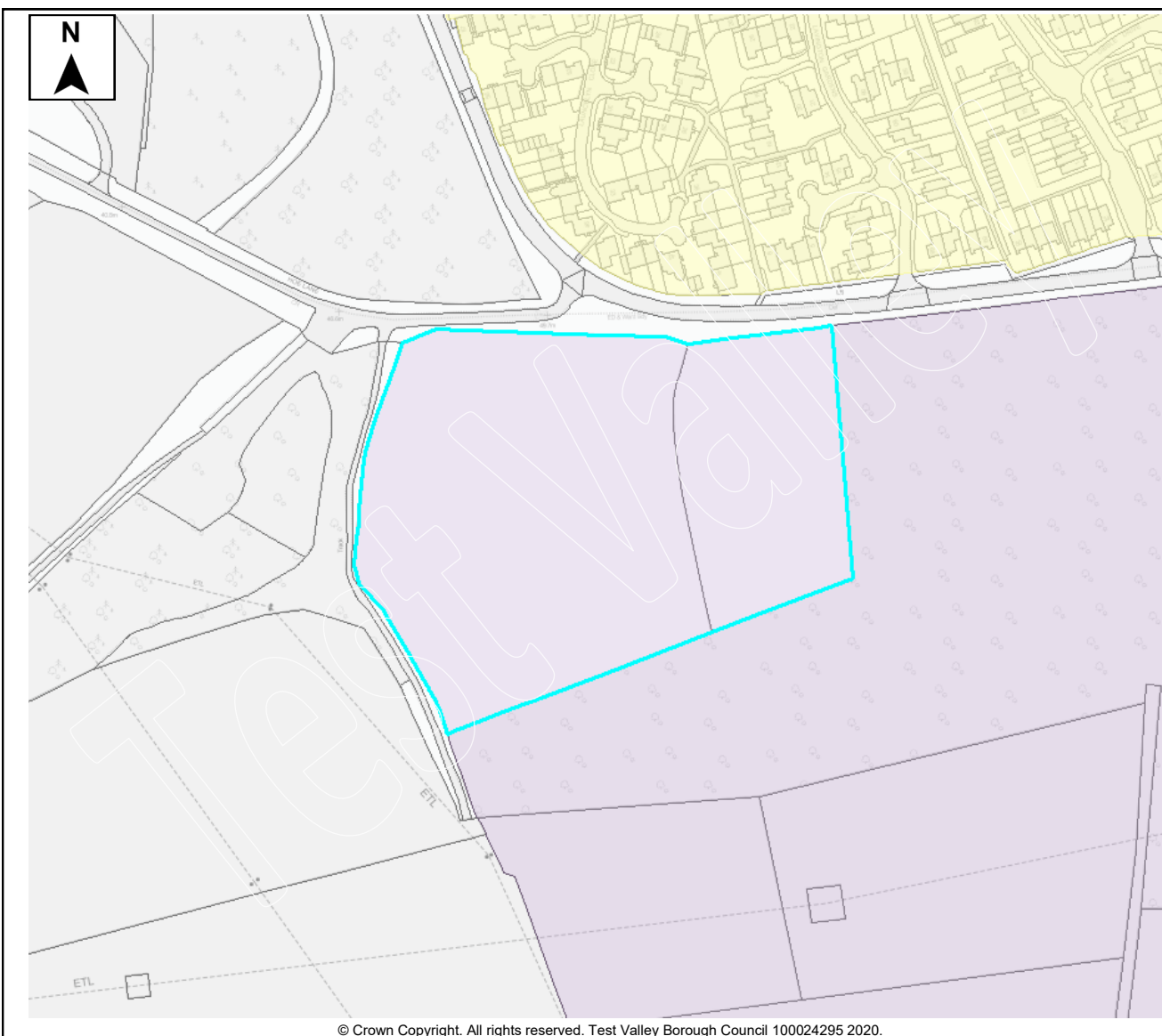
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## Hbic Local Ecological Network

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## Site Details

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

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

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

Phasing if permitted (Dwellings only)	
Year 1	20
Year 2	30
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	50
Not Known	

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

## Summary

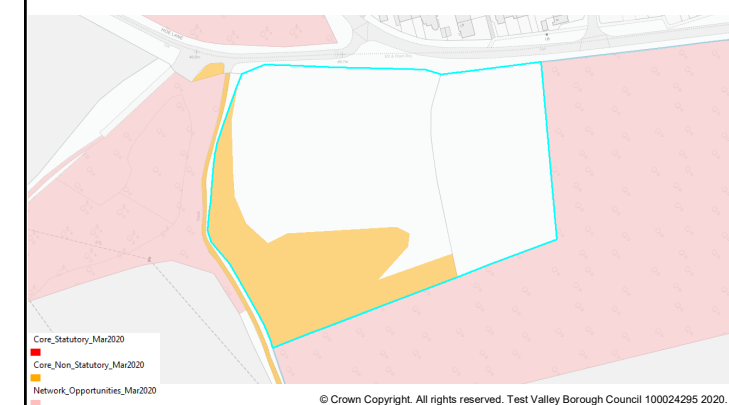
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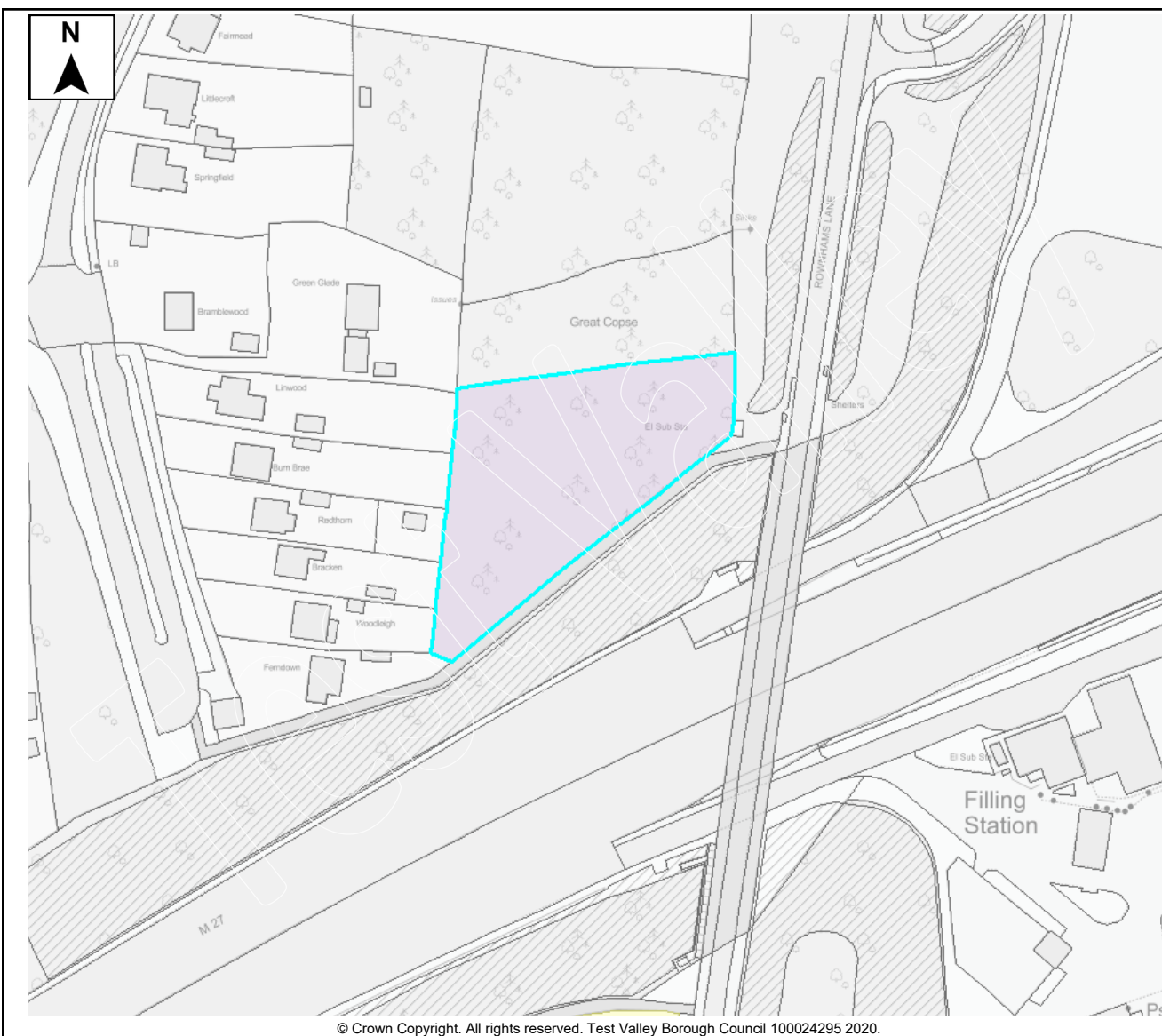
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## Hbic Local Ecological Network

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## Site Details

SHELAA Ref	313	Site Name	Land at rear of Greenhill Lane			
		Settlement	Rownhams			
Parish/Ward	Nursling and Rownhams		Site Area	0.4 Ha	Developable Area	0.4 Ha
Current Land Use	Woodland		Character of Surrounding	Woodland and residential		
Brownfield/PDL		Greenfield	✓	Combined		
					Brownfield/PDL	Ha
					Greenfield	Ha

## Site Constraints

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

## Proposed Development

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

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

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

## Summary

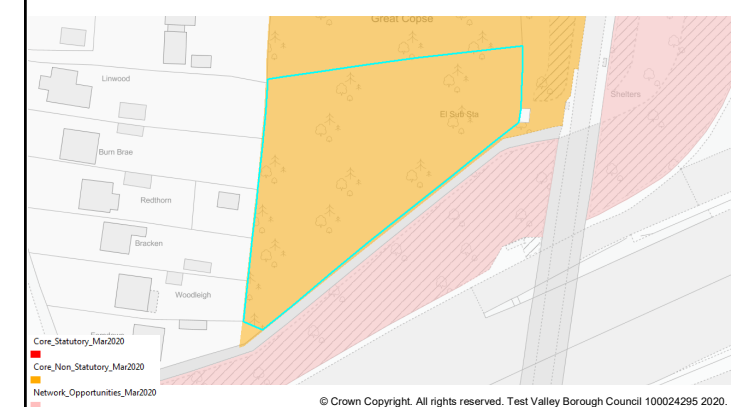
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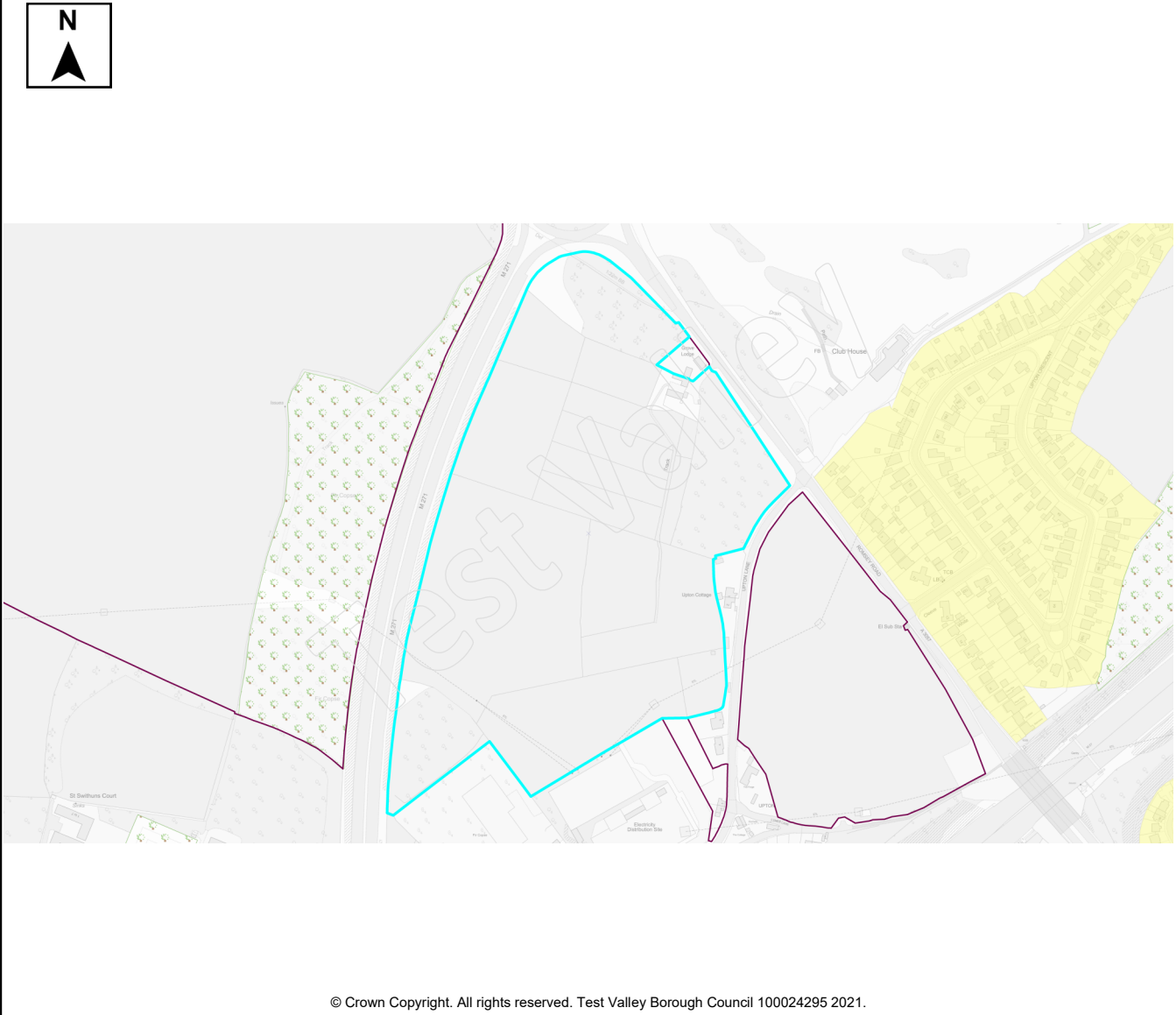
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This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it does not allocate sites.



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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	60
Year 5	60
Years 6-10	260
Years 11-15	
Years 15+	
Total	380
Not Known	

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

## Summary

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

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

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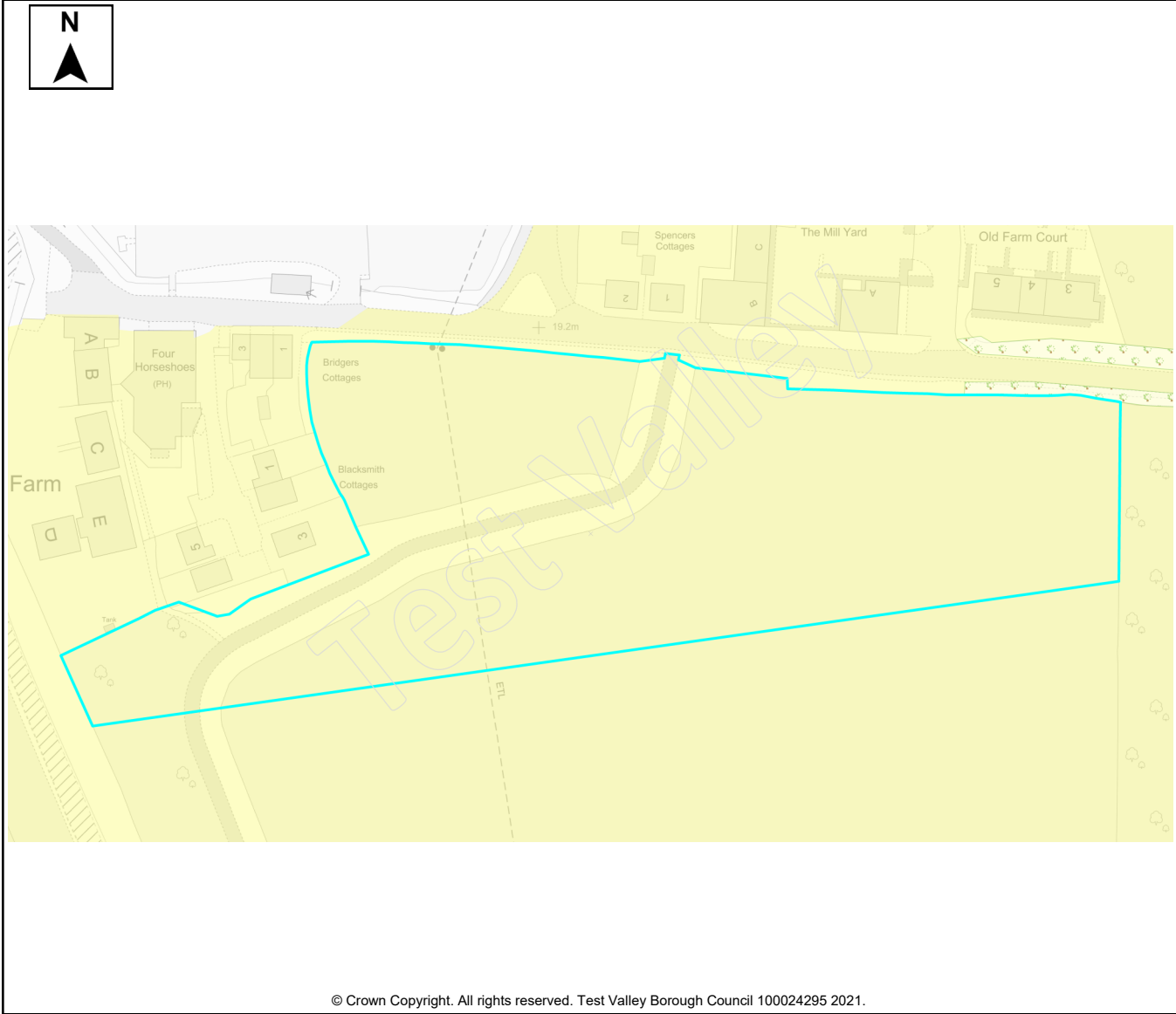
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Core\_Statutory\_Mar2020  
Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	15	Dwellings
Employment	✓	1250	Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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

## Summary

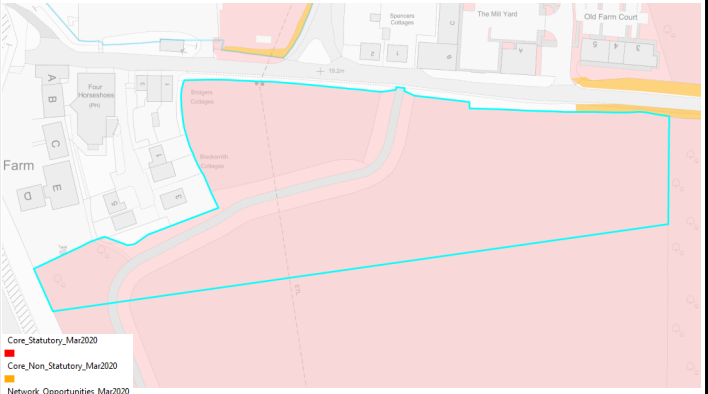
The site is available and promoted for development by the land owner, with interest from a developer.

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

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

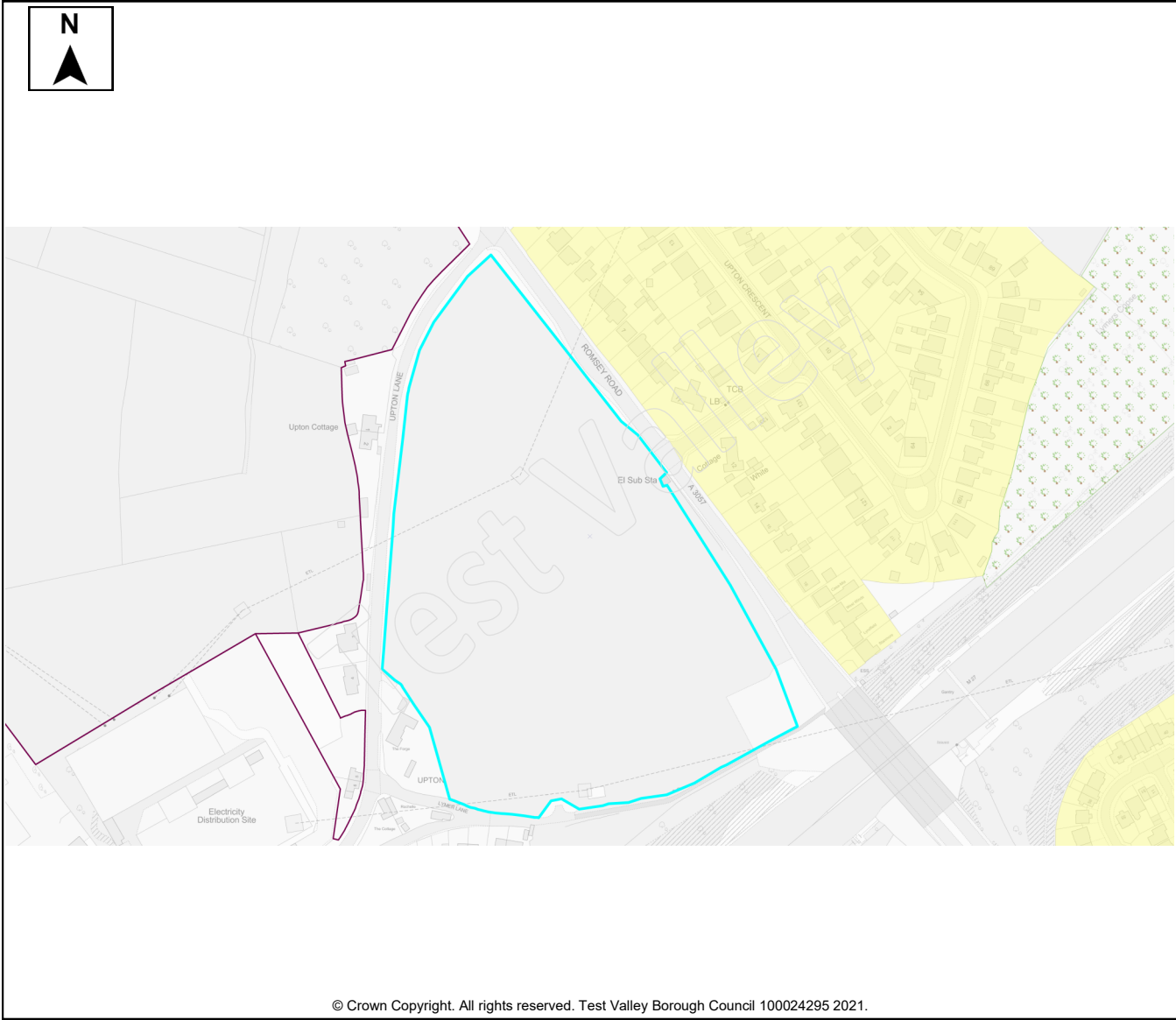
### Hbic Local Ecological Network

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



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

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Site Details										
SHELAA Ref	394	Site Name	Upton Triangle							
		Settlement	Rownhams							
Parish/Ward	Nursling & Rownhams				Site Area	4.67 Ha	Developable Area	4.67 Ha		
Current Land Use	Grazing land				Character of Surrounding Area	Motorway, agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)		✓		
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA  Solent SPA				
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO		Pollution (E8)	✓					
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓					

Proposed Development

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

Residential	✓	100	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	20
Year 4	40
Year 5	40
Years 6-10	
Years 11-15	
Years 15+	
Total	100
Not Known	

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

Summary

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

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

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

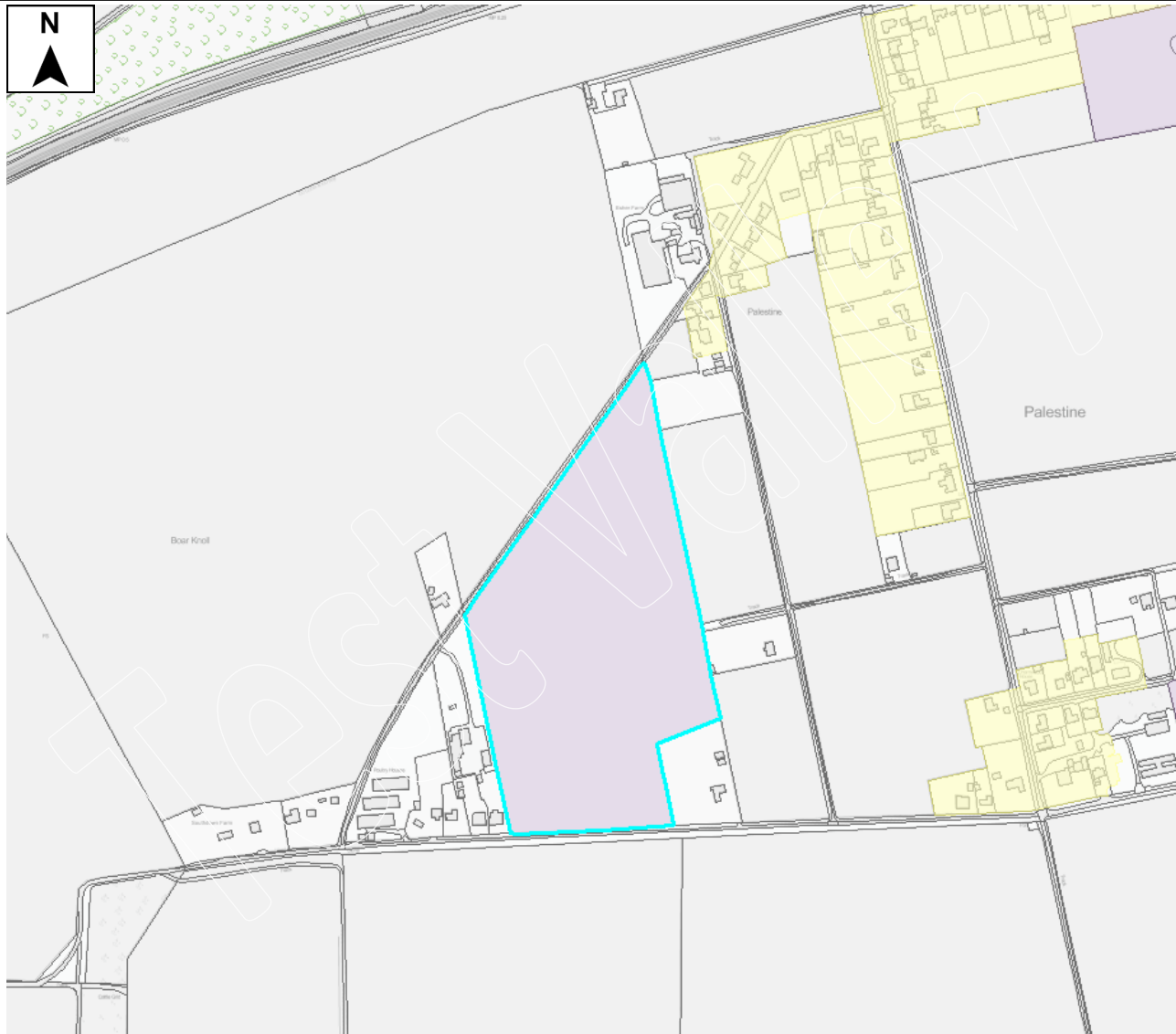
Hbic Local Ecological Network

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

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

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## Site Details

SHELAA Ref	86	Site Name	Land south of Zion Road						
		Settlement	Palestine						
Parish/Ward	Over Wallop			Site Area	7.95 Ha	Developable Area	7.95 Ha		
Current Land Use	Agricultural			Character of Surrounding	Dwellings and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	✓
No	

Residential	✓	238	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	238
Not Known	✓

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

## Summary

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

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

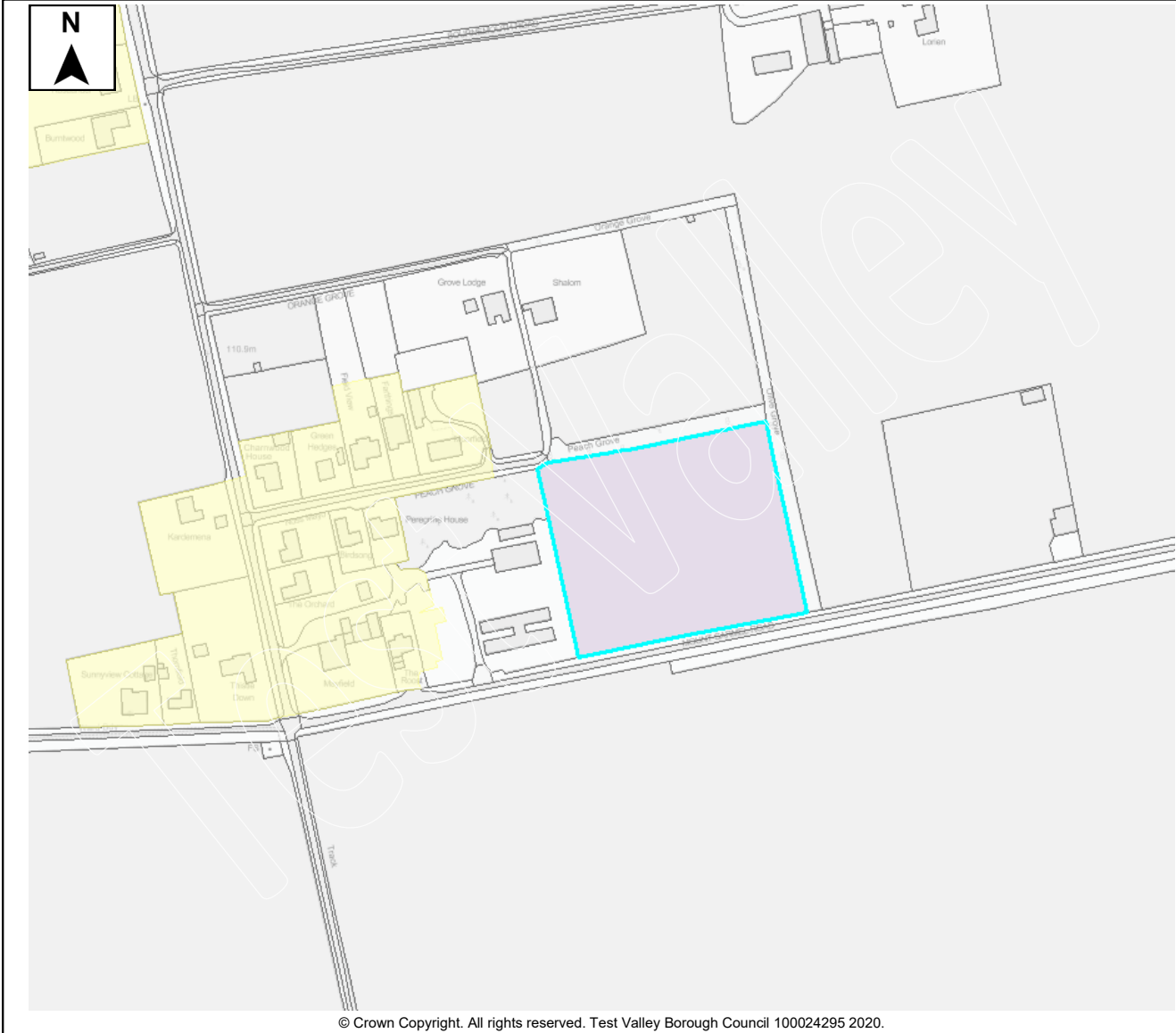
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

## Hbic Local Ecological Network

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



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## Site Details

SHELAA Ref	87	Site Name	Land north of South Carmel Road			
		Settlement	Palestine			
Parish/Ward	Over Wallop		Site Area	1.27 Ha	Developable Area	1.27 Ha
Current Land Use	Agricultural		Character of Surrounding	Dwellings and agriculture		
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield
						Ha

## Site Constraints

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

## Proposed Development

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

Residential	✓	38	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	38
Not Known	✓

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

## Summary

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

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

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

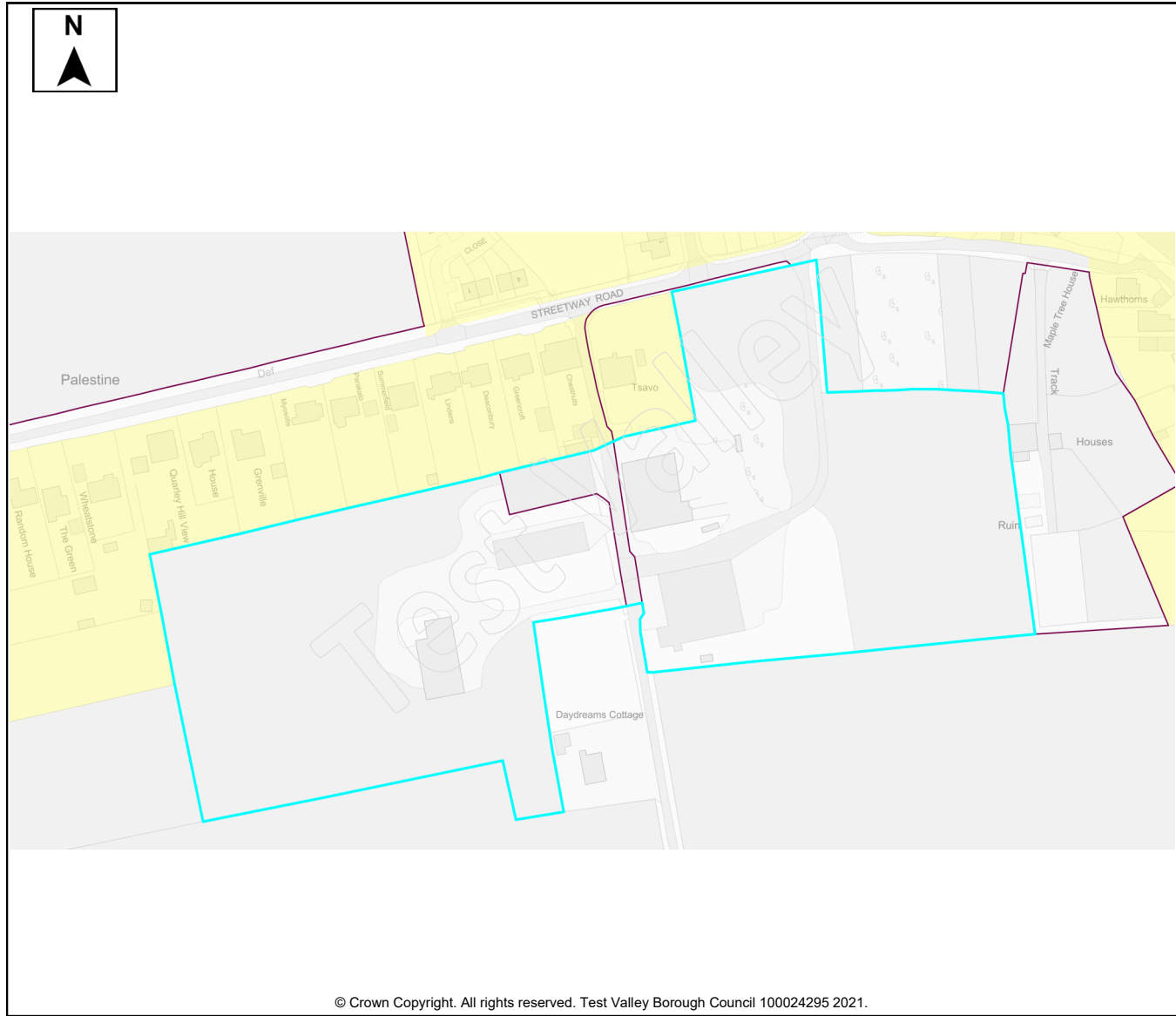
### Hbic Local Ecological Network

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

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

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# Site Details

SHELAA Ref	198	Site Name	Land South of Streetway Road, Station View							
		Settlement	Palestine							
Parish/Ward	Over Wallop				Site Area	4.8 Ha	Developable Area	4.8 Ha		
Current Land Use	Storage & Distribution (B8)/Agricultural				Character of Surrounding Area	Residential and agriculture				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	2.61 Ha	Greenfield	2.19 Ha	

## Site Constraints

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

## Proposed Development

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

Residential	✓	120	Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			

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

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

## Summary

The site is available and promoted for development by 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 in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

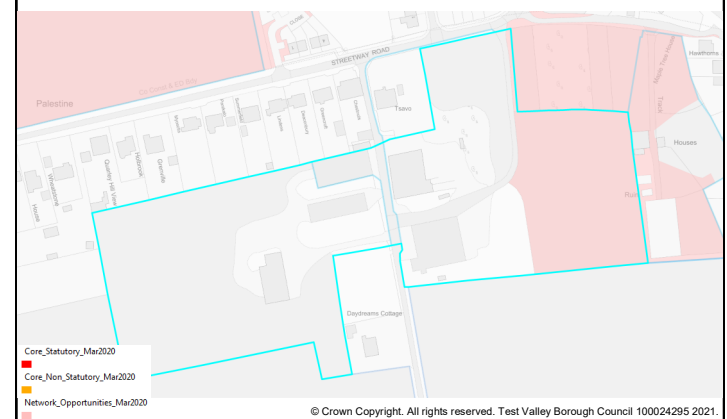
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing “Woodland/Scrub”, “Neutral Grassland” or “Calcareous Grassland”.

The map displays the Hbic Local Ecological Network. A legend in the bottom left corner identifies three categories: Core Statutory\_Mar2020 (red), Core\_Non\_Statutory\_Mar2020 (orange), and Network\_Opportunities\_Mar2020 (yellow). The map shows a residential area with streets like 'STREETWAY ROAD' and 'STATION ROAD'. A large red area (Core Statutory) is on the left, and a large orange area (Core Non-Statutory) is on the right. A yellow area (Network Opportunities) is in the center, bounded by a yellow line. Other labels include 'Palestine', 'Houses', 'Churchmans Cottage', and 'Hill'. A scale bar at the bottom indicates 0, 10, 20, and 30 meters.

## Hbic Local Ecological Network

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

The map displays the Hbic Local Ecological Network. A legend in the bottom left corner identifies three categories: Core Statutory\_Mar2020 (red), Core\_Non\_Statutory\_Mar2020 (orange), and Network\_Opportunities\_Mar2020 (yellow). The map shows a residential area with streets like 'STREETWAY ROAD' and 'STATION ROAD'. A large red area (Core Statutory) is on the left, and a large orange area (Core Non-Statutory) is on the right. A yellow area (Network Opportunities) is in the center, bounded by a yellow line. Other labels include 'Palestine', 'Houses', 'Churchmans Cottage', and 'Hill'. A scale bar at the bottom indicates 0, 10, 20, and 30 meters.





Site Details										
SHELAA Ref	199	Site Name	Land at Station View Farm							
		Settlement	Palestine							
Parish/Ward	Over Wallop				Site Area	5 Ha		Developable Area	5 Ha	
Current Land Use	Storage & Distribution (B8)/Agricultural				Character of Surrounding Area	Residential and agriculture				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	Ha		Greenfield	Ha
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)		✓
Local Gap (E3)			SSSI		Land Ownership			Flood Alert Areas  Village Design Statement		
Conservation Area (E9)			SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)			AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

Proposed Development

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

Residential	✓	150	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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

Summary

The site is available and promoted for development by 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 in the Local Plan Settlement Hierarchy.

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

### Hbic Local Ecological Network

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





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## Site Details

SHELAA Ref	288	Site Name	Land adjacent to Adanac								
		Settlement	Palestine								
Parish/Ward	Over Wallop				Site Area	1.37 Ha		Developable Area	1.37 Ha		
Current Land Use	Garden land				Character of Surrounding	Dwellings and agriculture					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.23 Ha	Greenfield	1.14 Ha		

## Site Constraints

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

## Proposed Development

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

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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

## Summary

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

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

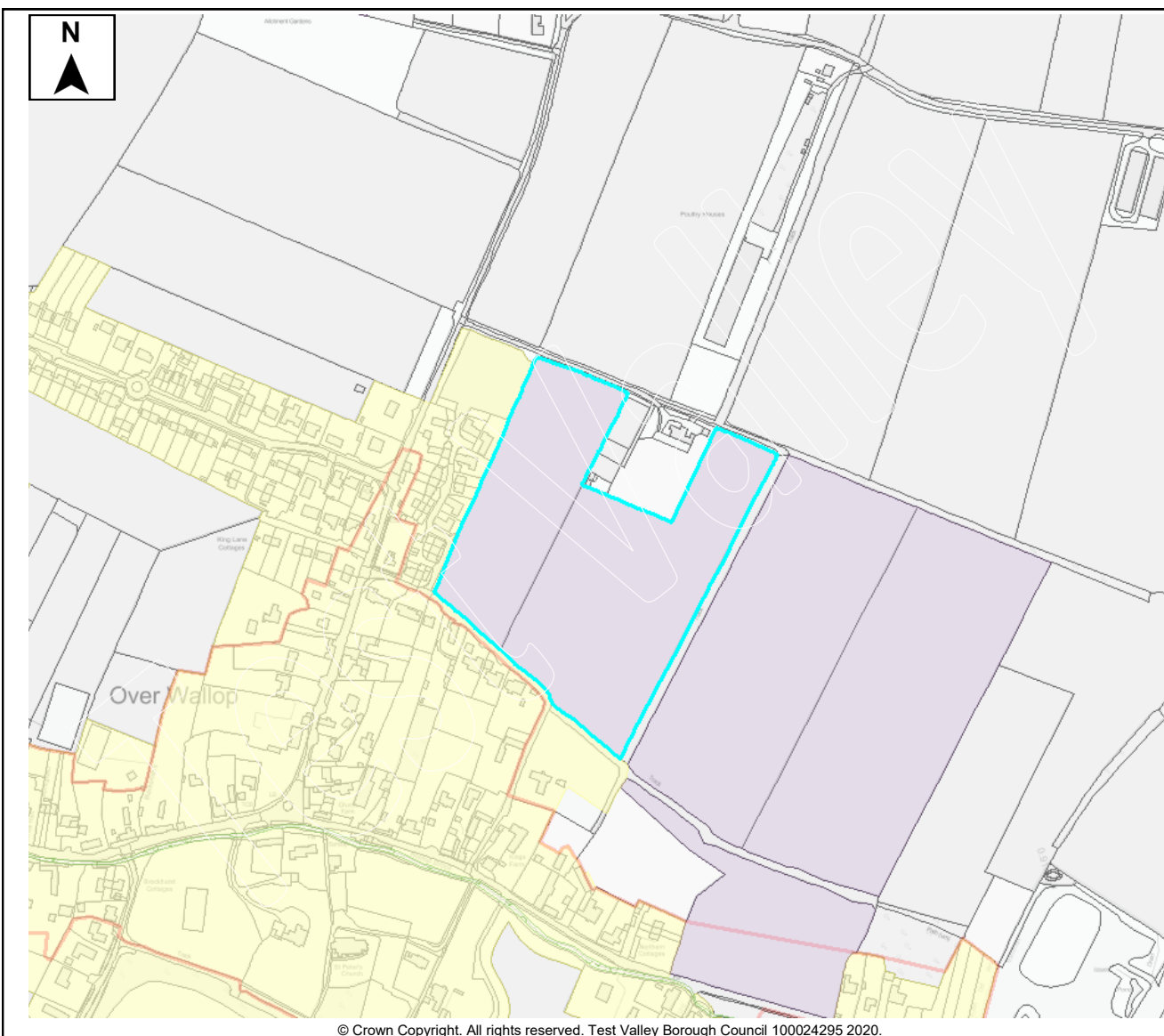
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

## Hbic Local Ecological Network

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## Site Details

SHELAA Ref	325	Site Name	Land north of Orange Lane						
		Settlement	Over Wallop						
Parish/Ward	Over Wallop			Site Area	4.5 Ha		Developable Area	4.5 Ha	
Current Land Use	Agricultural			Character of Surrounding	Residential and agricultural				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	135	Dwellings
Employment	✓	tbc	Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	67
Year 2	68
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	135
Not Known	

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

## Summary

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

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

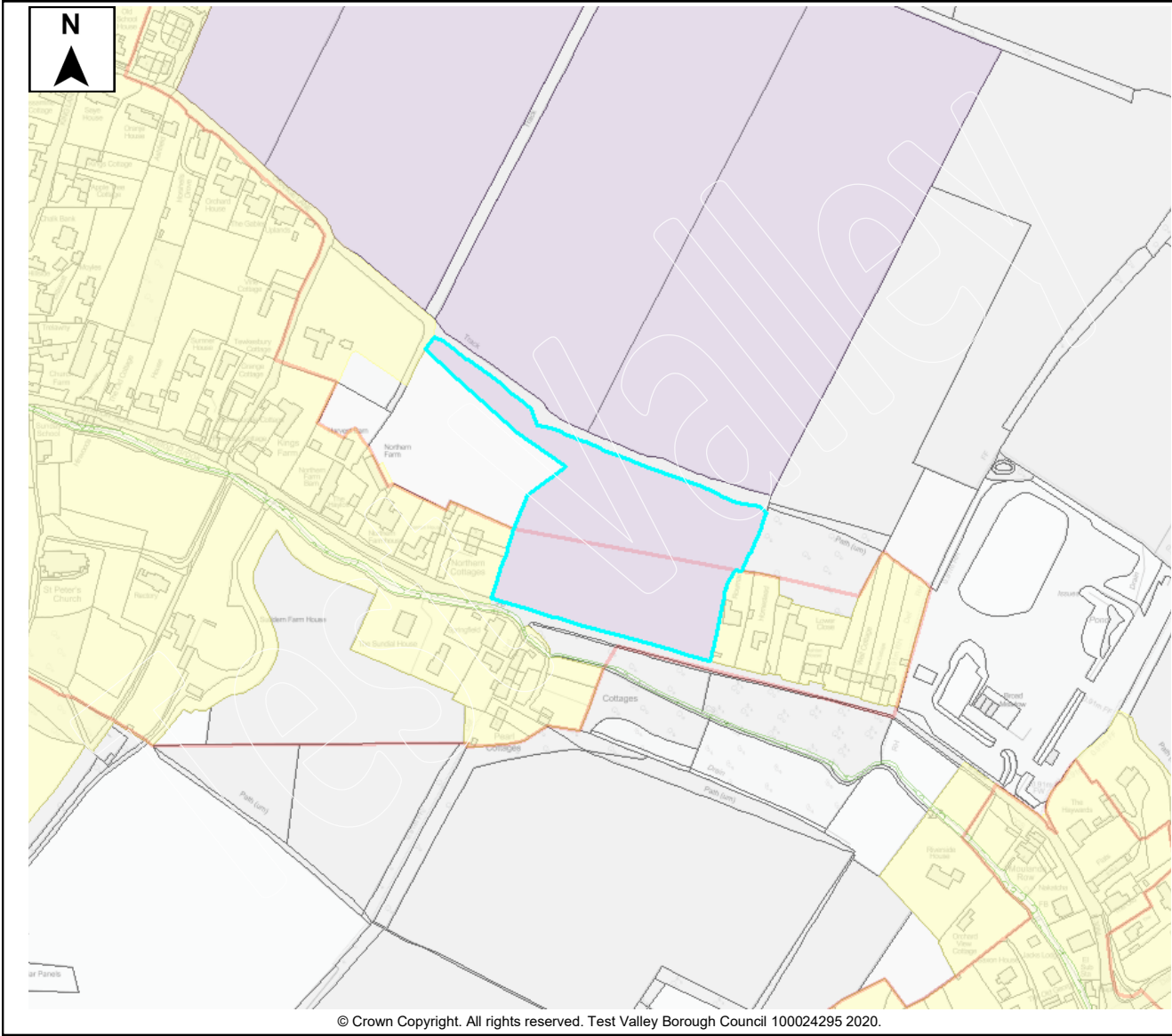
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

## Hbic Local Ecological Network

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







Site Details

SHELAA Ref	326	Site Name	Land north of Station Road			
		Settlement	Over Wallop			
Parish/Ward	Over Wallop		Site Area	1.7 Ha	Developable Area	1.65 Ha
Current Land Use	Grassland, occasional grazing		Character of Surrounding	Agricultural and residential		
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield
						Ha

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	SINC - SU30103650	
Conservation Area (E9)	✓	SPA/SAC/Ramsar	✓	Covenants/Tenants	Archaeology Yellow (locally Or Regionally Important)	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	Village Design Statement	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		
Public Open Space (LHW1)		TPO		Pollution (E8)		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		

Proposed Development

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

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

Phasing if permitted (Dwellings only)	
Year 1	25
Year 2	25
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	50
Not Known	

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

Summary

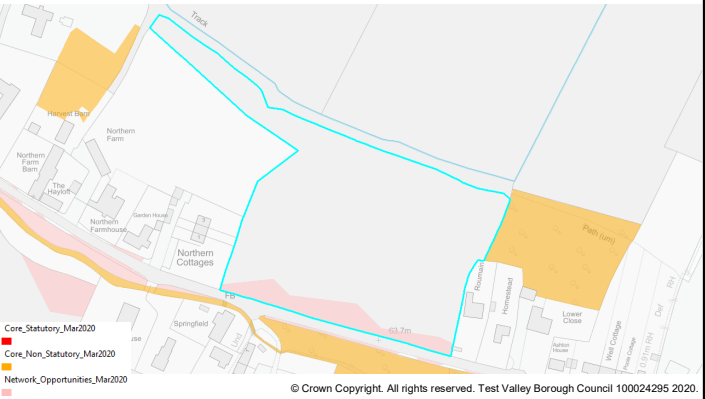
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

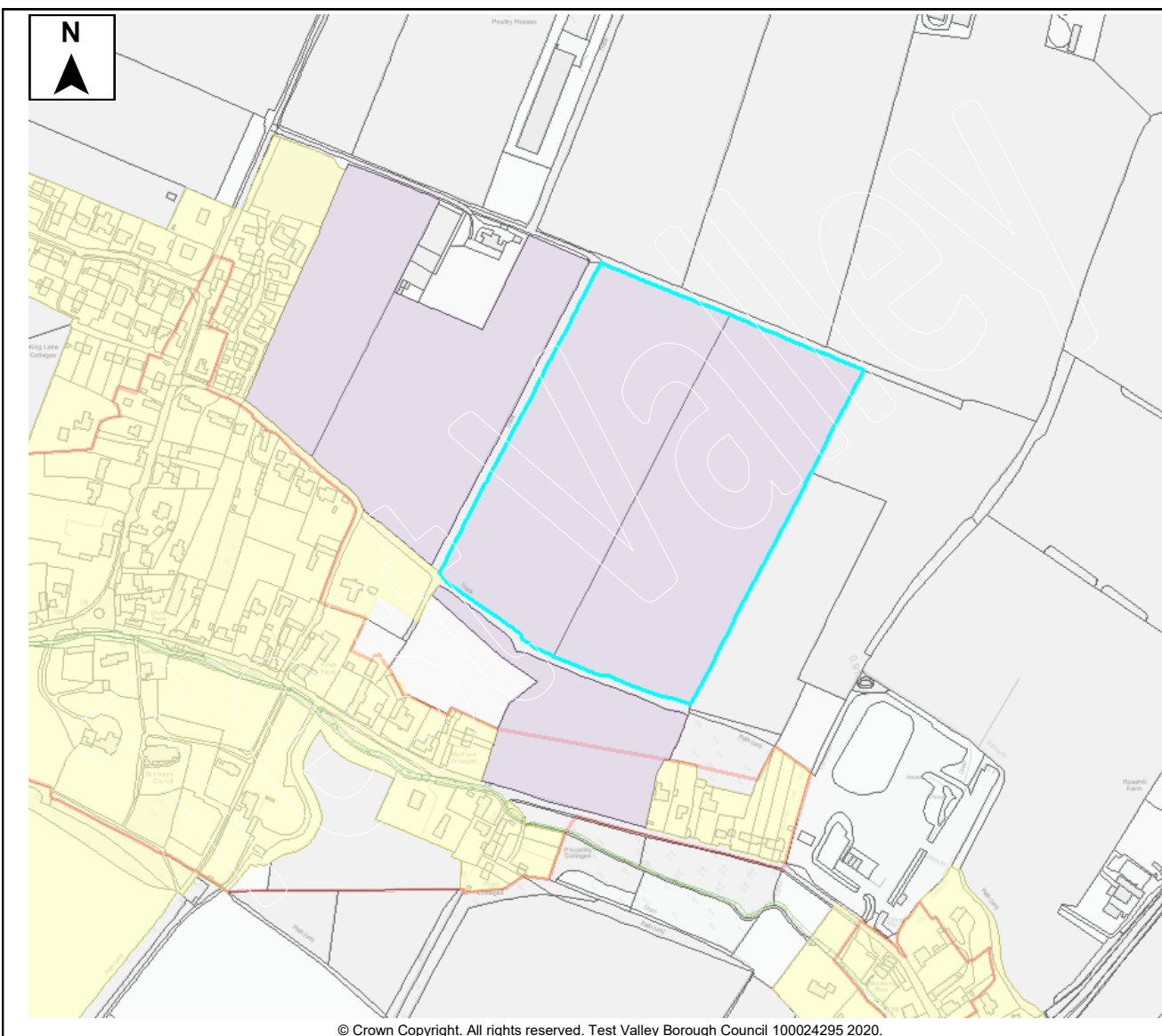
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Over Wallop which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

Hbic Local Ecological Network

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





## Site Details

SHELAA Ref	327	Site Name	Land north east of Orange Lane						
		Settlement	Over Wallop						
Parish/Ward	Over Wallop			Site Area	7.76 Ha	Developable Area	7.76 Ha		
Current Land Use	Agricultural – occasional grazing			Character of Surrounding	Agricultural				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

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

## Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	233	Dwellings
Employment	✓	Tbc	Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	77
Year 2	77
Year 3	79
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	233
Not Known	

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

## Summary

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

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

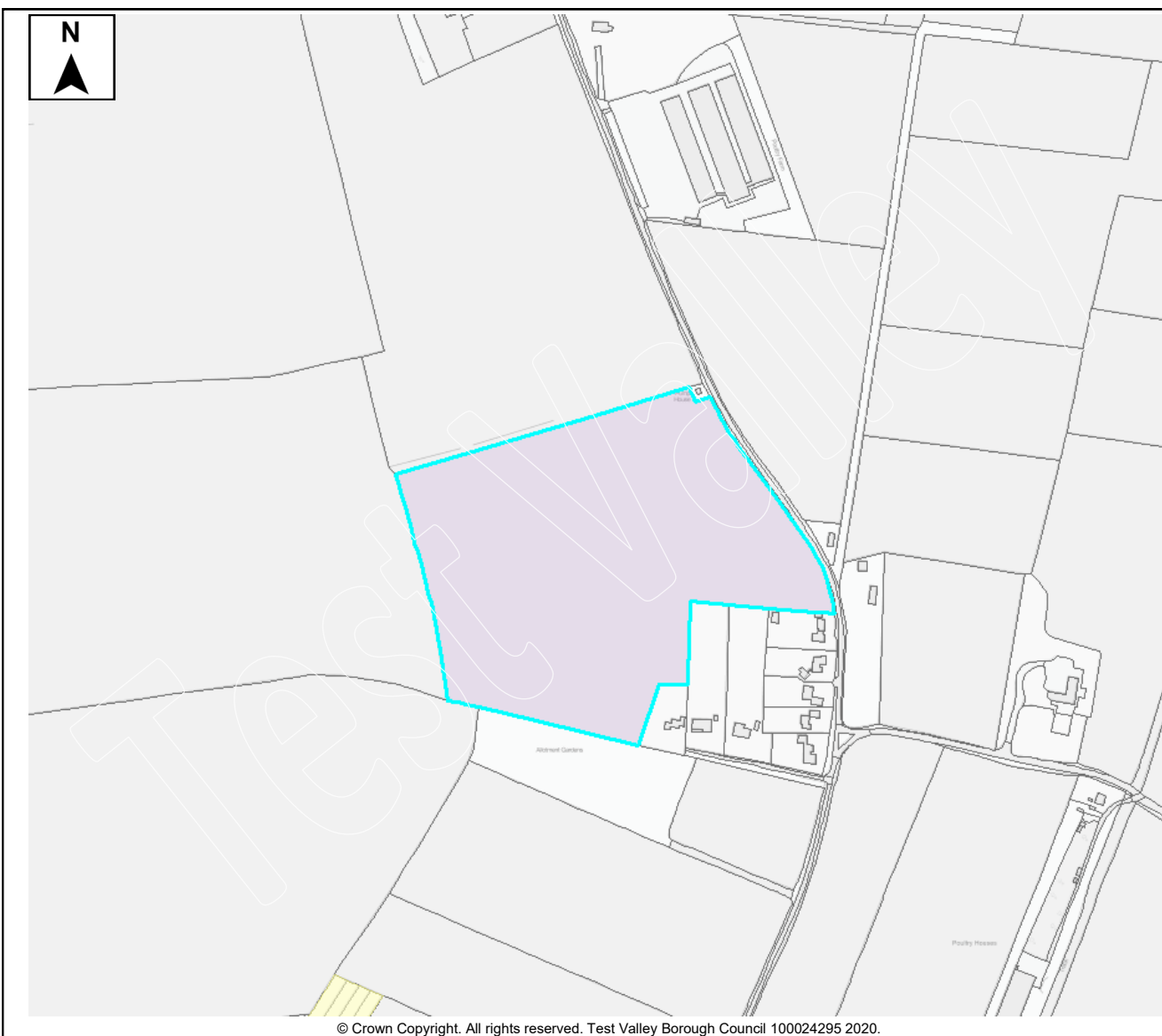
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

### Hbic Local Ecological Network

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







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## Site Details

SHELAA Ref	328	Site Name	Land west of King Lane			
		Settlement	Over Wallop			
Parish/Ward	Over Wallop		Site Area	6.79 Ha	Developable Area	6.79 Ha
Current Land Use	Agricultural		Character of Surrounding	Agricultural, allotments and residential		
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield
						Ha

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	204	Dwellings
Employment	✓	tbc	Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	68
Year 2	68
Year 3	68
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	204
Not Known	

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

## Summary

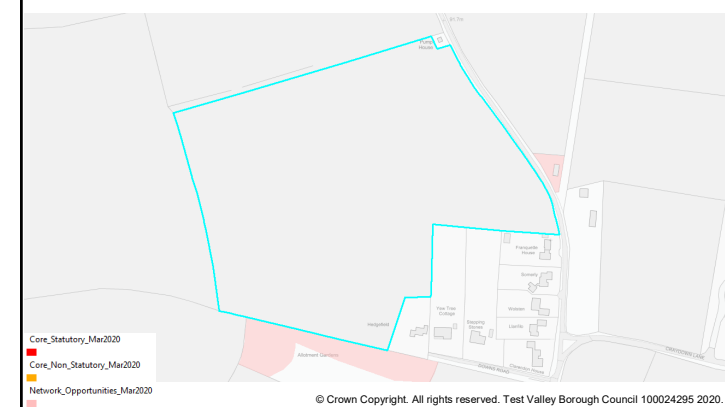
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

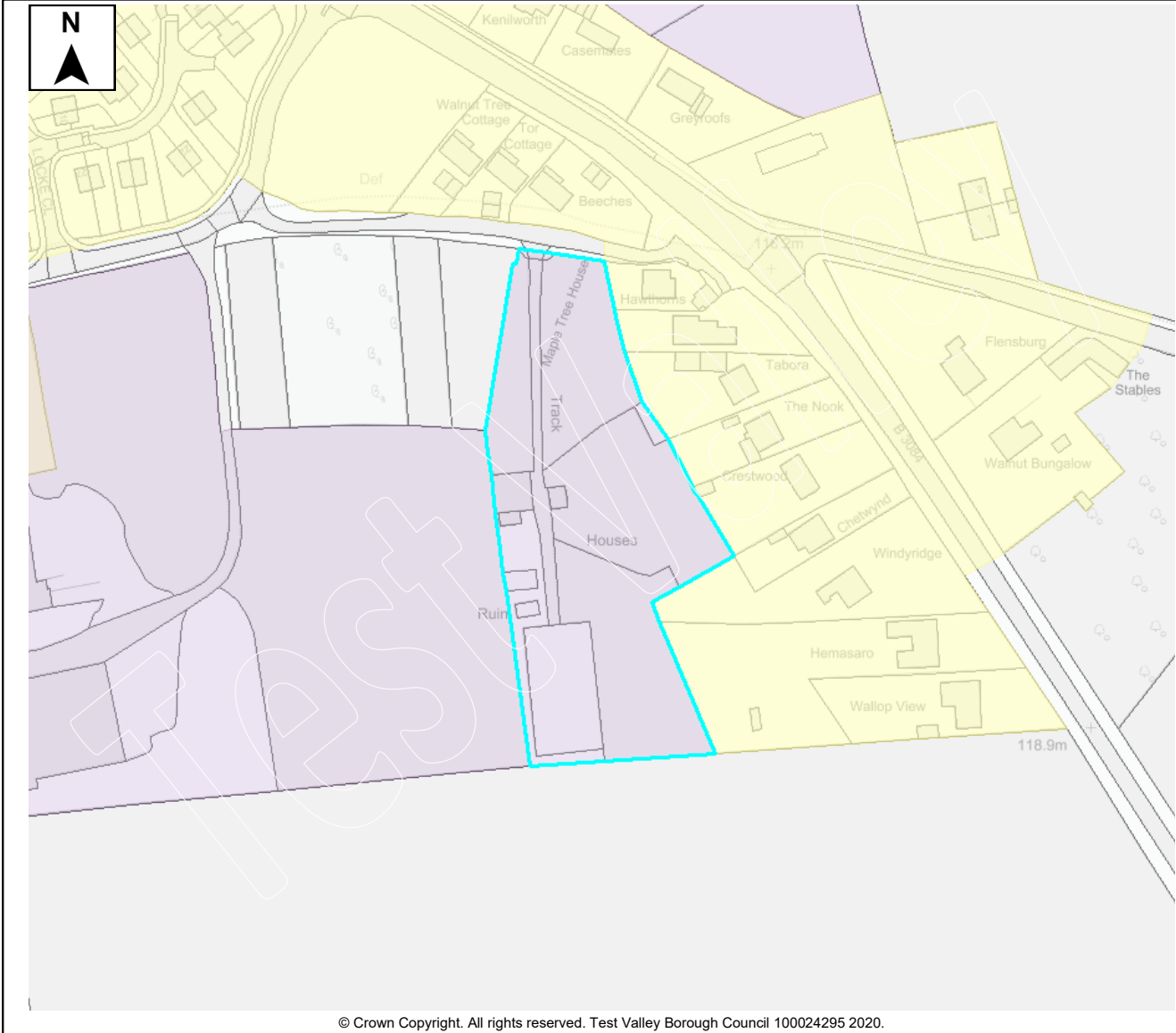
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

## Hbic Local Ecological Network

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## Site Details

SHELAA Ref	343	Site Name	Land Adjoining Tabora			
		Settlement	Palestine			
Parish/Ward	Over Wallop		Site Area	0.8 Ha	Developable Area	0.8 Ha
Current Land Use	Equestrian		Character of Surrounding	Residential and agricultural		
Brownfield/PDL		Greenfield	✓	Combined		

## Site Constraints

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

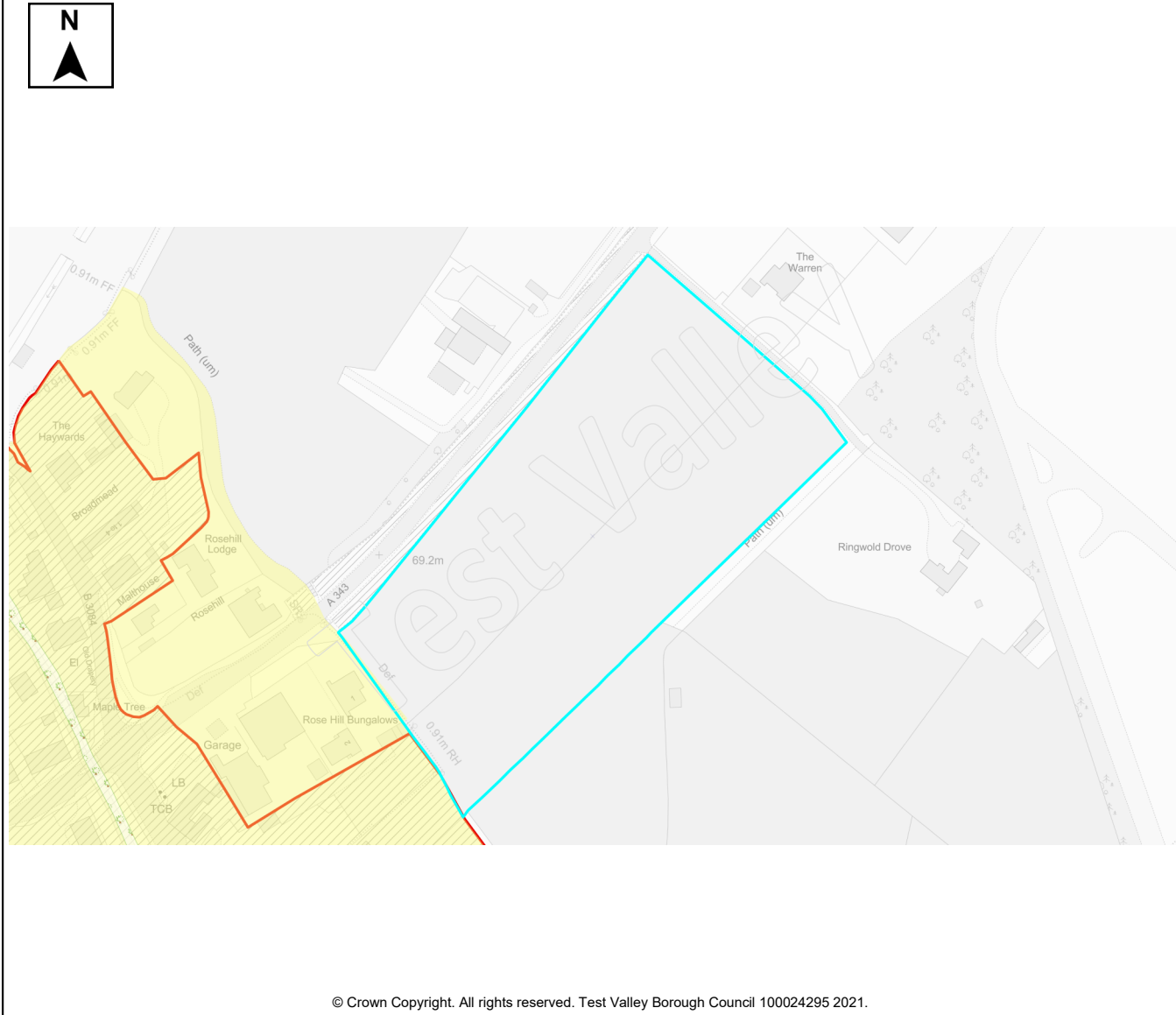
## Proposed Development

Availability		Residential	✓	27	Dwellings	Phasing if permitted (Dwellings only)	
Promoted by land owner		Employment			Floor Space (m²)	Year 1	
Site Available Immediately	✓	Retail			Floor Space (m²)	Year 2	
Site Currently Unavailable		Leisure			Floor Space (m²)	Year 3	
		Traveller Site			Pitches	Year 4	
		Other				Year 5	
Achievability/Developer Interest		Mixed Use Scheme				Years 6-10	
Promoted by developer	✓	Residential			Dwellings	Years 11-15	
Developer interest	✓	Employment			Floor Space (m²)	Years 15+	
No developer interest		Retail			Floor Space (m²)	Total	27
		Leisure			Floor Space (m²)	Not Known	✓
		Other					
Deliverability		This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.					
Could commence in 5yrs	✓						
Unlikely to commence in 5yrs							
Possible self build plot provision							
Yes							
No	✓						

## Summary

The site is available and promoted for development by the land owner, who is also the potential developer.  The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Palestine which is identified as a Rural Village in the Local Plan Settlement Hierarchy.  Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.	<b>Hbic Local Ecological Network</b>  An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing “Woodland/ Scrub”, “Neutral Grassland” or “Calcareous Grassland”.





Site Details									
SHELAA Ref	372	Site Name	Land to the east of A343						
		Settlement	Middle Wallop						
Parish/Ward	Over Wallop					Site Area	2.3 Ha	Developable Area	2.3 Ha
Current Land Use	Grazing					Character of Surrounding Area	Residential and agricultural		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	
Site Constraints									
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)			
Local Gap (E3)		SSSI		Land Ownership		Public Right of Way			
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants		Village Design Statement			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)		TPO		Pollution (E8)	✓				
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding					

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	✓
No	

Residential	✓	23	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	23
Not Known	✓

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

## Summary

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

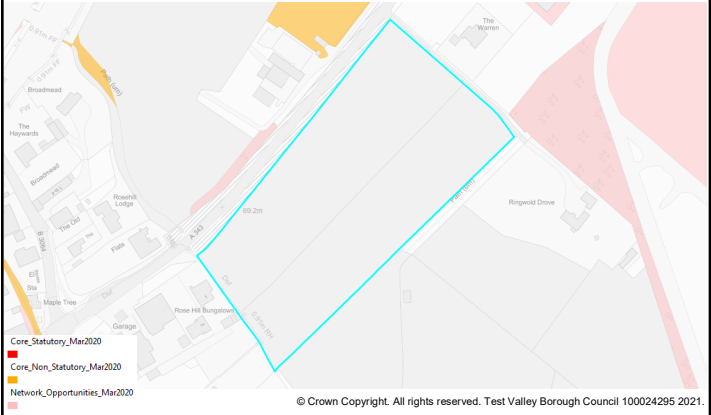
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Middle Wallop which is identified as Countryside in the Local Plan Settlement Hierarchy.

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

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

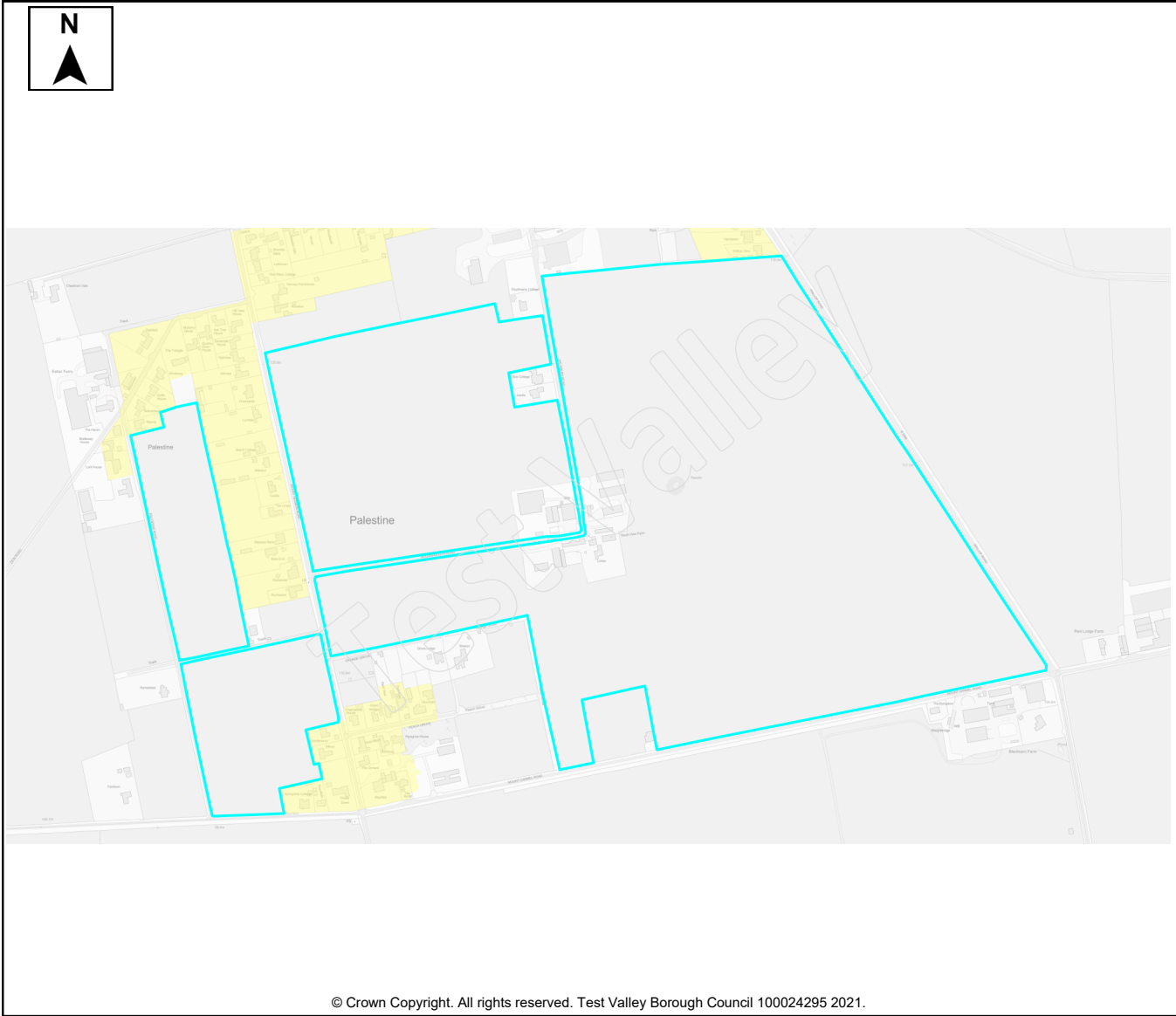
### Hbic Local Ecological Network

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



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

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Site Details										
SHELAA Ref	373	Site Name	South View Farm							
		Settlement	Palestine							
Parish/Ward	Over Wallop				Site Area	57 Ha		Developable Area	56 Ha	
Current Land Use	Agricultural				Character of Surrounding	Agriculture and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC			Infrastructure/ Utilities			Other (details below)	✓
Local Gap (E3)			SSSI			Land Ownership			Flood Alert Areas  Village Design Statement	
Conservation Area (E9)			SPA/SAC/Ramsar			Covenants/Tenants				
Listed Building (E9)			AONB (E2)			Access/Ransom Strips				
Historic Park & Garden (E9)			Ancient Woodland			Contaminated Land				
Public Open Space (LHW1)			TPO			Pollution (E8)				
Employment Land (LE10)			Flood Risk Zone			Mineral Safeguarding				

Proposed Development									
Availability		Residential			Dwellings			Phasing if permitted (Dwellings only)	
Promoted by land owner		Employment			Floor Space (m²)				
Site Available Immediately	✓	Retail			Floor Space (m²)				
Site Currently Unavailable		Leisure			Floor Space (m²)				
		Traveller Site			Pitches				
Achievability/Developer Interest		Other							
Promoted by developer	✓	Mixed Use Scheme							
Developer interest	✓	Residential			✓	1500	Dwellings		
No developer interest		Employment					Floor Space (m²)		
Deliverability		Retail					Floor Space (m²)		
Could commence in 5yrs		Leisure					Floor Space (m²)		
Unlikely to commence in 5yrs	✓	Other			✓	Local Centre			
Possible self build plot provision									
Yes		This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.							
No	✓								

Summary									
The site is available and promoted for development by a potential developer.					Hbic Local Ecological Network				
					An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.				
The 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 in the Local Plan Settlement Hierarchy.					<p>Core_Statutory_Mar2020 Core_Non_Statutory_Mar2020 Network_Opportunities_Mar2020</p> <p>© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2021.</p>				
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.									





Site Details										
SHELAA Ref	395	Site Name	Land at King Lane							
		Settlement	Over Wallop							
Parish/Ward	Over Wallop				Site Area	0.81 Ha	Developable Area	0.81 Ha		
Current Land Use	Grazing				Character of Surrounding Area	Agriculture, equestrian and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)		✓
Local Gap (E3)			SSSI		Land Ownership			Village Design Statement		
Conservation Area (E9)			SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)			AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	8	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	8
Not Known	✓

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## Summary

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

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

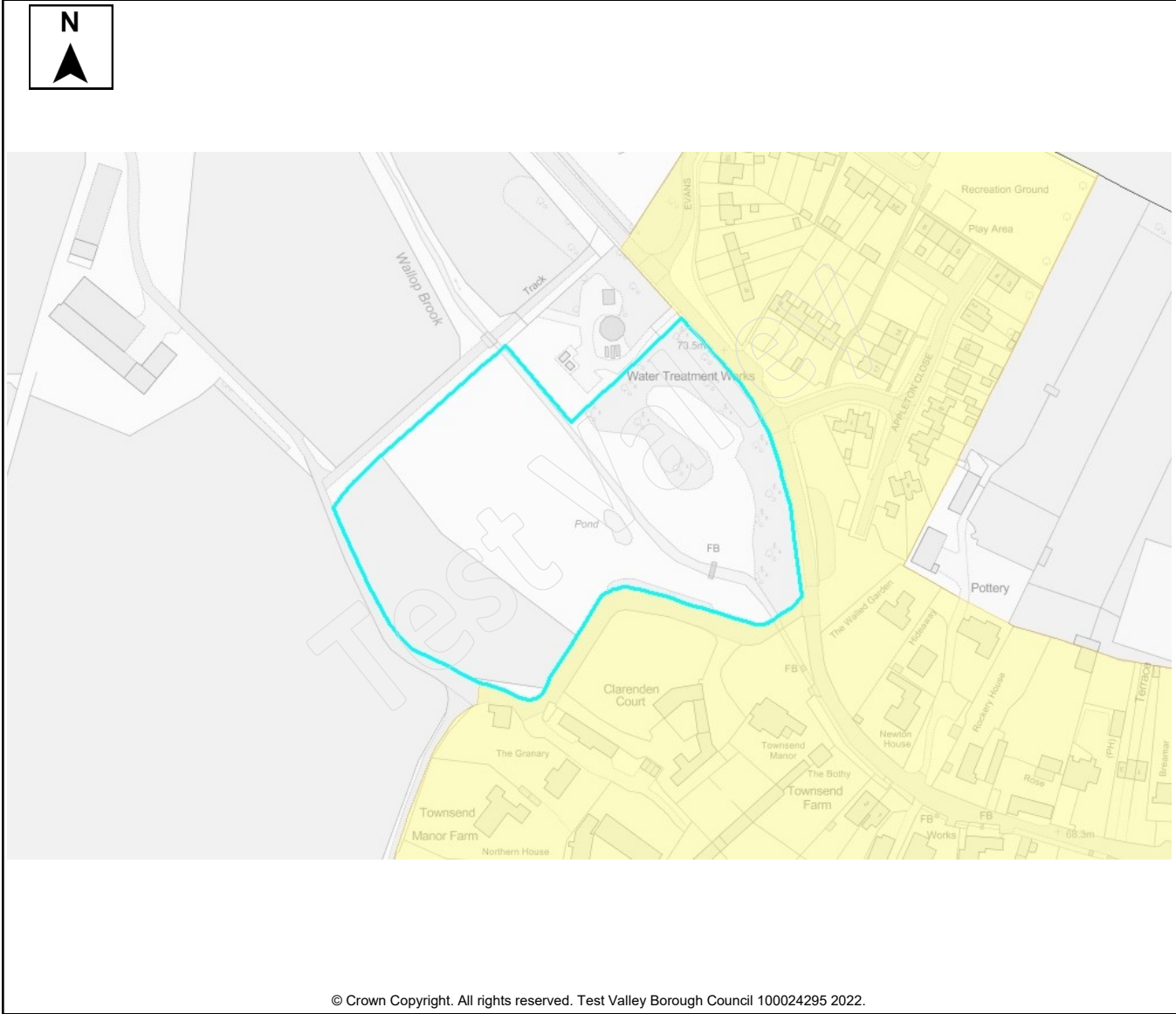
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

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

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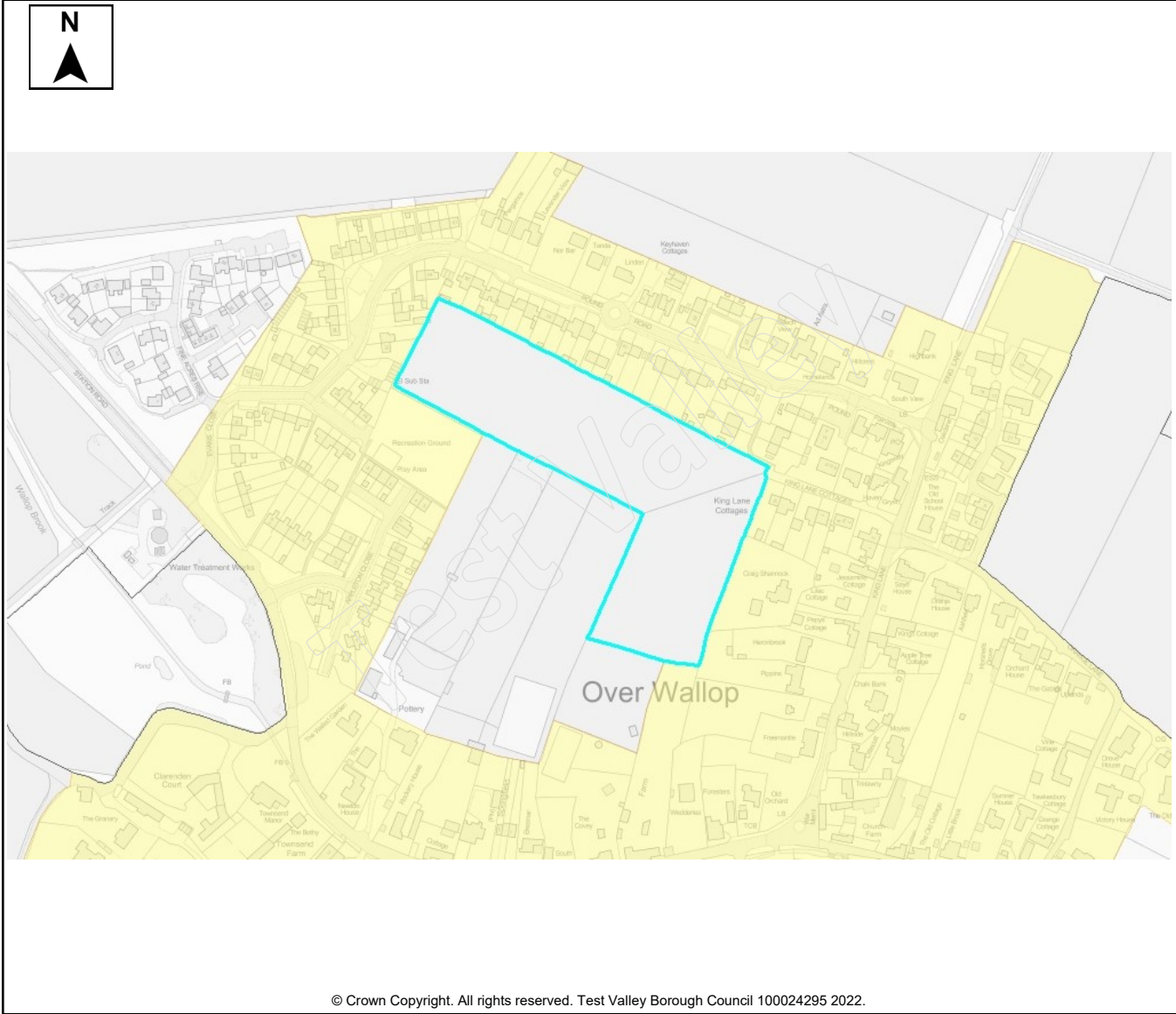


Site Details											
SHELAA Ref	451	Site Name	Parkland adj. to Parkland Manor								
		Settlement	Over Wallop								
Parish/Ward	Over Wallop				Site Area	4Ha		Developable Area	4Ha		
Current Land Use	Parkland				Character of Surrounding Area	Agricultural and residential					
Brownfield/PDL			Greenfield	✓	Combined		Brownfield/PDL			Greenfield	
Site Constraints											
Countryside (COM2)			✓	SINC		✓	Infrastructure/ Utilities		✓	Other (details below)	✓
Local Gap (E3)				SSSI			Land Ownership			Flood alert area  Village Design Statement	
Conservation Area (E9)			✓	SPA/SAC/Ramsar			Covenants/Tenants				
Listed Building (E9)				AONB (E2)			Access/Ransom Strips		✓		
Historic Park & Garden (E9)				Ancient Woodland			Contaminated Land				
Public Open Space (LHW1)				TPO			Pollution (E8)		✓		
Employment Land (LE10)				Flood Risk Zone		✓	Mineral Safeguarding				

Proposed Development											
Availability		Residential				✓	5	Dwellings		Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	Employment						Floor Space (m²)			
Site Available Immediately	✓	Retail						Floor Space (m²)			
Site Currently Unavailable		Leisure						Floor Space (m²)			
Achievability/Developer Interest		Traveller Site						Pitches			
		Other									
		Mixed Use Scheme									
Promoted by developer		Residential						Dwellings		Year 1	
Developer interest		Employment						Floor Space (m²)			
No developer interest	✓	Retail						Floor Space (m²)			
Deliverability		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Year 3	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Year 5	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Years 11-15	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings			
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential						Dwellings		Total	
		Employment						Floor Space (m²)			
		Retail						Floor Space (m²)			
		Leisure						Floor Space (m²)			
		Other									
		Mixed Use Scheme									
		Residential									

Summary		Hbic Local Ecological Network	
<p>The site is available and promoted for development by the land owner, currently there is no interest from a developer.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Over Wallop which is identified as a Rural Village in the Local Plan Settlement Hierarchy.</p> <p>Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p>		<p>An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.</p>	
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Site Details										
SHELAA Ref	454	Site Name	Land off King Lane							
		Settlement	Over Wallop							
Parish/Ward	Over Wallop				Site Area	2.45Ha	Developable Area		TBC	
Current Land Use	Grazing				Character of Surrounding Area	Residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities	✓	Other (details below)		✓	
Local Gap (E3)			SSSI		Land Ownership		Village Design Statement			
Conservation Area (E9)		✓	SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)			AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO	✓	Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

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

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

# Summary

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

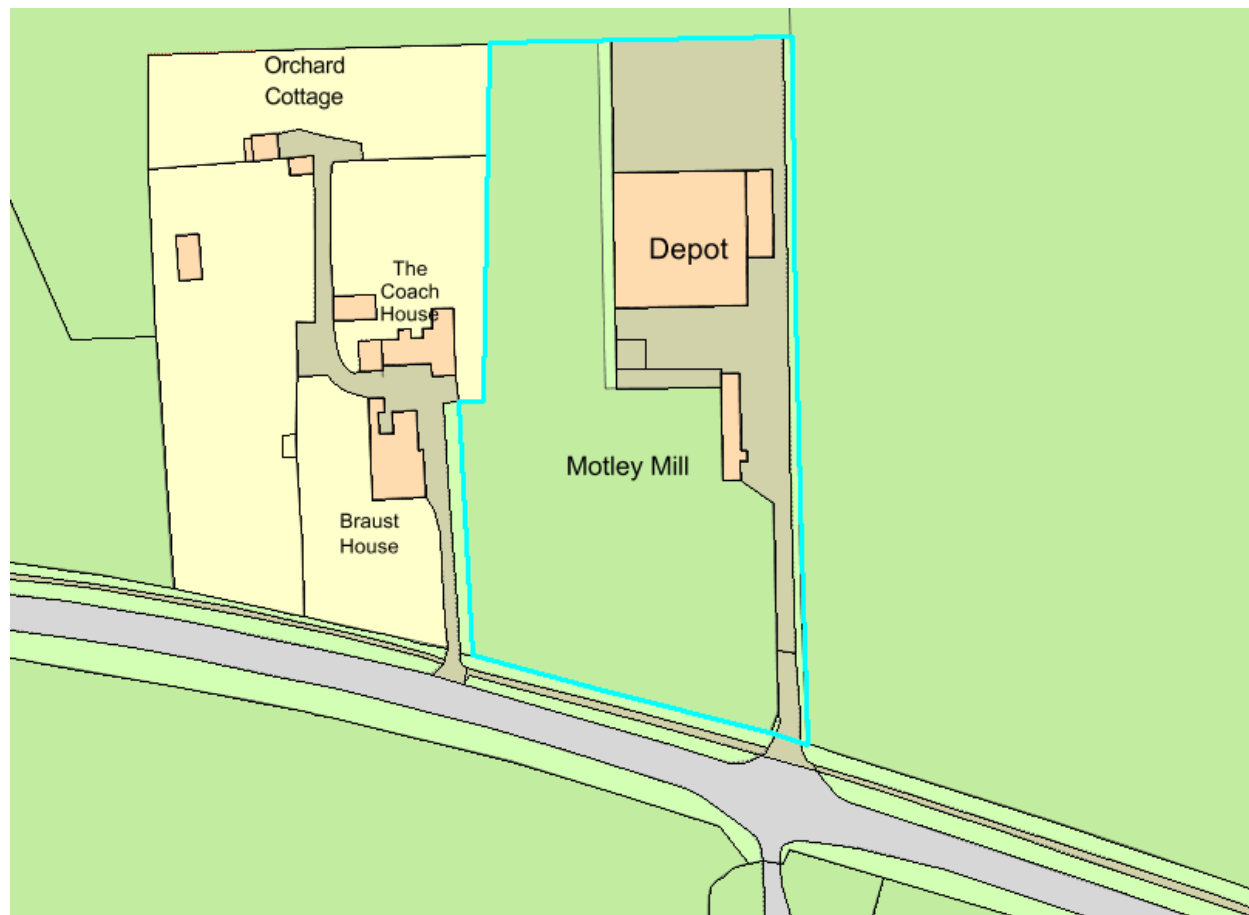
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Over Wallop which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

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

The map displays the Hbic Local Ecological Network. A large, irregularly shaped area is outlined in red, representing the site. This area is situated between a 'Sub Sta' (Substation) and a 'Recreation Ground' to the west, and 'King Lane Cottages' to the east. To the south of the site is a 'Play Area'. The map also shows surrounding residential areas with labels like 'Over Wallop', 'Horsehouse', 'CLASH', 'BOND LANE COTTAGES', 'Craig Barnack', 'Class Cottage', 'Pipers', and 'Horsehouse'. A legend in the bottom left corner identifies the map features: 'Core\_Statutory\_Mar2020' (red square), 'Core\_Non\_Statutory\_Mar2020' (yellow square), and 'Network\_Opportunities\_Mar2020' (blue square). The map is credited to '© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2022'.



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## Site Details

SHELAA Ref	482	Site Name	Land at Motley Mill			
		Settlement	Weyhill			
Parish/Ward	Penton Grafton			Site Area	0.97 ha	Developable Area
Current Land Use	Employment, mixed			Character of Surrounding Area	agricultural	
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL
						Greenfield

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	

Residential	✓	20-30	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	20-30
Not Known	✓

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

## Summary

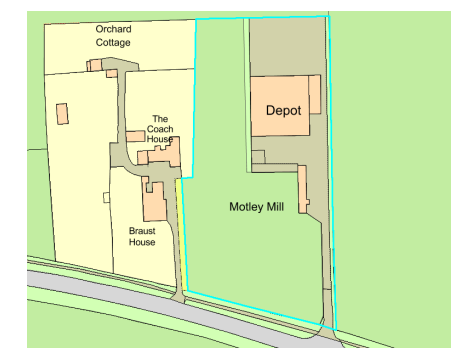
The site is available and promoted for development by the land owner.

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

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

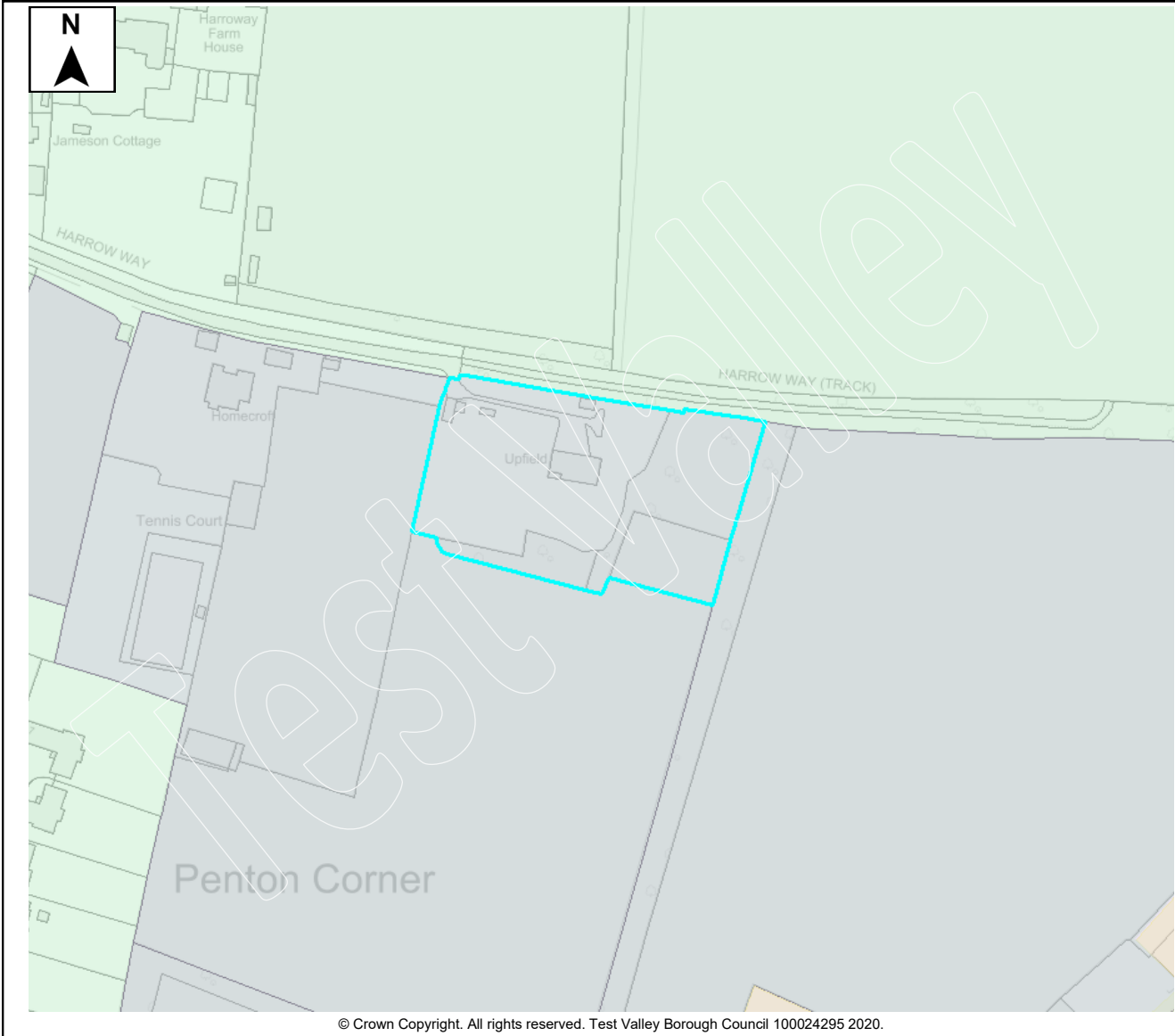
## Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network. There is a small Local Ecological Network Opportunity area adjacent to the site.



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Site Details

SHELAA Ref	13	Site Name	Upfield						
		Settlement	Penton Harrow						
Parish/Ward	Penton Mewsey			Site Area	0.6 Ha	Developable Area	0.6 Ha		
Current Land Use	Private dwelling			Character of Surrounding	Dwellings and agriculture				
Brownfield/PDL	✓	Greenfield		Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

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

Summary

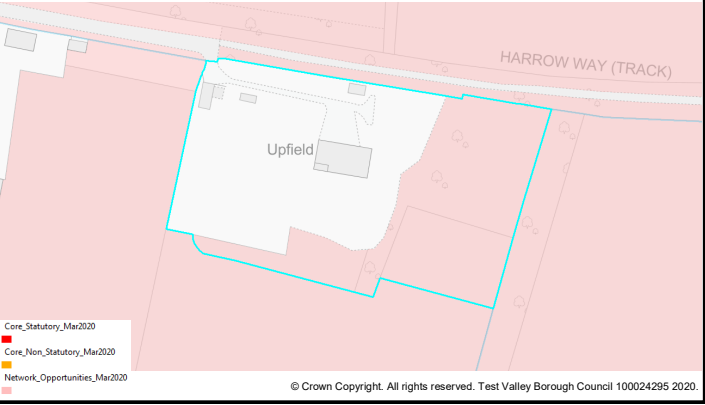
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

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

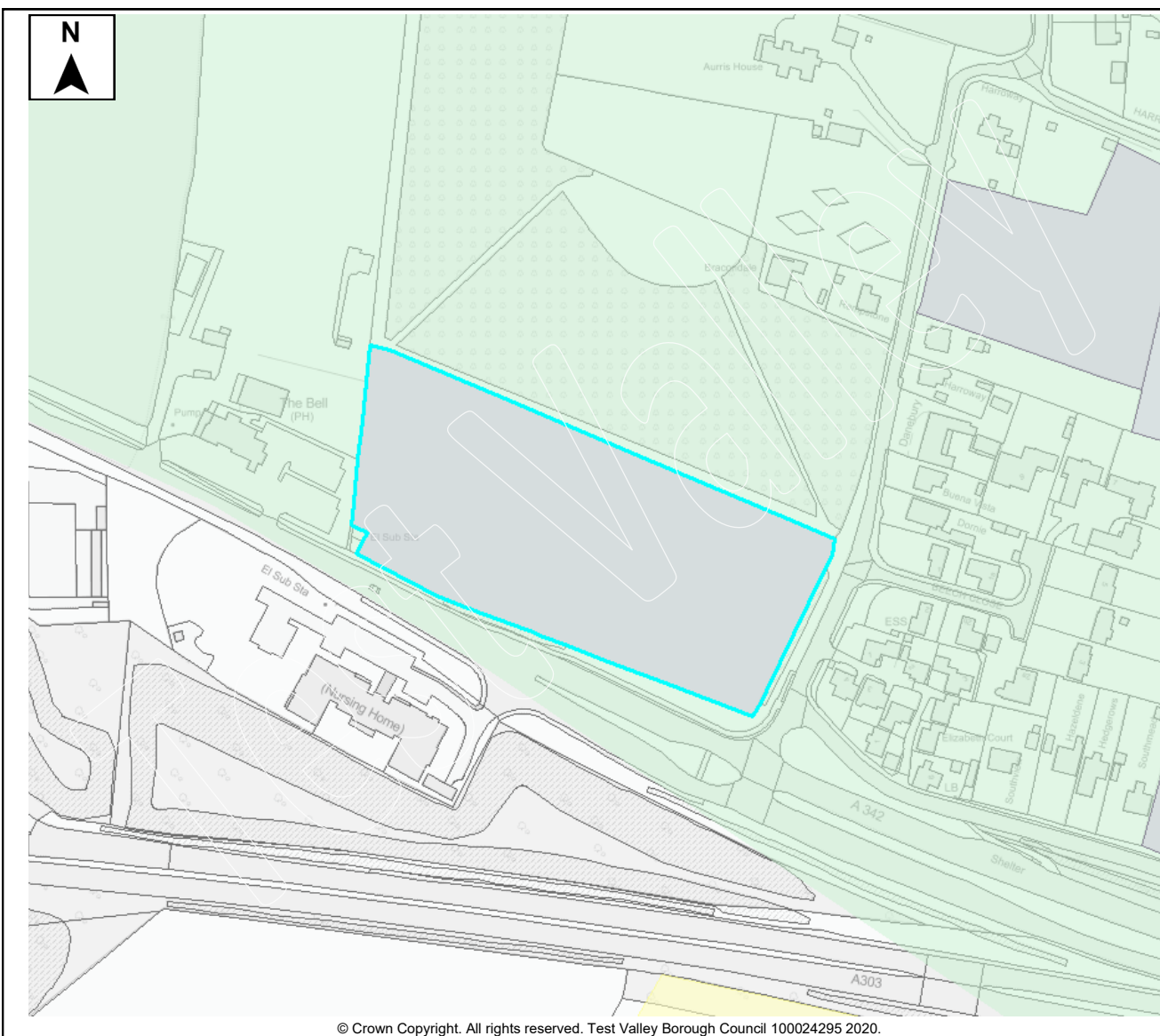
Hbic Local Ecological Network

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



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## Site Details

SHELAA Ref	142	Site Name	Land at Short Lane						
		Settlement	Penton Corner						
Parish/Ward	Penton Mewsey			Site Area	1.73 Ha	Developable Area	1.73 Ha		
Current Land Use	Vacant agricultural land			Character of Surrounding					
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

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

## Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	50	Dwellings
Employment			Floor Space (m²)
Retail	✓	300	Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	25
Year 3	25
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	50
Not Known	

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

## Summary

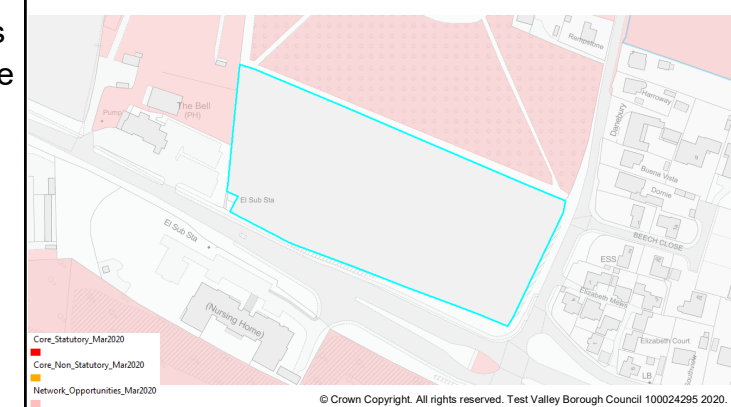
The site is available and promoted for development by the land owner, with interest from a developer.

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

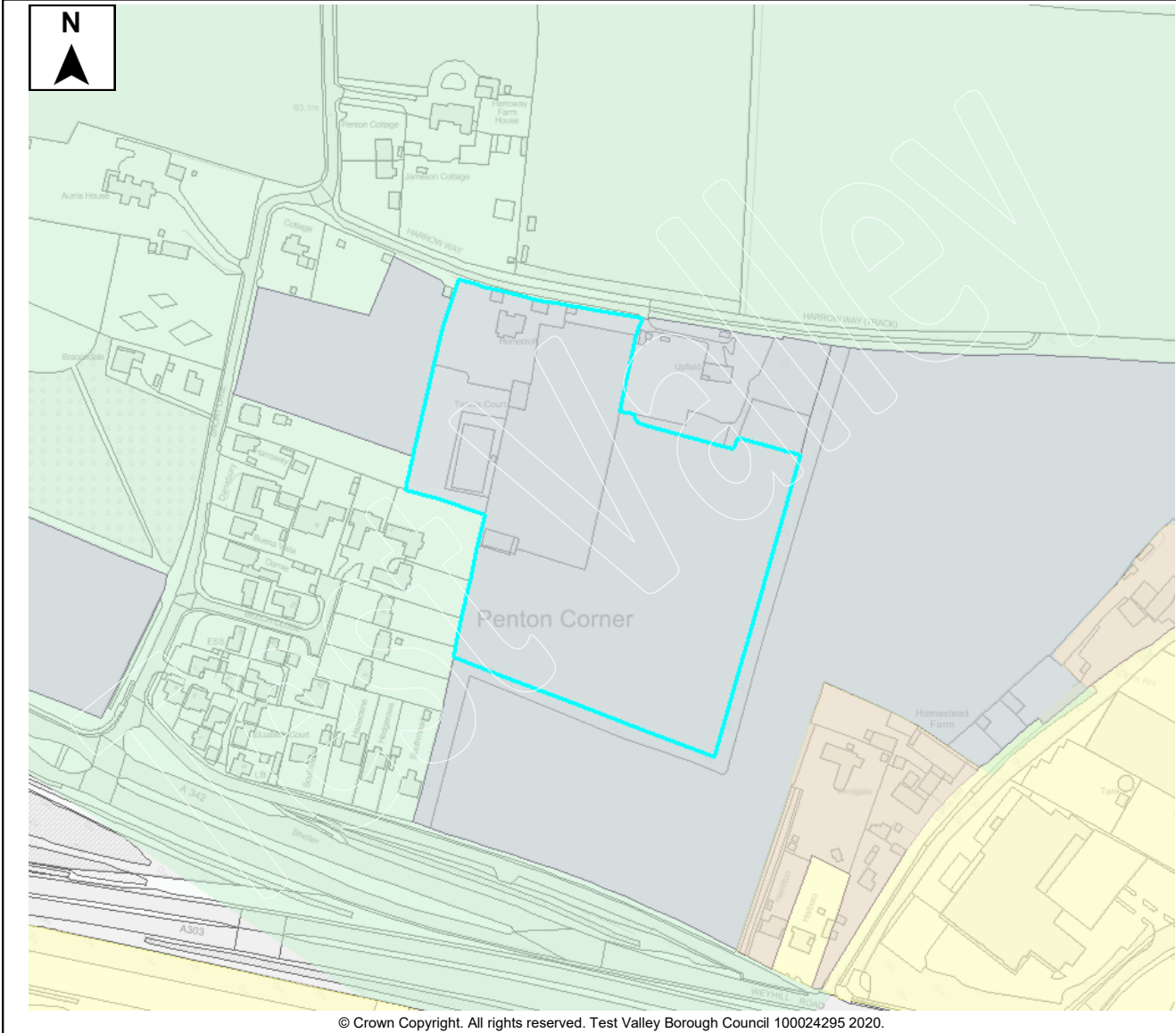
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

## Hbic Local Ecological Network

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







Site Details

SHELAA Ref	204	Site Name	Croft House						
		Settlement	PentonCorner						
Parish/Ward	Penton Mewsey			Site Area	3.18 Ha	Developable Area	3.18 Ha		
Current Land Use	Private residence and agriculture			Character of Surrounding	Dwellings and agriculture				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.56 Ha	Greenfield	2.62 Ha

Site Constraints

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

Proposed Development

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

Residential	✓	90	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	90
Not Known	✓

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Summary

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

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

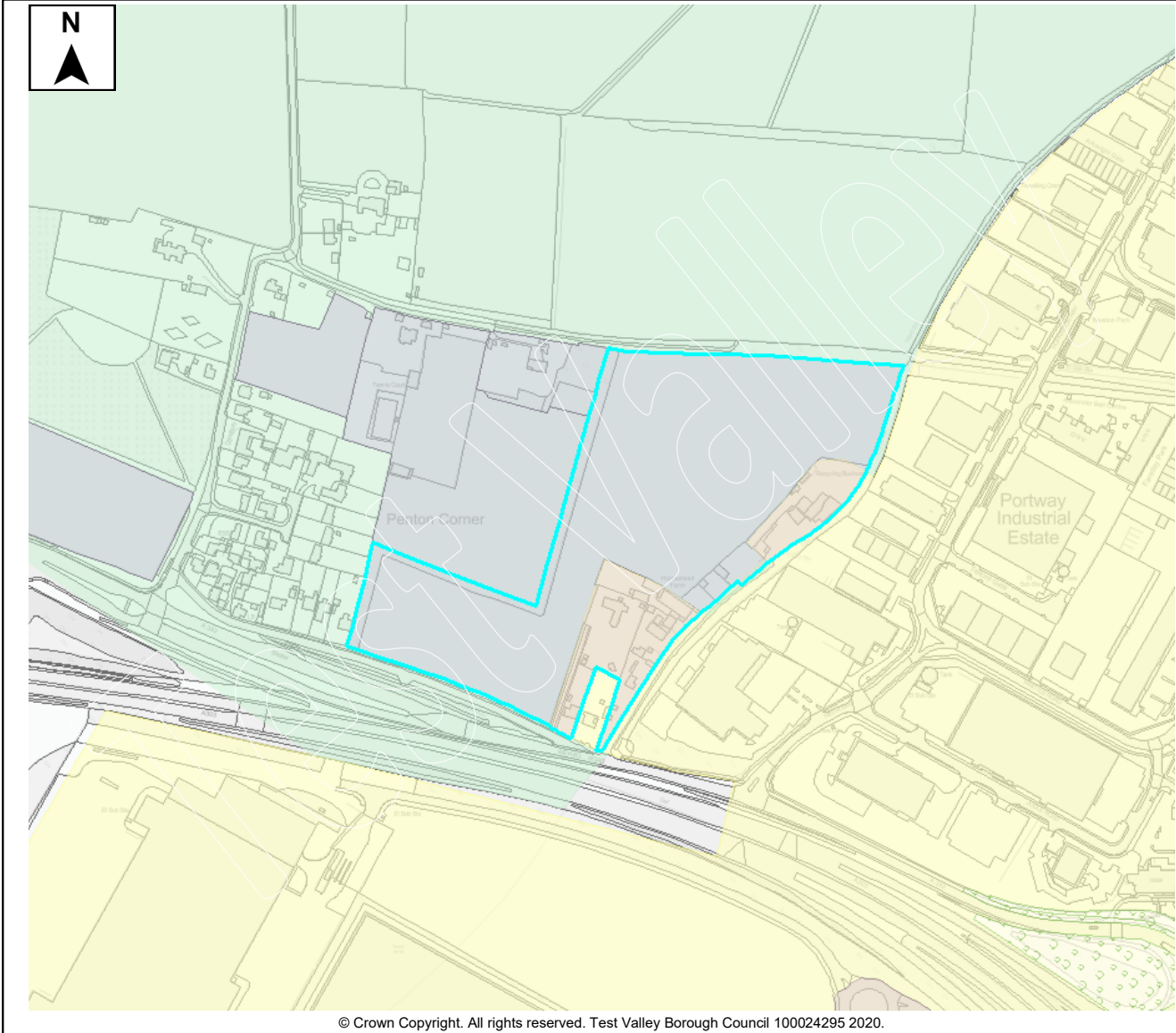
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

**Hbic Local Ecological Network**

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

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

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Site Details

SHELAA Ref	281	Site Name	Land at Homestead Farm, Weyhill Road						
		Settlement	Andover						
Parish/Ward	Penton Mewsey			Site Area	4.65 Ha	Developable Area	4.65 Ha		
Current Land Use	Agricultural (Grade 2/3a) and commercial			Character of Surrounding	Portway Industrial Estate, dwellings and agriculture				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	1.68 Ha	Greenfield	2.97 Ha

Site Constraints

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

Proposed Development

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

Residential	✓	180	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	50
Year 5	50
Years 6-10	80
Years 11-15	
Years 15+	
Total	180
Not Known	

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

Summary

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

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

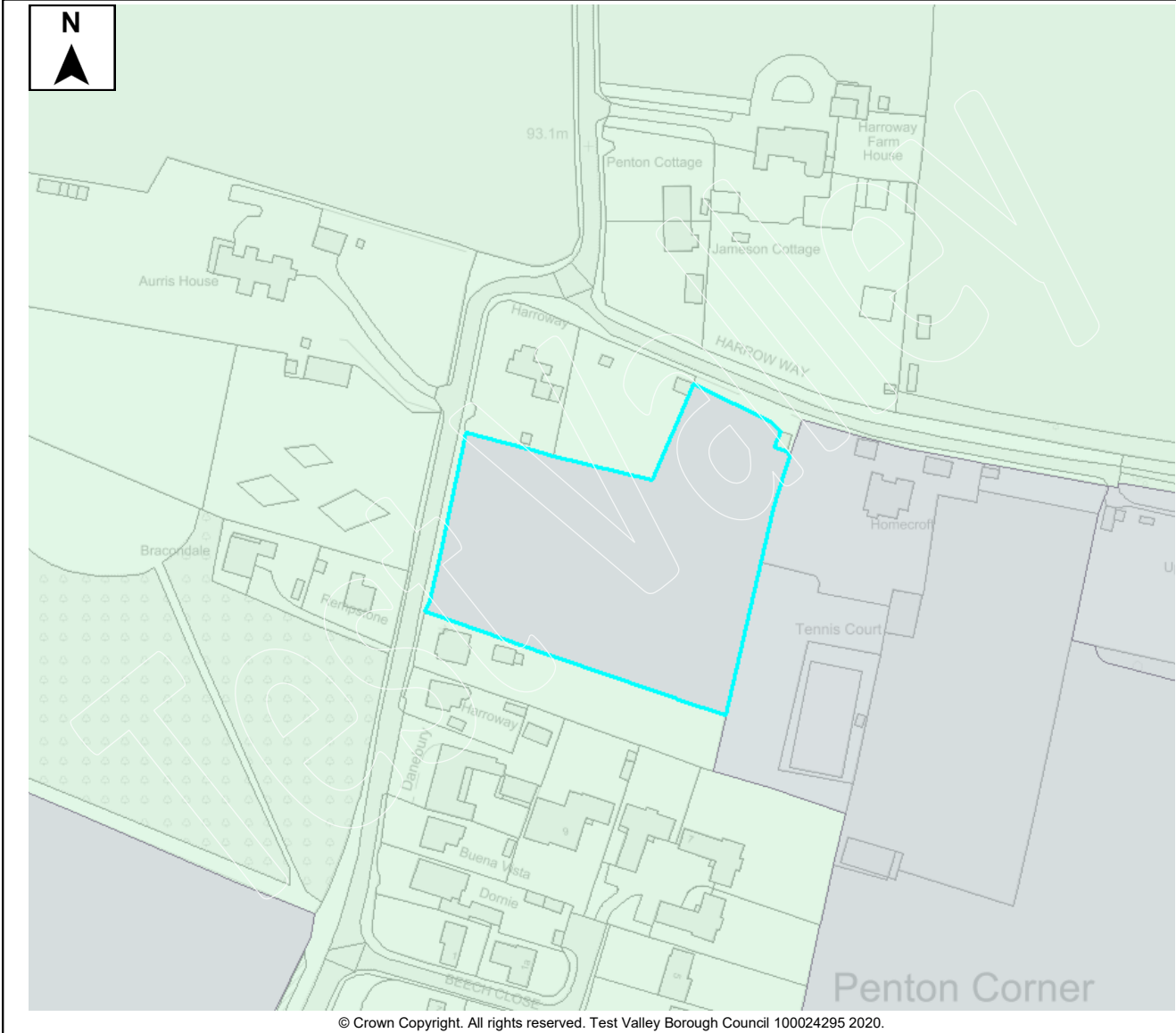
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

**Hbic Local Ecological Network**

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

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





Site Details

SHELAA Ref	316	Site Name	Land east of Short Lane			
		Settlement	Penton Corner			
Parish/Ward	Penton Mewsey			Site Area	0.73 Ha	Developable Area 0.54 Ha
Current Land Use	Grazing			Character of Surrounding	Residential	
Brownfield/PDL		Greenfield	✓	Combined		

Site Constraints

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

Proposed Development

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

Residential	✓	20	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

Summary

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

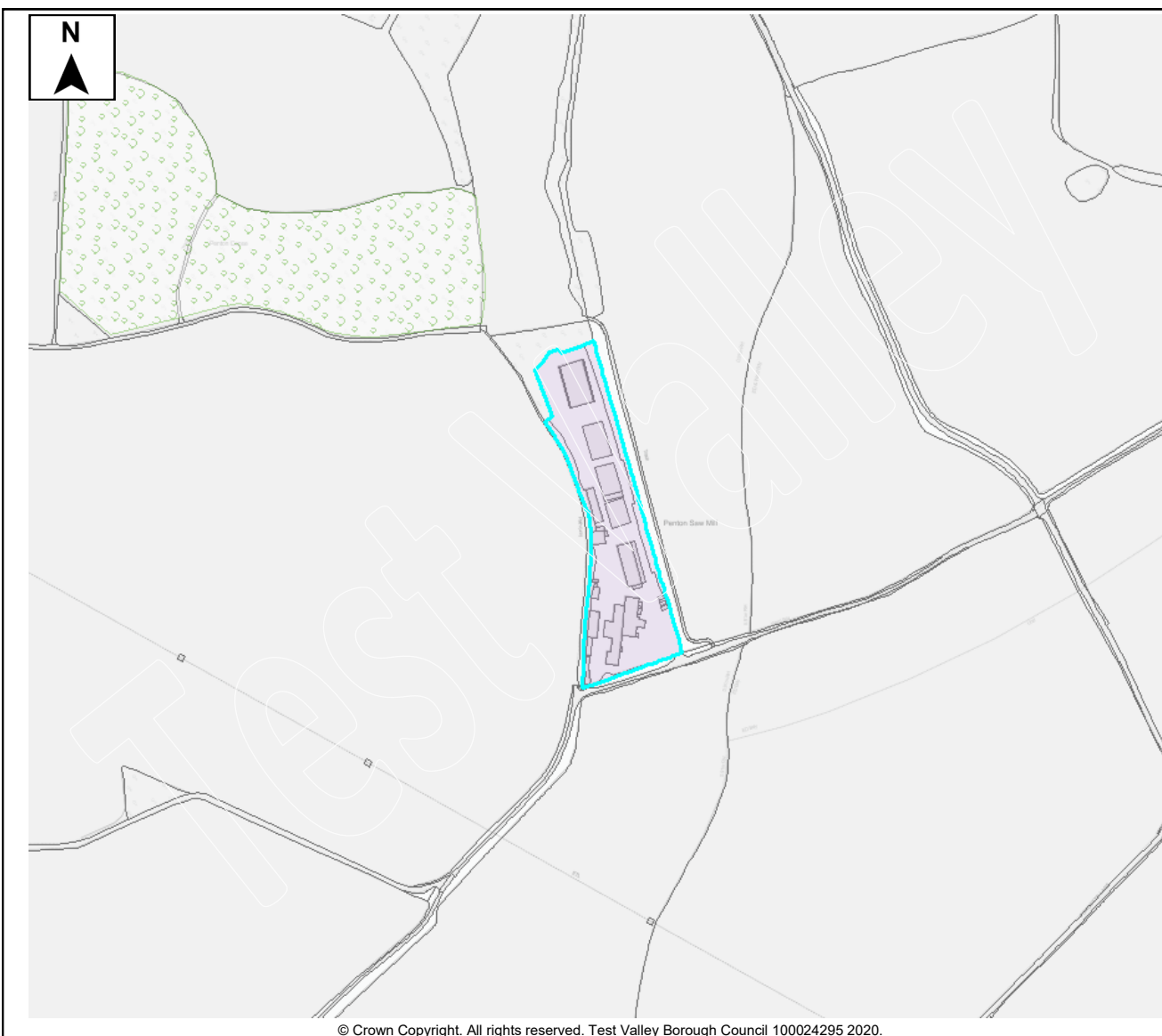
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Penton Corner which is identified as Countryside in the Local Plan Settlement Hierarchy.

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

Hbic Local Ecological Network

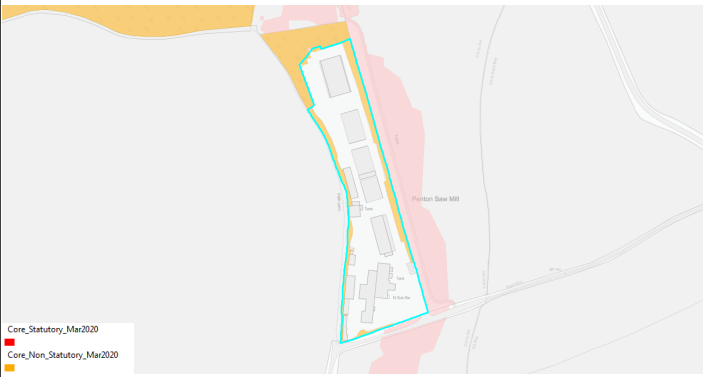
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing “Woodland/ Scrub”, “Neutral Grassland” or “Calcareous Grassland”.

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

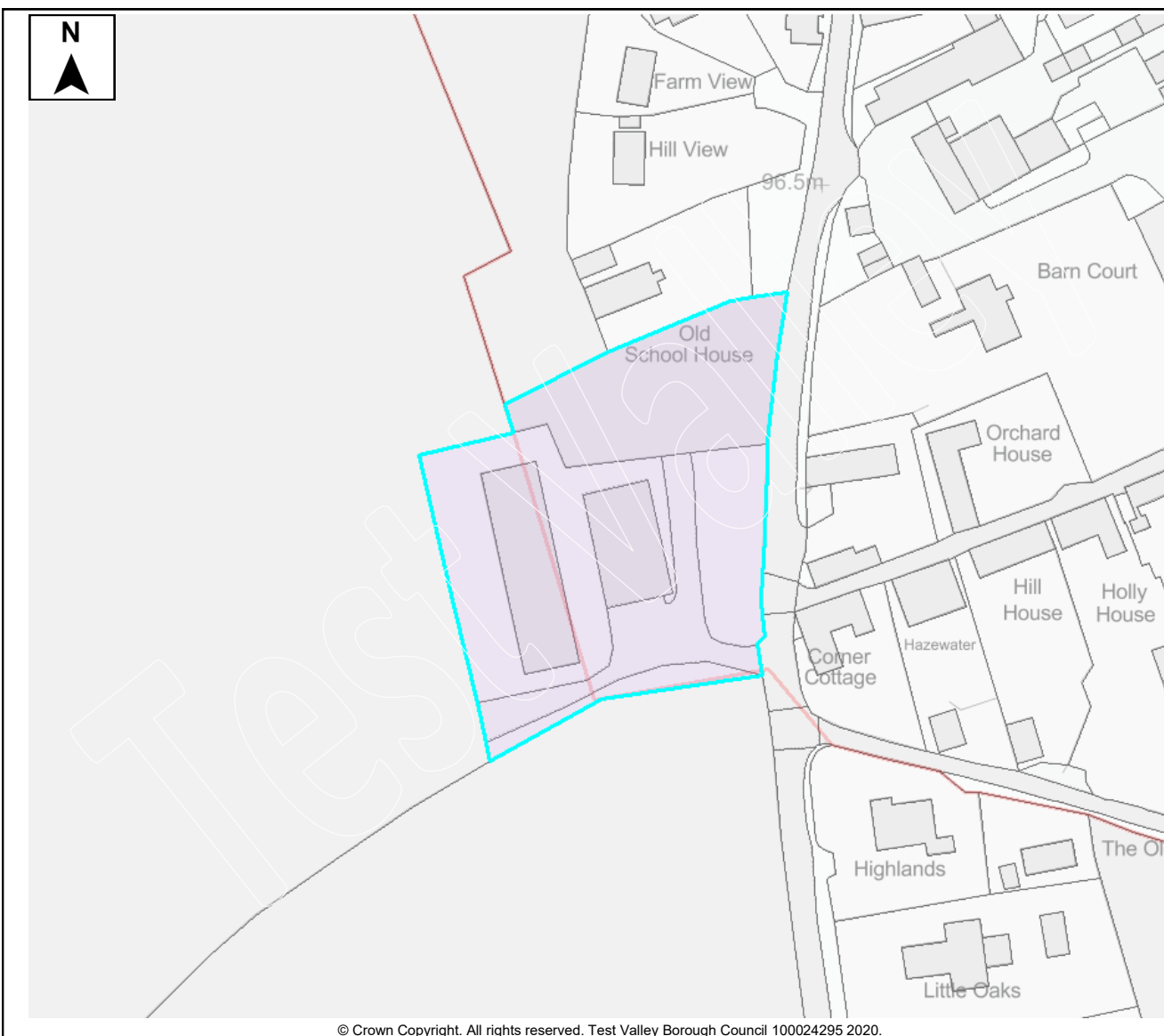


Site Details							
SHELAA Ref	321	Site Name	Penton Saw Mill				
		Settlement	Penton Mewsey				
Parish/Ward	Penton Mewsey			Site Area	2.14 Ha	Developable Area	1.8 Ha
Current Land Use	Saw mill			Character of Surrounding	Agriculture		
Brownfield/PDL	✓	Greenfield		Combined		Brownfield/PDL	Ha
						Greenfield	Ha

Site Constraints							
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Flood Alert Area	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants	✓	SINC - SU33804880	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Legal Agreement - TVN.00534/9	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)	✓	Flood Risk Zone	✓	Mineral Safeguarding	✓		

Proposed Development					Summary																					
Availability					<p>The site is available and promoted for development by the land owner, but to date has had no interest from developers.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Penton Mewsey which is identified as a Rural Village in the Local Plan Settlement Hierarchy.</p> <p>Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p>																					
Promoted by land owner	✓																									
Site Available Immediately																										
Site Currently Unavailable	✓																									
Achievability/Developer Interest					<p>Hbhc Local Ecological Network</p> <p>An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats”</p> 																					
Promoted by developer																										
Developer interest																										
No developer interest	✓																									
Deliverability					<p>This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does</u> <u>not</u> allocate sites.</p>																					
Could commence in 5yrs																										
Unlikely to commence in 5yrs	✓																									
Possible self build plot provision																										
Yes	✓																									
No																										
Residential				Dwellings	<p>Phasing if permitted (Dwellings only)</p> <table><tr><td>Year 1</td><td></td></tr><tr><td>Year 2</td><td></td></tr><tr><td>Year 3</td><td></td></tr><tr><td>Year 4</td><td></td></tr><tr><td>Year 5</td><td></td></tr><tr><td>Years 6-10</td><td>50</td></tr><tr><td>Years 11-15</td><td></td></tr><tr><td>Years 15+</td><td></td></tr><tr><td>Total</td><td>50</td></tr><tr><td>Not Known</td><td></td></tr></table>		Year 1		Year 2		Year 3		Year 4		Year 5		Years 6-10	50	Years 11-15		Years 15+		Total	50	Not Known	
Year 1																										
Year 2																										
Year 3																										
Year 4																										
Year 5																										
Years 6-10	50																									
Years 11-15																										
Years 15+																										
Total	50																									
Not Known																										
Employment			Floor Space (m²)																							
Retail			Floor Space (m²)																							
Leisure			Floor Space (m²)																							
Traveller Site			Pitches																							
Other																										
Mixed Use Scheme																										
Residential	✓	50	Dwellings																							
Employment	✓	tbc	Floor Space (m²)																							
Retail			Floor Space (m²)																							
Leisure			Floor Space (m²)																							
Other																										





## Site Details

SHELAA Ref	109	Site Name	Land adj. to School House			
		Settlement	Quarley			
Parish/Ward	Quarley			Site Area	0.50 Ha	Developable Area 0.40 Ha
Current Land Use	Agricultural			Character of Surrounding	Residential and agricultural	
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL 0.37 Ha Greenfield 0.13 Ha

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	12	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	4
Year 4	4
Year 5	4
Years 6-10	
Years 11-15	
Years 15+	
Total	12
Not Known	

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

## Summary

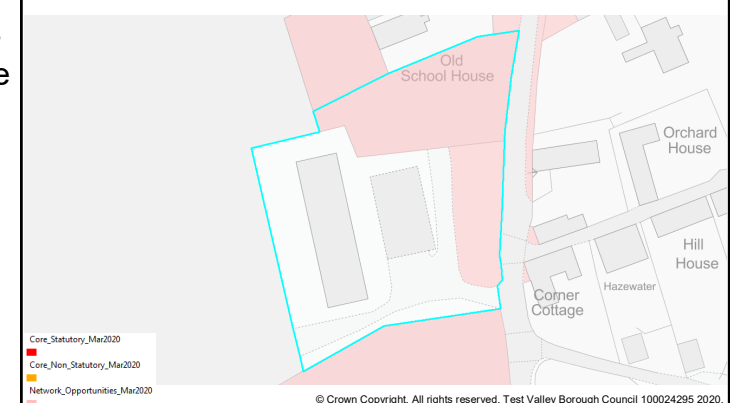
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

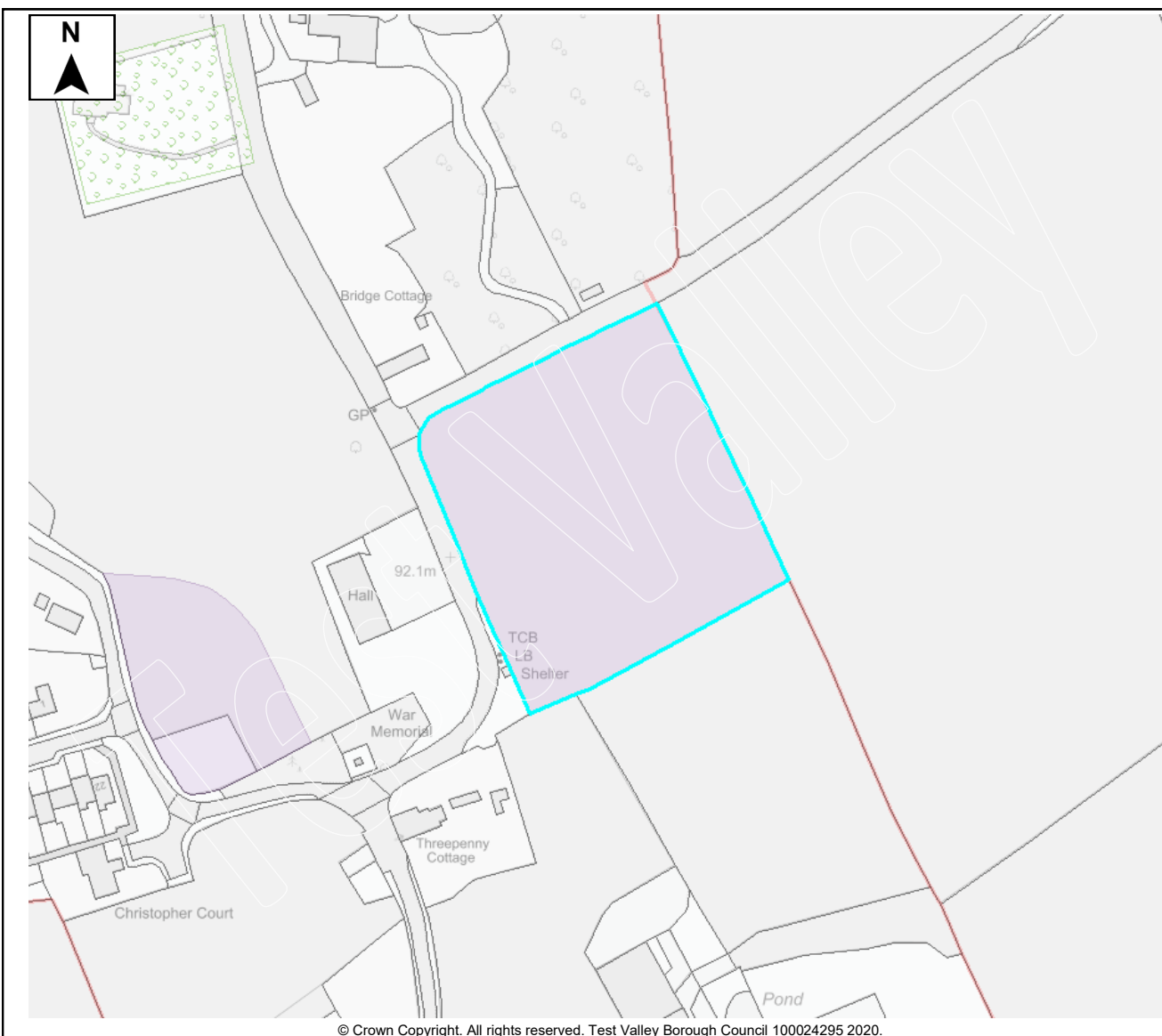
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Quarley which is identified as Countryside in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

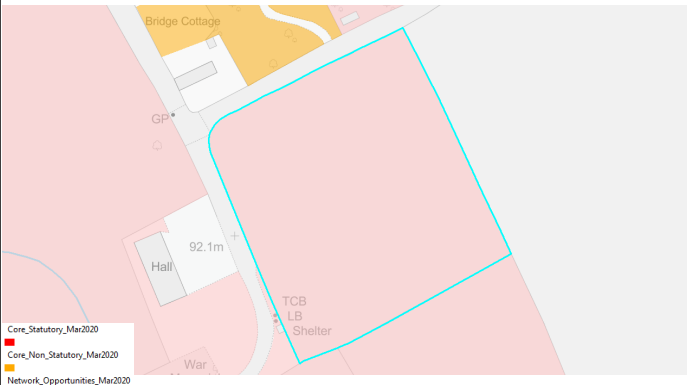
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing “Woodland/ Scrub”, “Neutral Grassland” or “Calcareous Grassland”.



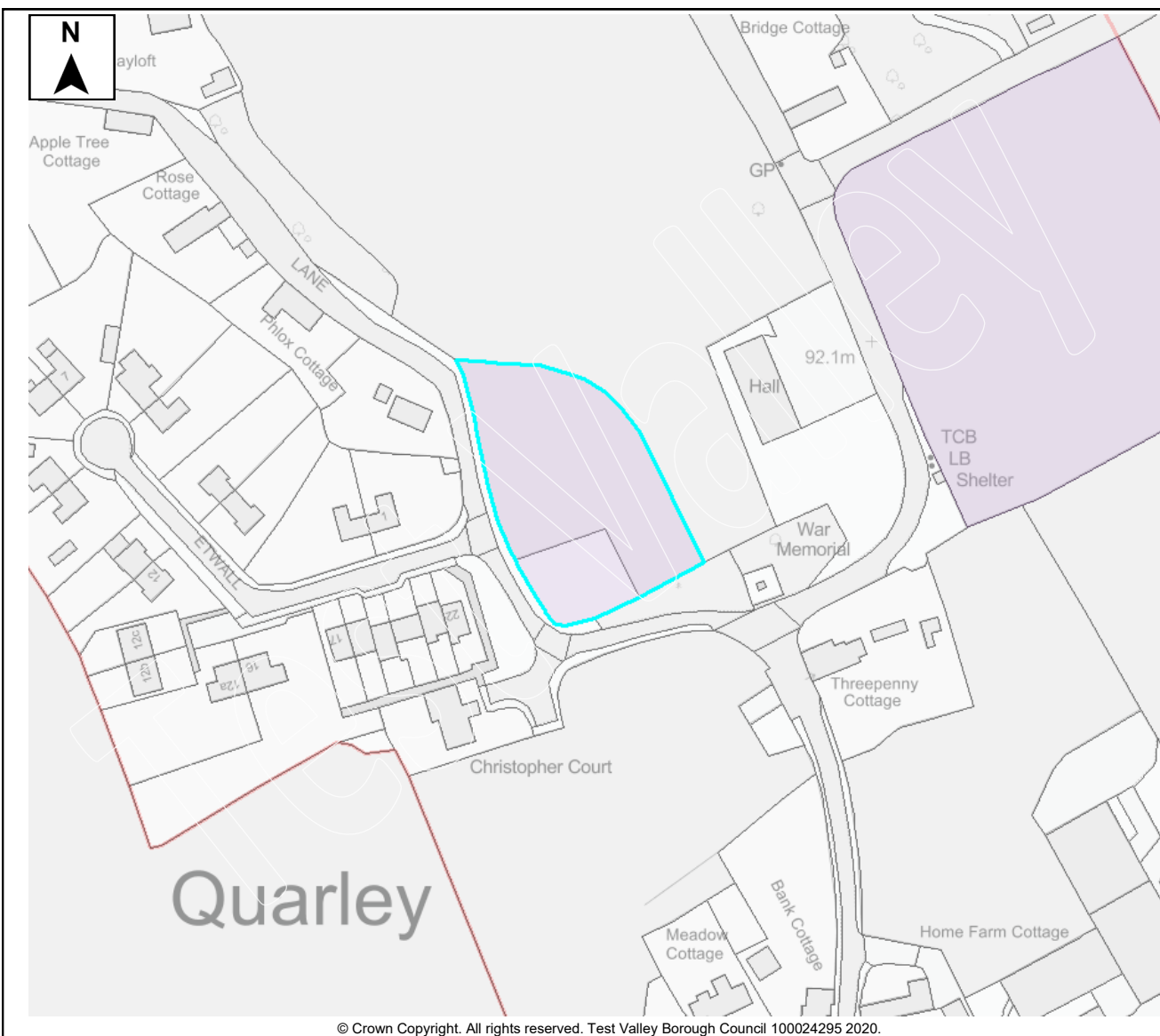


Site Details							
SHELAA Ref	110	Site Name	Land opposite Village Hall				
		Settlement	Quarley				
Parish/Ward	Quarley			Site Area	0.90 Ha	Developable Area	0.72 Ha
Current Land Use	Arable field			Character of Surrounding Area	Agricultural and residential		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha
						Greenfield	Ha

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

Proposed Development				Summary	
Availability				<p>The site is available and promoted for development by the land owner, but to date has had no interest from developers.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Quarley which is identified as Countryside in the Local Plan Settlement Hierarchy.</p> <p>Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.</p>	
Promoted by land owner	✓				
Site Available Immediately	✓				
Site Currently Unavailable					
Achievability/Developer Interest				<p><b>Hbic Local Ecological Network</b></p> <p>An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing “Woodland/ Scrub”, “Neutral Grassland” or “Calcareous Grassland”.</p> 	
Promoted by developer					
Developer interest					
No developer interest	✓				
Deliverability				<p>This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.</p>	
Could commence in 5yrs					
Unlikely to commence in 5yrs	✓				
Possible self build plot provision					
Yes					
No	✓				





## Site Details

SHELAA Ref	111	Site Name	Land behind Village Hall						
		Settlement	Quarley						
Parish/Ward	Quarley			Site Area	0.278 Ha	Developable Area	0.195 Ha		
Current Land Use	Arable field			Character of Surrounding	Residential and village hall				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

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

## Proposed Development

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

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

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

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## Summary

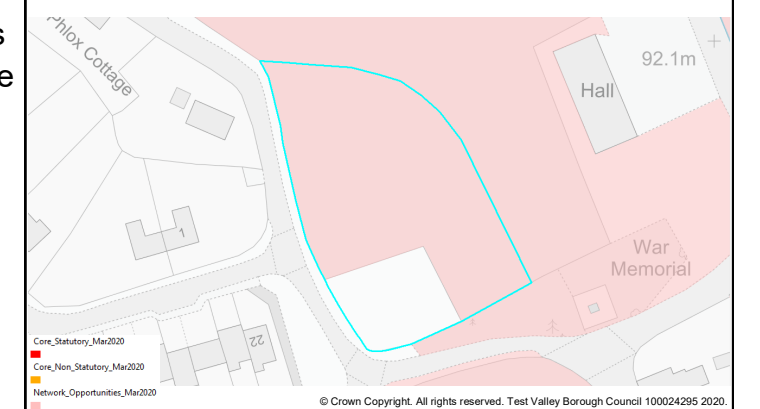
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

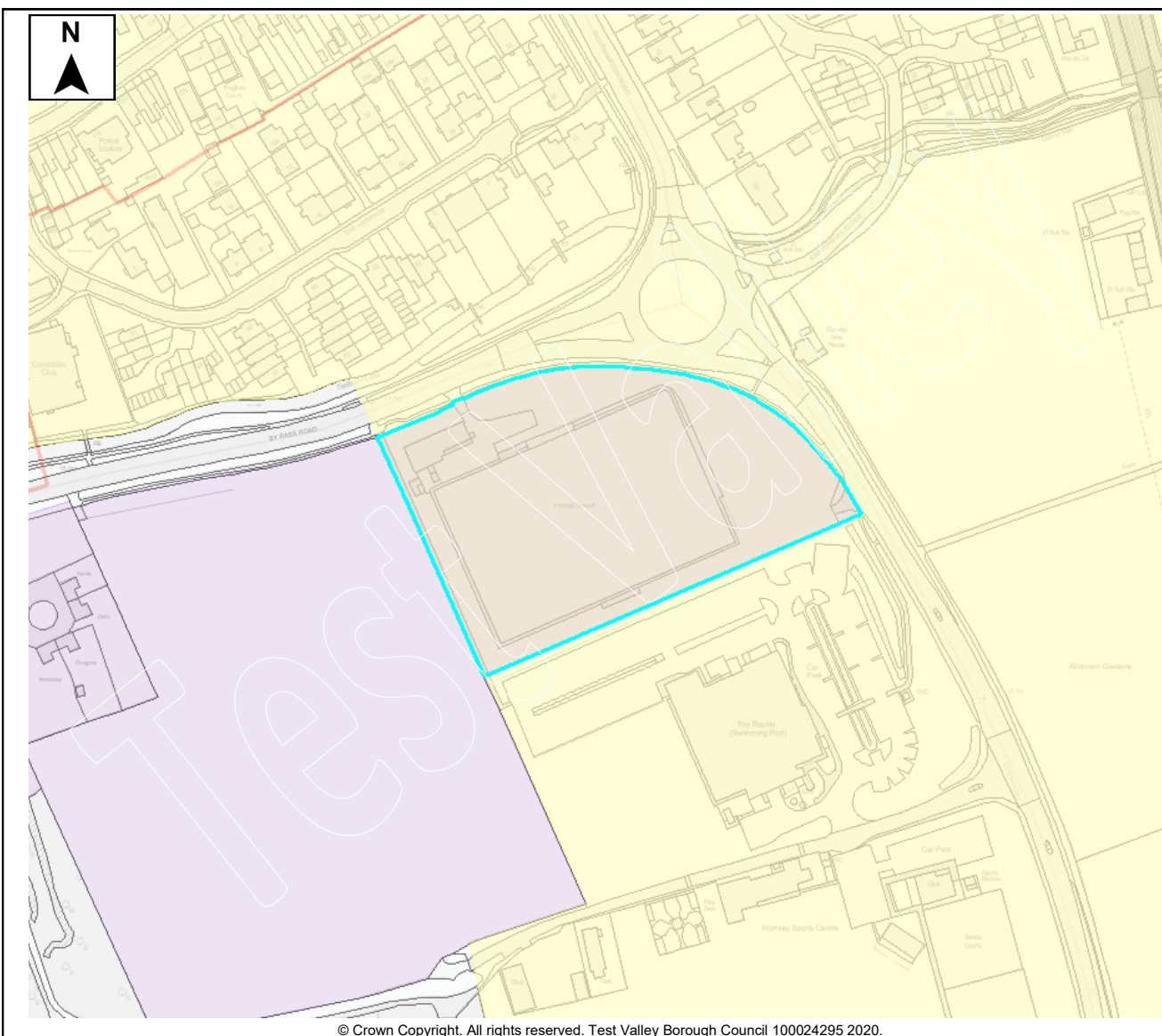
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Quarley which is identified as Countryside in the Local Plan Settlement Hierarchy.

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

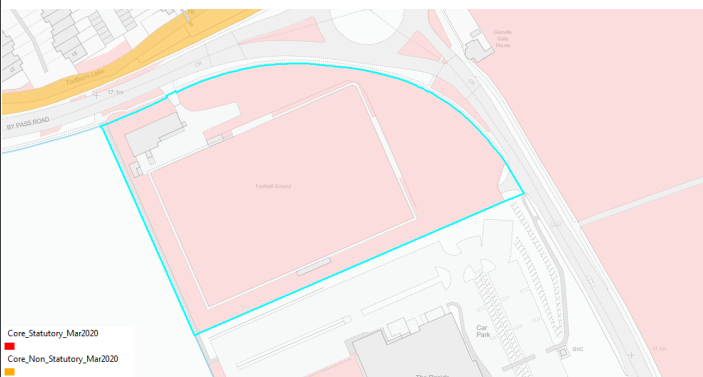
## Hbic Local Ecological Network

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

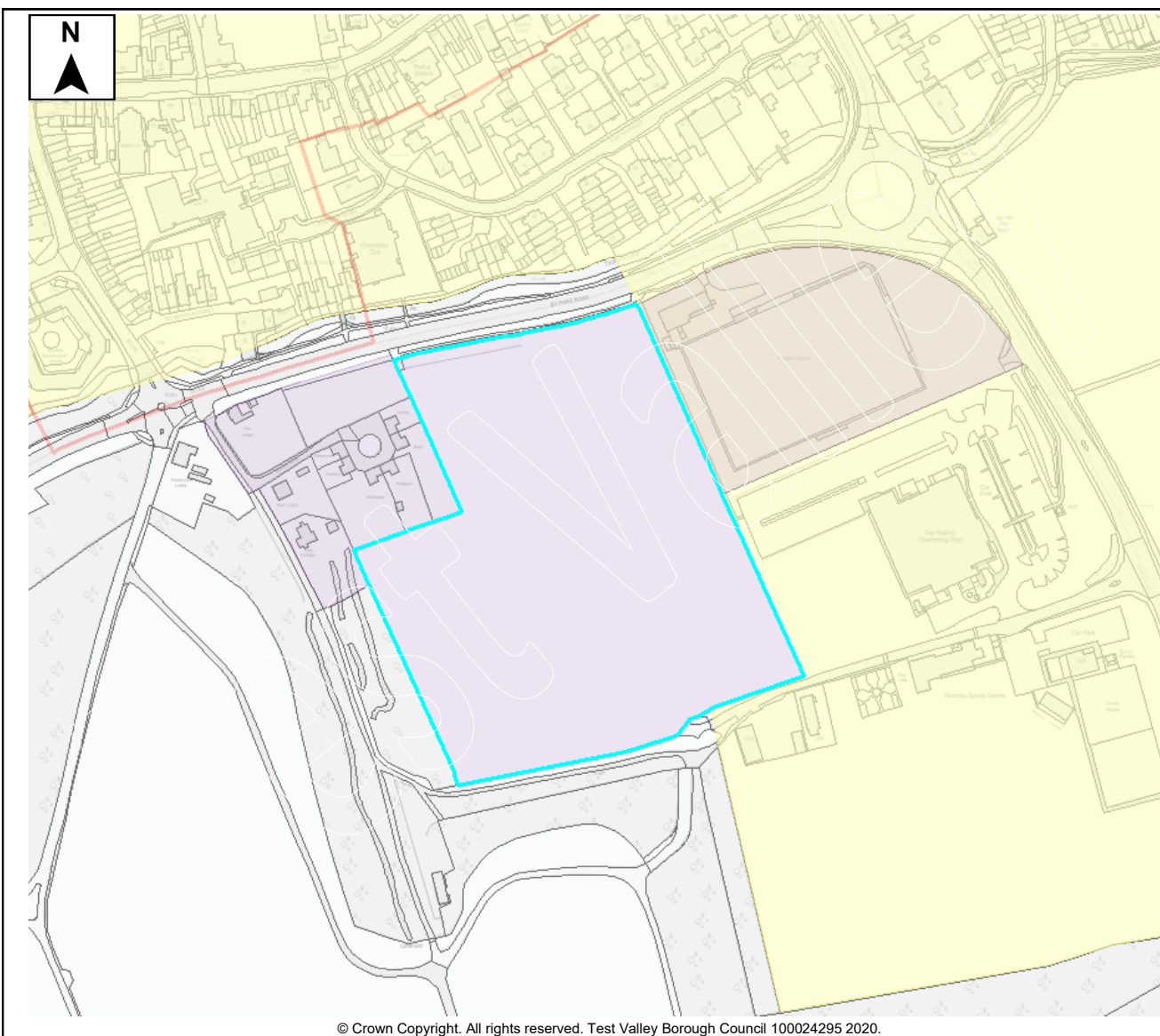




Site Details										
SHELAA Ref	150	Site Name	Romsey Football Ground							
		Settlement	Romsey							
Parish/Ward	Romsey: Abbey				Site Area	1.6 Ha		Developable Area	1.6 Ha	
Current Land Use	Romsey Football & Social Club				Character of Surrounding	Residential, leisure and allotments				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	1.3Ha		Greenfield	0.3Ha
Site Constraints										
Countryside (COM2)		SINC		Infrastructure/ Utilities				Other (details below)	✓	
Local Gap (E3)		SSSI	✓	Land Ownership				New Forest SPA Zone		
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants				Solent SPA Recreation Zone		
Listed Building (E9)		AONB (E2)		Access/Ransom Strips				Mottisfont Bats SSSI/SAC		
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land				Foraging Buffer		
Public Open Space (LHW1)	✓	TPO	✓	Pollution (E8)				Town Design Statement		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

Proposed Development					Summary																					
Availability					<p>The site is available and promoted for development by the land owner, with interest from a developer.</p> <p>The site is located within the settlement boundary of Romsey identified by the TVBC Revised Local Plan DPD. Romsey is identified as a Major Centre in the Local Plan Settlement Hierarchy.</p> <p>Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.</p>																					
Promoted by land owner	✓																									
Site Available Immediately																										
Site Currently Unavailable	✓																									
Achievability/Developer Interest					<p><b>Hbic Local Ecological Network</b></p> <p>An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing “Woodland/ Scrub”, “Neutral Grassland” or “Calcareous Grassland”.</p> 																					
Promoted by developer																										
Developer interest																										
No developer interest	✓																									
Deliverability					<p>This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does</u> <u>not</u> allocate sites.</p>																					
Could commence in 5yrs																										
Unlikely to commence in 5yrs	✓																									
Possible self build plot provision																										
Yes																										
No	✓																									
Residential		✓	70	Dwellings	<p><b>Phasing if permitted (Dwellings only)</b></p> <table><tr><td>Year 1</td><td></td></tr><tr><td>Year 2</td><td></td></tr><tr><td>Year 3</td><td></td></tr><tr><td>Year 4</td><td></td></tr><tr><td>Year 5</td><td></td></tr><tr><td>Years 6-10</td><td>70</td></tr><tr><td>Years 11-15</td><td></td></tr><tr><td>Years 15+</td><td></td></tr><tr><td>Total</td><td>70</td></tr><tr><td>Not Known</td><td></td></tr></table>		Year 1		Year 2		Year 3		Year 4		Year 5		Years 6-10	70	Years 11-15		Years 15+		Total	70	Not Known	
Year 1																										
Year 2																										
Year 3																										
Year 4																										
Year 5																										
Years 6-10	70																									
Years 11-15																										
Years 15+																										
Total	70																									
Not Known																										
Employment			Floor Space (m²)																							
Retail			Floor Space (m²)																							
Leisure			Floor Space (m²)																							
Traveller Site			Pitches																							
Other																										
Mixed Use Scheme																										
Residential				Dwellings																						
Employment				Floor Space (m²)																						
Retail				Floor Space (m²)																						
Leisure				Floor Space (m²)																						
Other																										





## Site Details

SHELAA Ref	154	Site Name	Land south of Bypass Road						
		Settlement	Romsey						
Parish/Ward	Romsey: Abbey			Site Area	3.8 Ha	Developable Area	3.8 Ha		
Current Land Use	Agriculture			Character of Surrounding	Residential and leisure				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	110	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	55
Years 6-10	55
Years 11-15	
Years 15+	
Total	110
Not Known	

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

## Summary

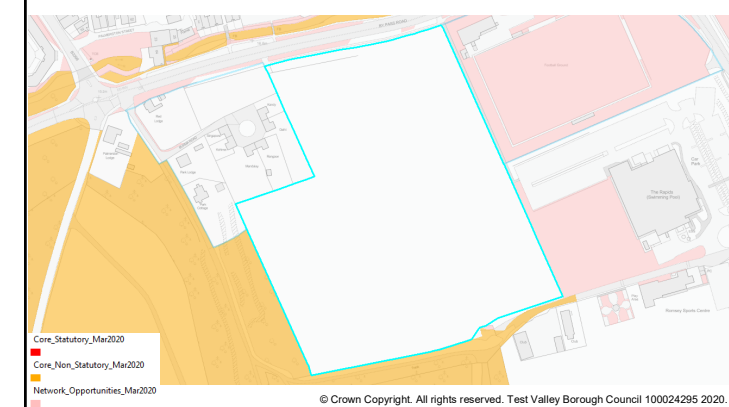
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

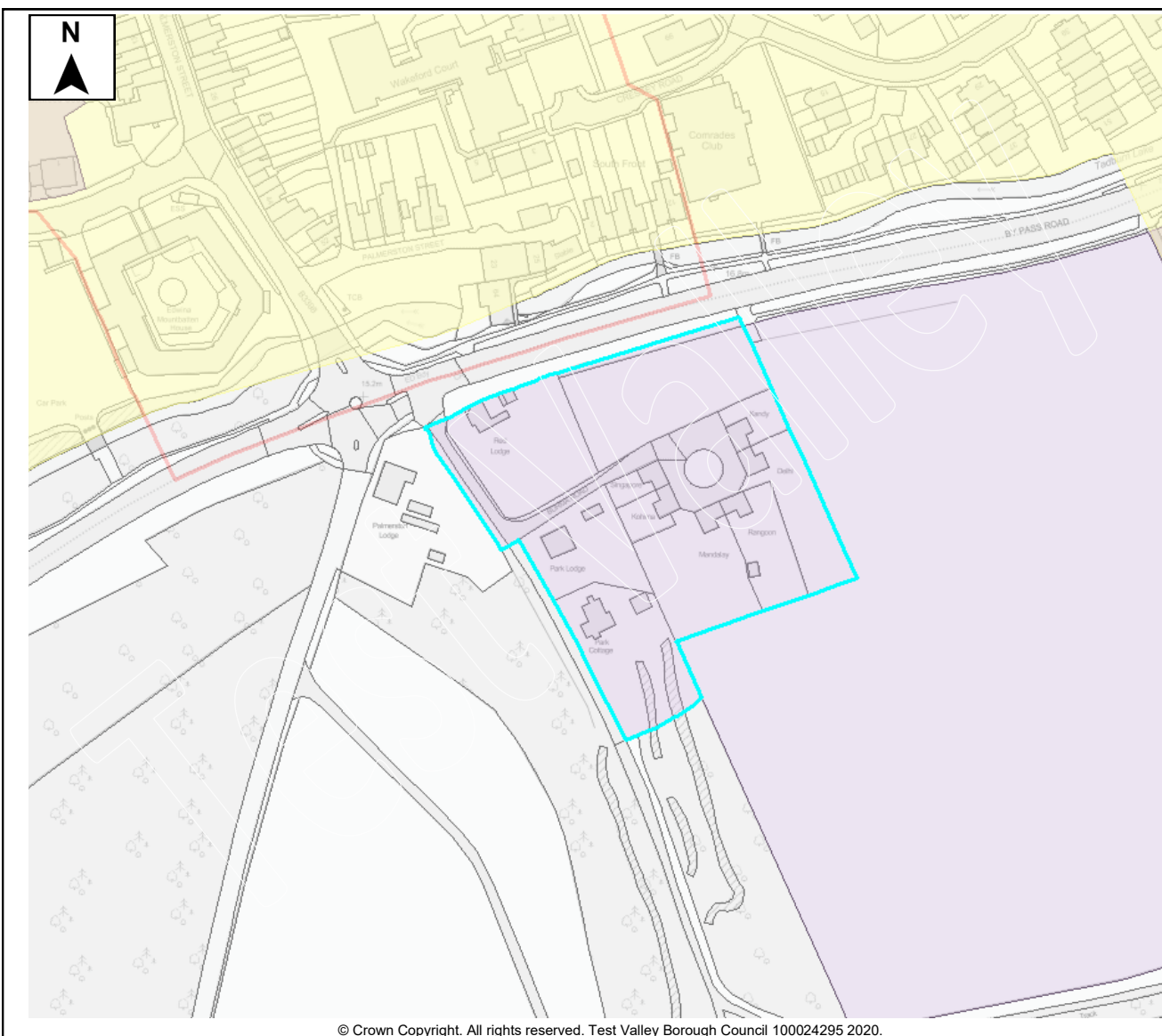
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is immediately adjacent to the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

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





## Site Details

SHELAA Ref	155	Site Name	Land at Burma Road			
		Settlement	Romsey			
Parish/Ward	Romsey: Abbey		Site Area	0.94 Ha	Developable Area	0.603 Ha
Current Land Use	Residential properties		Character of Surrounding	Residential, leisure and Historical park and garden		
Brownfield/PDL	✓	Greenfield		Combined		
				Brownfield/PDL	Ha	Greenfield
						Ha

## Site Constraints

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

## Proposed Development

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

Residential	✓	30	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	15
Year 3	15
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	30
Not Known	

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

## Summary

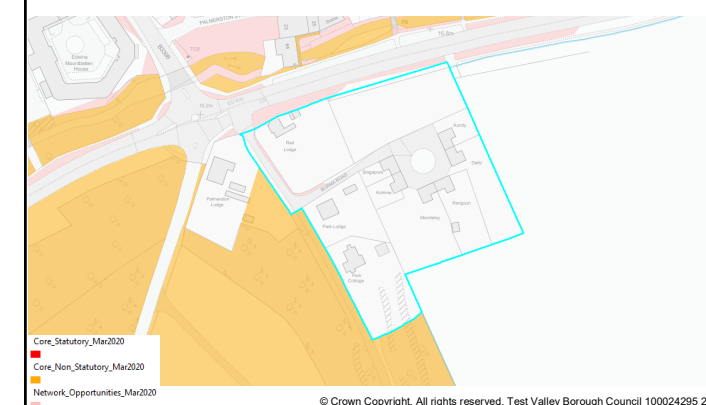
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

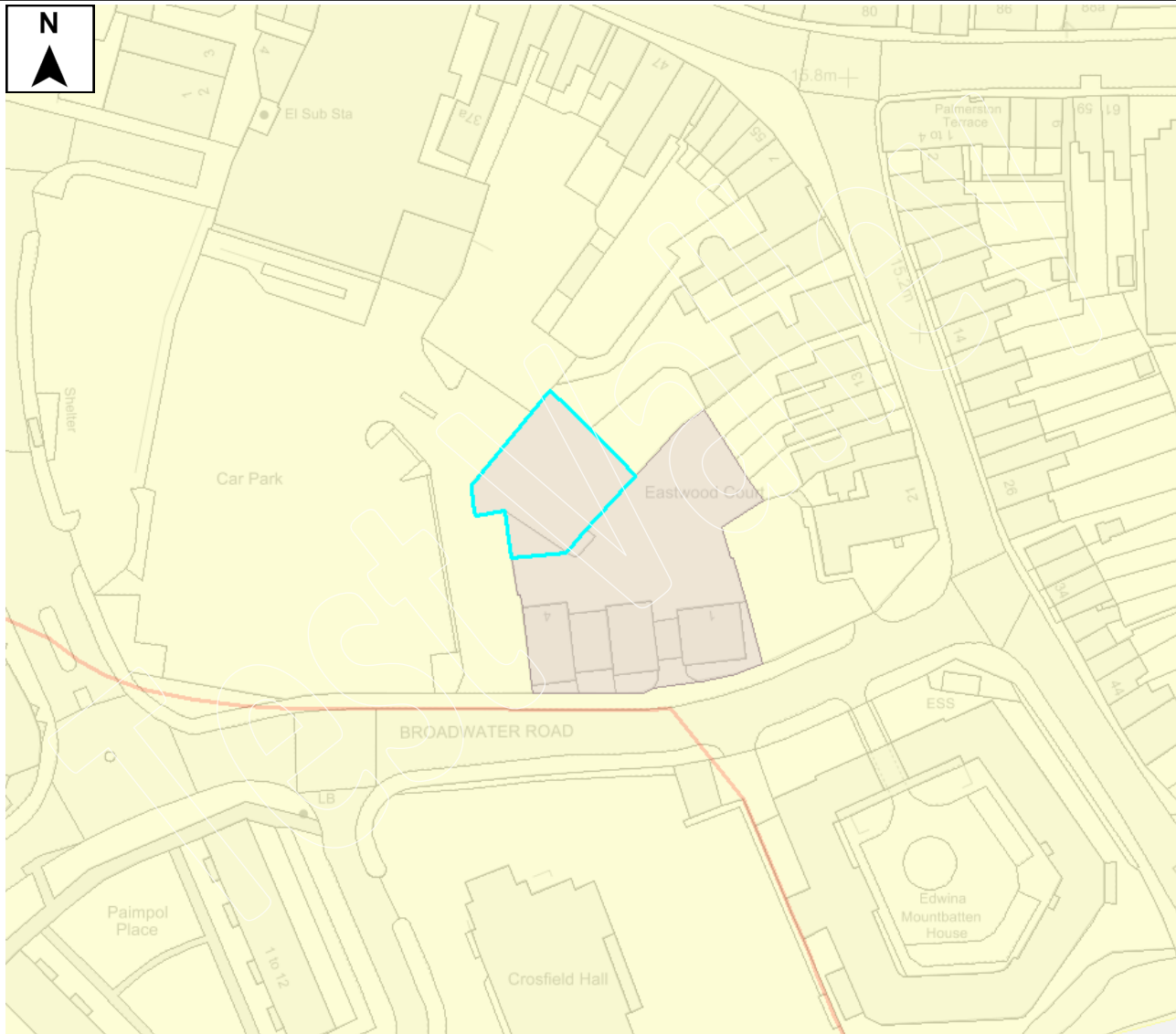
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

## Hbic Local Ecological Network

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







## Site Details

SHELAA Ref	156	Site Name	Land at Eastwood Court							
		Settlement	Romsey							
Parish/Ward	Romsey Abbey			Site Area	0.04 Ha	Developable Area	0.04 Ha			
Current Land Use	Car park			Character of Surrounding	Residential and commercial					
Brownfield/PDL	✓	Greenfield		Combined		Brownfield/PDL	Ha	Greenfield	Ha	

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

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

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

## Summary

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

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

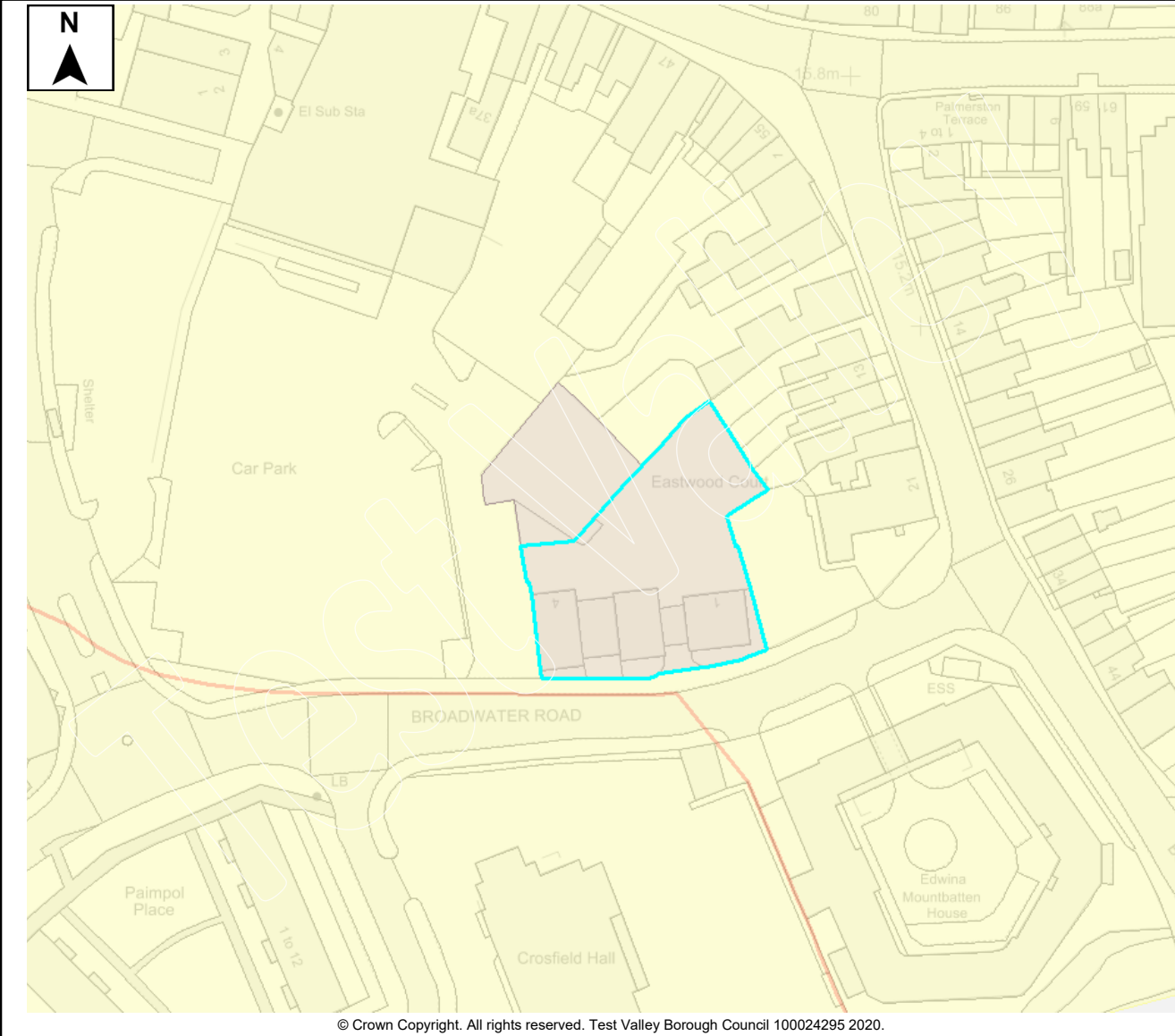
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

### Hbic Local Ecological Network

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

Core Statutory, Mar2020  
Core Non-Statutory, Mar2020  
Network Opportunities, Mar2020

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Site Details

SHELAA Ref	157	Site Name	Eastwood Court buildings			
		Settlement	Romsey			
Parish/Ward	Romsey Abbey		Site Area	0.1 Ha	Developable Area	0.1 Ha
Current Land Use	Office buildings		Character of Surrounding	Residential and commercial		
Brownfield/PDL	✓	Greenfield		Combined		
				Brownfield/PDL	Ha	Greenfield
						Ha

Site Constraints

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

Proposed Development

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

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

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

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

Summary

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

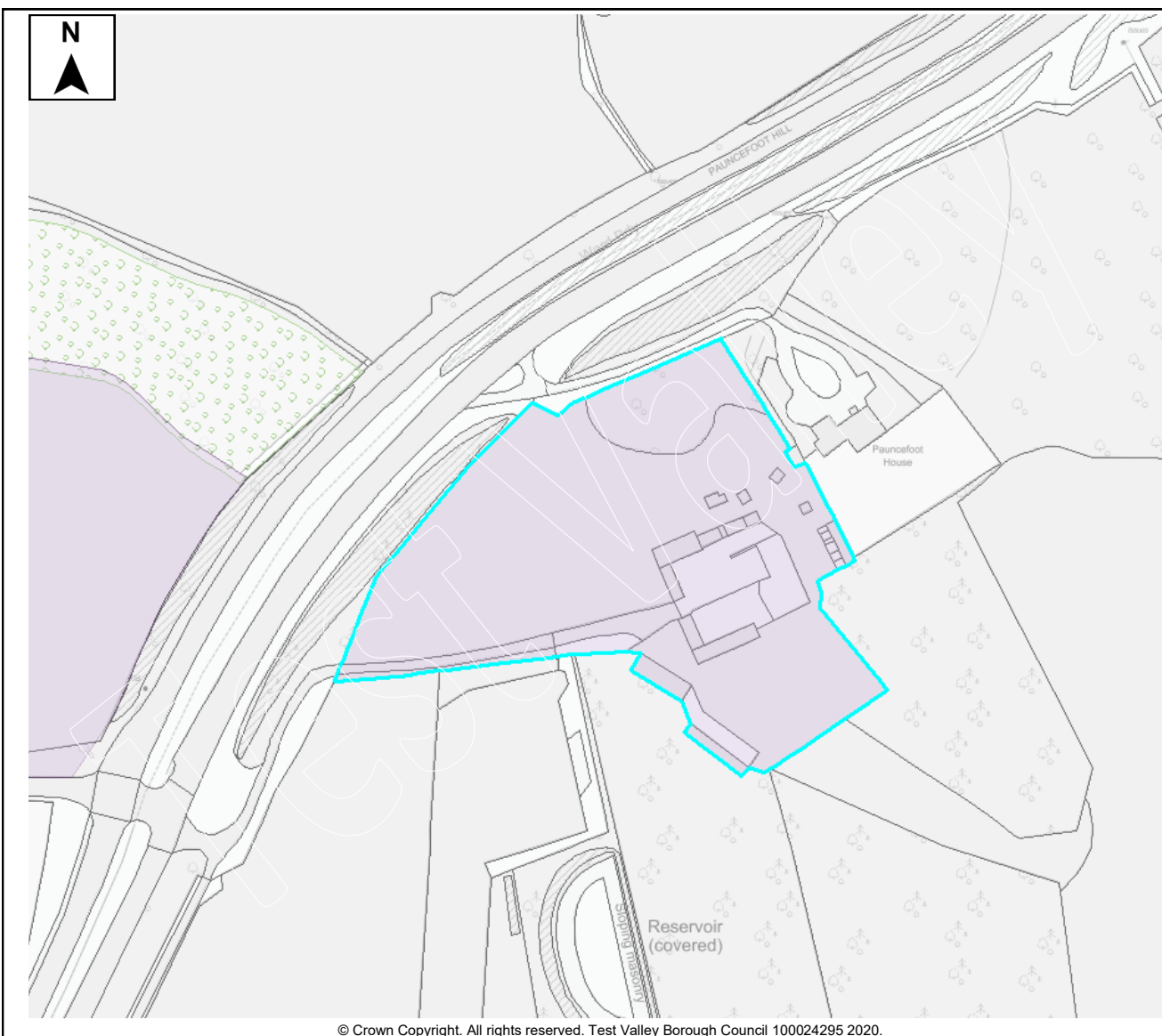
The site is located within the settlement boundary of Romsey identified by the TVBC Revised Local Plan DPD. Romsey is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

Hbic Local Ecological Network

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





## Site Details

SHELAA Ref	158	Site Name	Land at Pauncefoot Farm			
		Settlement	Romsey			
Parish/Ward	Romsey: Abbey			Site Area	1.3 Ha	Developable Area 1.3 Ha
Current Land Use	Vacant agricultural buildings			Character of Surrounding	Agriculture	
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield Ha

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

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

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

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

## Summary

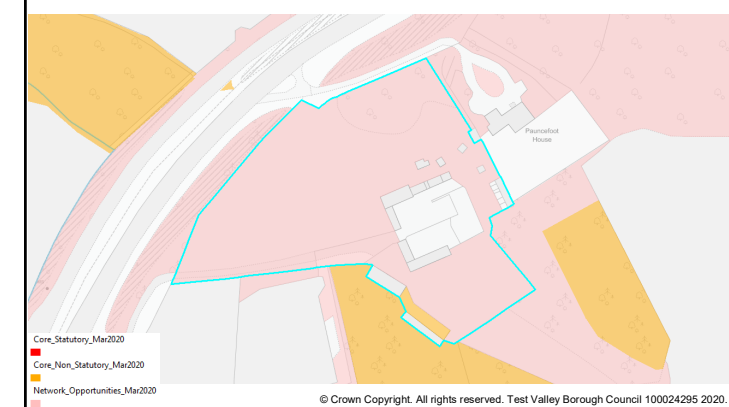
The site is available and promoted for development by the land owner, with interest from a developer.

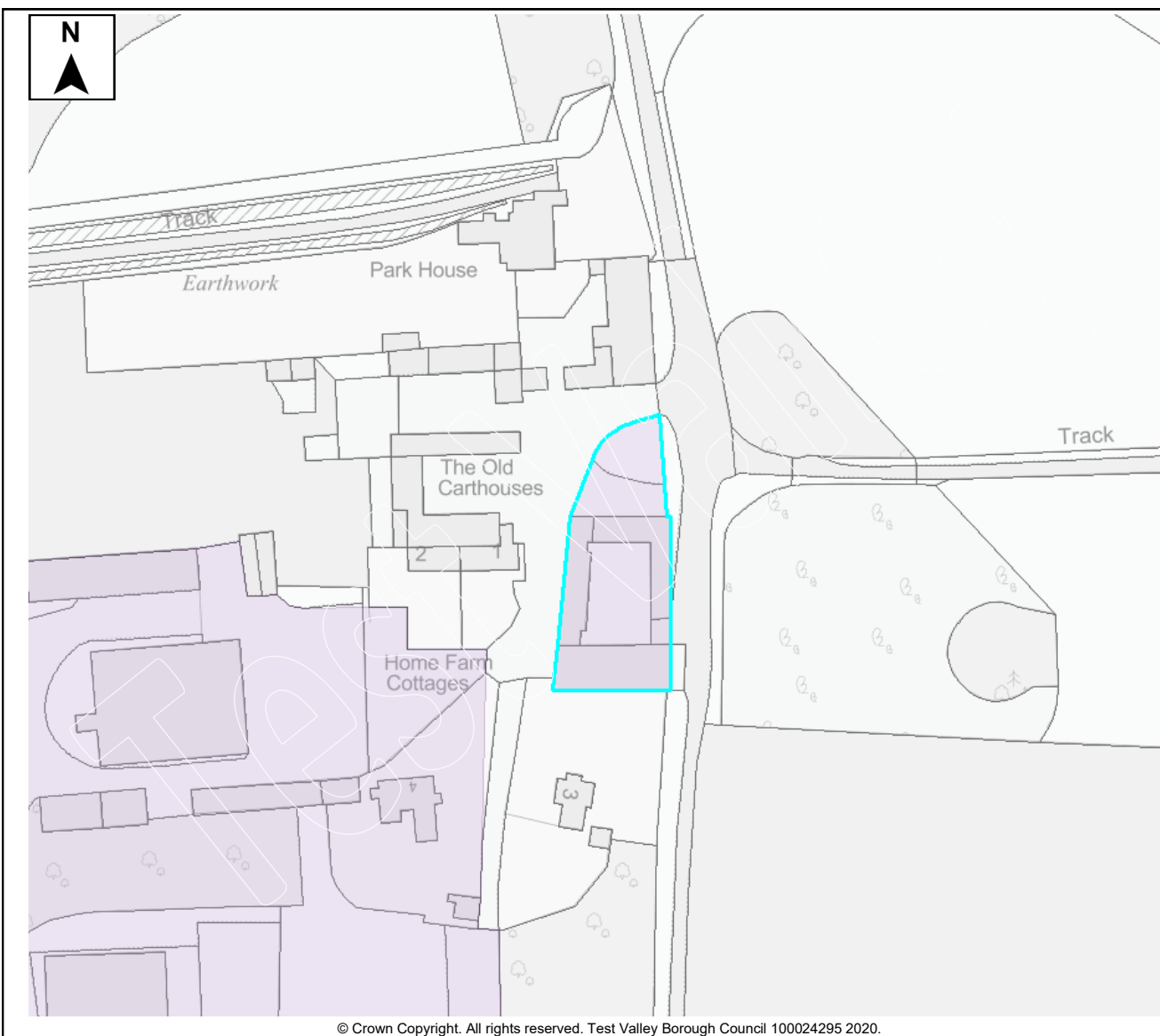
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

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





## Site Details

SHELAA Ref	163	Site Name	The Old Dairy								
		Settlement	Romsey								
Parish/Ward	Romsey: Abbey				Site Area	0.119 Ha	Developable Area	0.119 Ha			
Current Land Use	Former agricultural buildings				Character of Surrounding	Agricultural					
Brownfield/PDL	✓	Greenfield			Combined		Brownfield/PDL	Ha	Greenfield	Ha	

## Site Constraints

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

## Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	5	Dwellings
Employment	✓	500	Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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

## Summary

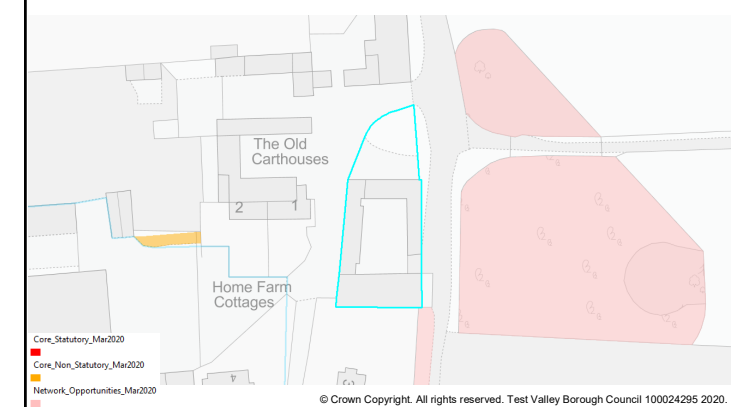
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

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## Hbic Local Ecological Network

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Site Details										
SHELAA Ref	99	Site Name	Land north of Oxlease Meadows							
		Settlement	Romsey							
Parish/Ward	Romsey: Cupernham			Site Area	1.85 Ha	Developable Area	1.6 Ha			
Current Land Use	Open field			Character of Surrounding Area	Residential and woodland					
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓			
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA  Mottisfont Bats SSSI/SAC Foraging Buffer				
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	9	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	9
Not Known	✓

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

## Summary

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

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

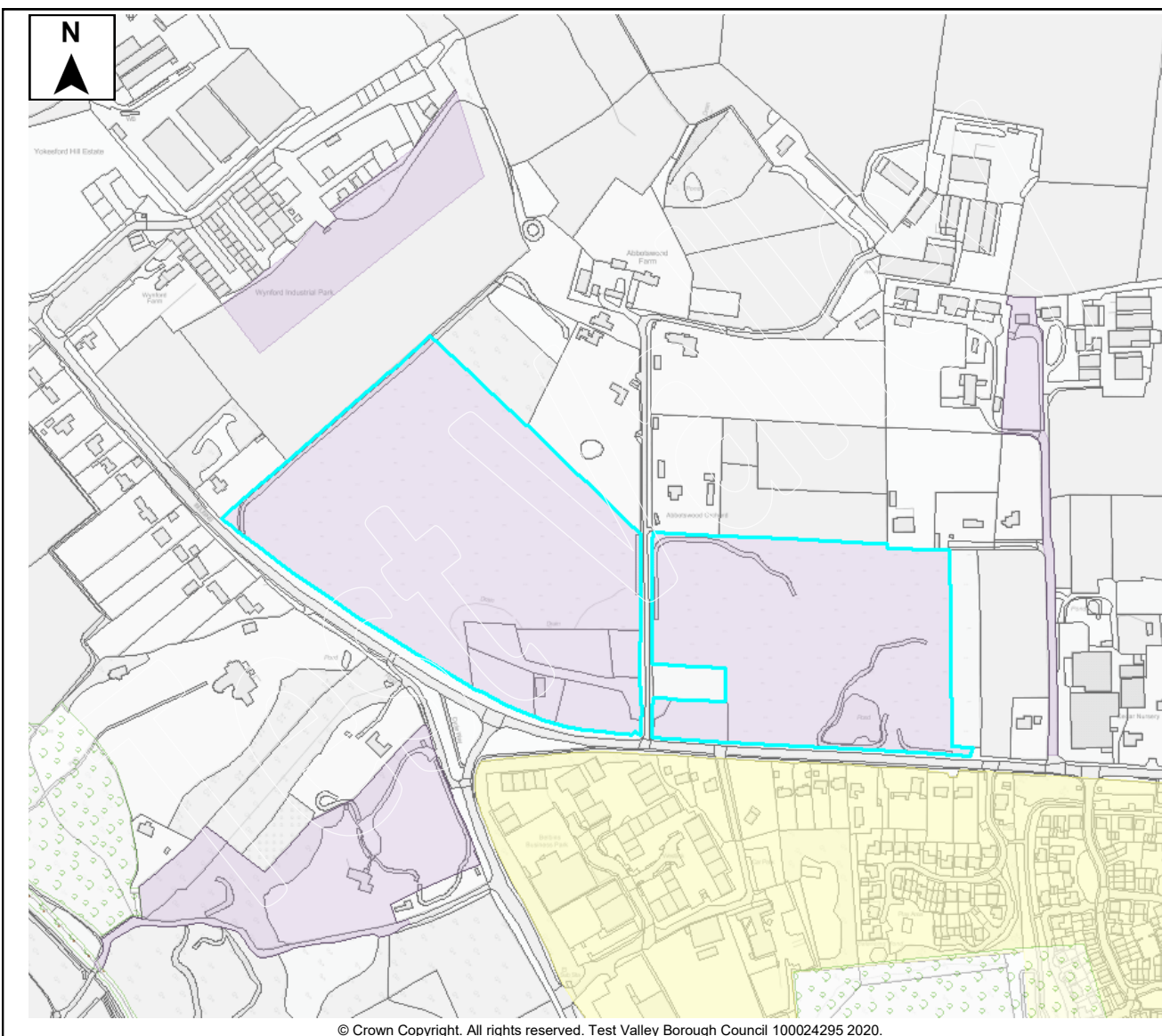
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

### Hbic Local Ecological Network

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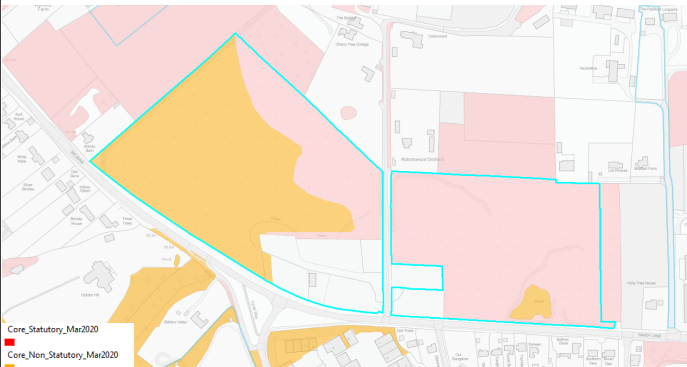


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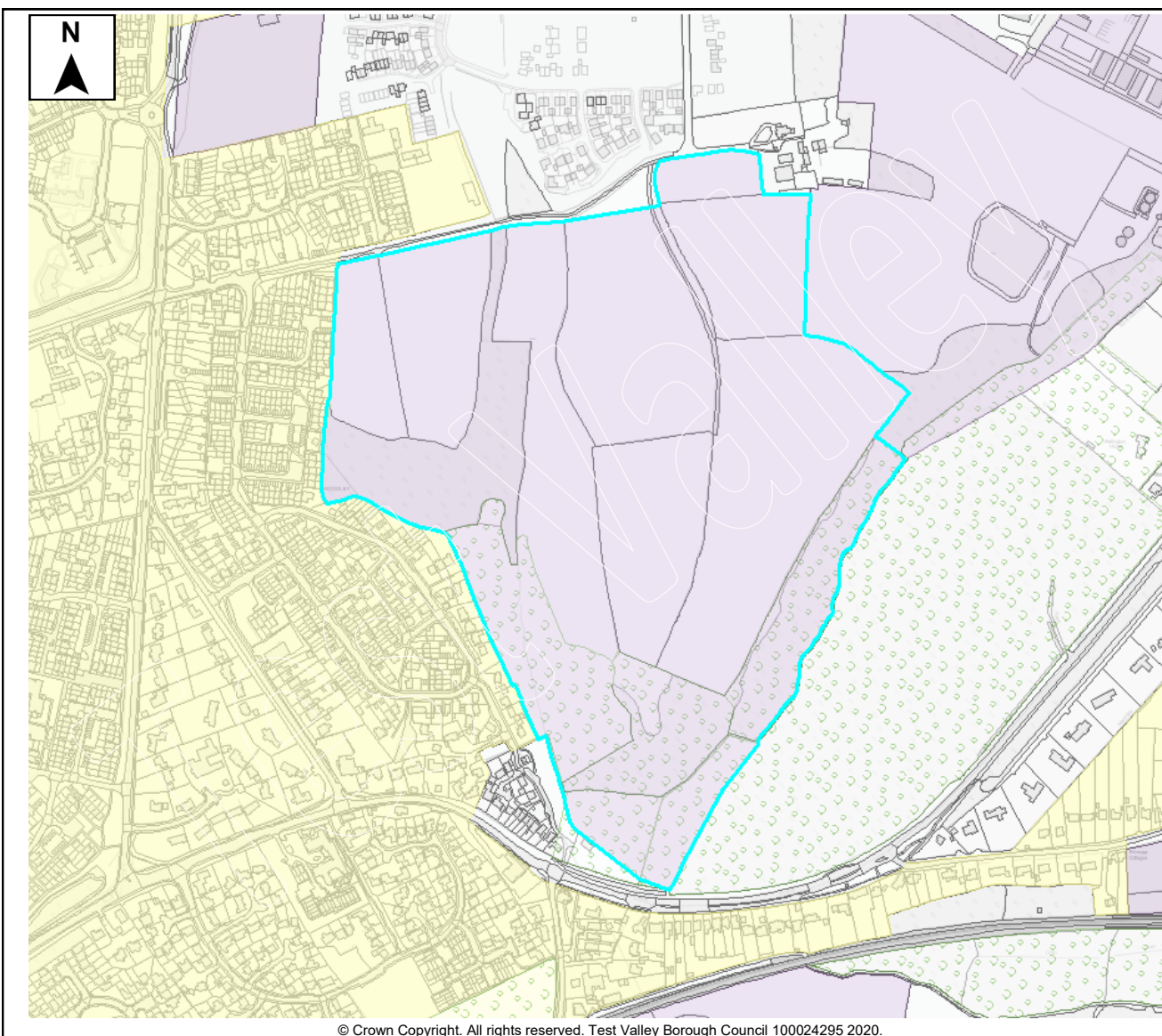


Site Details							
SHELAA Ref	187	Site Name	Land north of Sandy Lane				
		Settlement	Romsey				
Parish/Ward	Romsey: Cupernham			Site Area	11.1 Ha	Developable Area	11.1 Ha
Current Land Use	Mostly fallow; with some open storage and manufacturing			Character of Surrounding	Residential, commercial and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

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

Proposed Development				Summary																					
Availability				<p>The site is available and promoted for development by the land owner, with interest from a developer.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Romsey. Romsey is identified as a Major Centre in the Local Plan Settlement Hierarchy.</p> <p>Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.</p>																					
Promoted by land owner	✓																								
Site Available Immediately	✓																								
Site Currently Unavailable																									
Achievability/Developer Interest				<p>Hbic Local Ecological Network</p> <p>An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.</p>  <p>Core_Statutory_Mar2020 Core_Non_Statutory_Mar2020 Network_Opportunities_Mar2020</p> <p>© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2020.</p>																					
Promoted by developer																									
Developer interest	✓																								
No developer interest																									
Deliverability				<p>Phasing if permitted</p> <table><tr><td>Year 1</td><td></td></tr><tr><td>Year 2</td><td>50</td></tr><tr><td>Year 3</td><td>50</td></tr><tr><td>Year 4</td><td>50</td></tr><tr><td>Year 5</td><td>50</td></tr><tr><td>Years 6-10</td><td>100</td></tr><tr><td>Years 11-15</td><td></td></tr><tr><td>Years 15+</td><td></td></tr><tr><td>Total</td><td>300</td></tr><tr><td>Not Known</td><td></td></tr></table>		Year 1		Year 2	50	Year 3	50	Year 4	50	Year 5	50	Years 6-10	100	Years 11-15		Years 15+		Total	300	Not Known	
Year 1																									
Year 2	50																								
Year 3	50																								
Year 4	50																								
Year 5	50																								
Years 6-10	100																								
Years 11-15																									
Years 15+																									
Total	300																								
Not Known																									
Could commence in 5yrs	✓																								
Unlikely to commence in 5yrs																									
Possible self build plot provision																									
Yes/Element	✓																								
No																									
Residential			Dwellings	<p>This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.</p>																					
Employment		Floor Space (m²)																							
Retail		Floor Space (m²)																							
Leisure		Floor Space (m²)																							
Traveller Site		Pitches		<p>Mixed Use Scheme</p> <table><tr><td>Residential</td><td>✓</td><td>300+</td><td>Dwellings</td></tr><tr><td>Employment</td><td>✓</td><td>4240</td><td>Floor Space (m²)</td></tr><tr><td>Retail</td><td></td><td></td><td>Floor Space (m²)</td></tr><tr><td>Leisure</td><td></td><td></td><td>Floor Space (m²)</td></tr><tr><td>Other</td><td></td><td></td><td></td></tr></table>		Residential	✓	300+	Dwellings	Employment	✓	4240	Floor Space (m²)	Retail			Floor Space (m²)	Leisure			Floor Space (m²)	Other			
Residential	✓	300+	Dwellings																						
Employment	✓	4240	Floor Space (m²)																						
Retail			Floor Space (m²)																						
Leisure			Floor Space (m²)																						
Other																									
Other																									





## Site Details

SHELAA Ref	284	Site Name	Land at Ganger Farm (South)			
		Settlement	Romsey			
Parish/Ward	Romsey: Cupernham		Site Area	31 Ha	Developable Area	14 Ha
Current Land Use	Agricultural (Grade 3b/4)		Character of Surrounding	Dwellings, commercial, agriculture, permitted residential development and		
Brownfield/PDL		Greenfield	✓	Combined		
					Brownfield/PDL	Ha
					Greenfield	Ha

## Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	SINC - SU37502280	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants	SINC - SU37502240	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	SINC - SU37602230	
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land	SINC - SU37702220	
Public Open Space (LHW1)		TPO	✓	Pollution (E8)	SINC - SU37602220	
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	SINC - SU37802250	
					New Forest SPA Zone	
					Mottisfont Bats SSSI/SAC Foraging Buffer	

## Proposed Development

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

Residential	✓	420	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	80
Year 4	80
Year 5	80
Years 6-10	180
Years 11-15	
Years 15+	
Total	420
Not Known	

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

## Summary

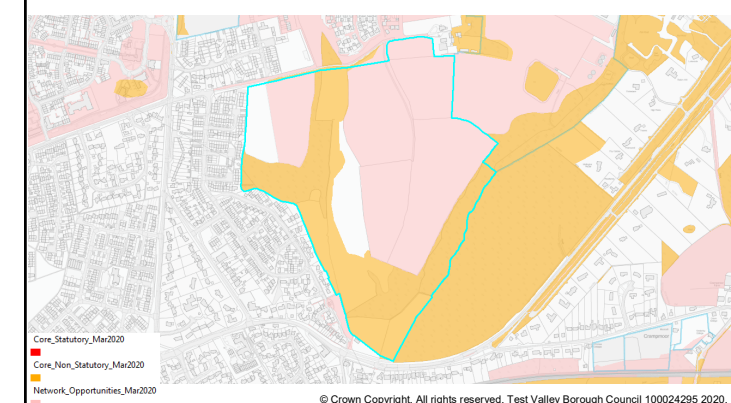
The site is available and promoted for development by a potential developer.

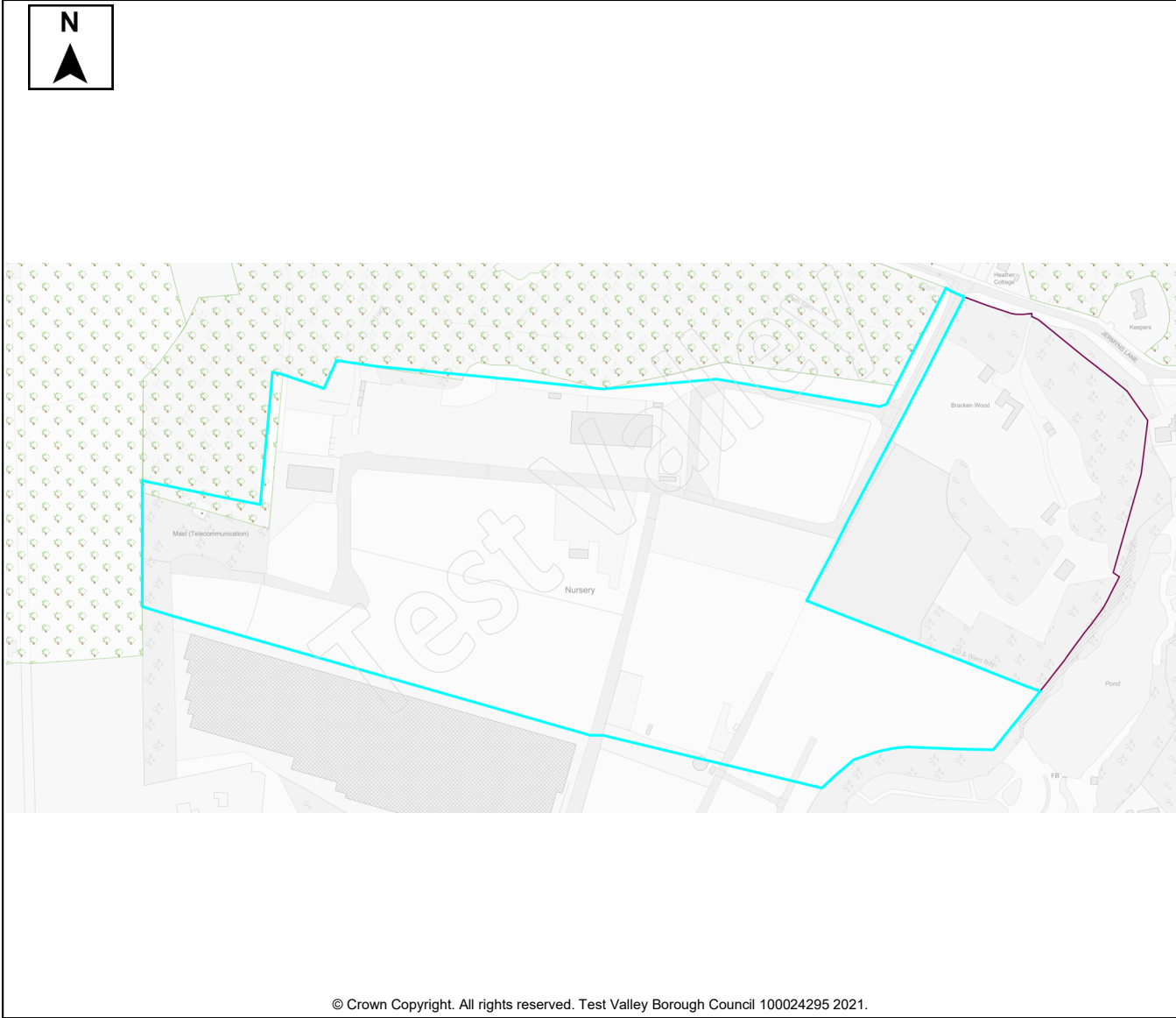
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

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





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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	250	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

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

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

## Summary

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

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

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

### Hbic Local Ecological Network

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

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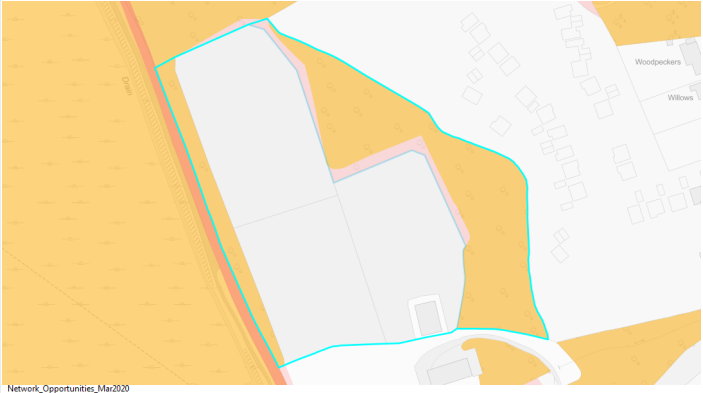




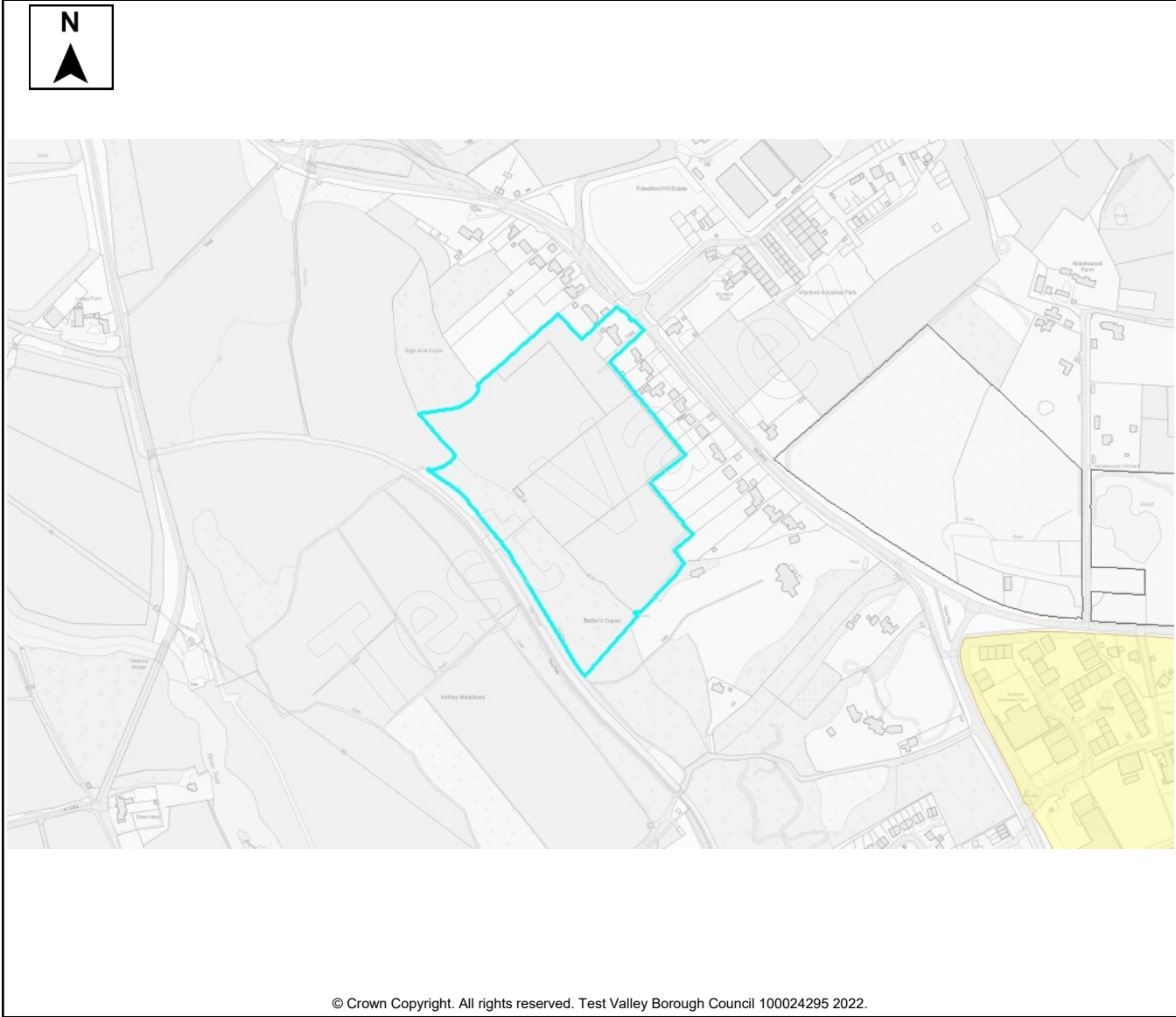


Site Details											
SHELAA Ref	384	Site Name	Land North of Oxlease Meadows								
		Settlement	Romsey								
Parish/Ward	Romsey: Cupernham				Site Area	2.84 Ha	Developable Area	1.97 Ha			
Current Land Use	Paddock				Character of Surrounding Area	Residential and woodland					
Brownfield/PDL			Greenfield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

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

Summary									
The site is available and promoted for development by a potential developer.					Hbhc Local Ecological Network				
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.					An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.				
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Site Details										
SHELAA Ref	427	Site Name	Dolgoch							
		Settlement	Belbins							
Parish/Ward	Romsey: Cupernham				Site Area	6.81Ha	Developable Area		6.81Ha	
Current Land Use	Grazing				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)		✓		
Local Gap (E3)		SSSI	✓	Land Ownership		SINC - Belbin's Copse New Forest SPA Zone Mottisfont Bats SSSI/SAC Foraging Buffer				
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO	✓	Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

## Proposed Development

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

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

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

## Summary

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

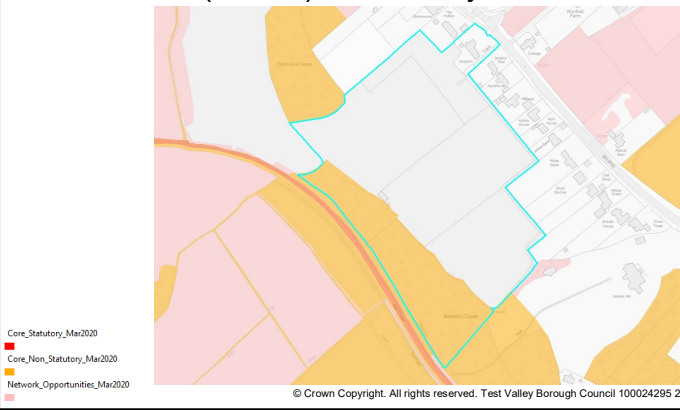
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## Hbic Local Ecological Network

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



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## Site Details

SHELAA Ref	488	Site Name	Golden Hill, Belbins			
		Settlement	Romsey			
Parish/Ward	Romsey: Cupernham		Site Area	4.3 ha	Developable Area	2.74 ha .
Current Land Use	Residential		Character of Surrounding Area	Residential, commercial, agricultural		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Greenfield

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	35-40	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted (Dwellings only)	
Year 1	5
Year 2	10
Year 3	15
Year 4	10
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	40
Not Known	

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## Summary

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

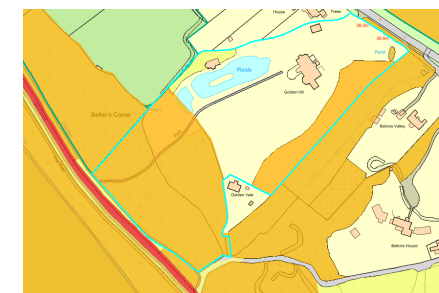
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## Hbic Local Ecological Network

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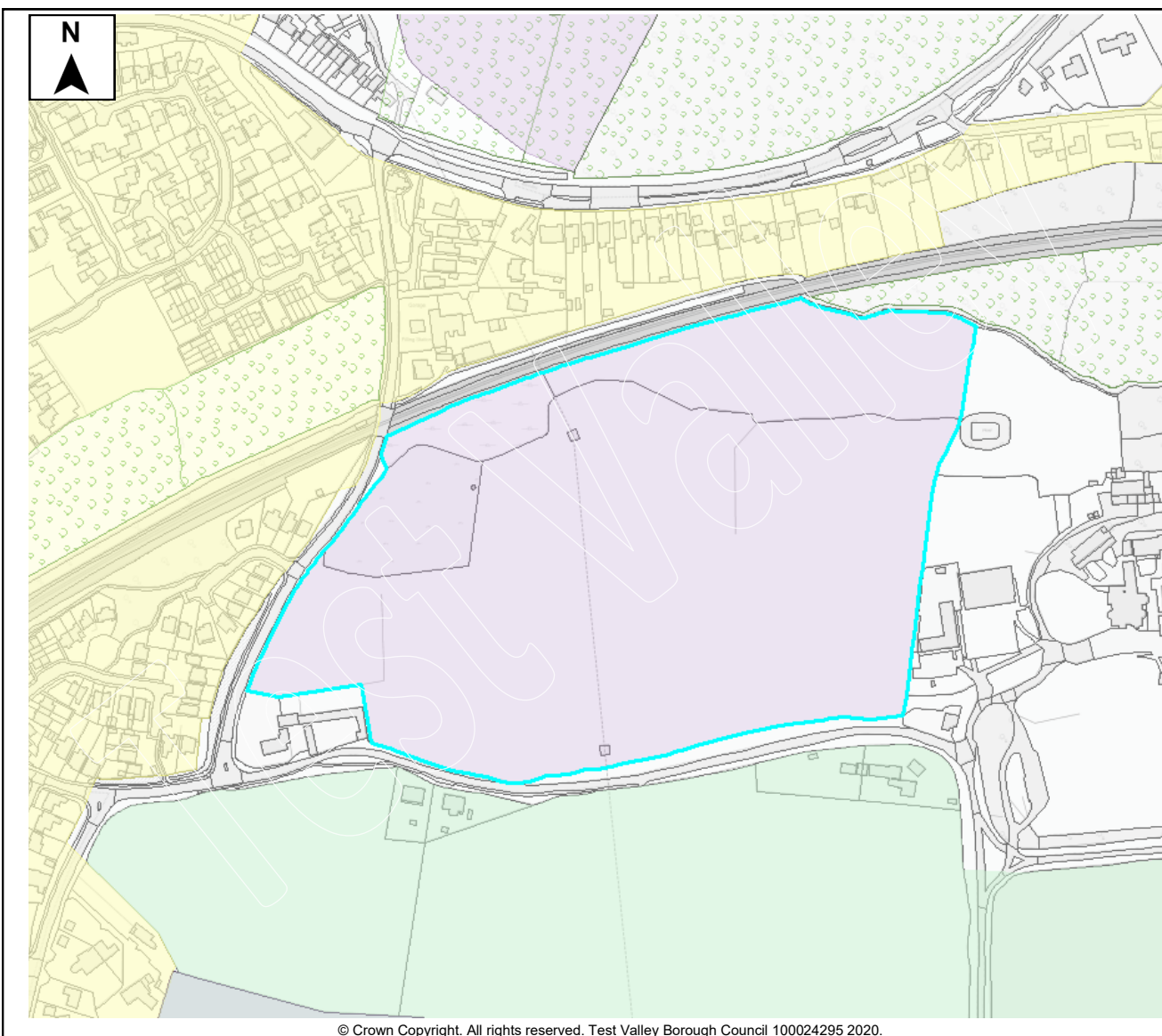
This site includes a substantial area of Core Non-Statutory Local Ecological Network Area, which is also ancient woodland and a SINC. There is a SSSI to the south west boundary.



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

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## Site Details

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

## Site Constraints

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

## Proposed Development

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

Residential	✓	155	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	35
Year 4	40
Year 5	40
Years 6-10	40
Years 11-15	
Years 15+	
Total	155
Not Known	

## Summary

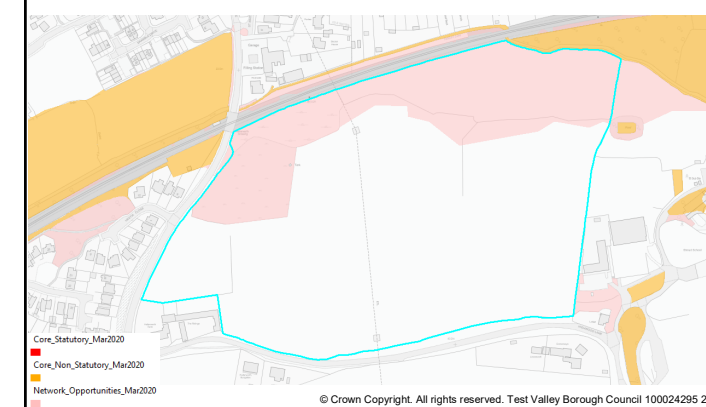
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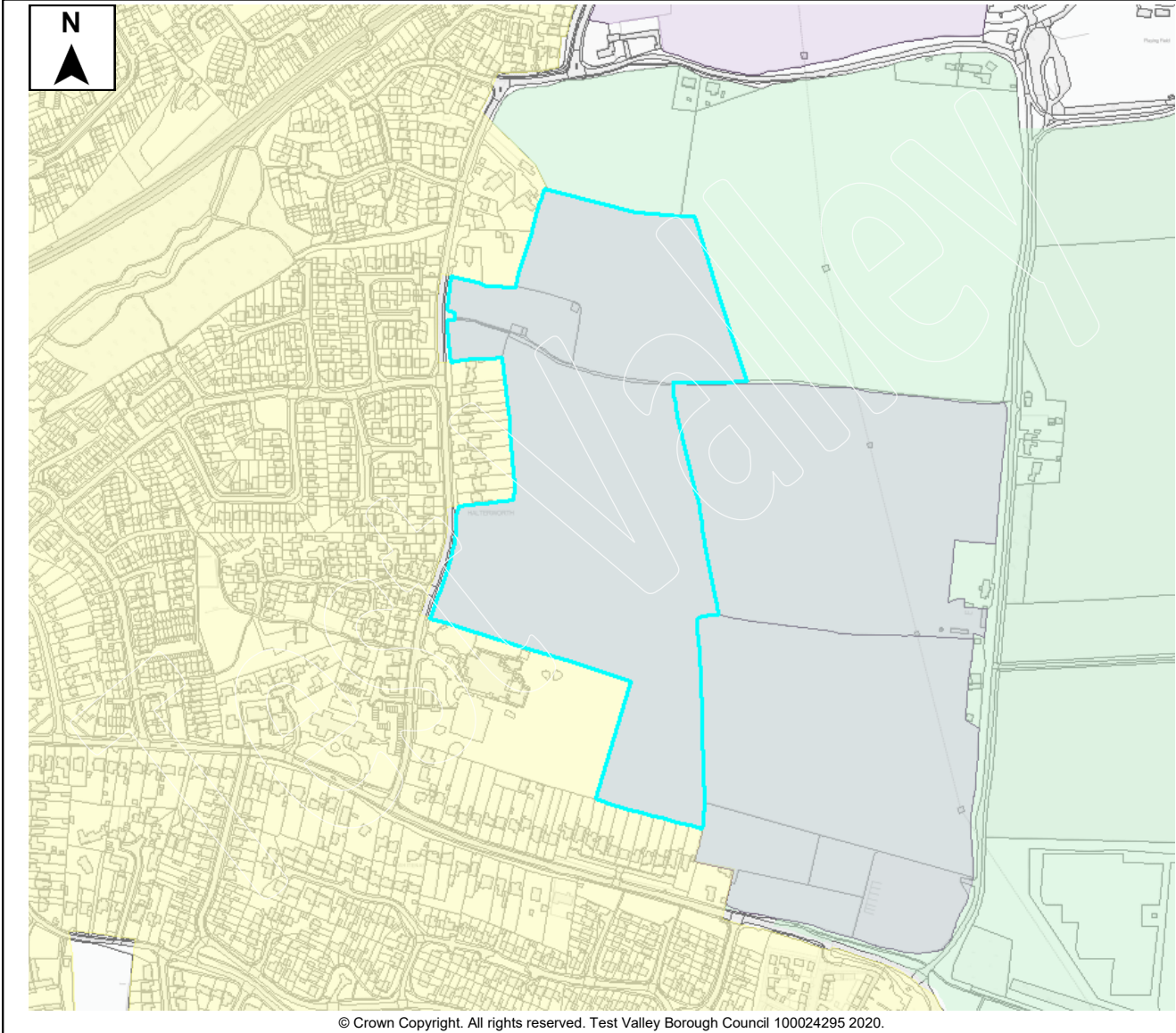
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## Hbic Local Ecological Network

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Site Details

SHELAA Ref	139	Site Name	Land at Lodge Farm			
		Settlement	Romsey			
Parish/Ward	Romsey: Tadburn			Site Area	12 Ha	Developable Area 9.6 Ha
Current Land Use	Grazing			Character of Surrounding	Residential and agricultural	
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield Ha

Site Constraints

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

Proposed Development

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

Residential	✓	355	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	35
Year 4	35
Year 5	35
Years 6-10	175
Years 11-15	75
Years 15+	
Total	355
Not Known	

Summary

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 town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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Hbic Local Ecological Network

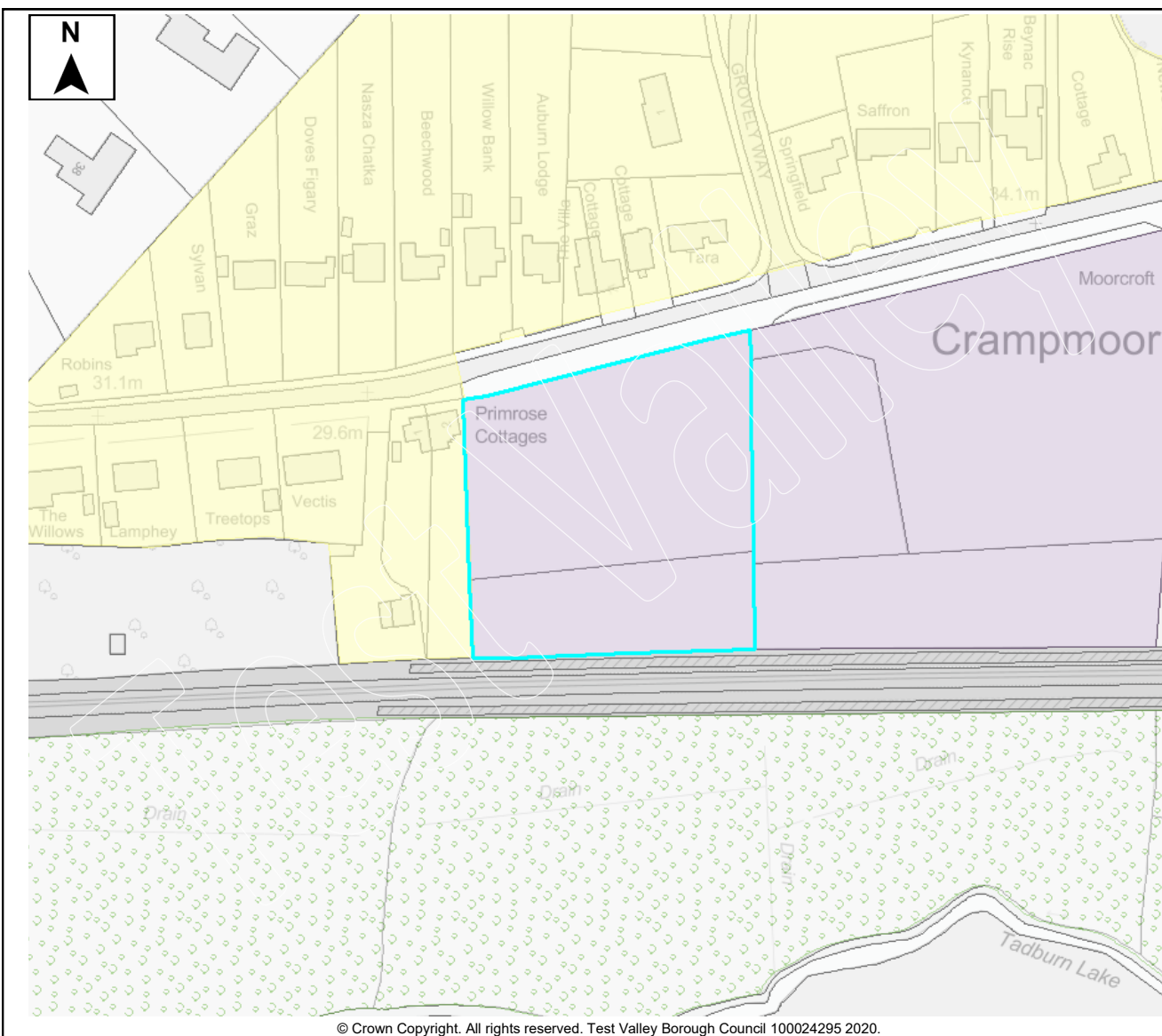
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.

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

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## Site Details

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

## Site Constraints

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

## Proposed Development

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

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

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

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## Summary

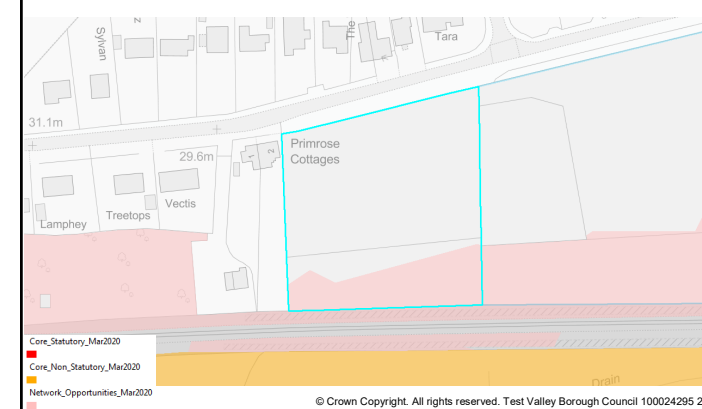
The site is available and promoted for development by the land owner, with interest from a developer.

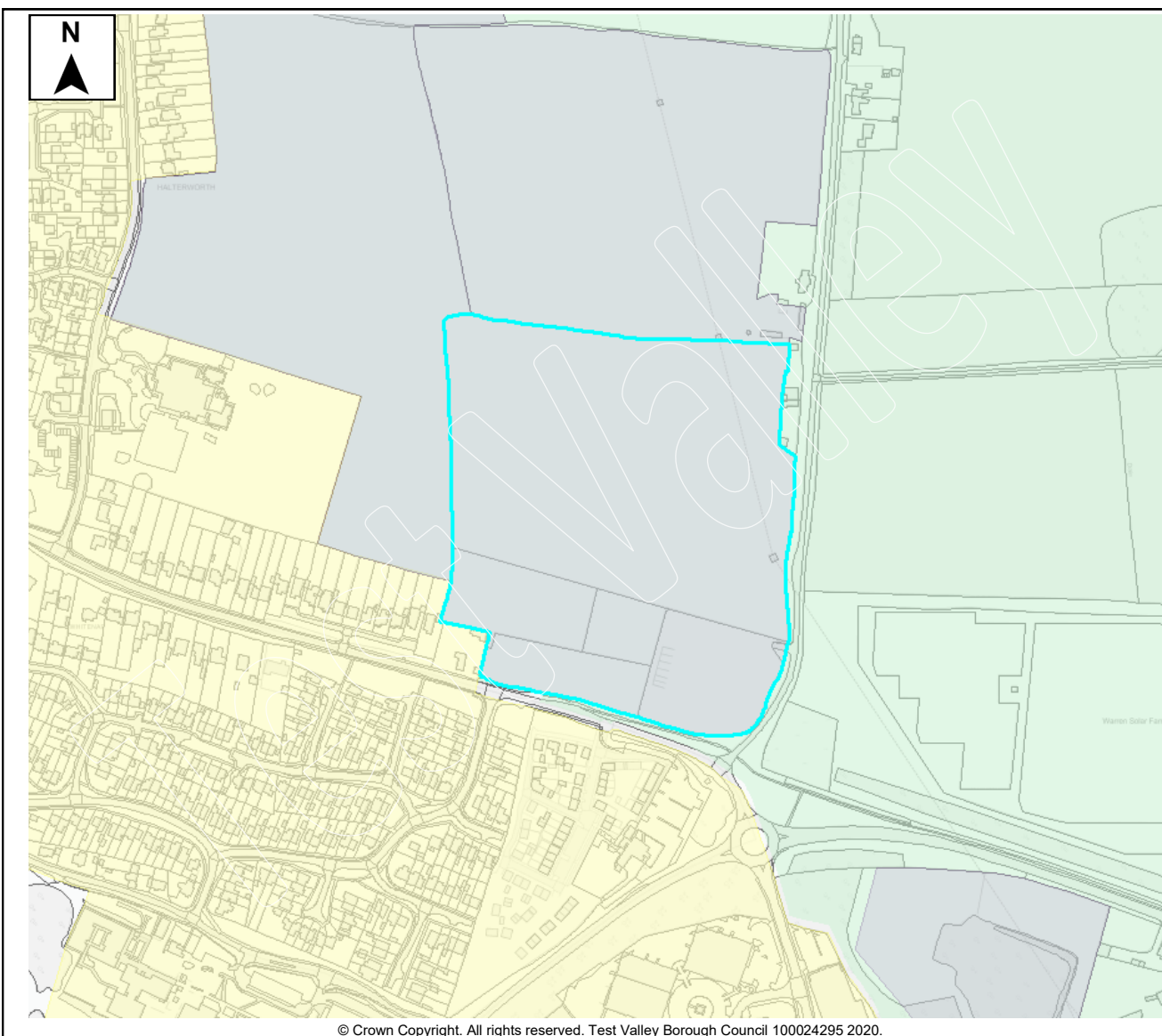
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## Site Details

SHELAA Ref	282	Site Name	Land at corner of Highwood Lane & Botley Road			
		Settlement	Romsey			
Parish/Ward	Romsey: Tadburn		Site Area	9 Ha	Developable Area	4.5 Ha
Current Land Use	Gazing land and HCC depot		Character of Surrounding	Dwellings and agriculture		
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL 0.95 Ha Greenfield 8.05 Ha

## Site Constraints

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

## Proposed Development

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

Residential	✓	170	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	50
Year 4	60
Year 5	60
Years 6-10	
Years 11-15	
Years 15+	
Total	170
Not Known	

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## Summary

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

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

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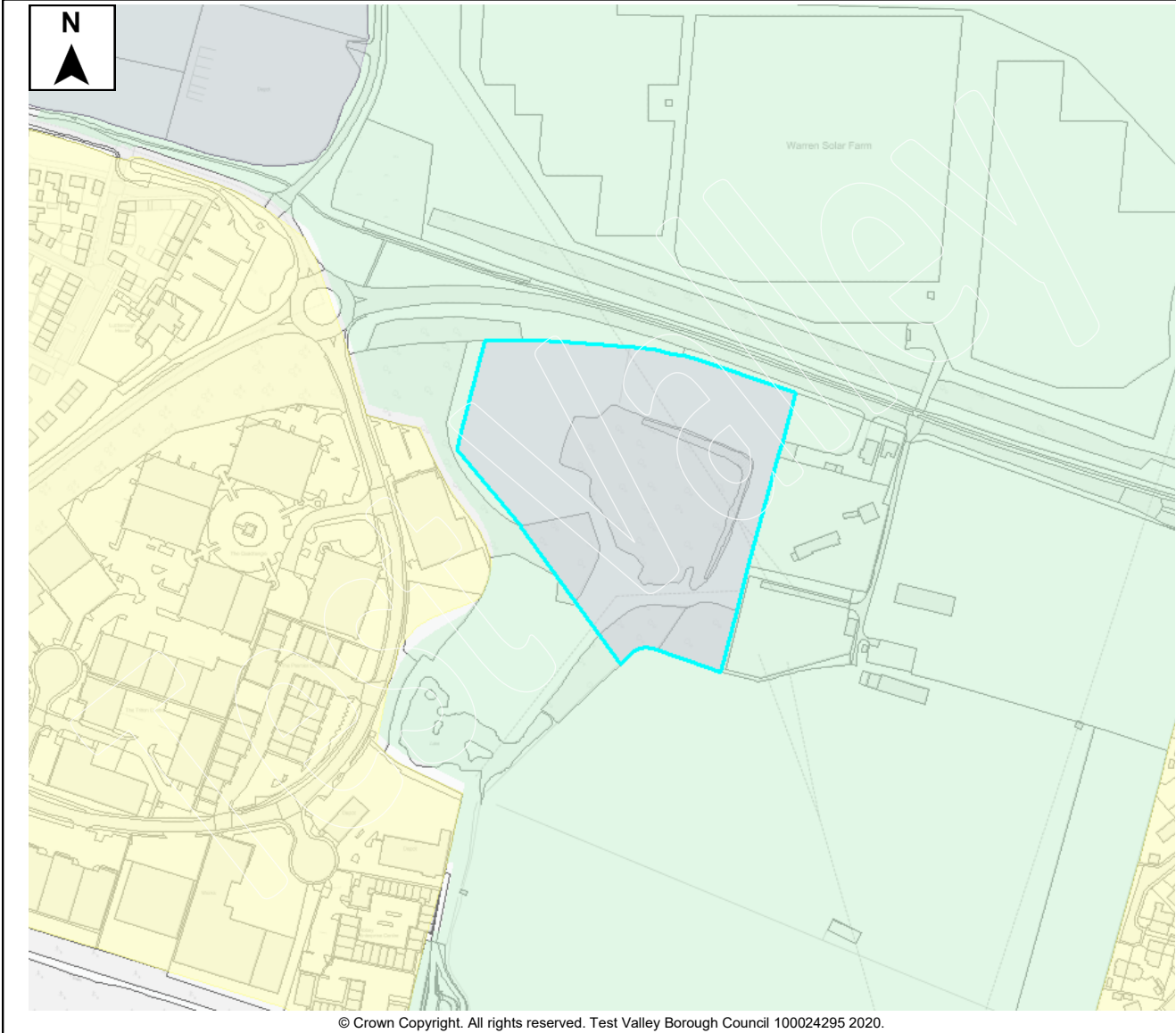
## Hbic Local Ecological Network

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



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Site Details

SHELAA Ref	296	Site Name	Land south of Botley Road			
		Settlement	Romsey			
Parish/Ward	Romsey: Tadburn		Site Area	2.8 Ha	Developable Area	1.5 Ha
Current Land Use	Field & woodland		Character of Surrounding	Agriculture and industrial		
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield
						Ha

Site Constraints

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

Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	40	Dwellings
Employment	✓	1000	Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	40
Years 6-10	
Years 11-15	
Years 15+	
Total	40
Not Known	

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

Summary

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

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

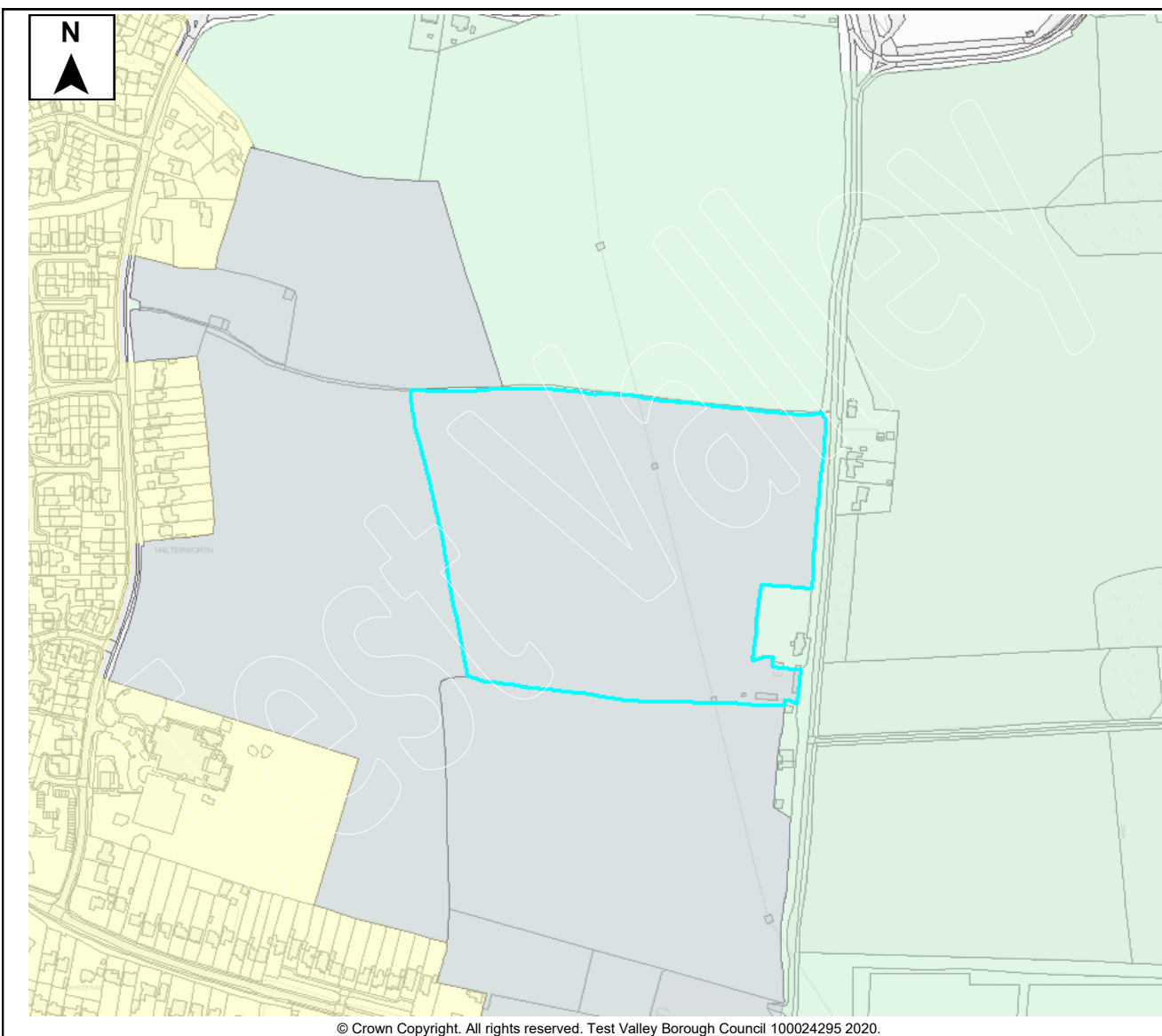
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

**Hbic Local Ecological Network**

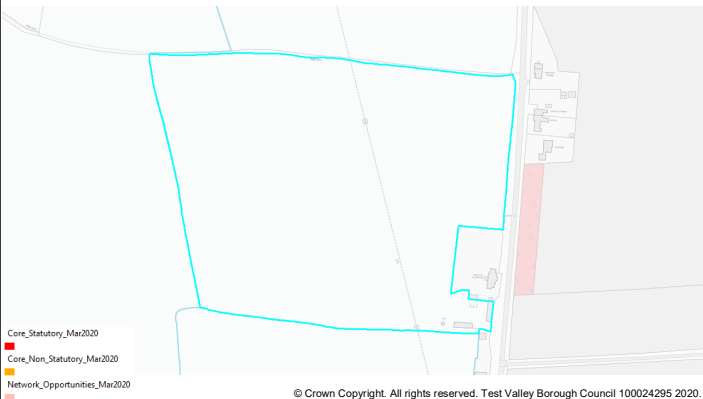
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network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

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

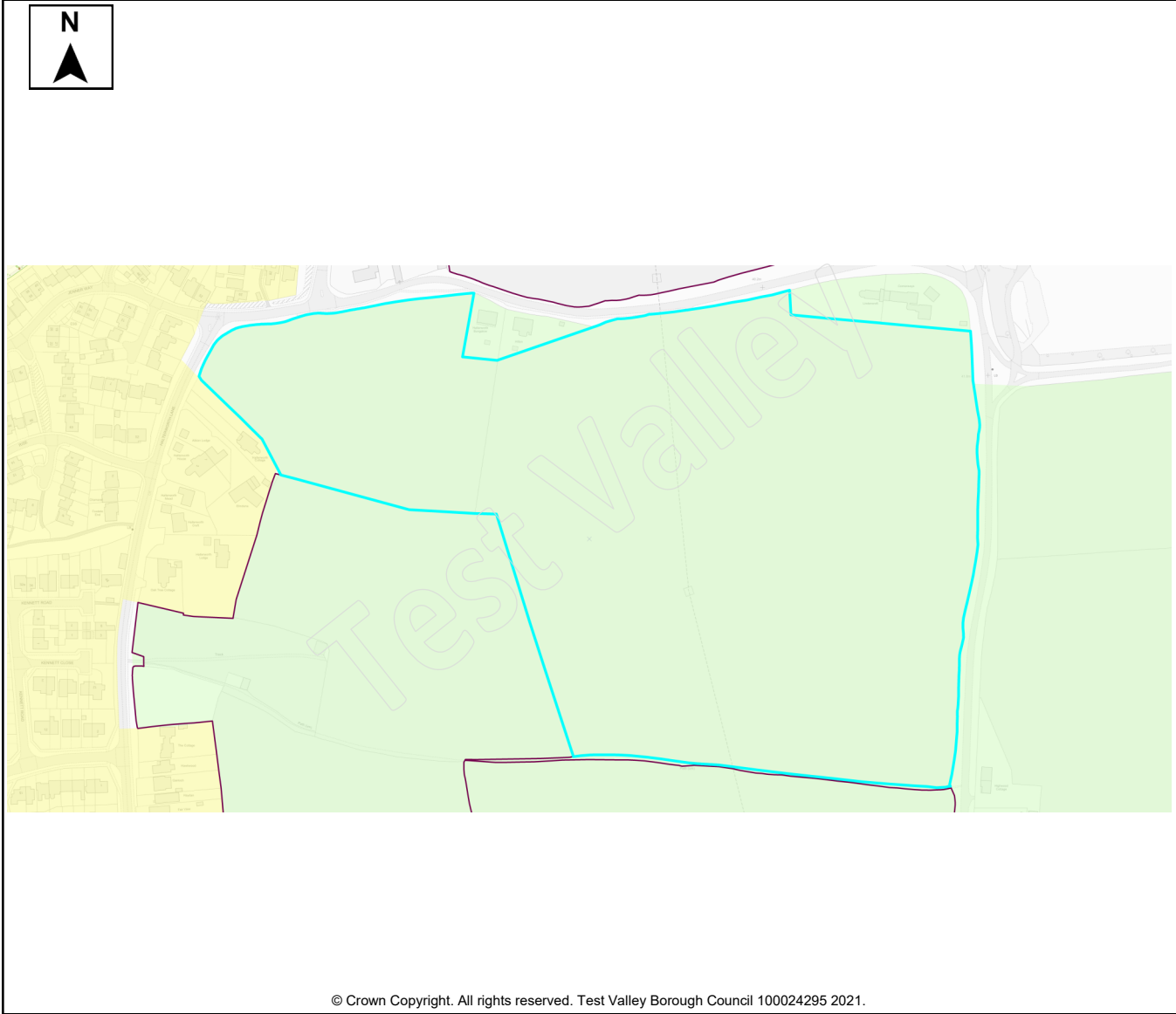
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Site Details									
SHELAA Ref	356	Site Name	Land off Highwood Lane						
		Settlement	Romsey						
Parish/Ward	Romsey: Tadburn					Site Area	7.84 Ha	Developable Area	7.84 Ha
Current Land Use	Agricultural					Character of Surrounding	Agricultural and residential		
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.15 Ha	Greenfield	7.69 Ha
Site Constraints									
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)			
Local Gap (E3)	✓	SSSI		Land Ownership		New Forest SPA Zone Town Design Statement			
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	✓				
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)		TPO		Pollution (E8)					
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓				

Proposed Development					Summary	
Availability		Residential	✓	230	Dwellings	Phasing if permitted (Dwellings only)
Promoted by land owner	✓	Employment			Floor Space (m²)	
Site Available Immediately	✓	Retail			Floor Space (m²)	
Site Currently Unavailable		Leisure			Floor Space (m²)	
		Traveller Site			Pitches	
		Other				
Achievability/Developer Interest		Mixed Use Scheme				
Promoted by developer		Residential			Dwellings	
Developer interest	✓	Employment			Floor Space (m²)	
No developer interest		Retail			Floor Space (m²)	
		Leisure			Floor Space (m²)	
		Other				
Deliverability						
Could commence in 5yrs						
Unlikely to commence in 5yrs	✓					
Possible self build plot provision						
Yes						
No	✓					
This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does</u> <u>not</u> allocate sites.						
The site is available and promoted for development by the land owner, with interest from a developer.						
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.						
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.						
Hbic Local Ecological Network						
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.						
						

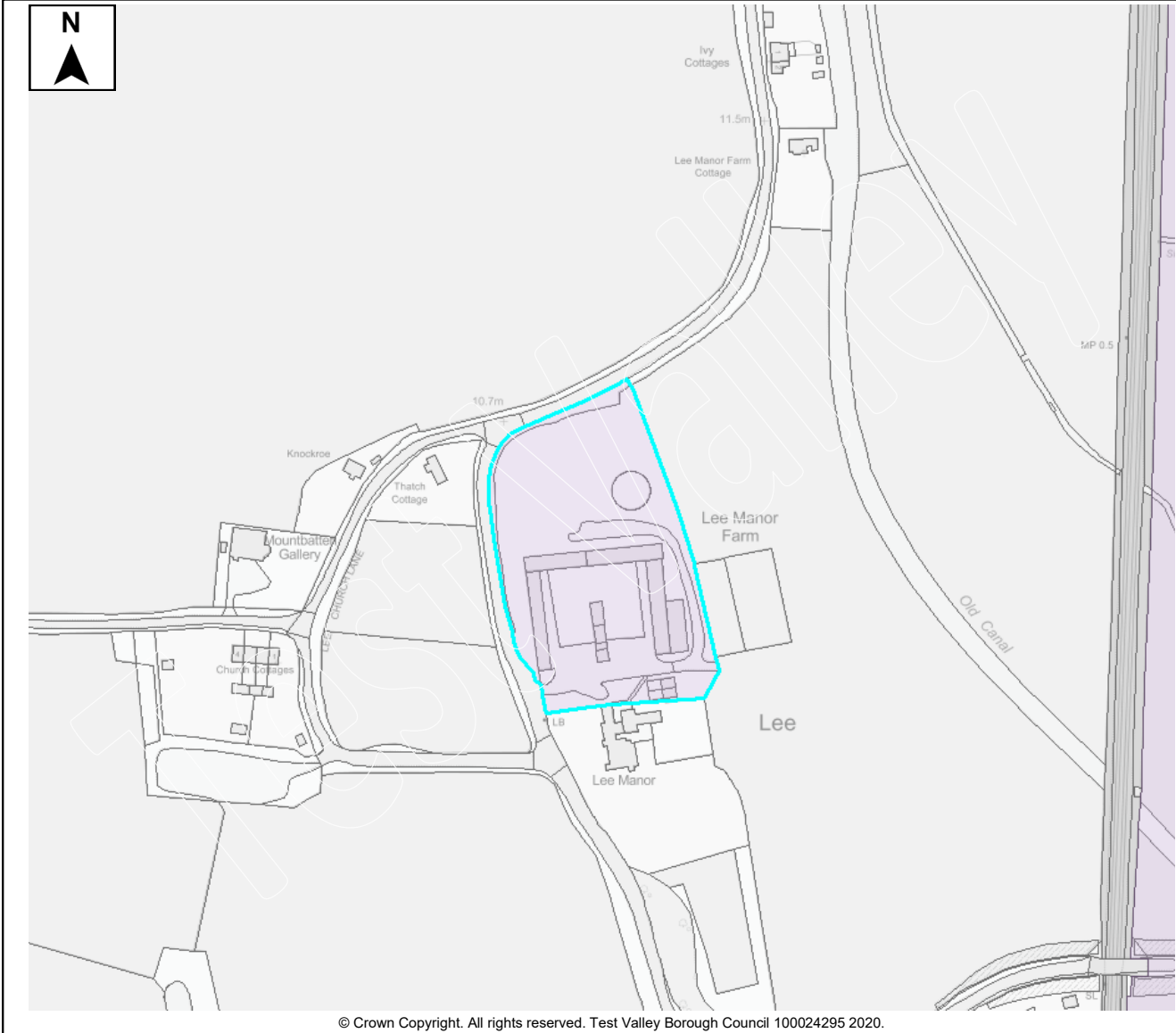




Site Details										
SHELAA Ref	370	Site Name	Land south of Highwood Lane							
		Settlement	Romsey							
Parish/Ward	Romsey: Tadburn				Site Area	13 Ha	Developable Area	13 Ha		
Current Land Use	Agricultural				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities	✓	Other (details below)		✓	
Local Gap (E3)		✓	SSSI		Land Ownership			New Forest SPA Zone  Town Design Statement		
Conservation Area (E9)			SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)			AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

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

Summary	
<p>The site is available and promoted for development by the land owner, with interest from a developer.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the town of Romsey which is identified as a Major Centre in the Local Plan Settlement Hierarchy.</p> <p>Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.</p>	
Hbic Local Ecological Network	
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Site Details

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

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

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

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

Summary

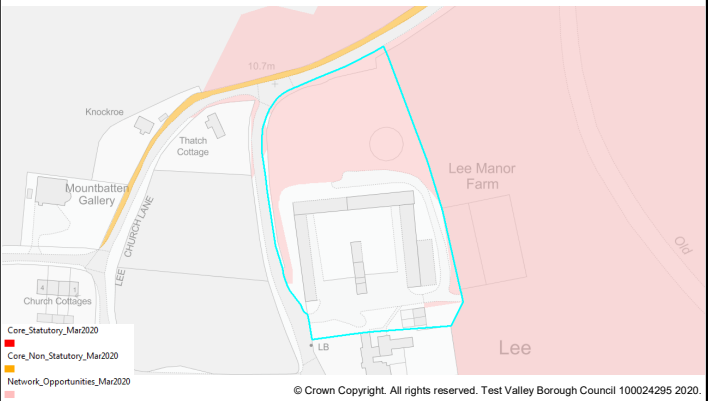
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

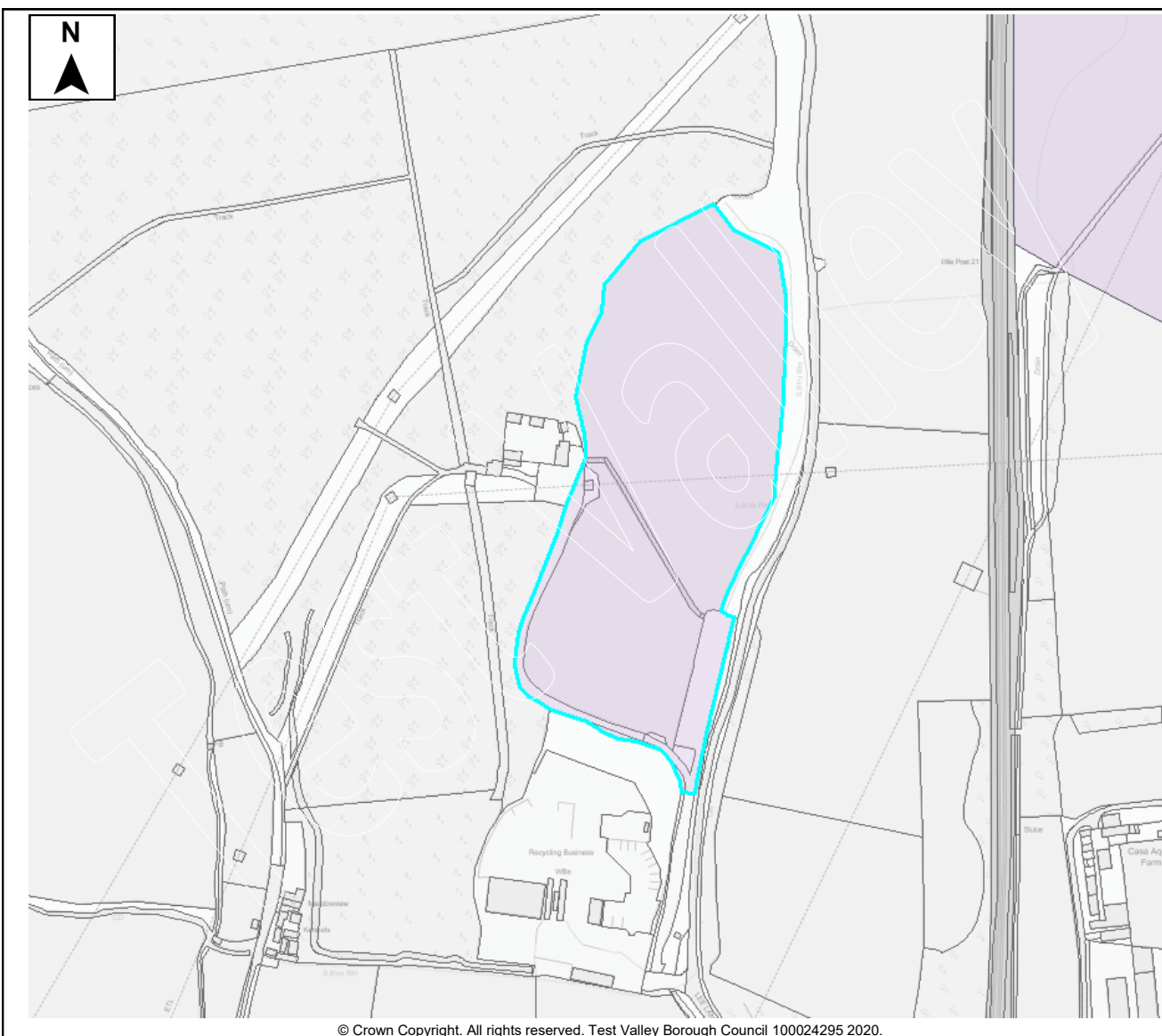
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Hbic Local Ecological Network

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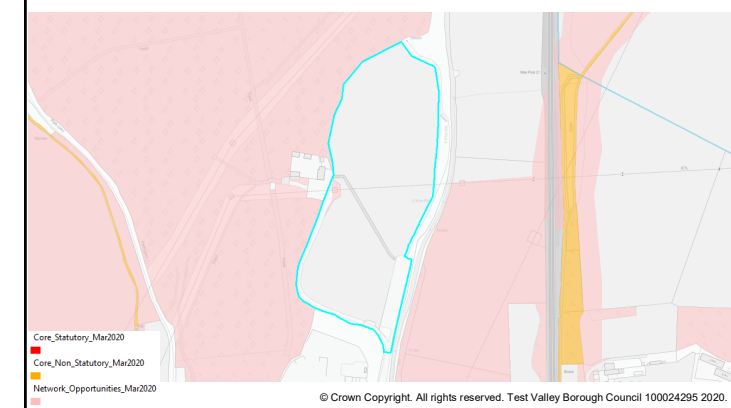


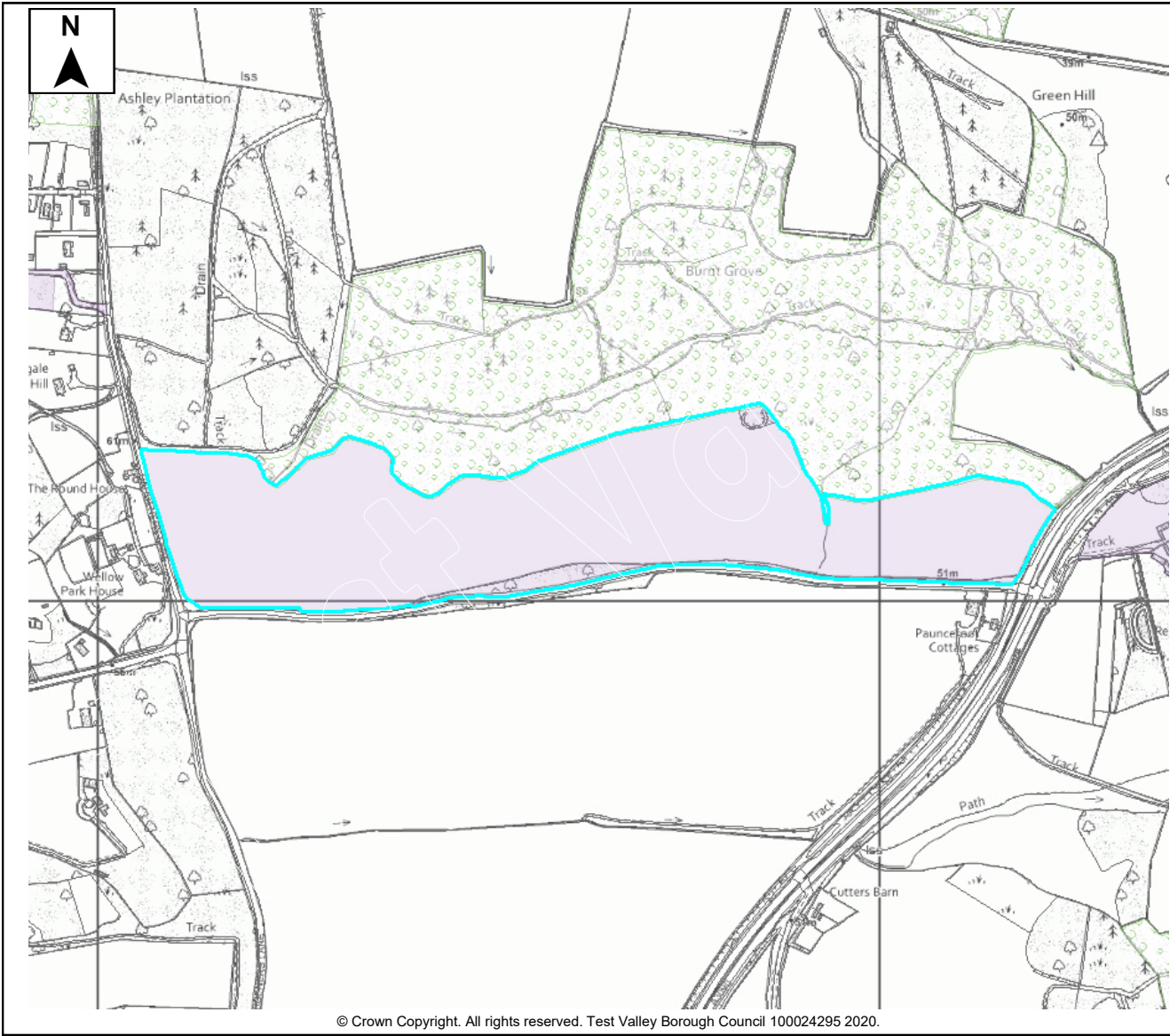


Site Details					
SHELAA Ref	152	Site Name	Nursling Site, Lee Lane		
		Settlement	Nursling		
Parish/Ward	Romsey		Site Area	3.95 Ha	Developable Area 3.95 Ha
Current Land Use	Agricultural land currently leased to a paintball operator		Character of Surrounding	Agricultural	
Brownfield/PDL		Greenfield	✓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

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

Proposed Development					Summary			
Availability		Residential			Phasing if permitted (Dwellings only)			
Promoted by land owner	✓	Employment						
Site Available Immediately		Retail						
Site Currently Unavailable	✓	Leisure						
Achievability/Developer Interest		Traveller Site						
Promoted by developer		Other			Year 1			
Developer interest	✓	Mixed Use Scheme			Year 2			
No developer interest		Residential	✓ 100	Dwellings	Year 3			
Deliverability		Employment	✓ 1000	Floor Space (m²)	Year 4			
Could commence in 5yrs		Retail		Floor Space (m²)	Year 5			
Unlikely to commence in 5yrs	✓	Leisure		Floor Space (m²)	Years 6-10			
Possible self build plot provision		Other			Years 11-15			
Yes		This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.			Years 15+			
No	✓				Total		100	
					Not Known		✓	





## Site Details

SHELAA Ref	153	Site Name	Burnt Grove Field			
		Settlement	Romsey			
Parish/Ward	Romsey		Site Area	17.6 Ha	Developable Area	16 Ha
Current Land Use	Agricultural		Character of Surrounding	Agriculture and Countryside		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Ha
					Greenfield	Ha

## Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		SINC-SU33802030 New Forest SPA Zone Solent SPA Recreation Zone Mottisfont Bats SSSI/SAC Foraging Buffer	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants			
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)	✓	Ancient Woodland	✓	Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓		

## Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	400	Dwellings
Employment	✓	5000	Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	400
Years 11-15	
Years 15+	
Total	400
Not Known	

## Summary

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

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

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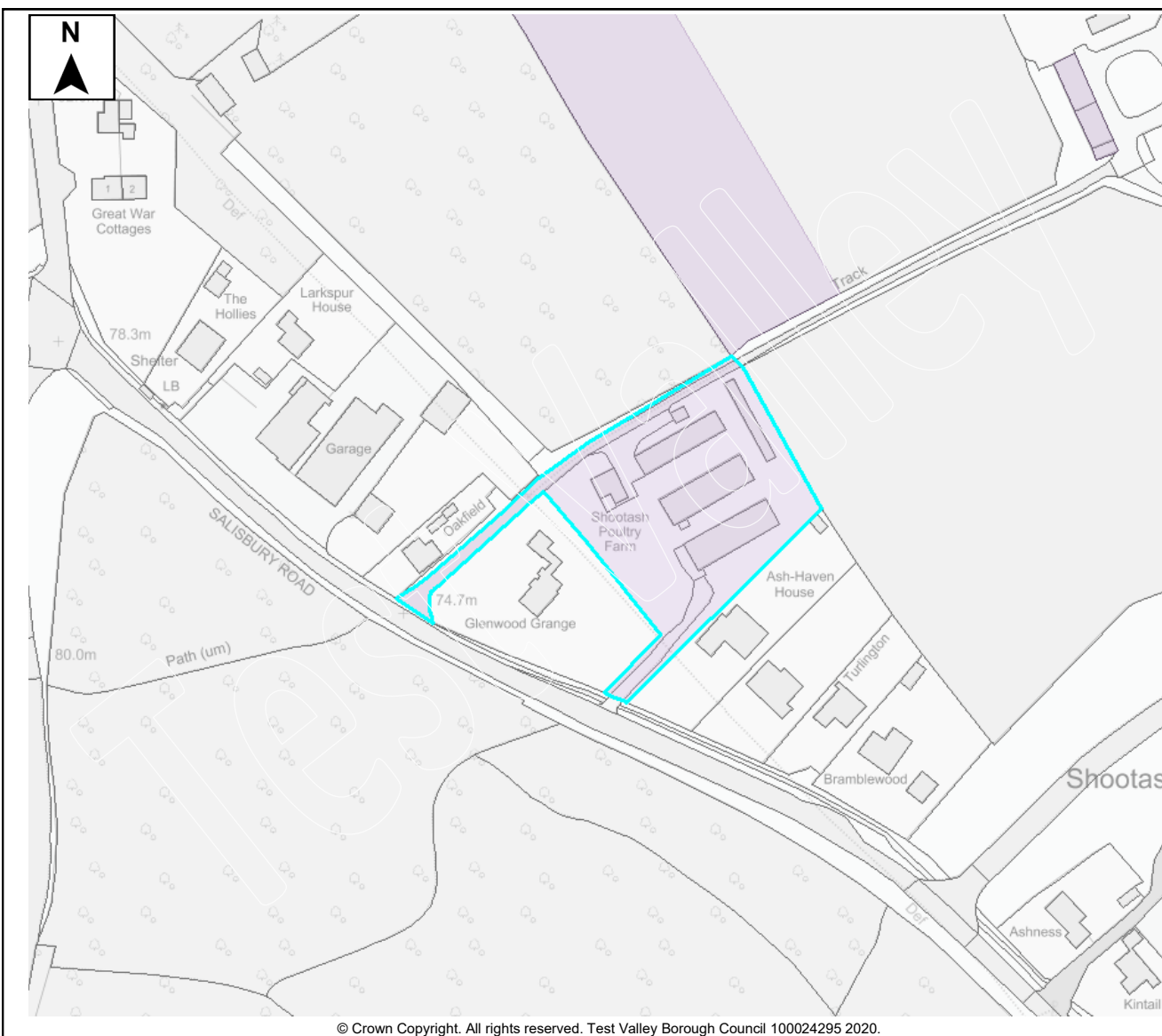
Core\_Statutory\_Mar2020  
Core\_Non\_Statutory\_Mar2020  
Network\_Opportunities\_Mar2020

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## Site Details

SHELAA Ref	207	Site Name	Land at Shootash Poultry Farm			
		Settlement	Shootash			
Parish/Ward	Romsey		Site Area	0.5 Ha	Developable Area	0.46 Ha
Current Land Use	Vacant farm office, workshop and store		Character of Surrounding	Dwellings and agriculture		
Brownfield/PDL	✓	Greenfield		Combined		

## Site Constraints

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

## Proposed Development

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

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

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

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

## Summary

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

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

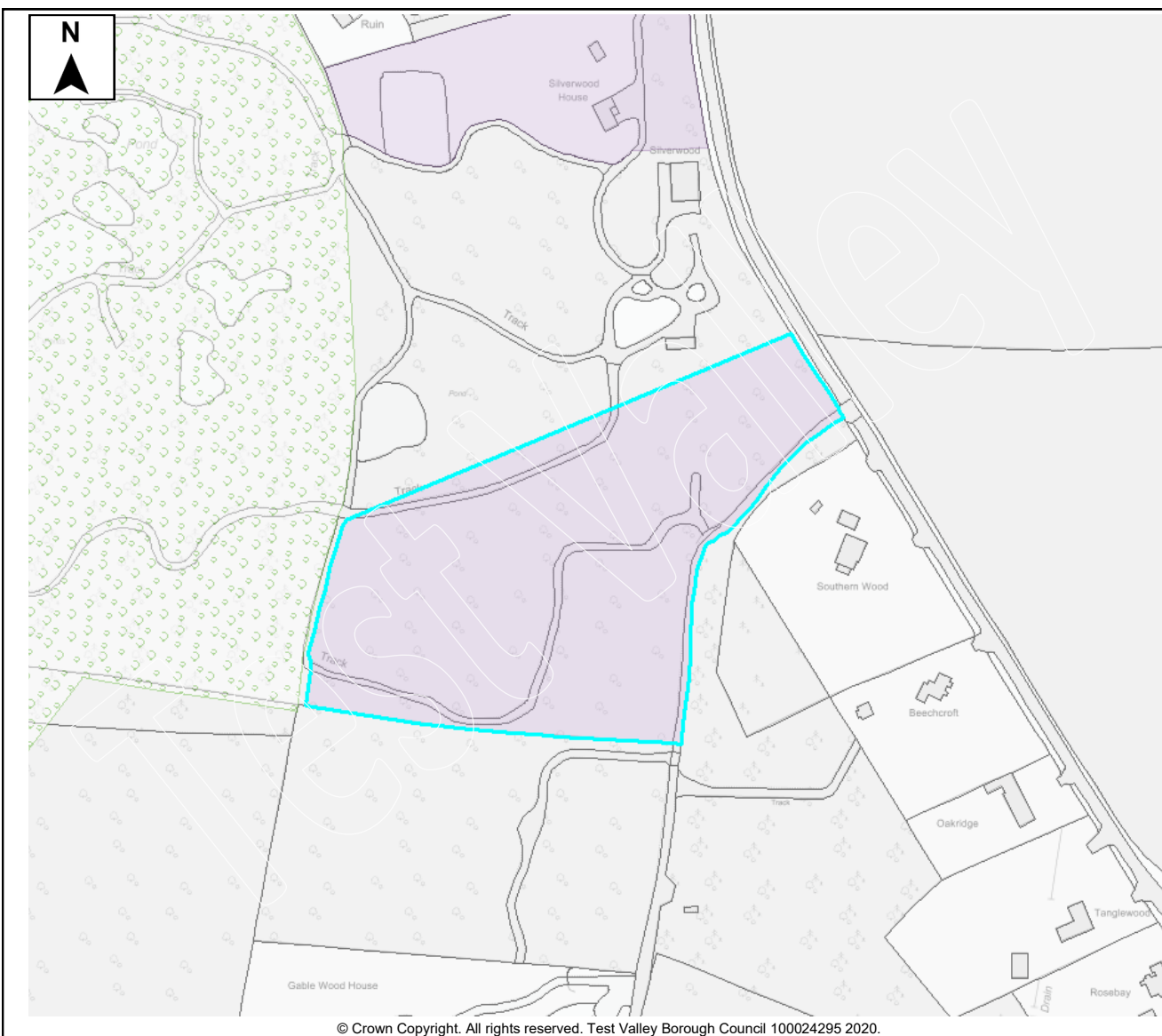
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## Site Details

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

## Site Constraints

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

## Proposed Development

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

Residential	✓	14	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	14
Not Known	✓

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## Summary

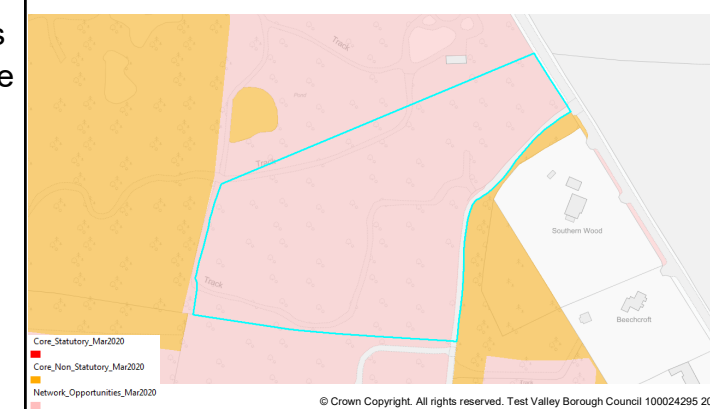
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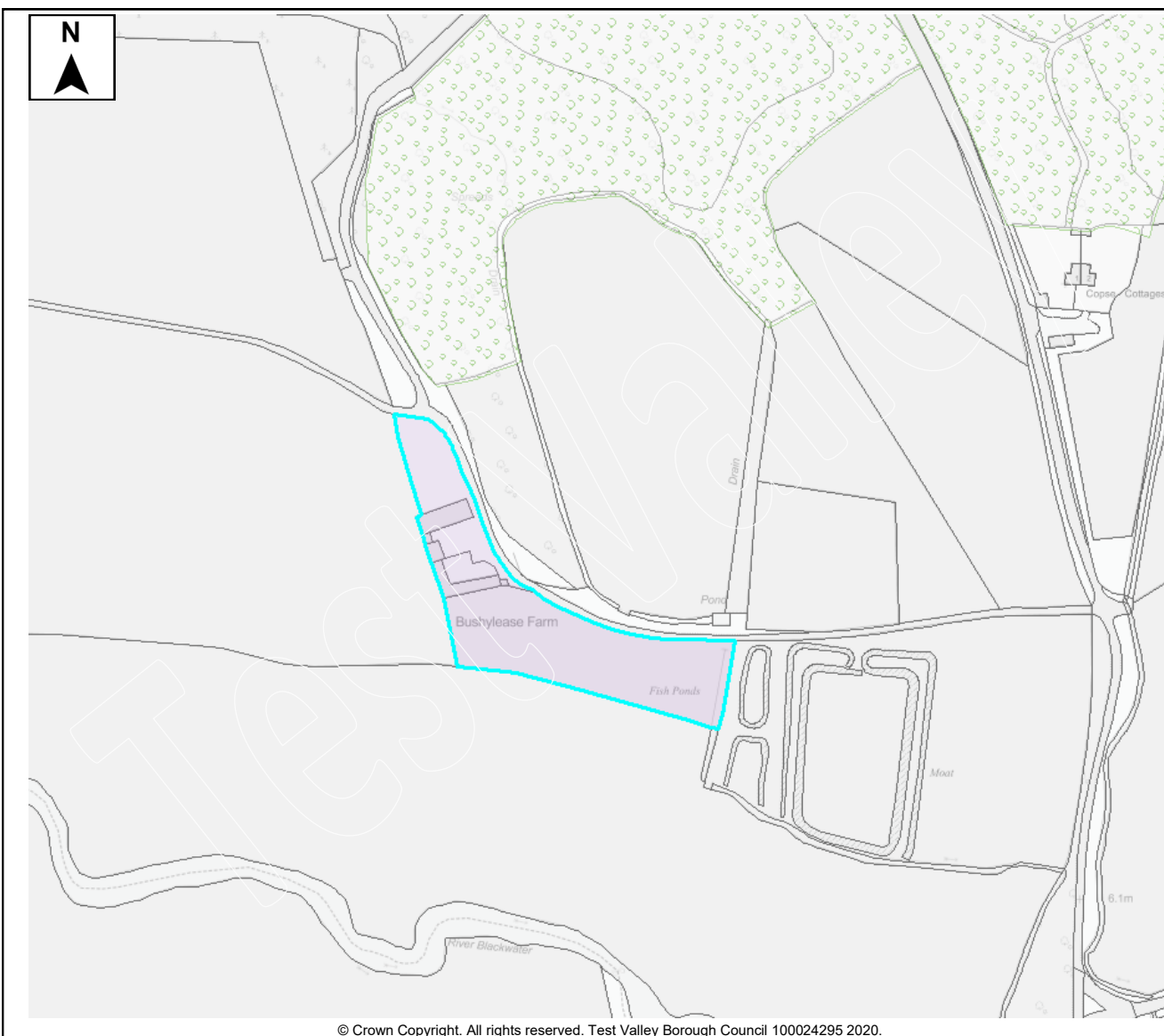
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy.

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

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## Site Details

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

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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## Summary

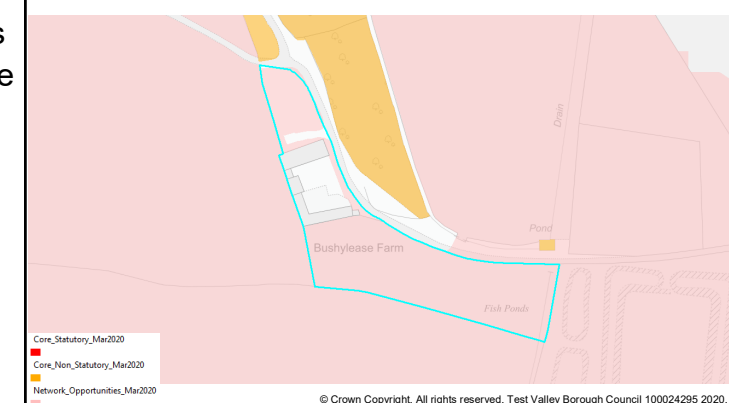
The site is available and promoted for development by the land owner, with interest from a developer.

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

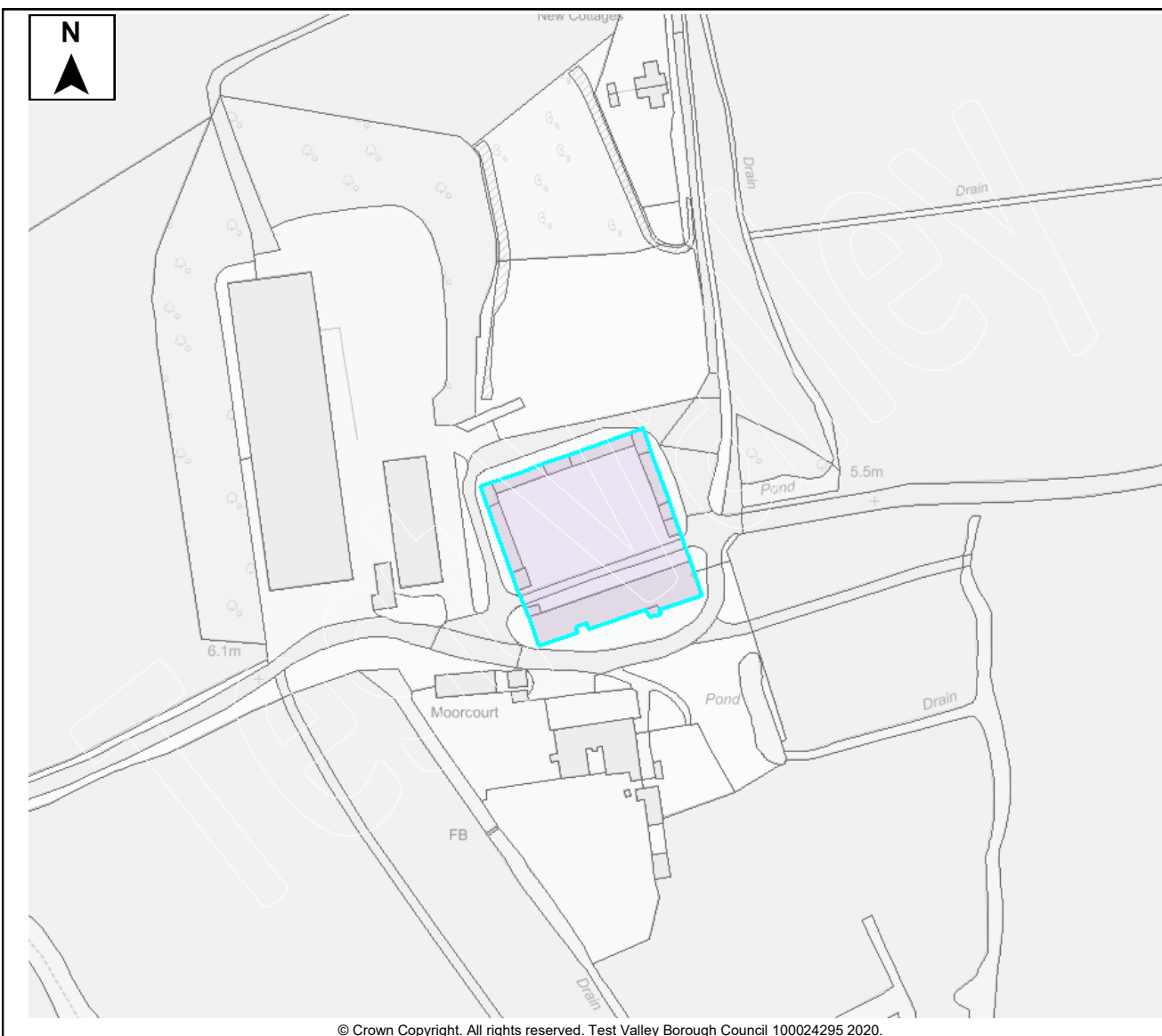
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

## Hbic Local Ecological Network

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







Site Details											
SHELAA Ref	331	Site Name	Moorcourt Barns								
		Settlement	Lee								
Parish/Ward	Romsey				Site Area	0.3 Ha		Developable Area	0.3 Ha		
Current Land Use	Former agricultural barn and redundant farmyard				Character of Surrounding	Wider former Moorcourt Farm complex					
Brownfield/PDL	✓	Greenfield			Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints											
Countryside (COM2)	✓	SINC			Infrastructure/ Utilities		✓	Other (details below)		✓	
Local Gap (E3)		SSSI			Land Ownership			Flood Alert Area			
Conservation Area (E9)		SPA/SAC/Ramsar			Covenants/Tenants			Solent SPA Recreation Zone			
Listed Building (E9)	✓	AONB (E2)			Access/Ransom Strips			New Forest SPA Zone			
Historic Park & Garden (E9)		Ancient Woodland			Contaminated Land						
Public Open Space (LHW1)		TPO			Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone	✓	Mineral Safeguarding		✓					

## Proposed Development

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

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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

## Summary

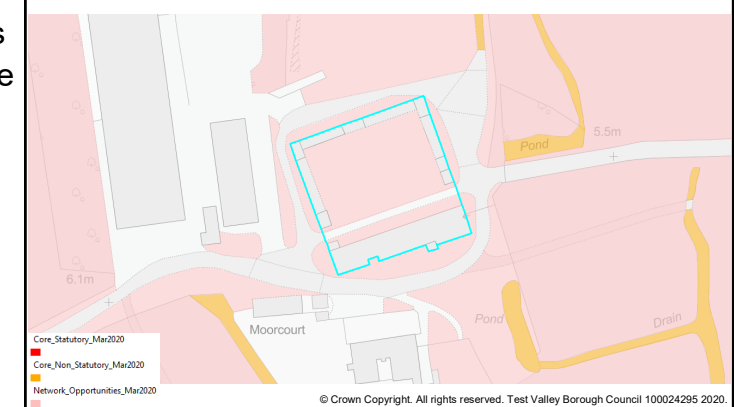
The site is available and promoted for development by the land owner, with interest from a developer.

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

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

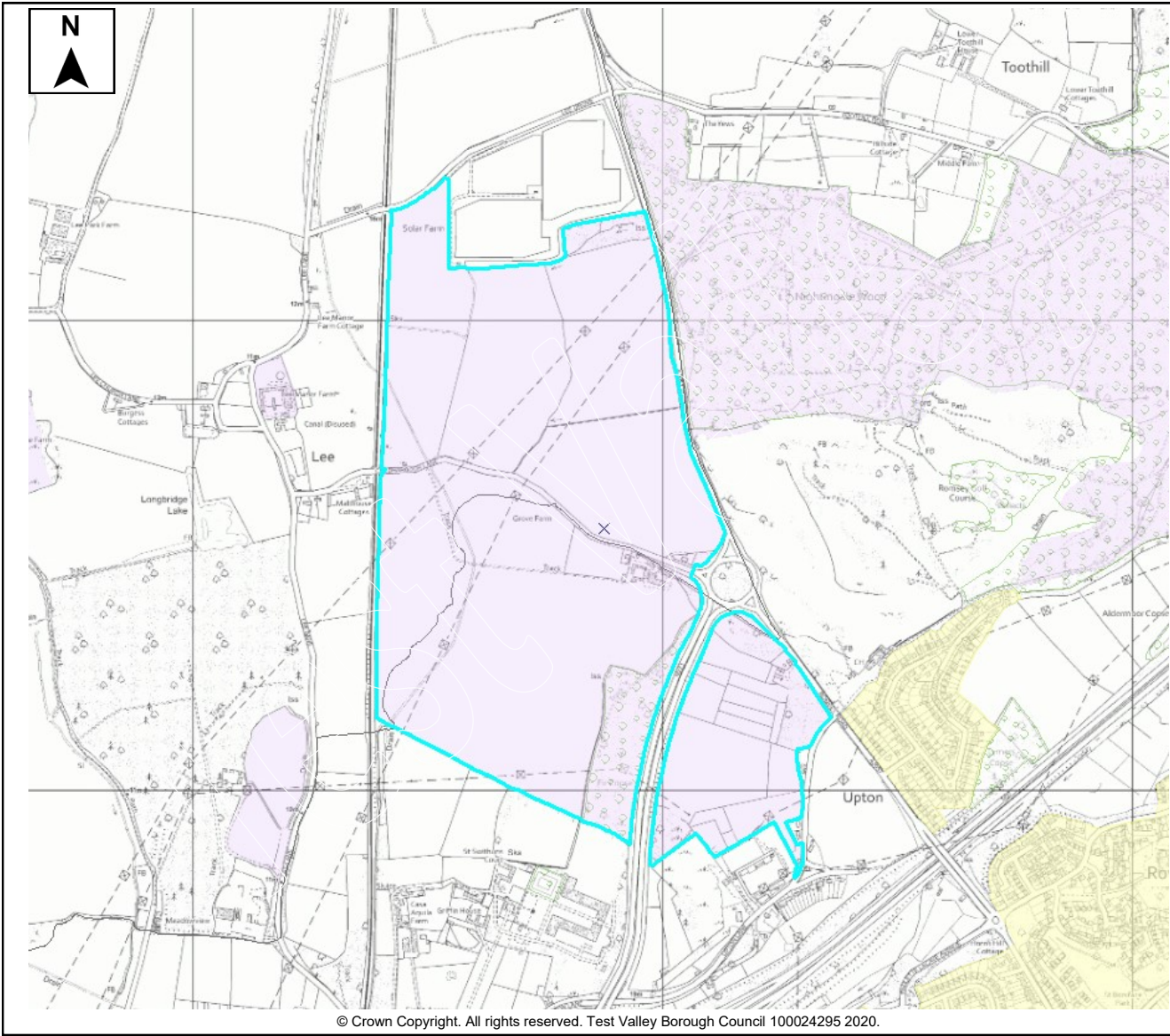
## Hbic Local Ecological Network

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









Site Details

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

Site Constraints

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

Proposed Development

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

Residential	✓	2000	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	500
Years 11-15	1000
Years 15+	500
Total	2000
Not Known	

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

Summary

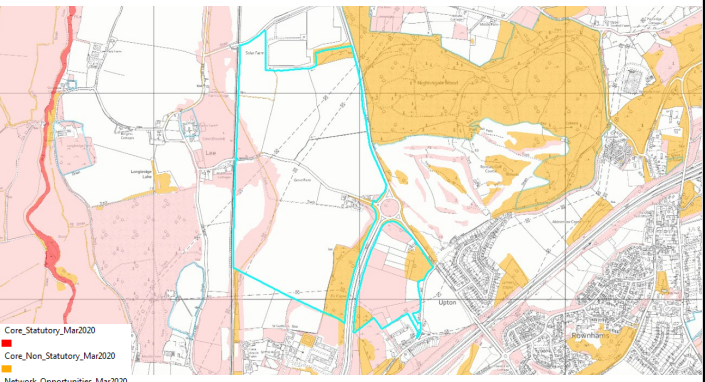
The site is available and promoted for development by the land owner, with interest from a developer.

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

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

**Hbic Local Ecological Network**

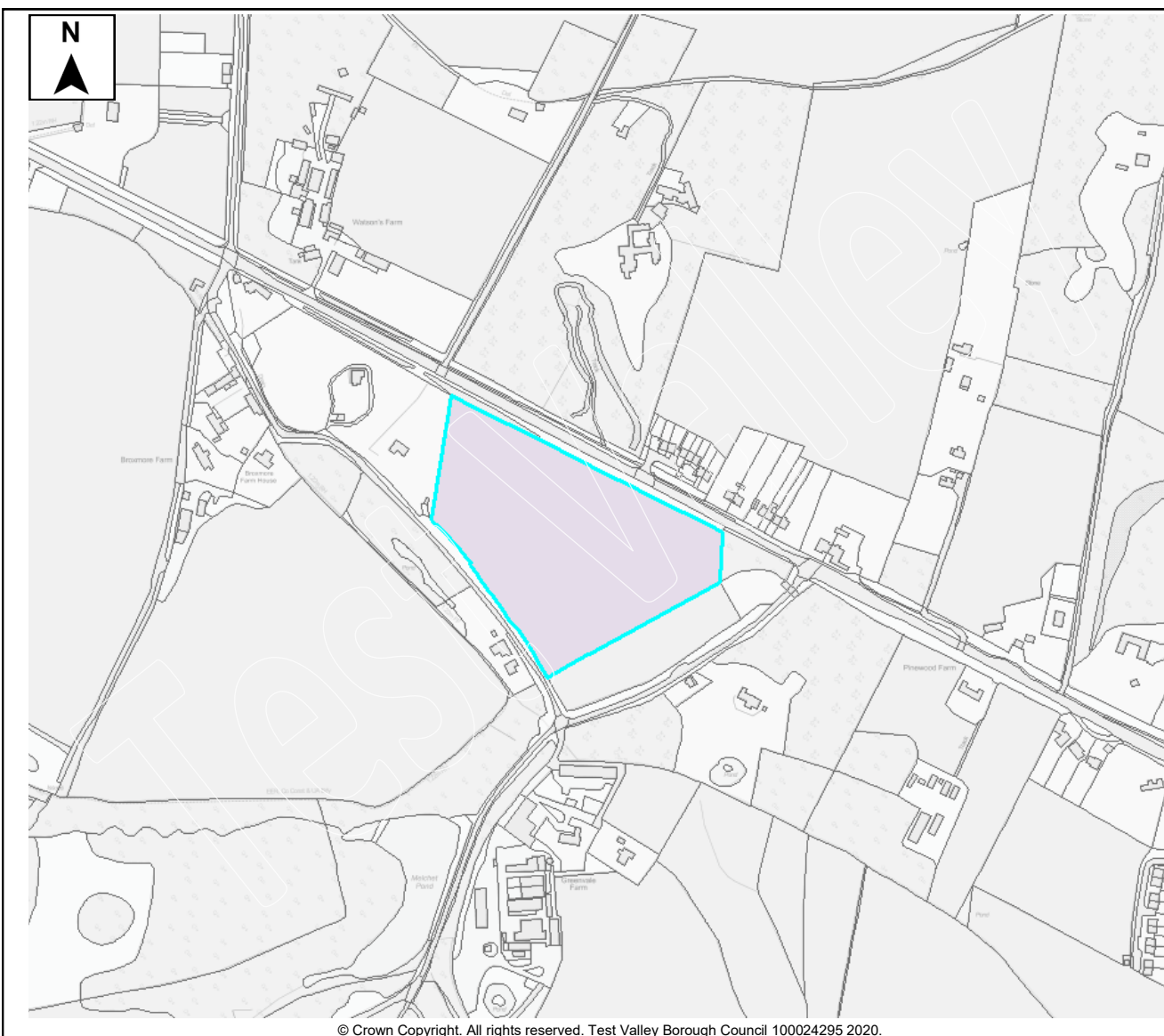
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network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



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

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Site Details										
SHELAA Ref	39	Site Name	Land at Melchet Park							
		Settlement	Sherfield English							
Parish/Ward	Sherfield English				Site Area	3.24 Ha	Developable Area	3.24 Ha		
Current Land Use	Agricultural				Character of Surrounding	Dwellings, agriculture and countryside				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	100	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

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

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

## Summary

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

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

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

## Hbic Local Ecological Network

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







Site Details									
SHELAA Ref	407	Site Name	Glebe Garage						
		Settlement	Sherfield English						
Parish/Ward	Sherfield English				Site Area	0.3Ha		Developable Area	0.3Ha
Current Land Use	Petrol station, vehicle repair garage and dwelling				Character of Surrounding Area	Residential, agricultural and community use			
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.2Ha	Greenfield	0.1Ha
Site Constraints									
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities		Other (details below)		✓
Local Gap (E3)			SSSI	✓	Land Ownership		Adjacent public right of way New Forest SPA Zone Mottisfont Bats SSSI/SAC Foraging Buffer		
Conservation Area (E9)			SPA/SAC/Ramsar	✓	Covenants/Tenants				
Listed Building (E9)			AONB (E2)		Access/Ransom Strips				
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land	✓			
Public Open Space (LHW1)			TPO		Pollution (E8)				
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding				

## Proposed Development

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

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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

## Summary

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

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

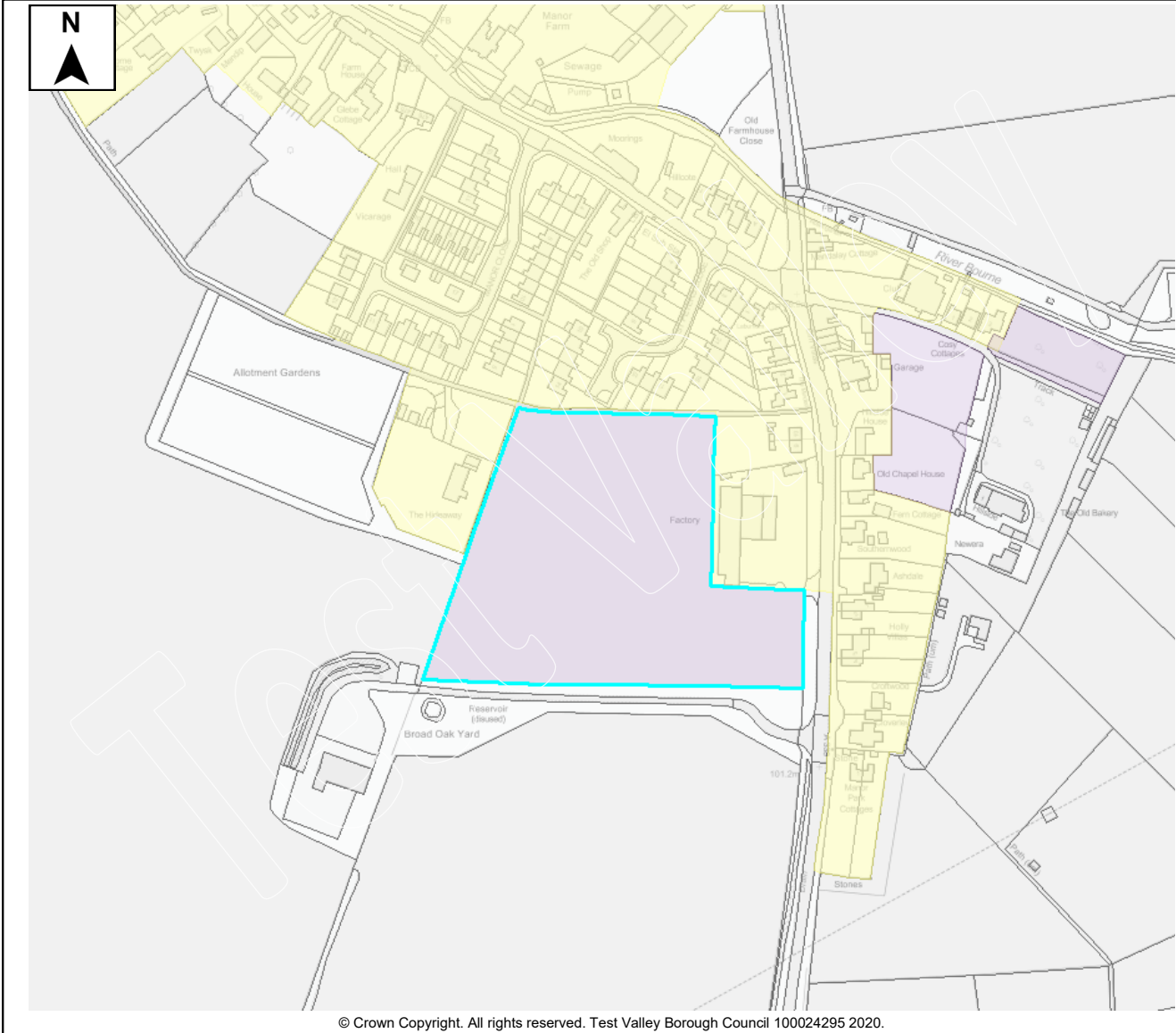
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

### Hbic Local Ecological Network

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

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Site Details							
SHELAA Ref	243	Site Name	Manor Farm				
		Settlement	Shipton Bellinger				
Parish/Ward	Shipton Bellinger			Site Area	2.136 Ha	Developable Area	2.136 Ha
Current Land Use	Grazing			Character of Surrounding	Dwellings, commercial and agriculture		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha
						Greenfield	Ha

Site Constraints					
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	Other (details below) ✓
Local Gap (E3)		SSSI		Land Ownership	HCC Land Interest: JJ65 (MANOR FARM GRAZING)
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	Flood Alert Areas
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	Groundwater Source Protection
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land	
Public Open Space (LHW1)		TPO	✓	Pollution (E8)	
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	

Proposed Development

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

Residential	✓	65	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	24
Years 11-15	41
Years 15+	
Total	65
Not Known	

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

Summary

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

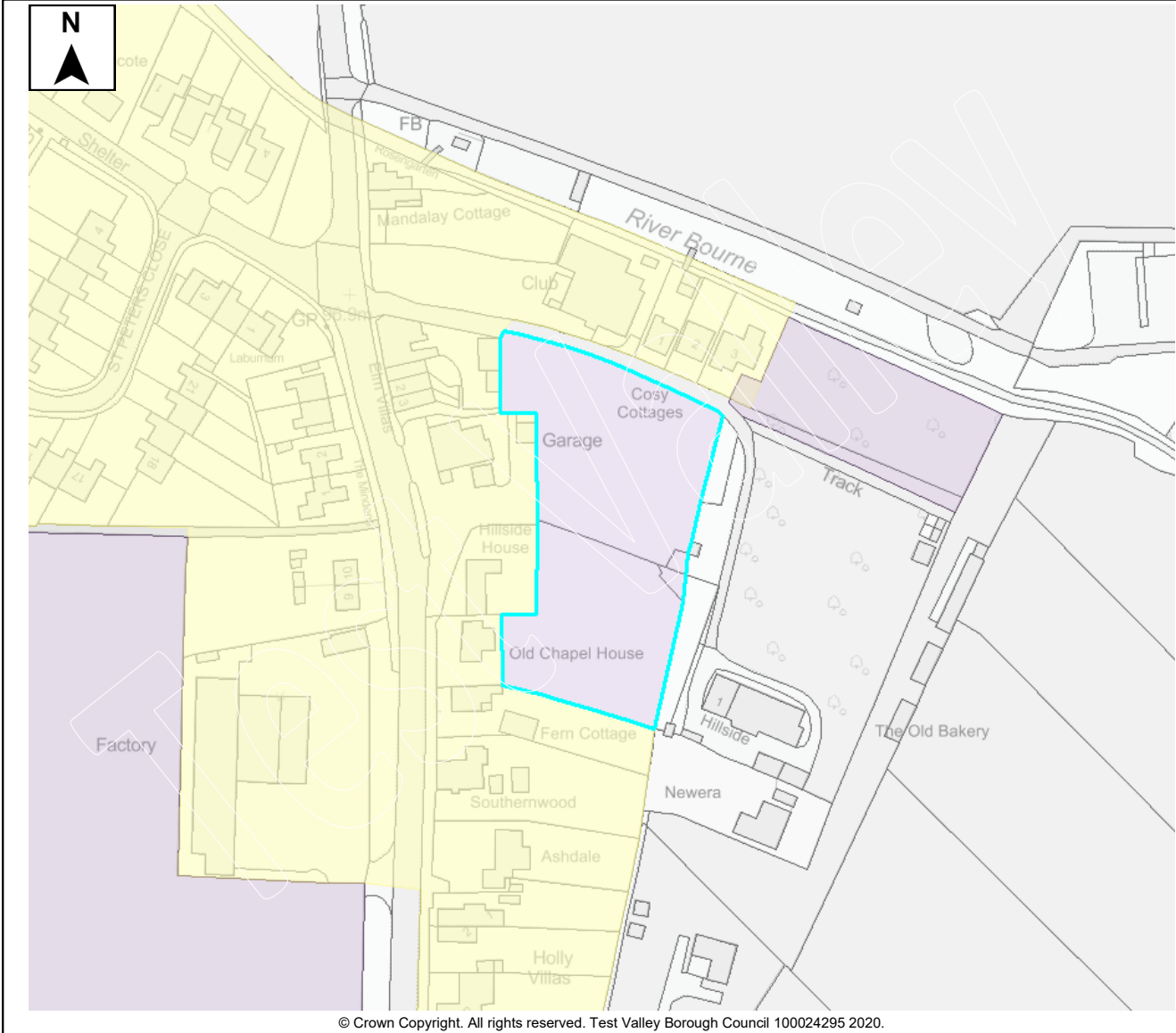
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Shipton Bellinger which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

Hbic Local Ecological Network

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





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## Site Details

SHELAA Ref	264	Site Name	The Paddock						
		Settlement	Shipton Bellinger						
Parish/Ward	Shipton Bellinger			Site Area	0.4 Ha	Developable Area	0.4 Ha		
Current Land Use	Paddock			Character of Surrounding	Dwellings, commercial and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	8	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	8
Not Known	✓

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

## Summary

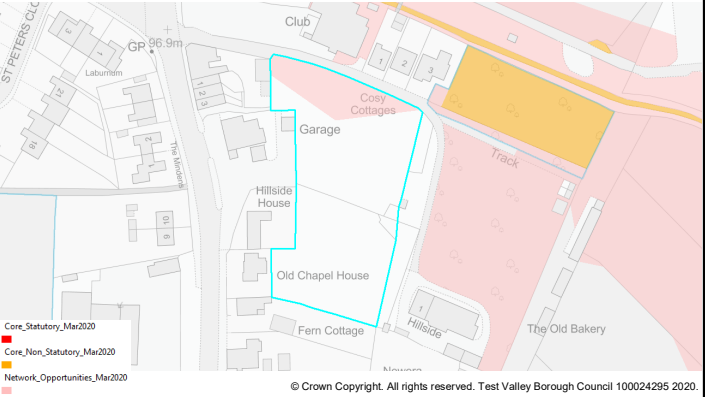
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

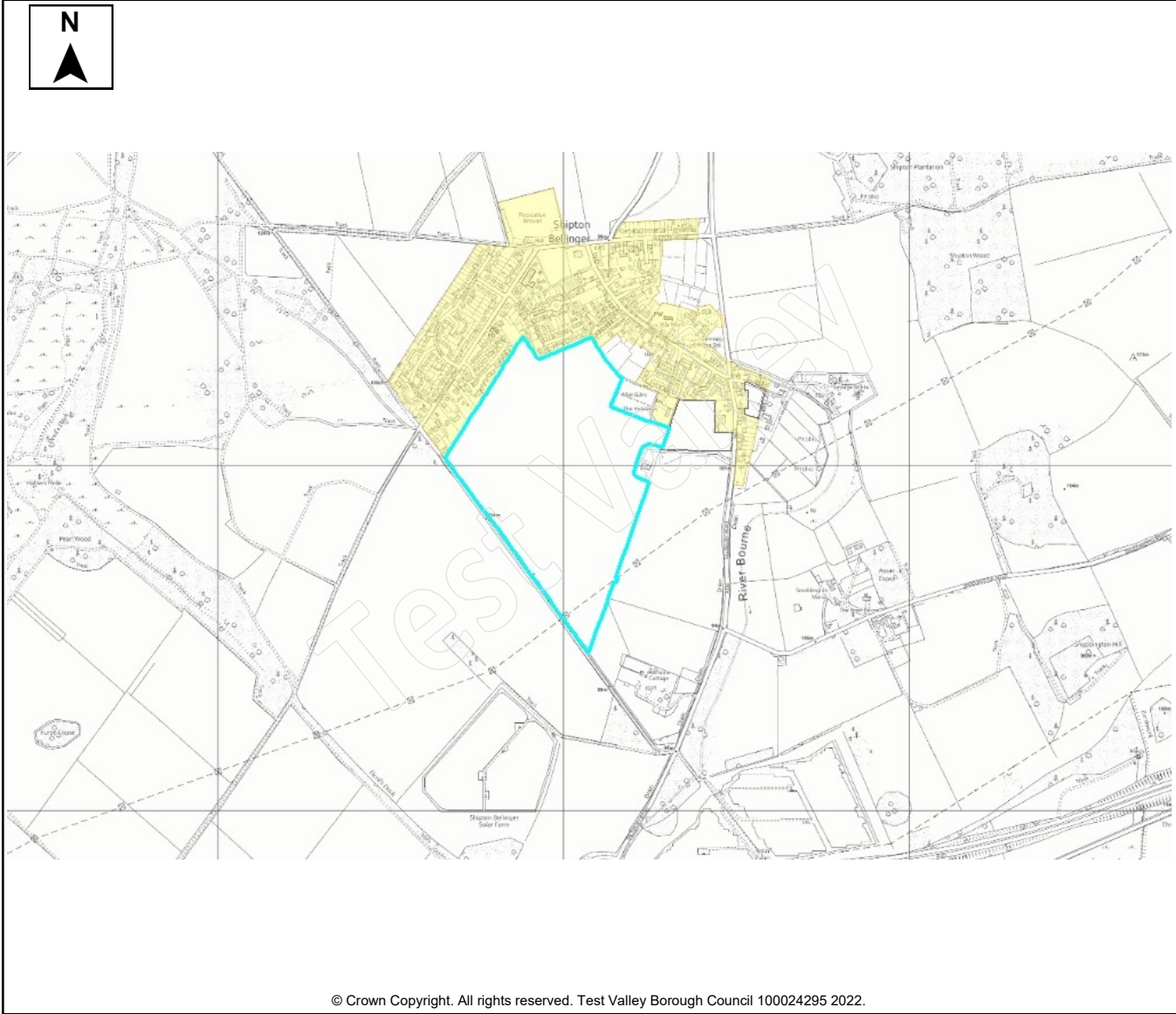
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

### Hbic Local Ecological Network

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Site Details					
SHELAA Ref	416	Site Name	Snoddington Manor Farm		
		Settlement	Shipton Bellinger		
Parish/Ward	Shipton Bellinger		Site Area	30Ha	Developable Area 20Ha
Current Land Use	Arable cropping		Character of Surrounding Area	Agricultural and residential	
Brownfield/PDL		Greenfield	✓	Combined	
				Brownfield/PDL	
				Greenfield	

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

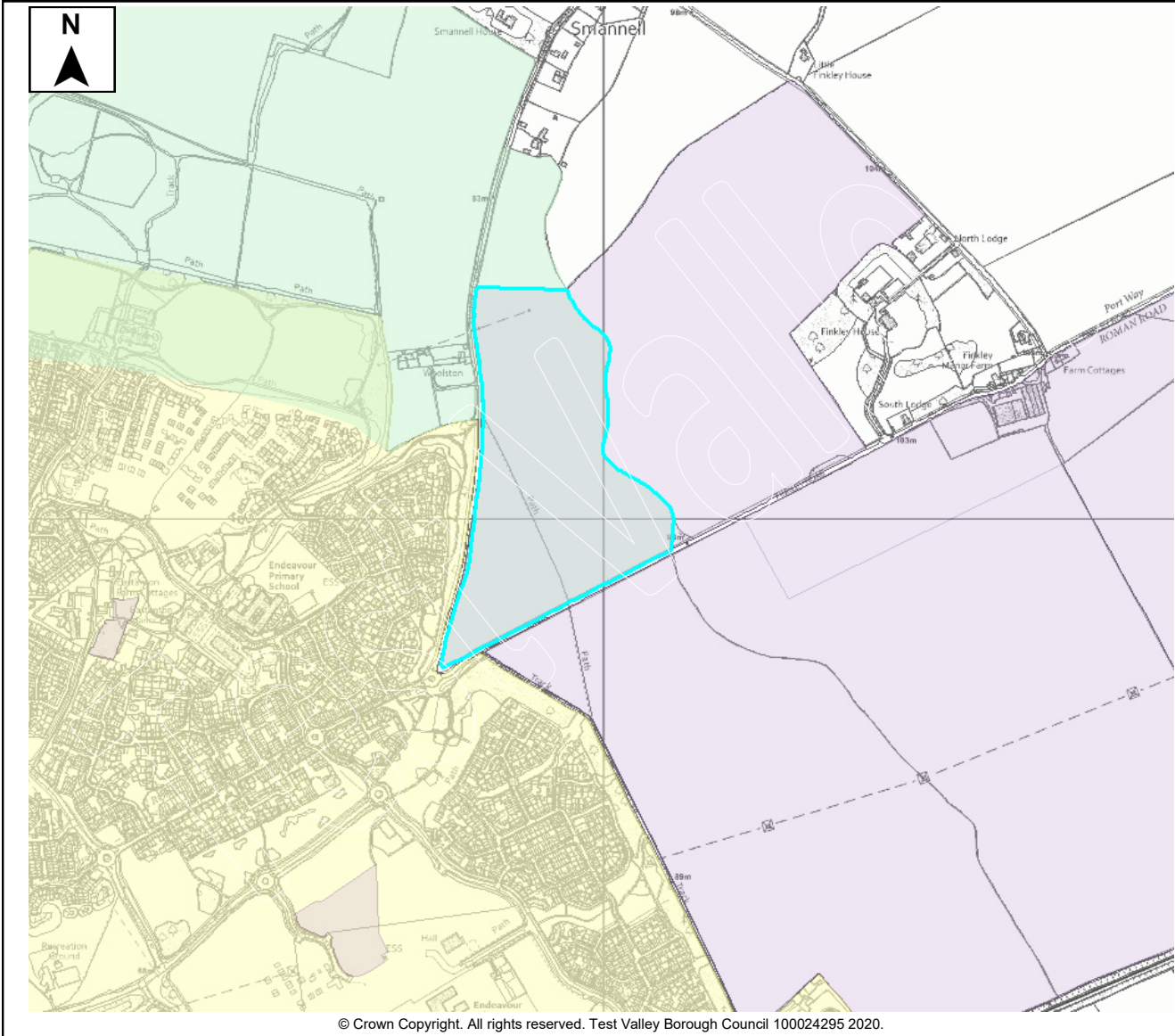
Proposed Development				
Availability				
Promoted by land owner	✓			
Site Available Immediately	✓			
Site Currently Unavailable				
Achievability/Developer Interest				
Promoted by developer				
Developer interest	✓			
No developer interest				
Deliverability				
Could commence in 5yrs	✓			
Unlikely to commence in 5yrs				
Possible self build plot provision				
Yes				
No	✓			
Residential	✓	240	Dwellings	
Employment			Floor Space (m²)	
Retail			Floor Space (m²)	
Leisure			Floor Space (m²)	
Traveller Site			Pitches	
Other				
Mixed Use Scheme				
Residential			Dwellings	
Employment			Floor Space (m²)	
Retail			Floor Space (m²)	
Leisure			Floor Space (m²)	
Other				
Phasing if permitted (Dwellings only)				
Year 1				
Year 2				
Year 3				
Year 4				
Year 5				
Years 6-10				
Years 11-15				
Years 15+				
Total				
Not Known	✓			

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

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

Summary	
The site is available and promoted for development by the land owner, with interest from a developer.	
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Shipton Bellinger which is identified as a Rural Village in the Local Plan Settlement Hierarchy.	
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.	
Hbic Local Ecological Network	
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.	
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## Site Details

SHELAA Ref	234	Site Name	Land east of Smannell Road			
		Settlement	Andover			
Parish/Ward	Enham Alamein			Site Area	14.39 Ha	Developable Area 14.39 Ha
Current Land Use	Agriculture			Character of Surrounding	Residential and agriculture	
Brownfield/PDL		Greenfield	✓	Combined		
					Brownfield/PDL Ha	Greenfield Ha

## Site Constraints

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

## Proposed Development

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

Residential	✓	350	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	350
Not Known	✓

## Summary

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

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

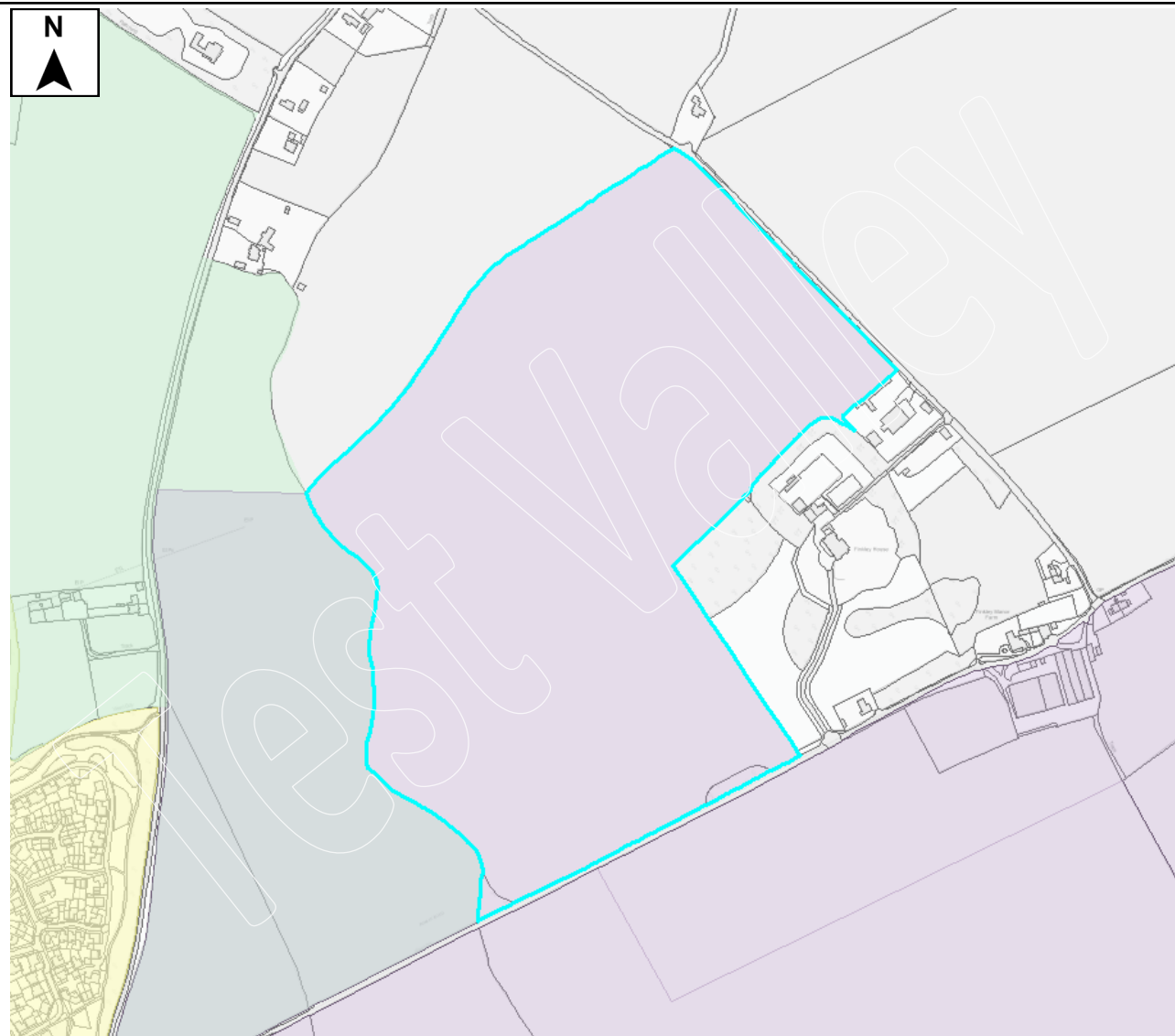
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

### Hbic Local Ecological Network

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

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## Site Details

SHELAA Ref	466	Site Name	Land south of Stoke Road						
		Settlement	Smannell						
Parish/Ward	Smannell			Site Area	0.19 ha	Developable Area	0.19 ha		
Current Land Use	Agricultural, cropping			Character of Surrounding Area	Residential, agricultural				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	✓
No	

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

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

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

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

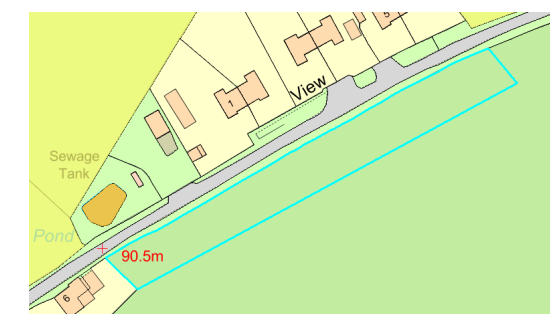
## Summary

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

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to Smannell which is identified as countryside in the Local Plan Settlement Hierarchy.

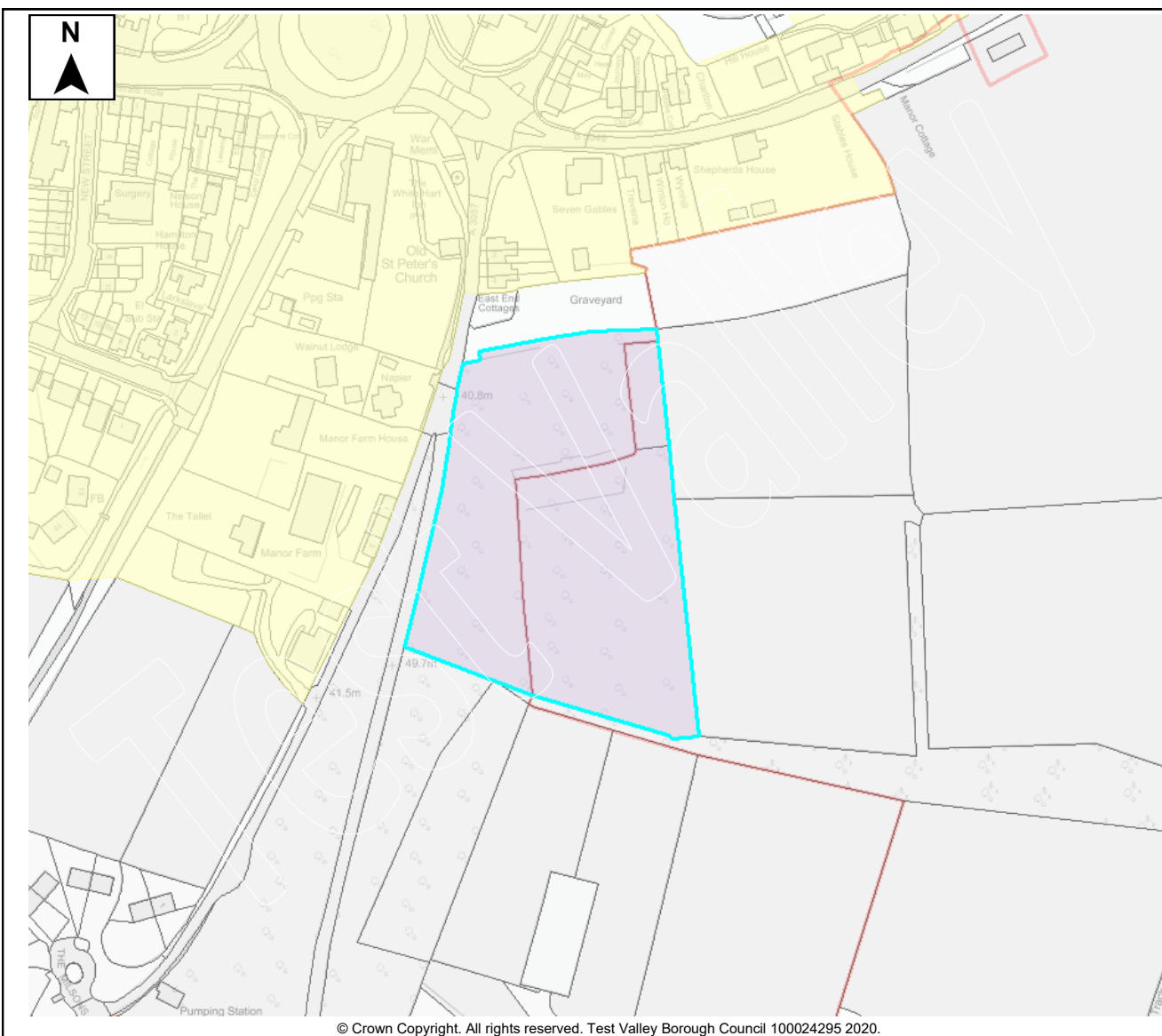
## Hbic Local Ecological Network

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



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

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## Site Details

SHELAA Ref	240	Site Name	Lancaster House						
		Settlement	Stockbridge						
Parish/Ward	Stockbridge			Site Area	1.603 Ha	Developable Area	1.603 Ha		
Current Land Use	Site of former Lancaster House			Character of Surrounding	Agriculture and countryside				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI	✓	Land Ownership		HCC Land Interest: 2070 (LANCASTER HOUSE VACANT SITE) Mottisfont Bats SSSI/SAC Foraging Buffer Village Design Statement	
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding			

## Proposed Development

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

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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

## Summary

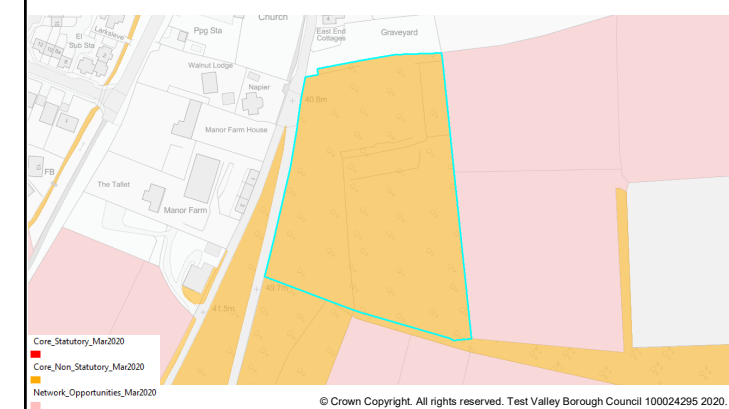
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

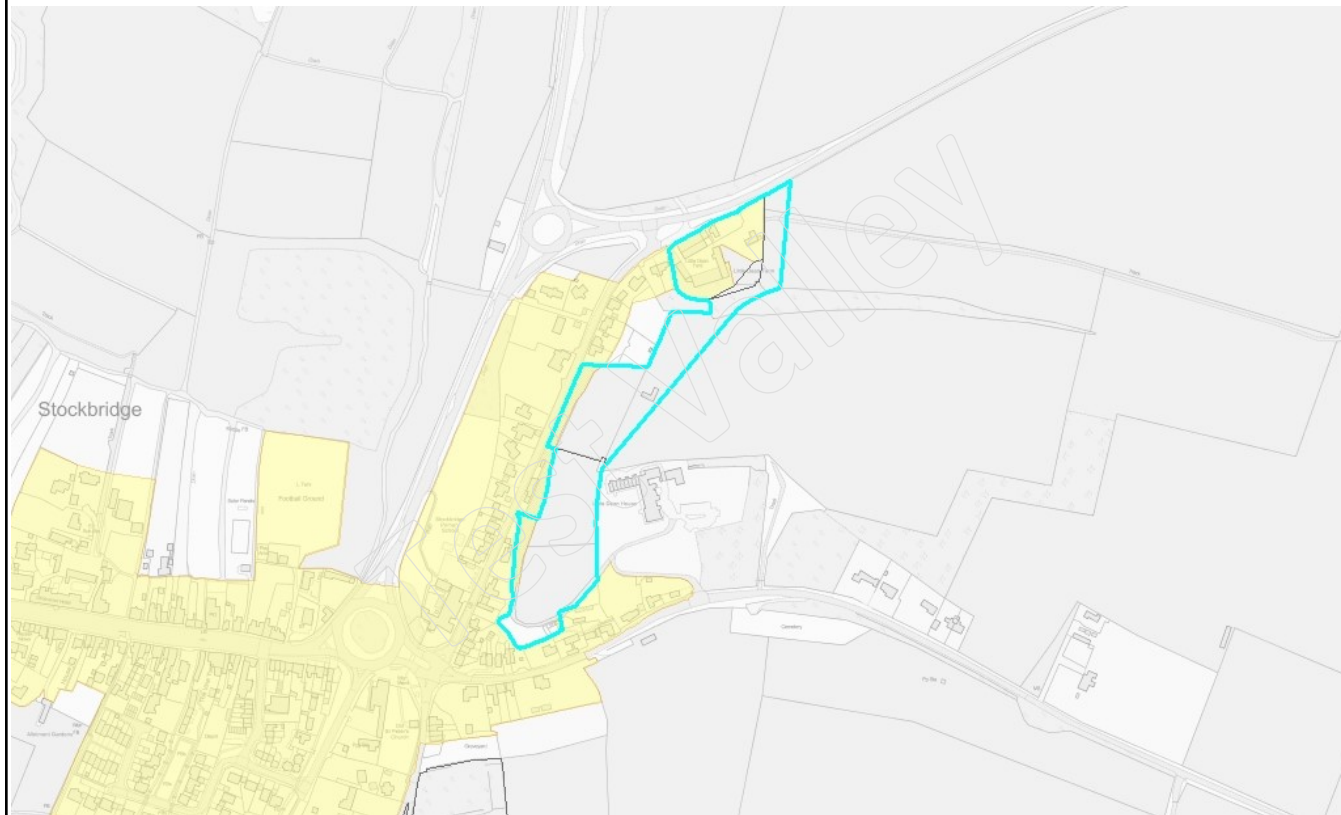
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

## Hbic Local Ecological Network

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







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## Site Details

SHELAA Ref	408	Site Name	Land between London Road and Winton Hill (including Little Dean Yard)							
		Settlement	Stockbridge							
Parish/Ward	Stockbridge				Site Area	3.2Ha		Developable Area	2.4Ha	
Current Land Use	Agricultural and residential				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.3Ha		Greenfield	2.9Ha

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	40	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	10
Years 6-10	30
Years 11-15	
Years 15+	
Total	40
Not Known	

## Summary

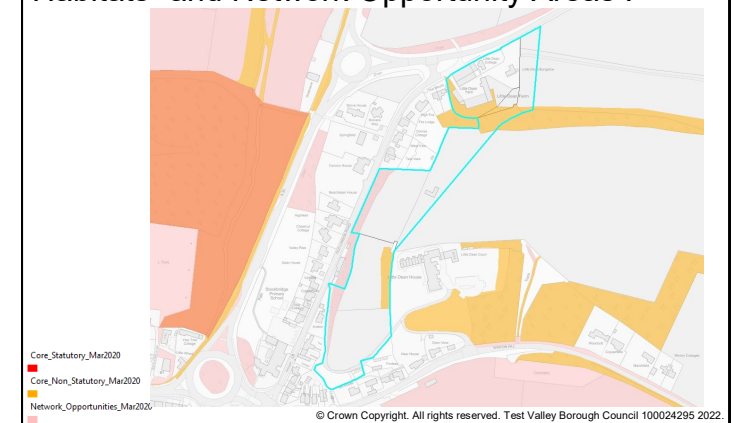
The site is available and promoted for development by the land owner, with interest from a developer.

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

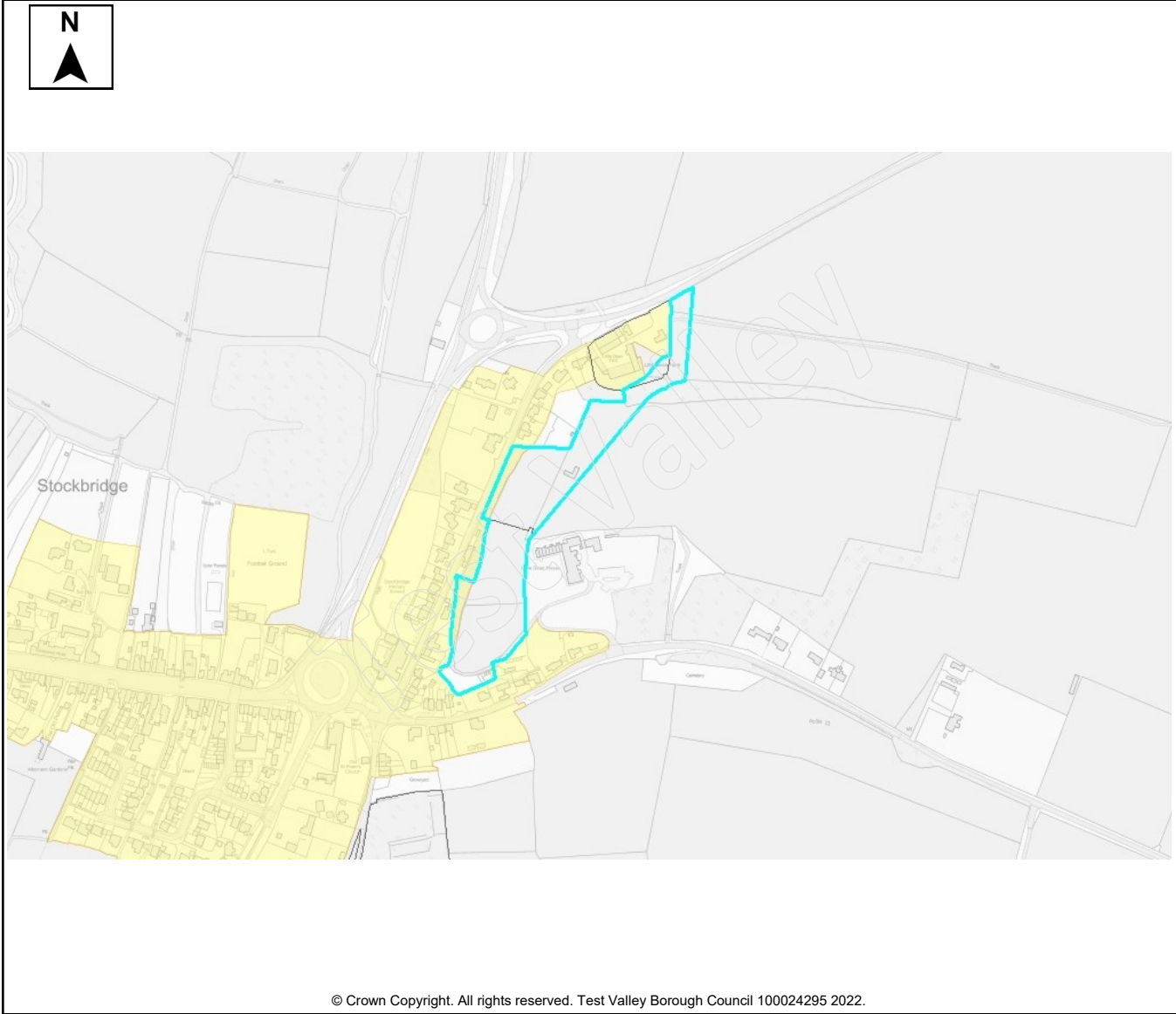
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses

## Hbic Local Ecological Network

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



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Site Details										
SHELAA Ref	409	Site Name	Land between London Road and Winton Hill							
		Settlement	Stockbridge							
Parish/Ward	Stockbridge				Site Area	2.9Ha		Developable Area	2.1Ha	
Current Land Use	Agricultural and residential				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)		✓
Local Gap (E3)			SSSI	✓	Land Ownership			Mottisfont Bats SSSI/SAC Foraging Buffer Village Design Statement		
Conservation Area (E9)		✓	SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)			AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

Proposed Development									
Availability		Residential				✓	35	Dwellings	
Promoted by land owner	✓	Employment						Floor Space (m²)	
Site Available Immediately	✓	Retail						Floor Space (m²)	
Site Currently Unavailable		Leisure						Floor Space (m²)	
Achievability/Developer Interest		Traveller Site						Pitches	
Promoted by developer		Other							
Developer interest	✓	Mixed Use Scheme							
No developer interest		Residential						Dwellings	
Deliverability		Employment						Floor Space (m²)	
Could commence in 5yrs	✓	Retail						Floor Space (m²)	
Unlikely to commence in 5yrs		Leisure						Floor Space (m²)	
Possible self build plot provision		Other							
Yes		This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.							
No	✓								
Phasing if permitted (Dwellings only)									
Year 1									
Year 2									
Year 3									
Year 4									
Year 5	10								
Years 6-10	25								
Years 11-15									
Years 15+									
Total	35								
Not Known									

# Summary

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

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

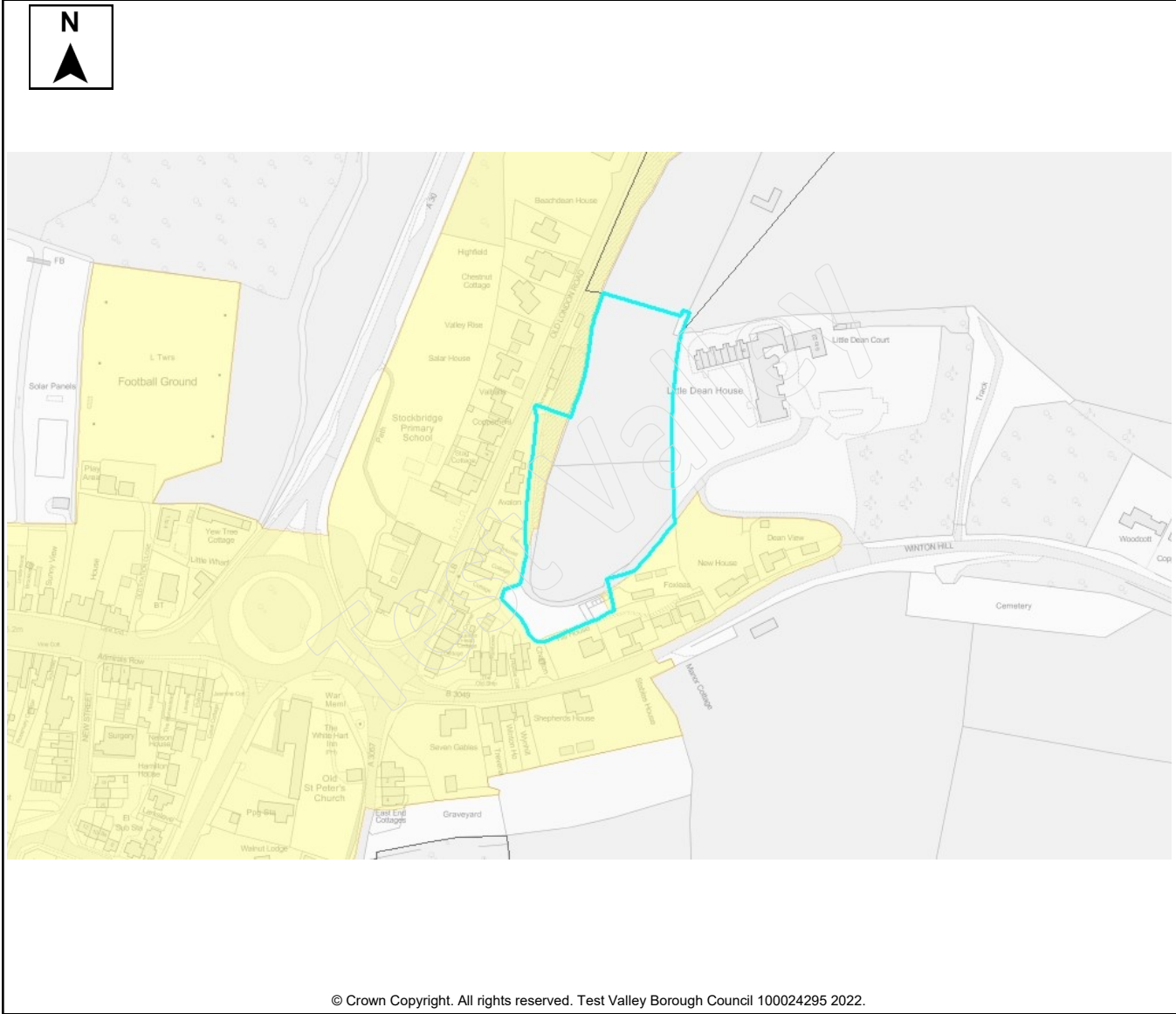
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses

## Hbic Local Ecological Network

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

The map displays the Hbic Local Ecological Network. It features a legend with three categories: Core Statutory\_Mar2020 (represented by a red square), Core\_Non\_Statutory\_Mar2020 (represented by an orange square), and Network\_Opportunities\_Mar2020 (represented by a yellow square). The map shows a network of these areas, with a cyan line tracing a path through them. The background is a light grey map showing roads and buildings. The map is titled 'Hbic Local Ecological Network' and includes a copyright notice at the bottom: '© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2022.'





Site Details										
SHELAA Ref	410	Site Name	Land west of Little Dean House, Winton Hill							
		Settlement	Stockbridge							
Parish/Ward	Stockbridge				Site Area	1.24Ha	Developable Area	1.24Ha		
Current Land Use	Agricultural				Character of Surrounding Area	Residential				
Brownfield/PDL			Greenfield	✓	Combined		Brownfield/PDL		Greenfield	
Site Constraints										
Countryside (COM2)		✓	SINC			Infrastructure/ Utilities			Other (details below)	✓
Local Gap (E3)			SSSI		✓	Land Ownership			Mottisfont Bats SSSI/SAC Foraging Buffer Village Design Statement	
Conservation Area (E9)		✓	SPA/SAC/Ramsar			Covenants/Tenants				
Listed Building (E9)			AONB (E2)			Access/Ransom Strips		✓		
Historic Park & Garden (E9)			Ancient Woodland			Contaminated Land				
Public Open Space (LHW1)			TPO			Pollution (E8)				
Employment Land (LE10)			Flood Risk Zone			Mineral Safeguarding				

## Proposed Development

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

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

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

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

## Summary

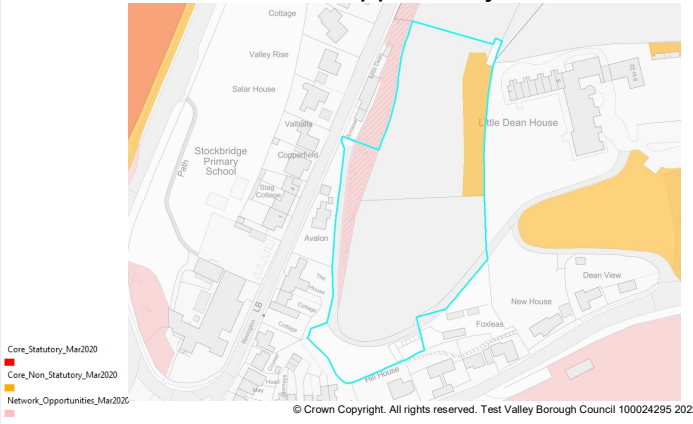
The site is available and promoted for development by the land owner, with interest from a developer.

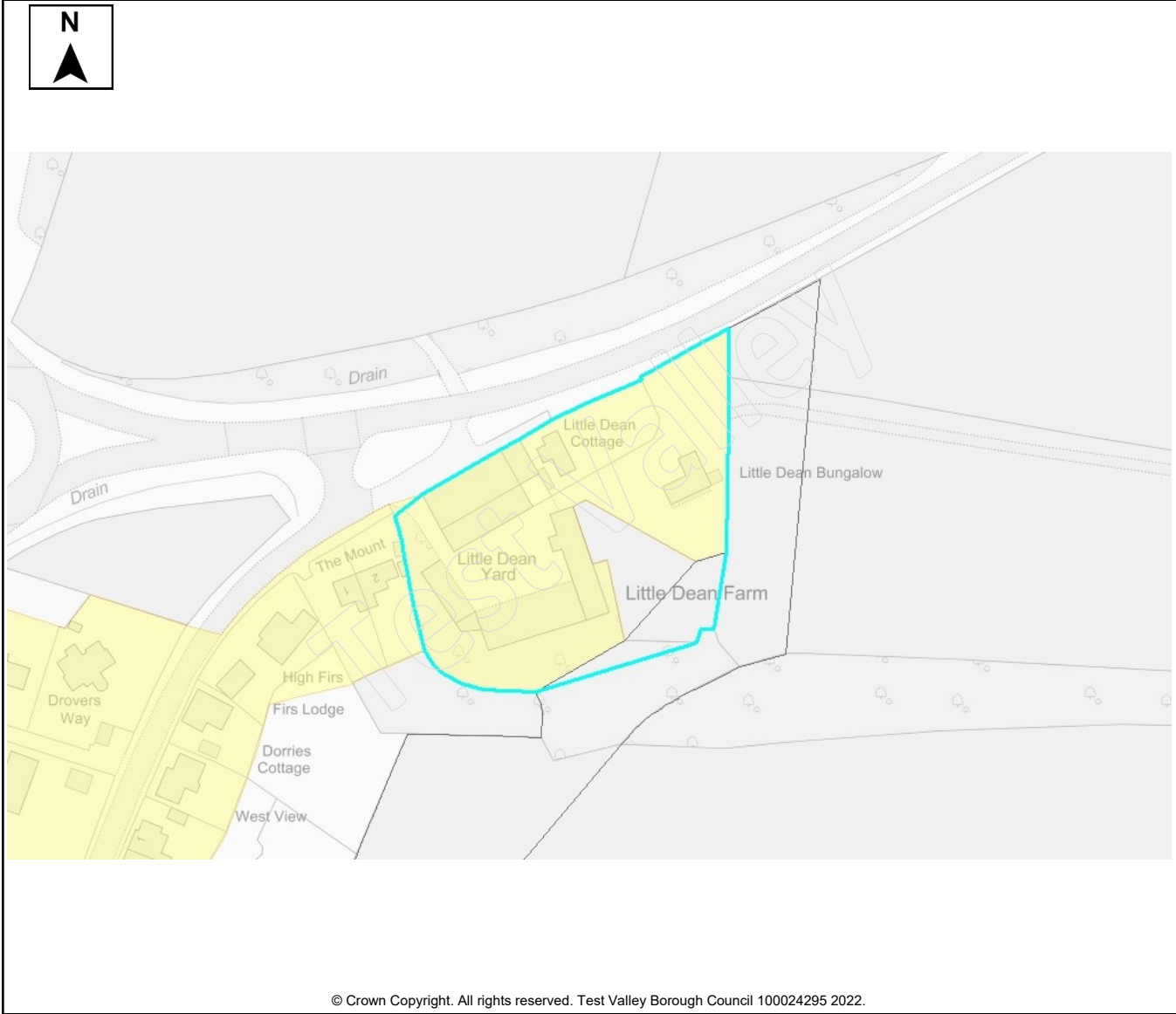
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the settlement of Stockbridge which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

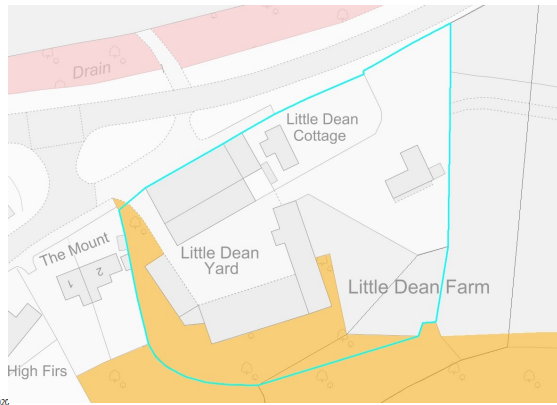
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network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



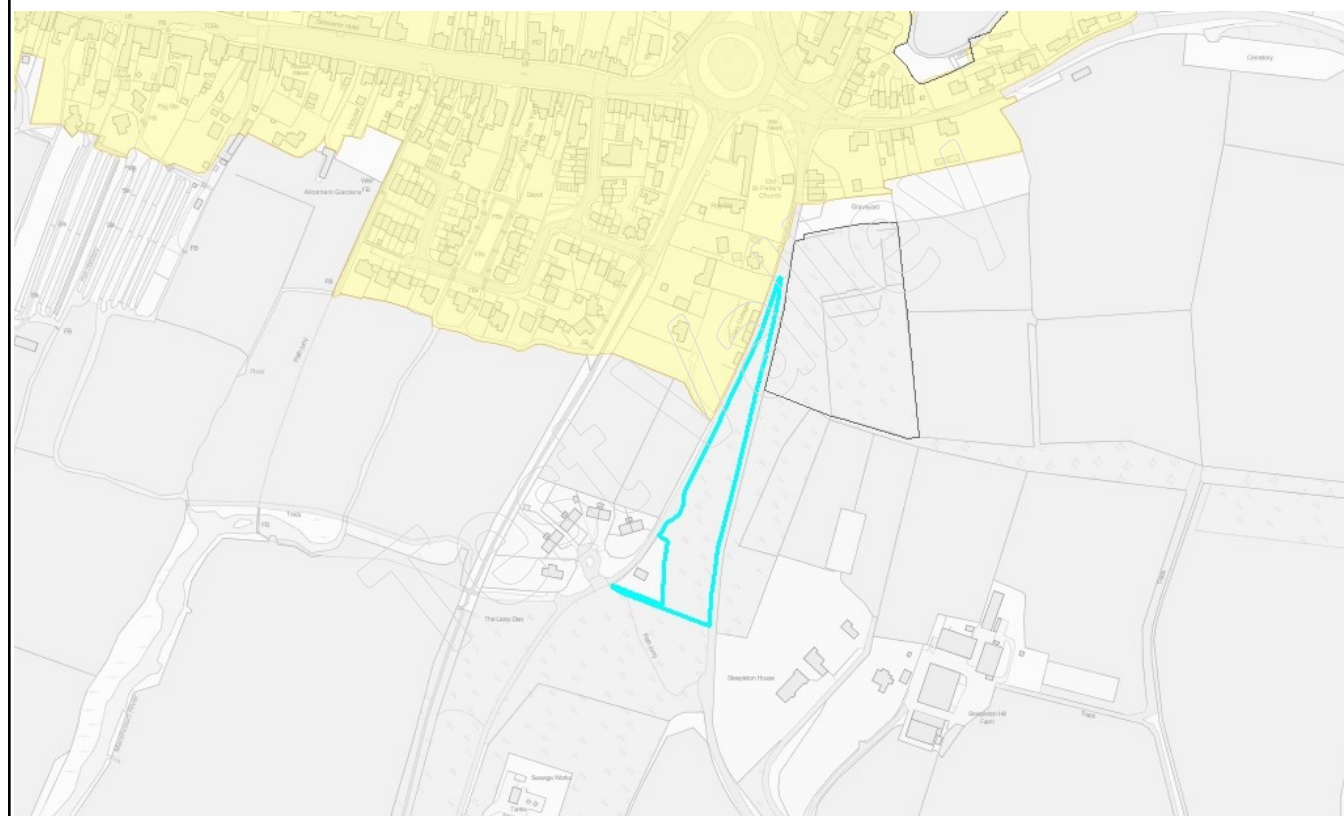


Site Details										
SHELAA Ref	411	Site Name	Little Dean Yard, London Road							
		Settlement	Stockbridge							
Parish/Ward	Stockbridge				Site Area	0.68Ha		Developable Area	0.68Ha	
Current Land Use	Agricultural and residential				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL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

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

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





## Site Details

## Site Constraints

Proposed Development	Summary
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## Summary

## Hbic Local Ecological Network

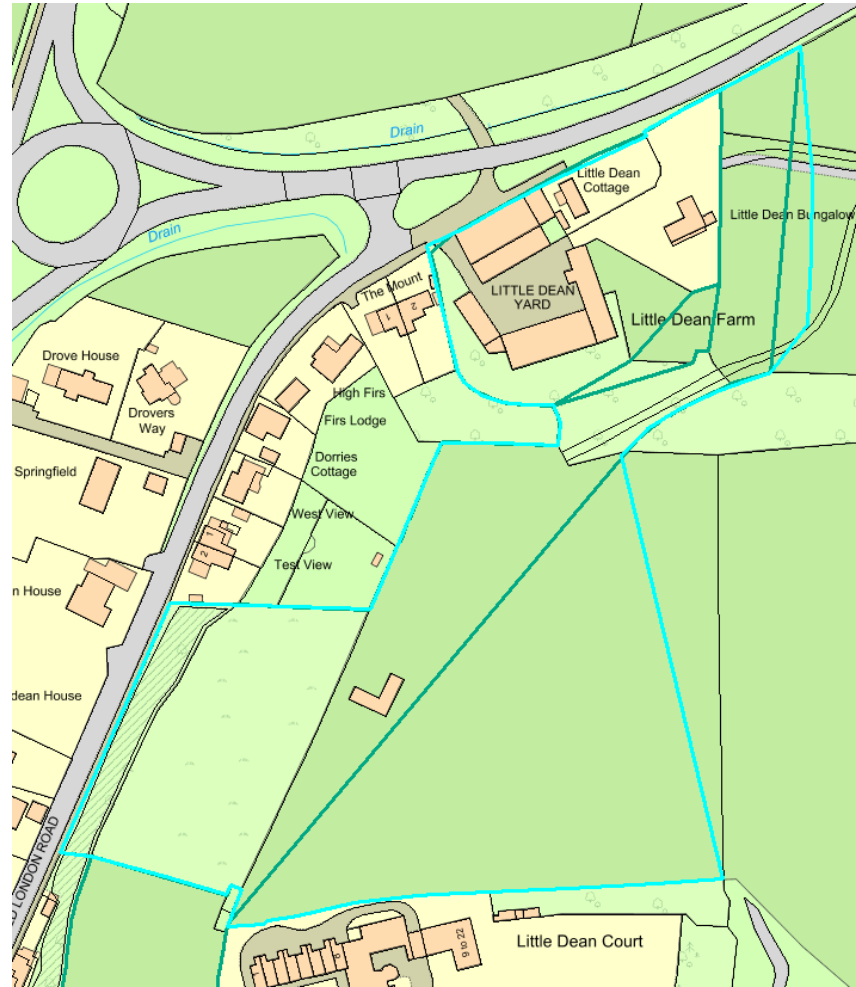
Core\_Statutory\_Mar2020

Core\_Non\_Statutory\_Mar2020

Network\_Opportunities\_Mar2020

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



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## Site Details

SHELAA Ref	490	Site Name	South of London Road			
		Settlement	Stockbridge			
Parish/Ward	Stockbridge		Site Area	3.25 ha	Developable Area	2.0 ha
Current Land Use	Farm buildings and land, residential		Character of Surrounding Area	residential		
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL 2.9 ha Greenfield 0.3 ha

## Site Constraints

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

## Proposed Development

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

Residential	✓	20-30	Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Other			

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	20
Years 6-10	10
Years 11-15	
Years 15+	
Total	30
Not Known	

## Summary

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

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

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

## Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Core Non-Statutory Areas containing "Priority Habitats"







Site Details										
SHELAA Ref	378	Site Name	Land off Hatherden Lane							
		Settlement	Hatherden							
Parish/Ward	Tangley				Site Area	1.13 Ha		Developable Area	0.99 Ha	
Current Land Use	Grazing				Character of Surrounding Area	Agricultural and Residential				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.02 Ha	Greenfield	1.11 Ha	
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)		
Local Gap (E3)			SSSI		Land Ownership					
Conservation Area (E9)			SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)			AONB (E2)	✓	Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone	✓	Mineral Safeguarding					

## Proposed Development

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

Residential	✓	25	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	25
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	25
Not Known	

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

## Summary

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

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

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

## Hbic Local Ecological Network

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





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Site Details

SHELAA Ref	456	Site Name	Land North East of Hatherden Lane			
		Settlement	Hatherden			
Parish/Ward	Tangley			Site Area	1.13 Ha	Developable Area 0.99 Ha
Current Land Use	Grazing			Character of Surrounding	Agricultural and residential	
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL 0.02 Ha Greenfield 1.11 Ha

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	
Local Gap (E3)		SSSI		Land Ownership			
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)		AONB (E2)	✓	Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone	2/3	Mineral Safeguarding			

Proposed Development

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

Residential	✓	25-30	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	25-30
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	25-30
Not Known	

Summary

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

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

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

Hbic Local Ecological Network

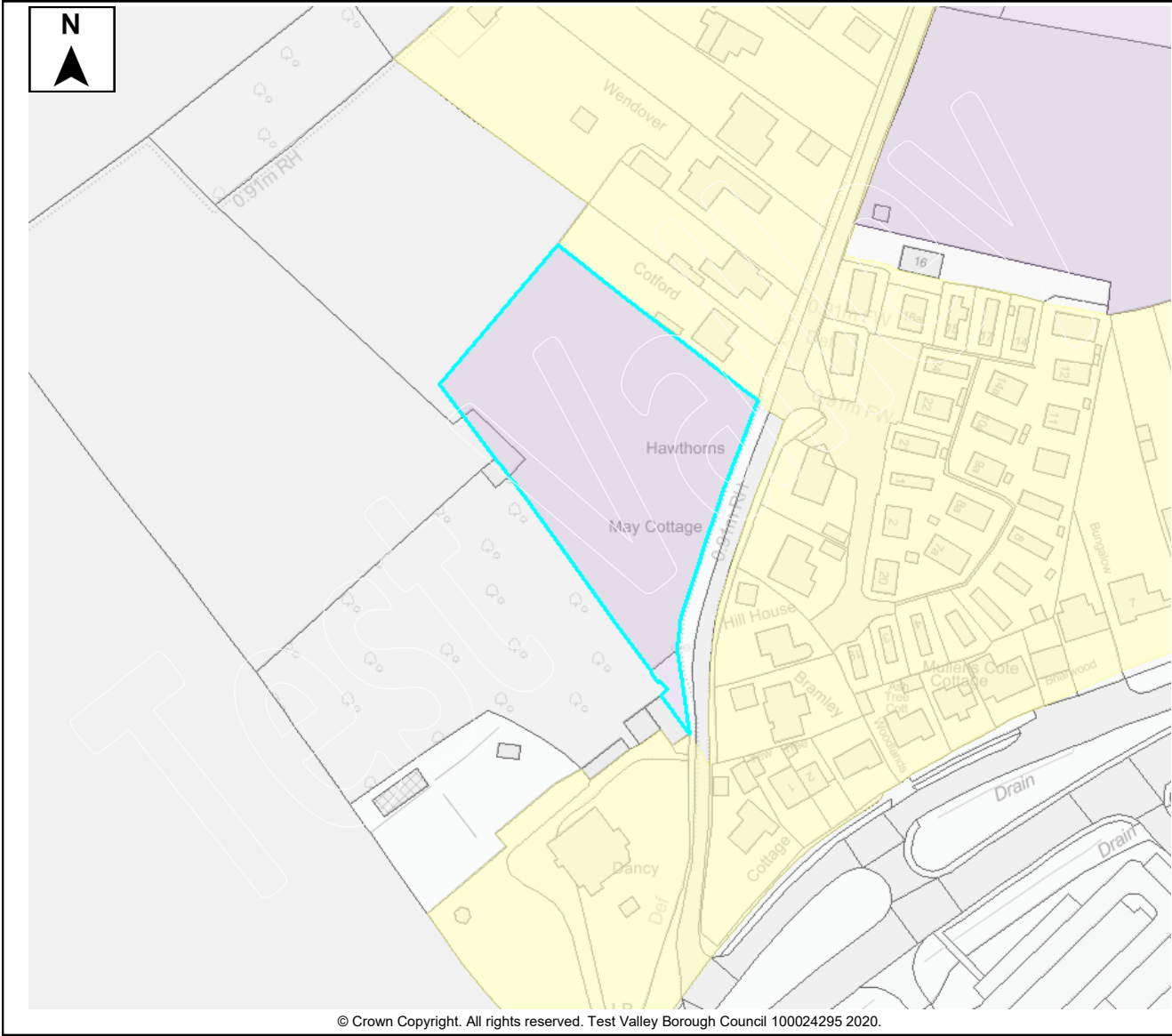
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Local Ecologic Network Opportunity areas (yellow shading) and BAP priority habitats (dark green shading).

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







Site Details

SHELAA Ref	141	Site Name	Land west of Dauntsey Lane						
		Settlement	Weyhill						
Parish/Ward	Thruxton			Site Area	0.48 Ha	Developable Area	0.48 Ha		
Current Land Use	Paddock/Agricultural land			Character of Surrounding	Residential and agricultural				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

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

Proposed Development

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

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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

Summary

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

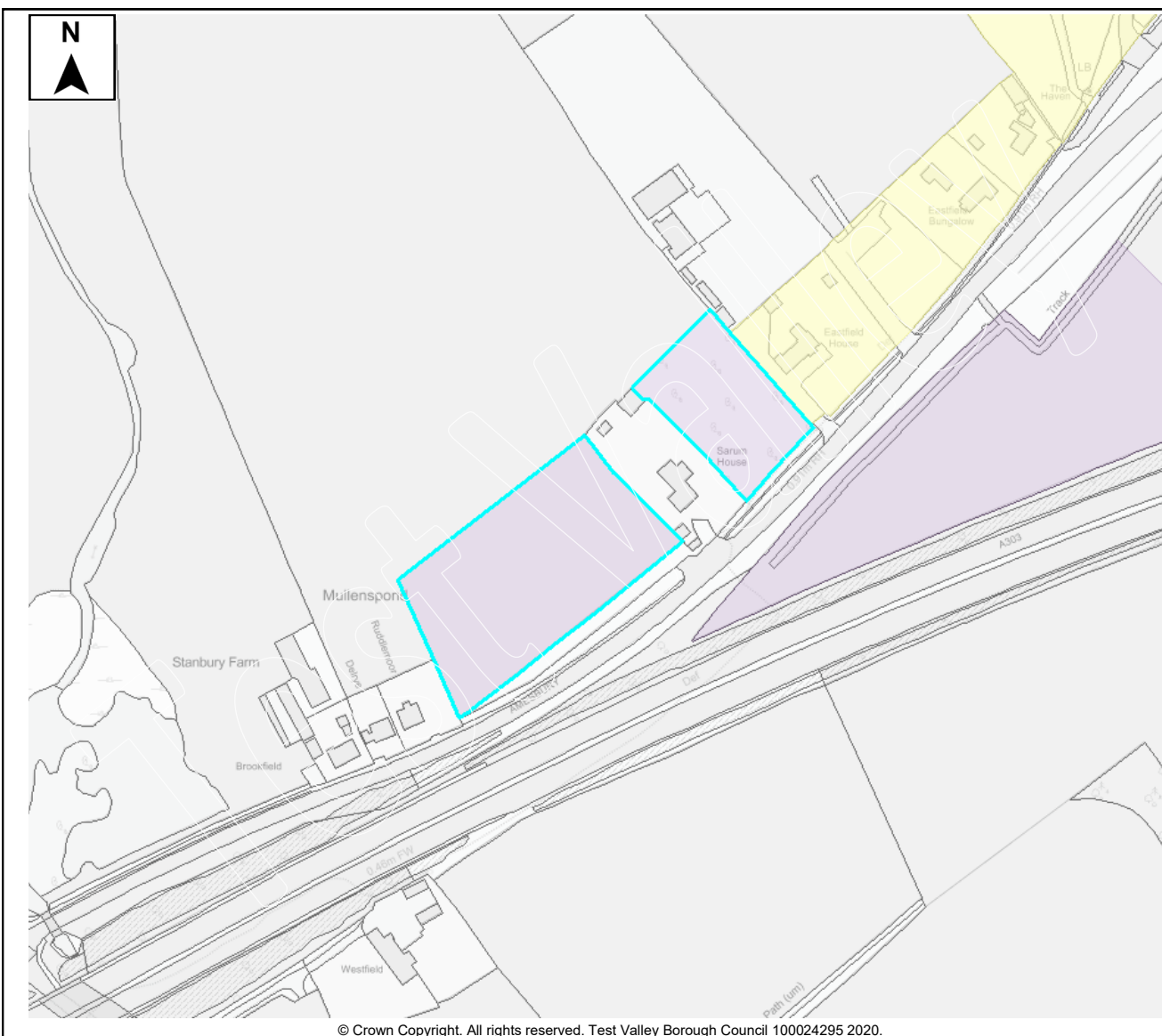
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Weyhill which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

**Hbic Local Ecological Network**

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





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## Site Details

SHELAA Ref	144	Site Name	Land north of Amesbury Road			
		Settlement	Weyhill			
Parish/Ward	Thruxton			Site Area	1.01 Ha	Developable Area 1.01 Ha
Current Land Use	Paddock/Agricultural land			Character of Surrounding	Residential and agricultural	
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield Ha

## Site Constraints

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

## Proposed Development

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

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

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

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

## Summary

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.

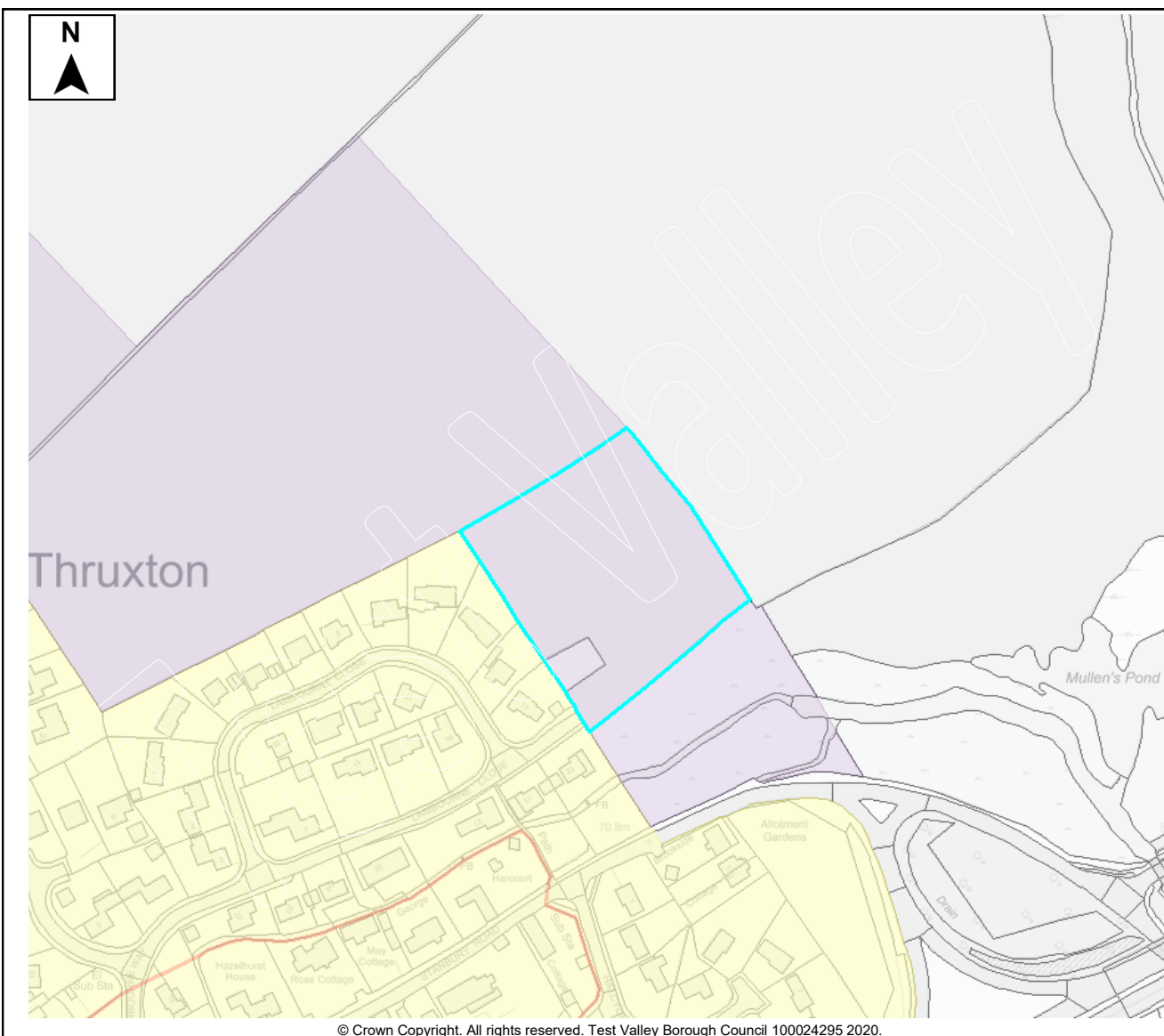
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

## Hbic Local Ecological Network

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



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Site Details										
SHELAA Ref	218	Site Name	Land northeast of Lambourne Close							
		Settlement	Thruxton							
Parish/Ward	Thruxton				Site Area	0.82 Ha		Developable Area	0.82 Ha	
Current Land Use	Agricultural				Character of Surrounding	Residential, agriculture and countryside				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)		✓	SINC			Infrastructure/ Utilities			Other (details below) ✓	
Local Gap (E3)			SSSI			Land Ownership			Flood Alert Areas	
Conservation Area (E9)			SPA/SAC/Ramsar			Covenants/Tenants			Village Design Statement	
Listed Building (E9)			AONB (E2)			Access/Ransom Strips				
Historic Park & Garden (E9)			Ancient Woodland			Contaminated Land				
Public Open Space (LHW1)			TPO			Pollution (E8)				
Employment Land (LE10)			Flood Risk Zone			Mineral Safeguarding		✓		

## Proposed Development

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

Residential	✓	25	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	25
Not Known	✓

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

## Summary

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

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

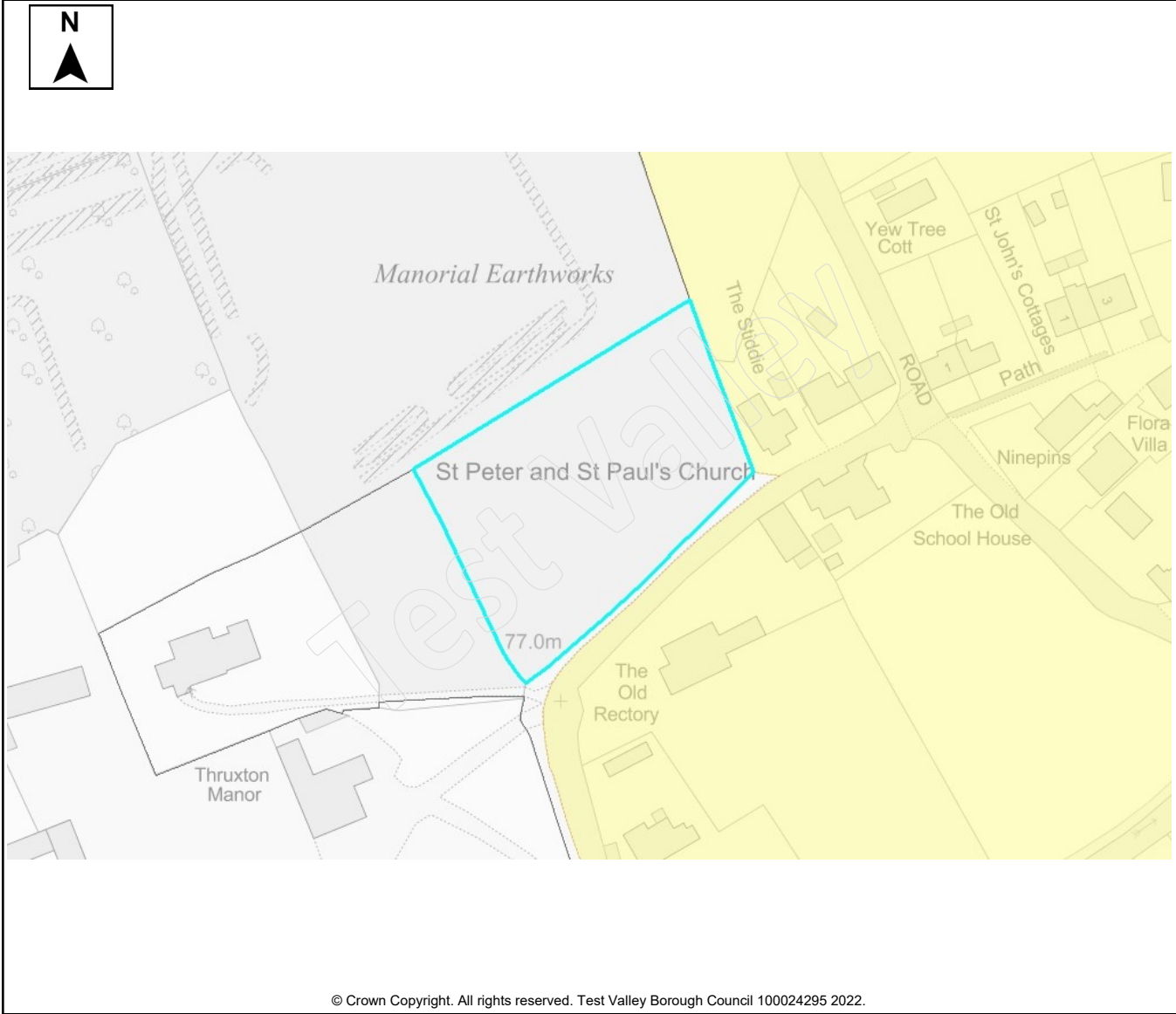
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

### Hbic Local Ecological Network

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

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





Site Details							
SHELAA Ref	402	Site Name	Land north of Church Lane				
		Settlement	Thruxton				
Parish/Ward	Thruxton			Site Area	0.34Ha	Developable Area	0.34Ha
Current Land Use	Open green space			Character of Surrounding Area	Residential, Thruxton Aerodrome, burial ground		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Greenfield
Site Constraints							
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		Flood alert area	
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)	✓		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓		

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	12	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	12
Not Known	✓

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

## Summary

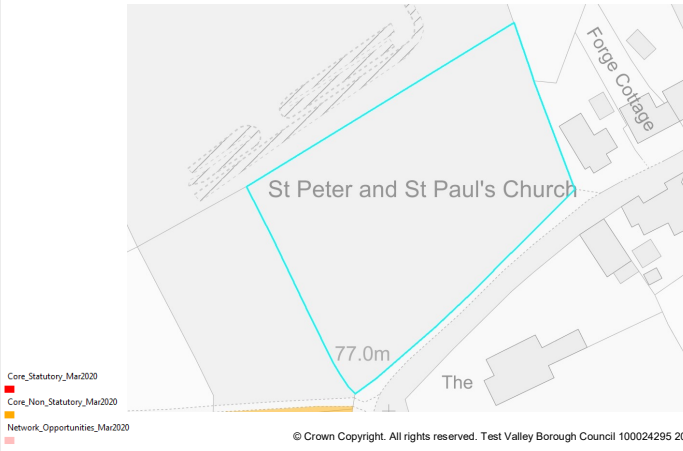
The site is available and promoted for development by the land owner, with interest from a developer.

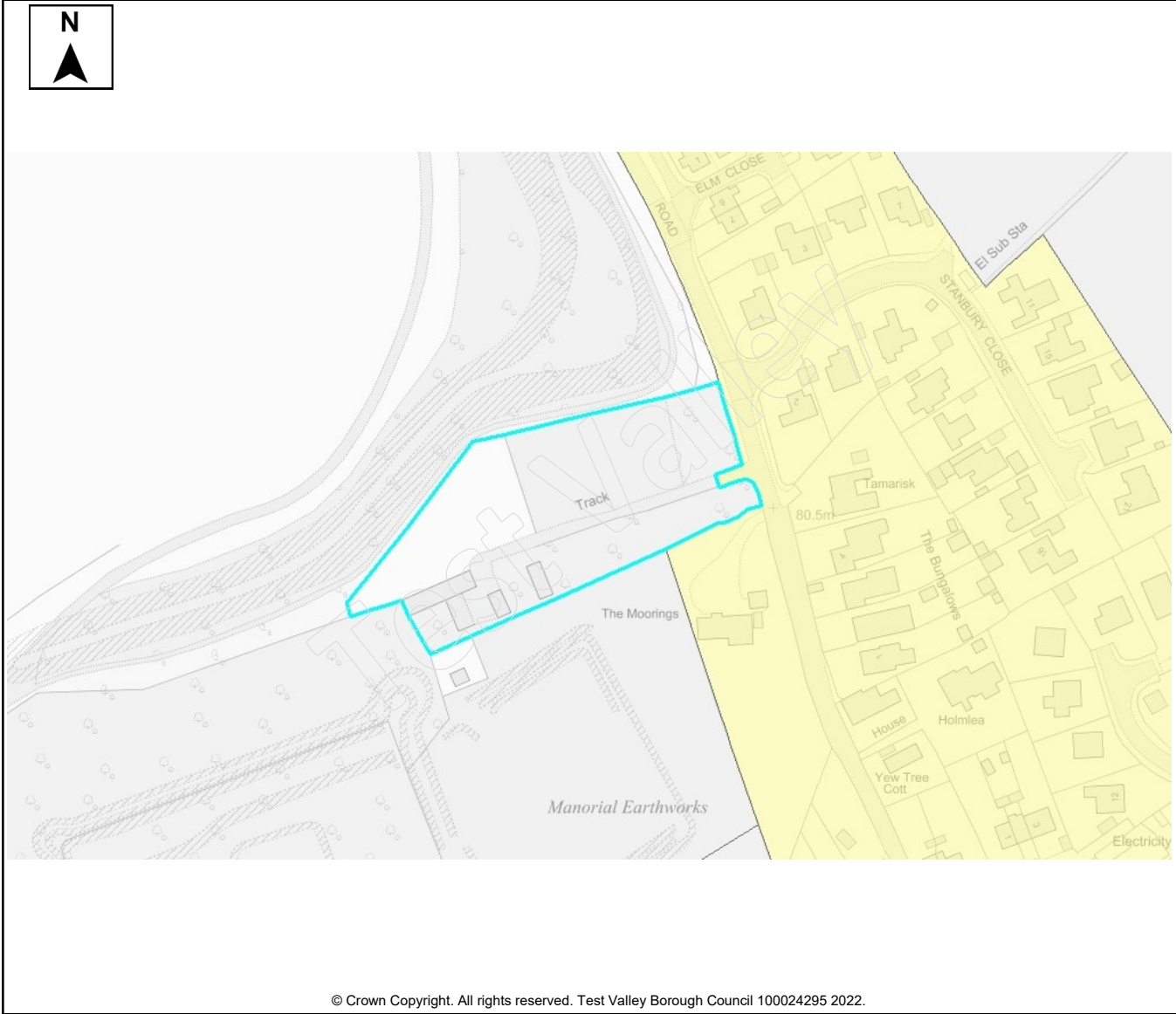
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Thruxton which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

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





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Site Details					
SHELAA Ref	403	Site Name	Land west of Stanbury Road		
		Settlement	Thruxton		
Parish/Ward	Thruxton		Site Area	0.7Ha	Developable Area 0.7Ha
Current Land Use	Vacant former agricultural land		Character of Surrounding Area	Residential and Thruxton Aerodrome	
Brownfield/PDL		Greenfield		Combined ✓	Brownfield/PDL Greenfield

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

Proposed Development				
Availability		Residential	✓ 24	Dwellings
Promoted by land owner	✓	Employment		Floor Space (m²)
Site Available Immediately	✓	Retail		Floor Space (m²)
Site Currently Unavailable		Leisure		Floor Space (m²)
Achievability/Developer Interest		Traveller Site		Pitches
Promoted by developer		Other		
Developer interest	✓	Mixed Use Scheme		
No developer interest		Residential		Dwellings
Deliverability		Employment		Floor Space (m²)
Could commence in 5yrs	✓	Retail		Floor Space (m²)
Unlikely to commence in 5yrs		Leisure		Floor Space (m²)
Possible self build plot provision		Other		
Yes		This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.		
No	✓			
Phasing if permitted (Dwellings only)				
Year 1				
Year 2				
Year 3				
Year 4				
Year 5				
Years 6-10				
Years 11-15				
Years 15+				
Total		24		
Not Known		✓		

# Summary

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

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

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

## Hbic Local Ecological Network

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

The map displays a geographical area with various land use designations. A red hatched area at the top left represents 'Core\_Statutory\_Mar2020'. A large yellow area, outlined in orange, represents 'Core\_Non\_Statutory\_Mar2020' and is labeled 'Network\_Opportunities\_Mar2020'. This yellow area is situated next to a grey area labeled 'The Moorings' and a road labeled 'Track'. The map also shows some buildings and a road network. A legend at the bottom left identifies the colors: red for 'Core\_Statutory\_Mar2020', yellow for 'Core\_Non\_Statutory\_Mar2020', and orange for 'Network\_Opportunities\_Mar2020'.

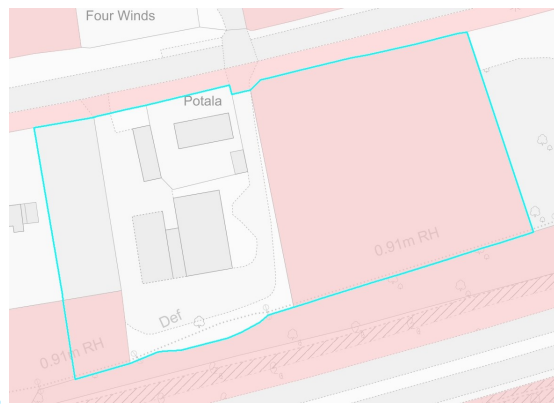
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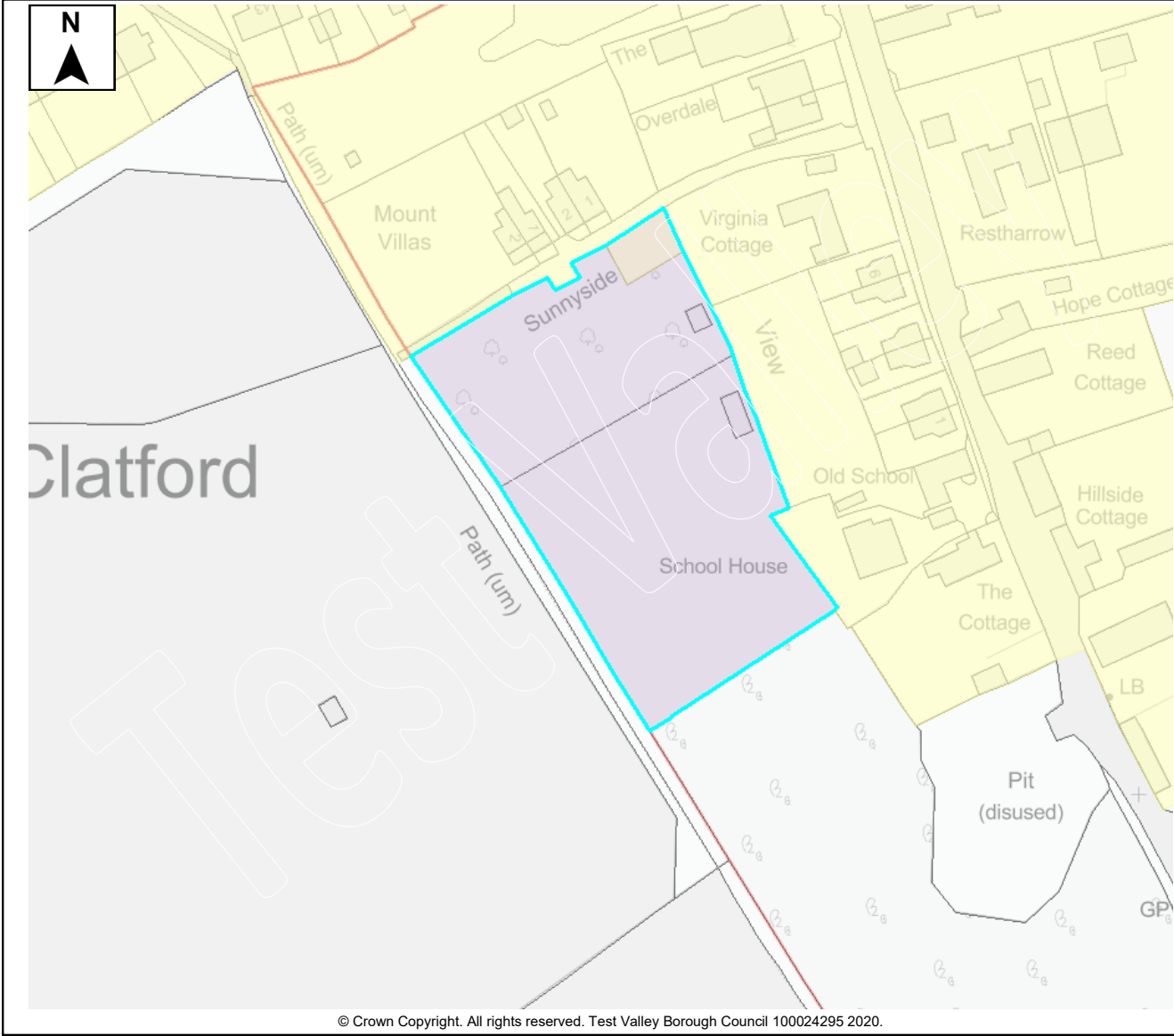




Site Details										
SHELAA Ref	412	Site Name	Land at Racedown Barns							
		Settlement	Thruxton							
Parish/Ward	Thruxton				Site Area	1.04Ha	Developable Area	1.04Ha		
Current Land Use	Agricultural and commercial				Character of Surrounding Area	Residential and agricultural				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.35Ha	Greenfield	0.69Ha	
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities	✓	Other (details below)			
Local Gap (E3)			SSSI		Land Ownership					
Conservation Area (E9)			SPA/SAC/Ramsar		Covenants/Tenants	✓				
Listed Building (E9)		✓	AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)	✓				
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

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

Summary		Hbic Local Ecological Network	
<p>The site is available and promoted for development by the land owner, currently with no interest from a developer.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The nearest settlement is the village of Thruxton which is identified as a Rural Village in the Local Plan Settlement Hierarchy.</p> <p>Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p>		<p>An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing “Woodland/ Scrub”, “Neutral Grassland” or “Calcareous Grassland”.</p> 	
		<div><div>Core_Statutory_Mar2020</div><div>Core_Non_Statutory_Mar2020</div><div>Network_Opportunities_Mar2020</div></div> <div>© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2022.</div>	



Site Details					
SHELAA Ref	1	Site Name	Land opposite "Mount Villas" & "Sunnyside"		
		Settlement	Upper Clatford		
Parish/Ward	Upper Clatford		Site Area	0.516 Ha	Developable Area 0.516 Ha
Current Land Use	Paddocks		Character of Surrounding	Residential and agricultural	
Brownfield/PDL		Greenfield	✓	Combined	
Site Constraints					
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	Other (details below) ✓
Local Gap (E3)		SSSI		Land Ownership	Village Design Statement
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land	
Public Open Space (LHW1)		TPO		Pollution (E8)	
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	

## Proposed Development

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

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

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

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

## Summary

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

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

The site is adjacent to the boundary of the village of Upper Clatford which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

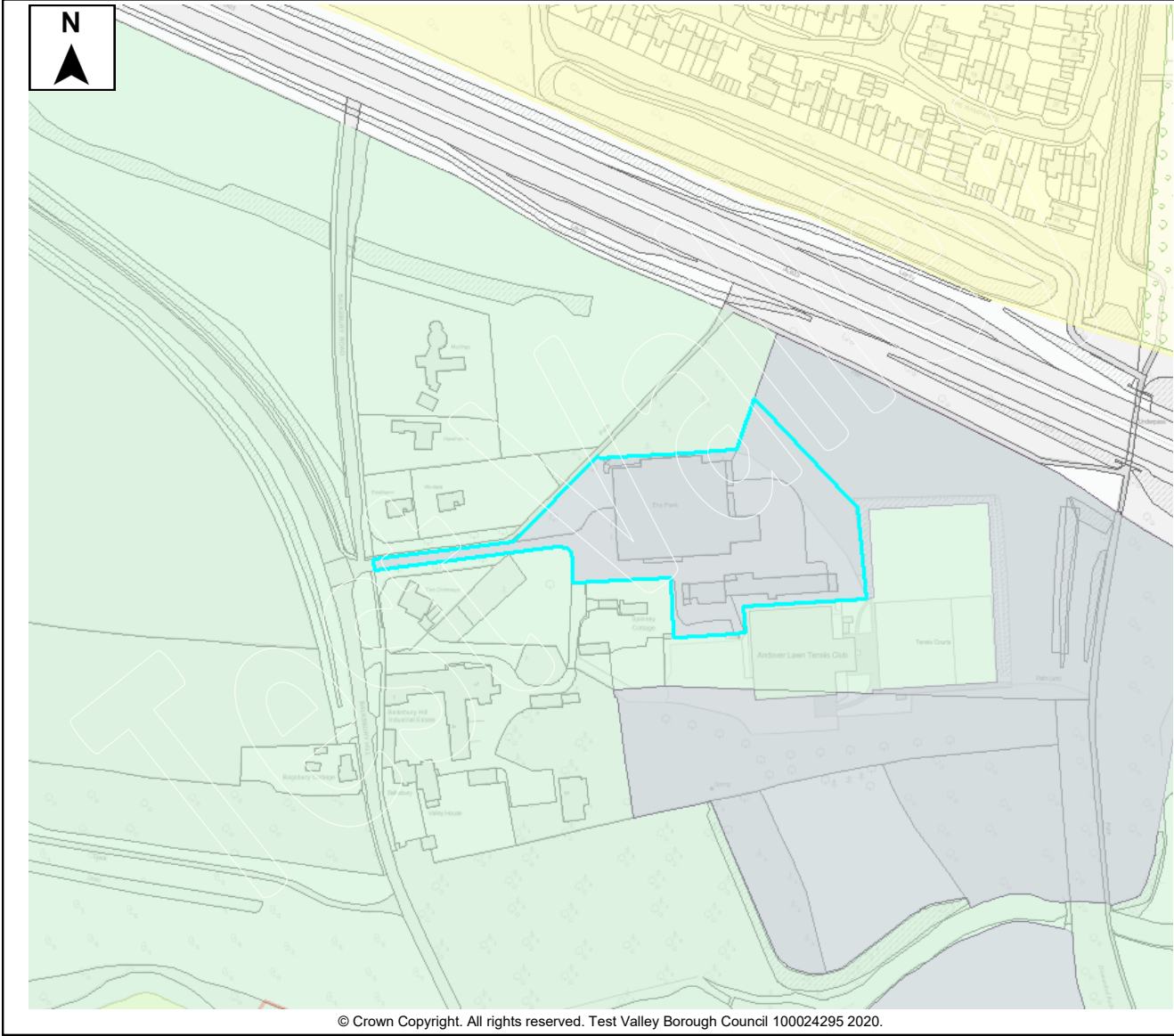
### Hbic Local Ecological Network

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

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

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Site Details

SHELAA Ref	15	Site Name	Era Park						
		Settlement	Upper Clatford						
Parish/Ward	Upper Clatford			Site Area	1 Ha		Developable Area	1 Ha	
Current Land Use	Factory & offices			Character of Surrounding	Residential, Recreation and Countryside				
Brownfield/PDL	✓	Greenfield		Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

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

Proposed Development

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

Residential	✓	9	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	9
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	9
Not Known	

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

Summary

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

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

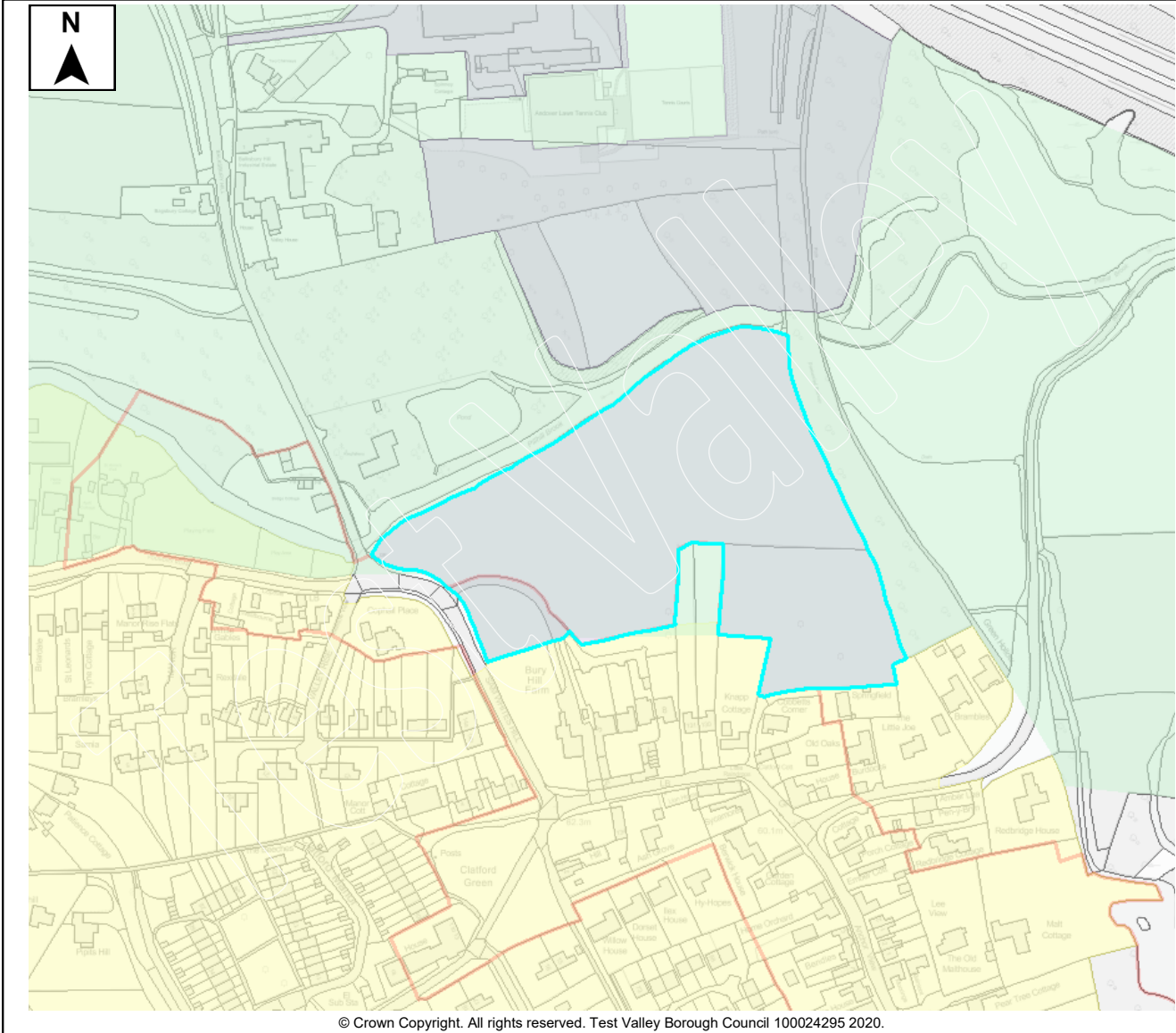
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

**Hbic Local Ecological Network**

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







## Site Details

SHELAA Ref	125	Site Name	Land at Bury Hill Farm						
		Settlement	Upper Clatford						
Parish/Ward	Upper Clatford			Site Area	2.9 Ha	Developable Area	2.9 Ha		
Current Land Use	Paddocks			Character of Surrounding	Residential and agricultural				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

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

## Proposed Development

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

Residential	✓	25	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	7
Year 3	8
Year 4	10
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	25
Not Known	

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

## Summary

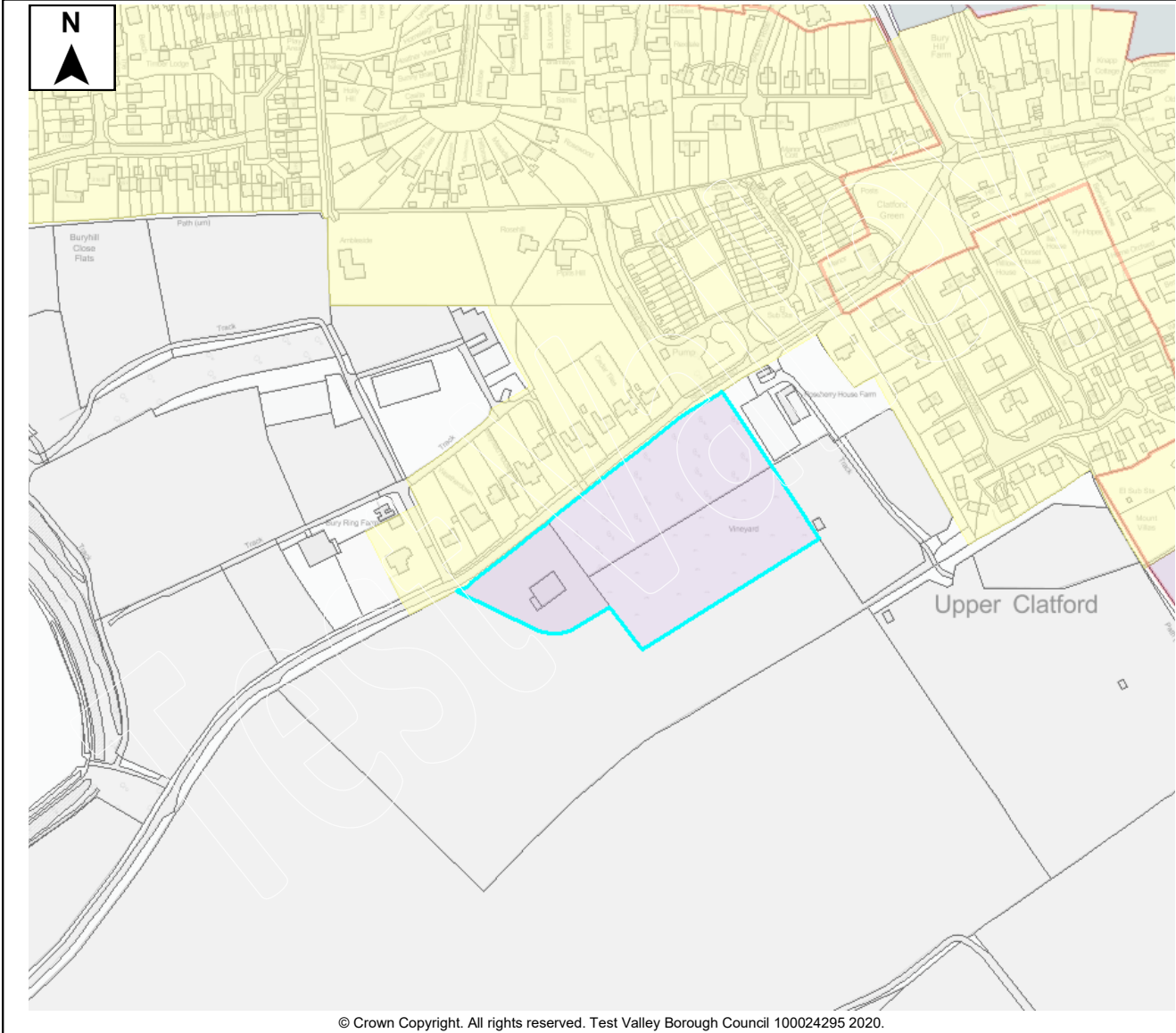
The site is available and promoted for development by the land owner, with interest from a developer.

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

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

### Hbic Local Ecological Network

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



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## Site Details

SHELAA Ref	299	Site Name	New Barn Trwakers Farm			
		Settlement	Upper Clatford			
Parish/Ward	Upper Clatford			Site Area	1.82 Ha	Developable Area 1.82 Ha
Current Land Use	Former commercial vineyard and warehousing			Character of Surrounding	Agricultural land	
Brownfield/PDL	✓	Greenfield		Combined		
				Brownfield/PDL	Ha	Greenfield Ha

## Site Constraints

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

## Proposed Development

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

Residential	✓	20	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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

## Summary

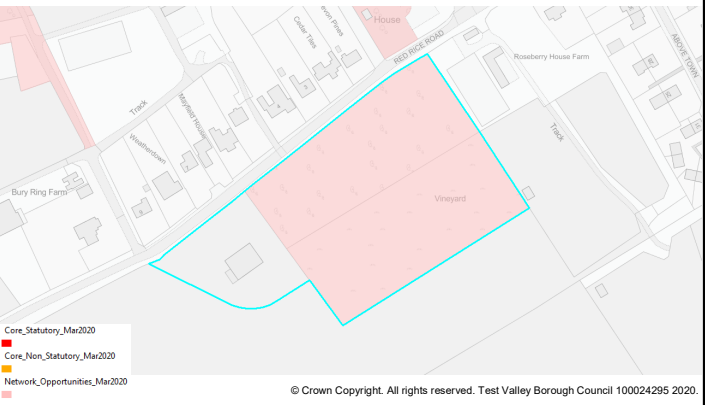
The site is available and promoted for development by the land owner, with interest from a developer.

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

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

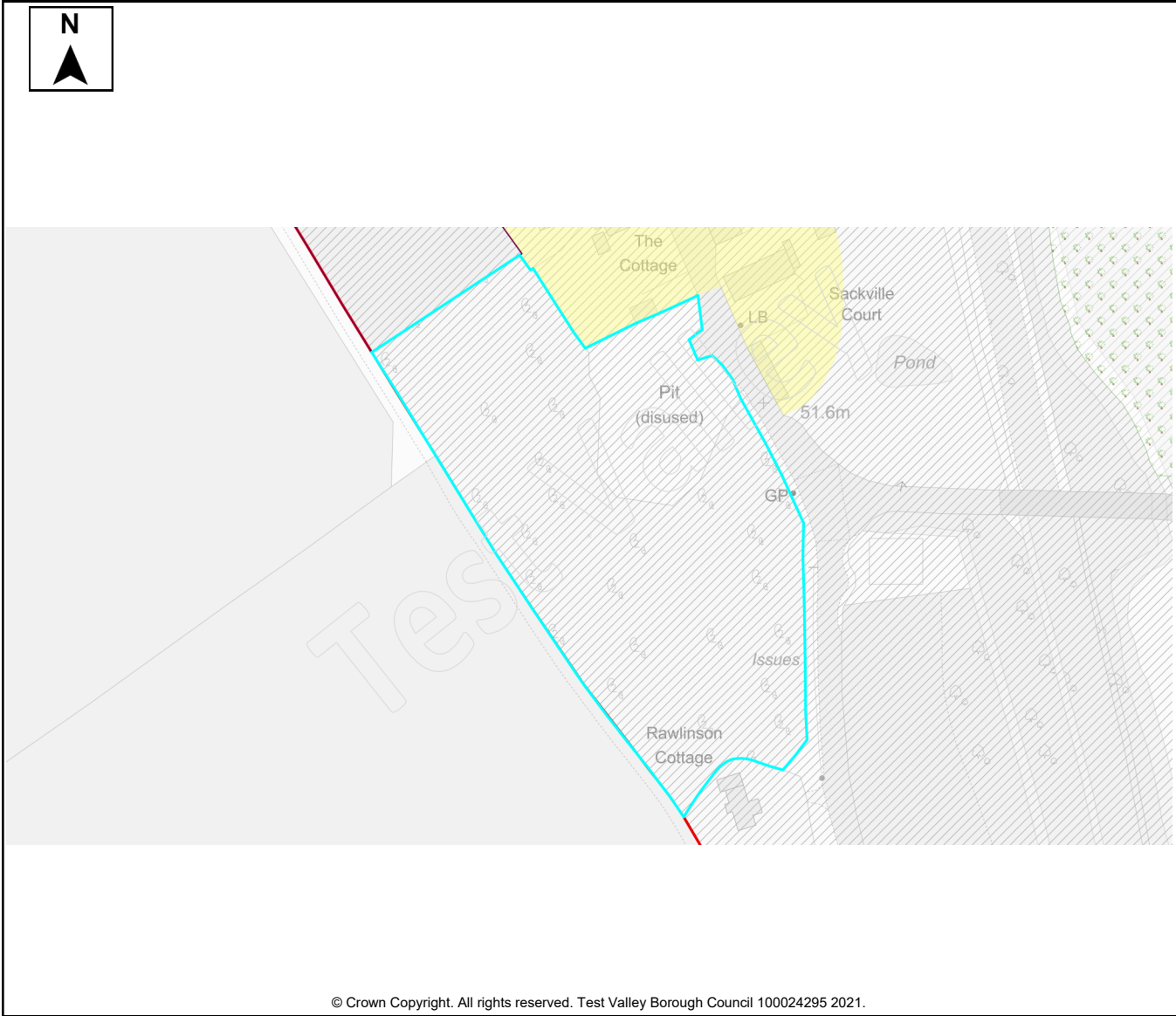
### Hbic Local Ecological Network

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



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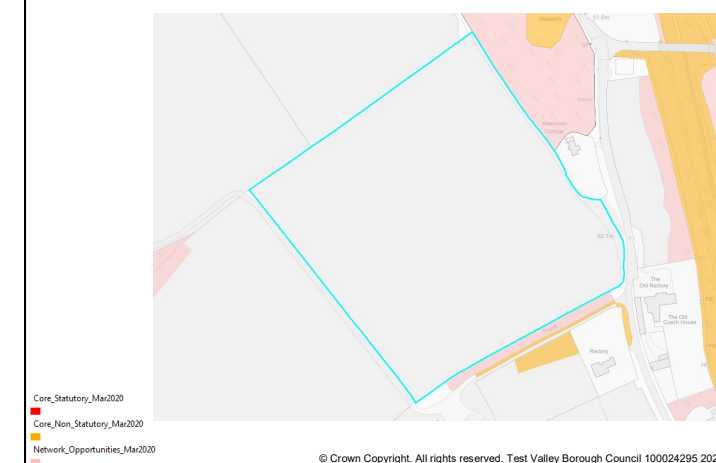
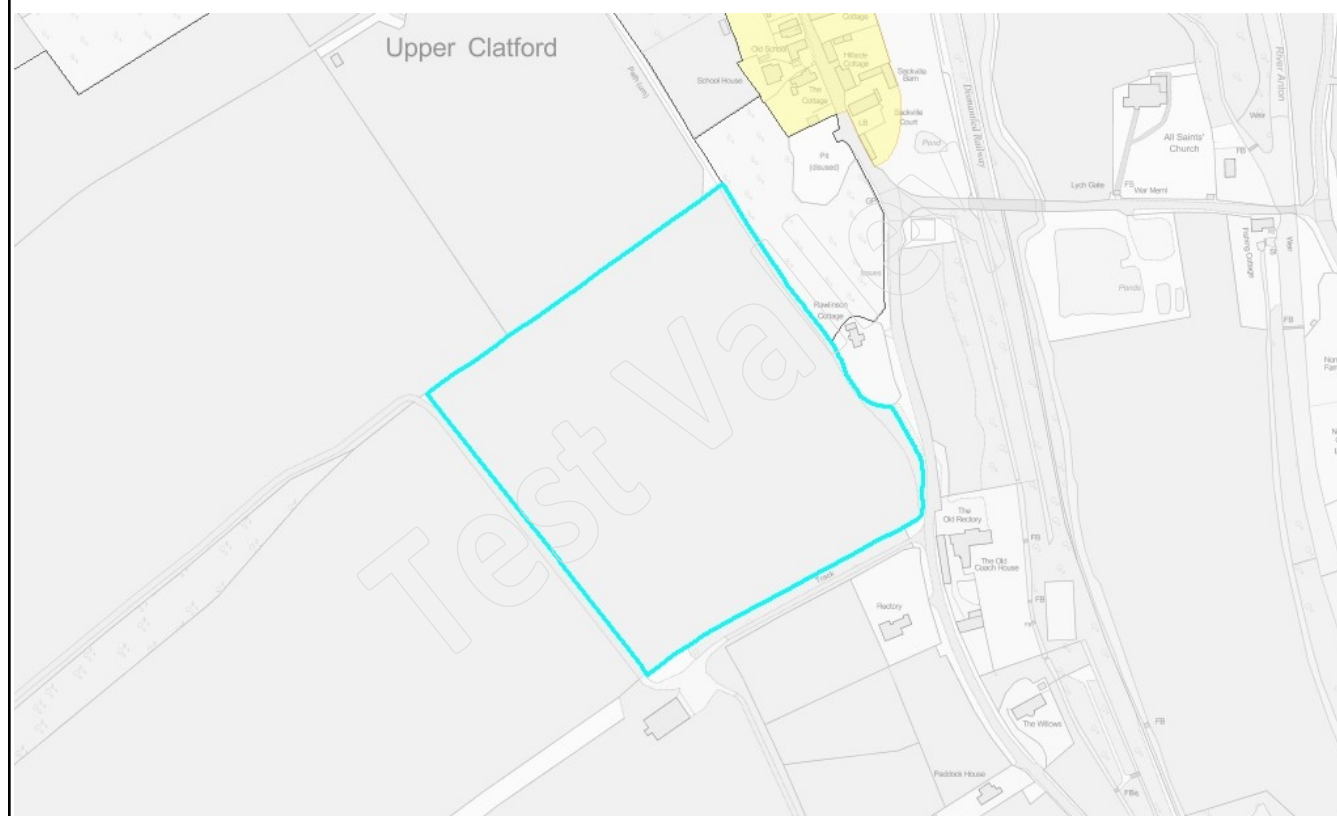


Site Details										
SHELAA Ref	391	Site Name	Sackville Court Field							
		Settlement	Upper Clatford							
Parish/Ward	Upper Clatford				Site Area	0.79 Ha	Developable Area	0.79 Ha		
Current Land Use	Grazing				Character of Surrounding Area	Residential and agricultural				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities		Other (details below)		✓	
Local Gap (E3)			SSSI		Land Ownership		Village Design Statement			
Conservation Area (E9)		✓	SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)			AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

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

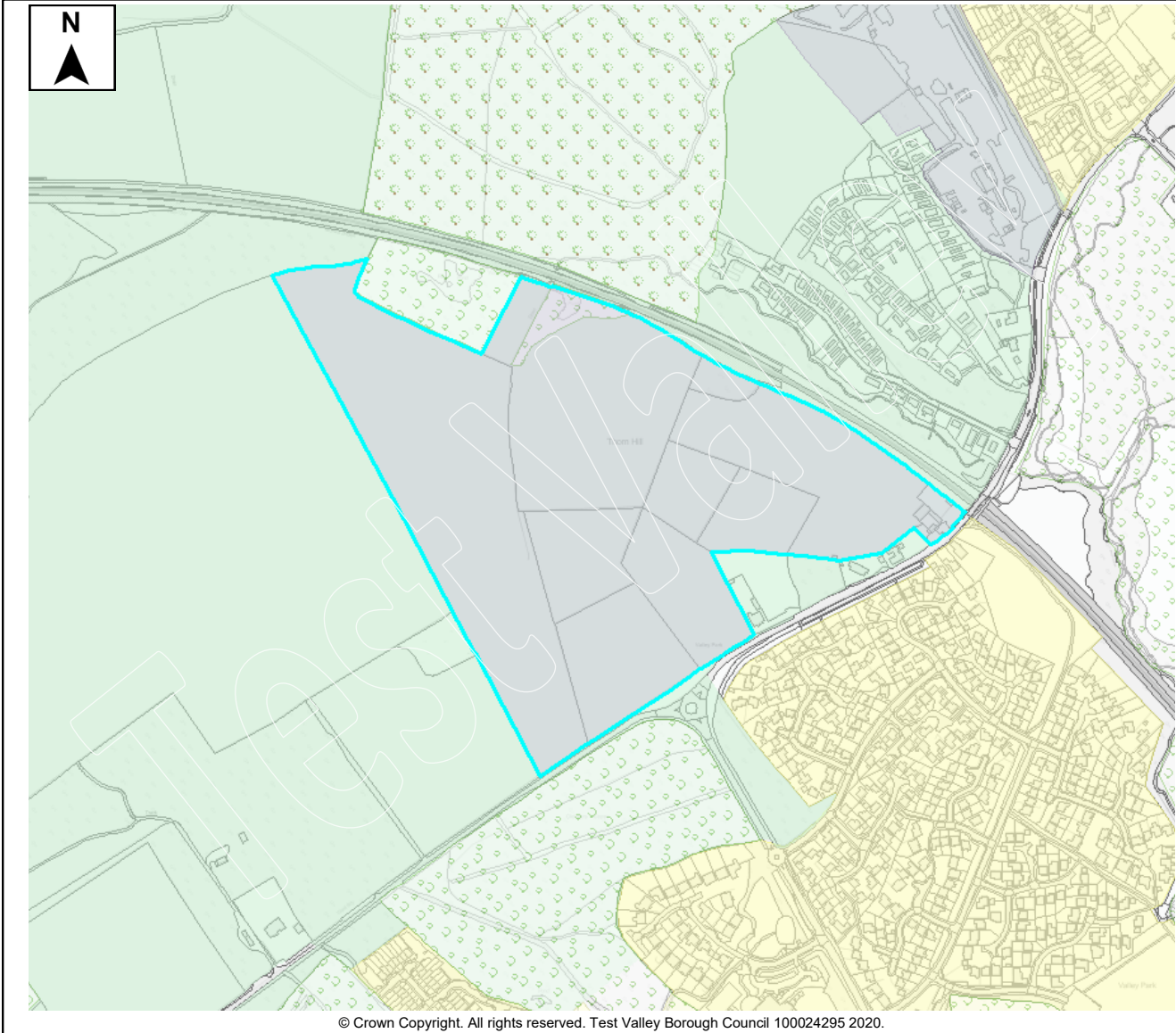
This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it does not allocate sites.

Summary		Hbic Local Ecological Network	
<p>The site is available and promoted for development by the land owner, with interest from a developer.</p> <p>The site is adjacent to the boundary of the village of Upper Clatford which is identified as a Rural Village in the Local Plan Settlement Hierarchy.</p> <p>Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p>		<p>An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.</p> 	



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Site Details

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

Site Constraints

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

Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	280	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure	✓	280	Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	35
Year 4	35
Year 5	35
Years 6-10	175
Years 11-15	
Years 15+	
Total	280
Not Known	

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

Summary

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

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

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

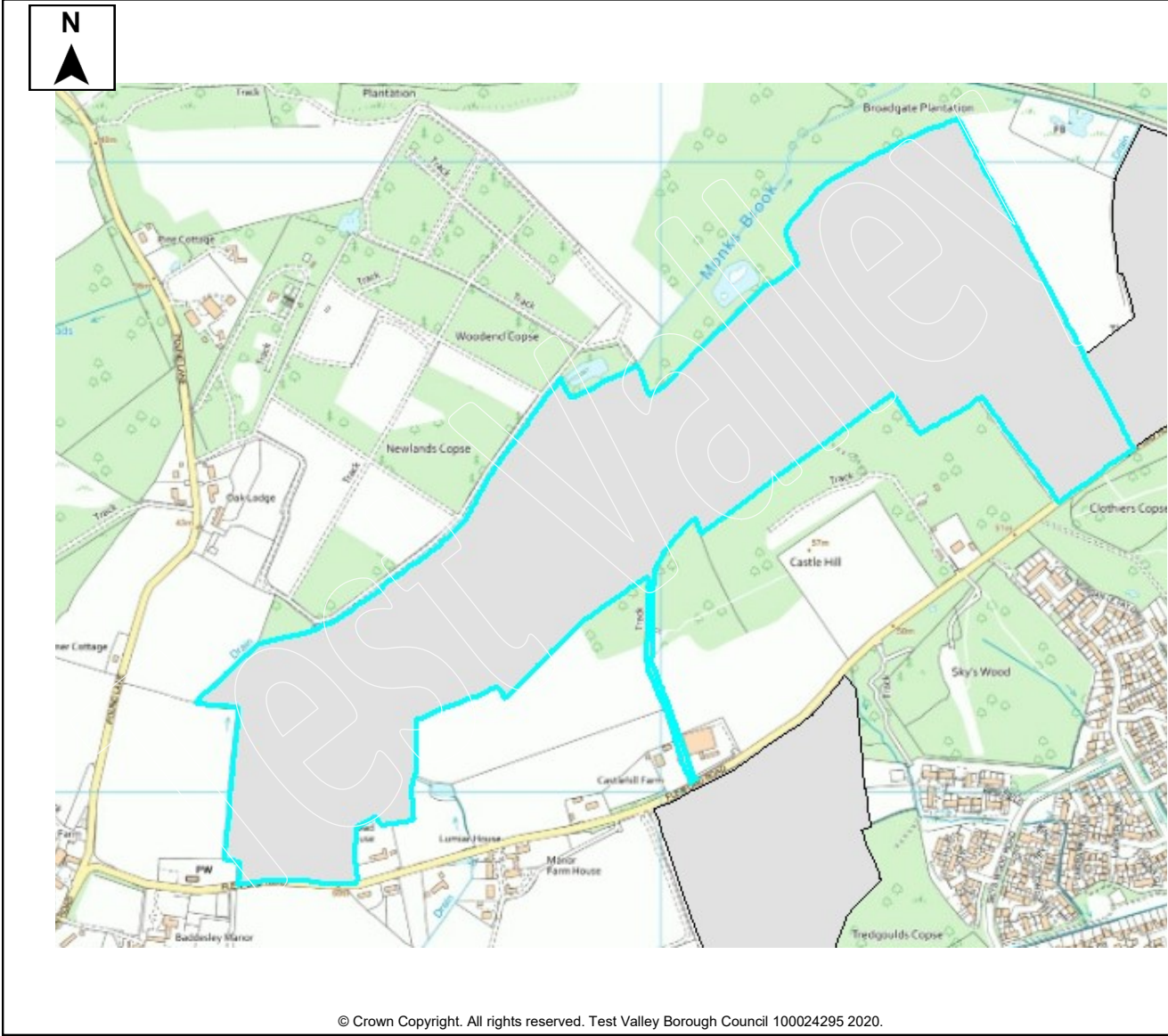
**Hbic Local Ecological Network**

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

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

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## Site Details

SHELAA Ref	457	Site Name	Land North of Flexford Road			
		Settlement	North Baddesley			
Parish/Ward	North Baddesley/Valley Park		Site Area	49.8 ha	Developable Area	33.12 ha .
Current Land Use	Grazing, grassland, agricultural		Character of Surrounding	Agricultural and forestry		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Greenfield 49.8 Ha

## Site Constraints

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

## Proposed Development

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

Residential	✓	900	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	200
Year 2	200
Year 3	200
Year 4	200
Year 5	100
Years 6-10	
Years 11-15	
Years 15+	
Total	900
Not Known	

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

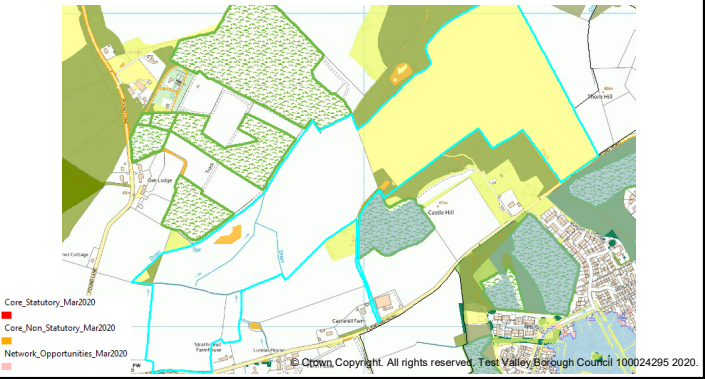
## Summary

The site is promoted for development by the land owner, potentially in the longer term. Interest from developers is not identified at this stage

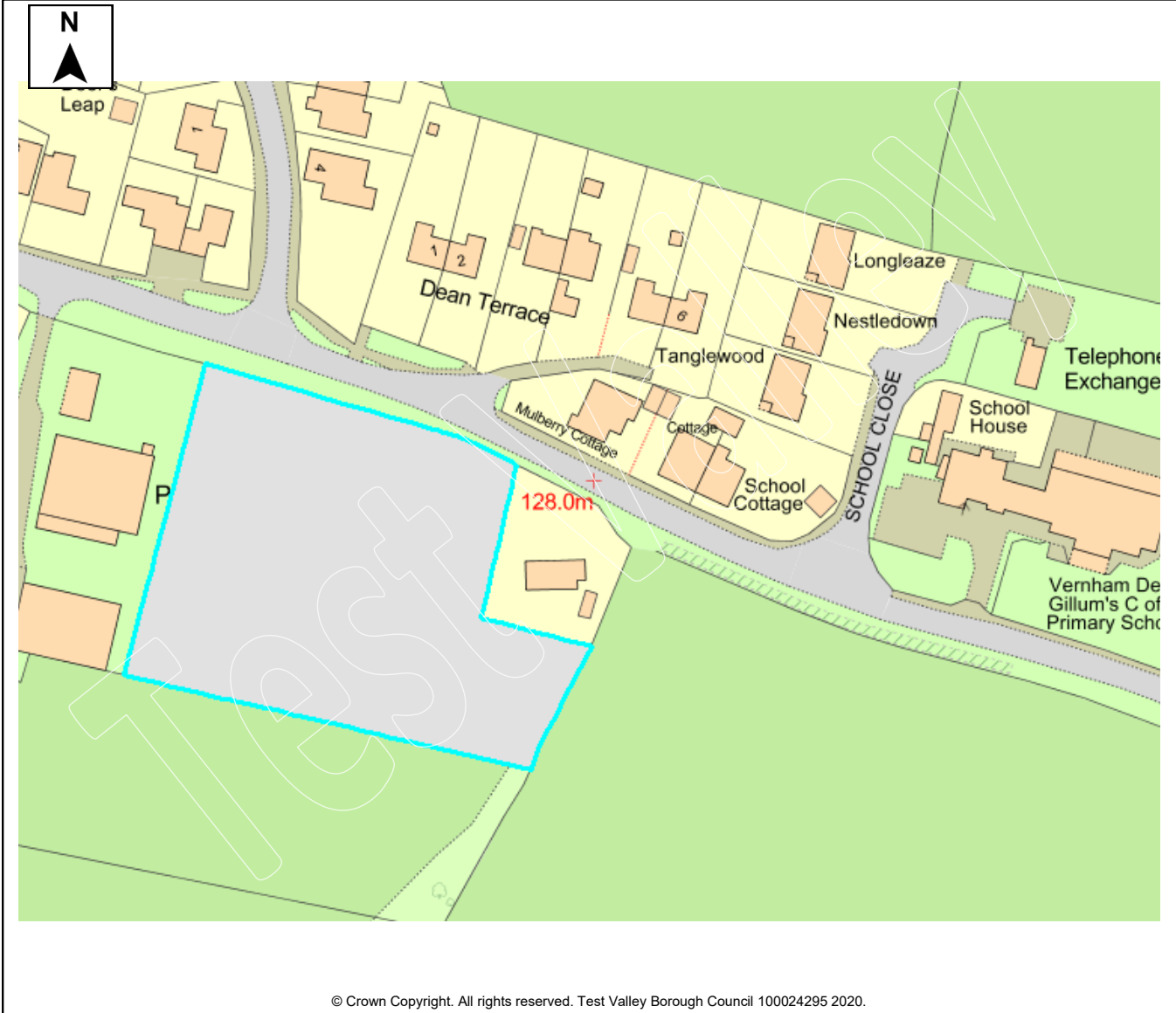
The site is located outside of the settlement boundary and is in the open countryside, as defined in the TVBC Revised Local Plan DPD. It is proposed as a longer term extension to Knightwood, which is within Valley Park, a key service centre in the Local Plan Settlement Hierarchy.

### Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Local Ecologic Network Opportunity Areas (yellow shading) and adjoins BAP priority habitat (mid green), ancient woodland, (hatched) SINC (blue-green and TPO woodland (dark green).







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## Site Details

SHELAA Ref	460	Site Name	Land at Poplars Farm						
		Settlement	Vernham Dean						
Parish/Ward	Vernham Dean			Site Area	1.94 ha	Developable Area	1.94 ha		
Current Land Use	Agricultural / Grazing			Character of Surrounding	Residential and Agricultural				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	1.94 Ha

## Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below) The site adjoins Conservation Area. Most of site is in Flood Risk Zone 1 with a small part in 2/3.
Local Gap (E3)		SSSI		Land Ownership		
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		
Listed Building (E9)		AONB (E2)	✓	Access/Ransom Strips		
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		
Public Open Space (LHW1)		TPO		Pollution (E8)		
Employment Land (LE10)		Flood Risk Zone	1, 2, 3	Mineral Safeguarding		

## Proposed Development

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

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

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

## Summary

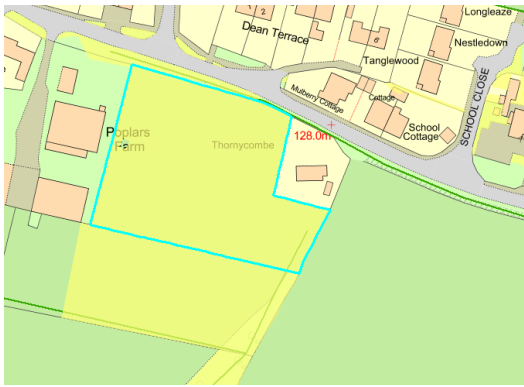
The site is promoted for residential development by the land owner. Interest from developers is not identified at this stage

The site is located adjacent to the Vernham Dean settlement boundary, and is in the countryside, in the TVBC Revised Local Plan DPD. Vernham Dean is identified as a Rural Village in the Local Plan Settlement Hierarchy and is within an AONB designated National Landscape. The site adjoins the Conservation Area.

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

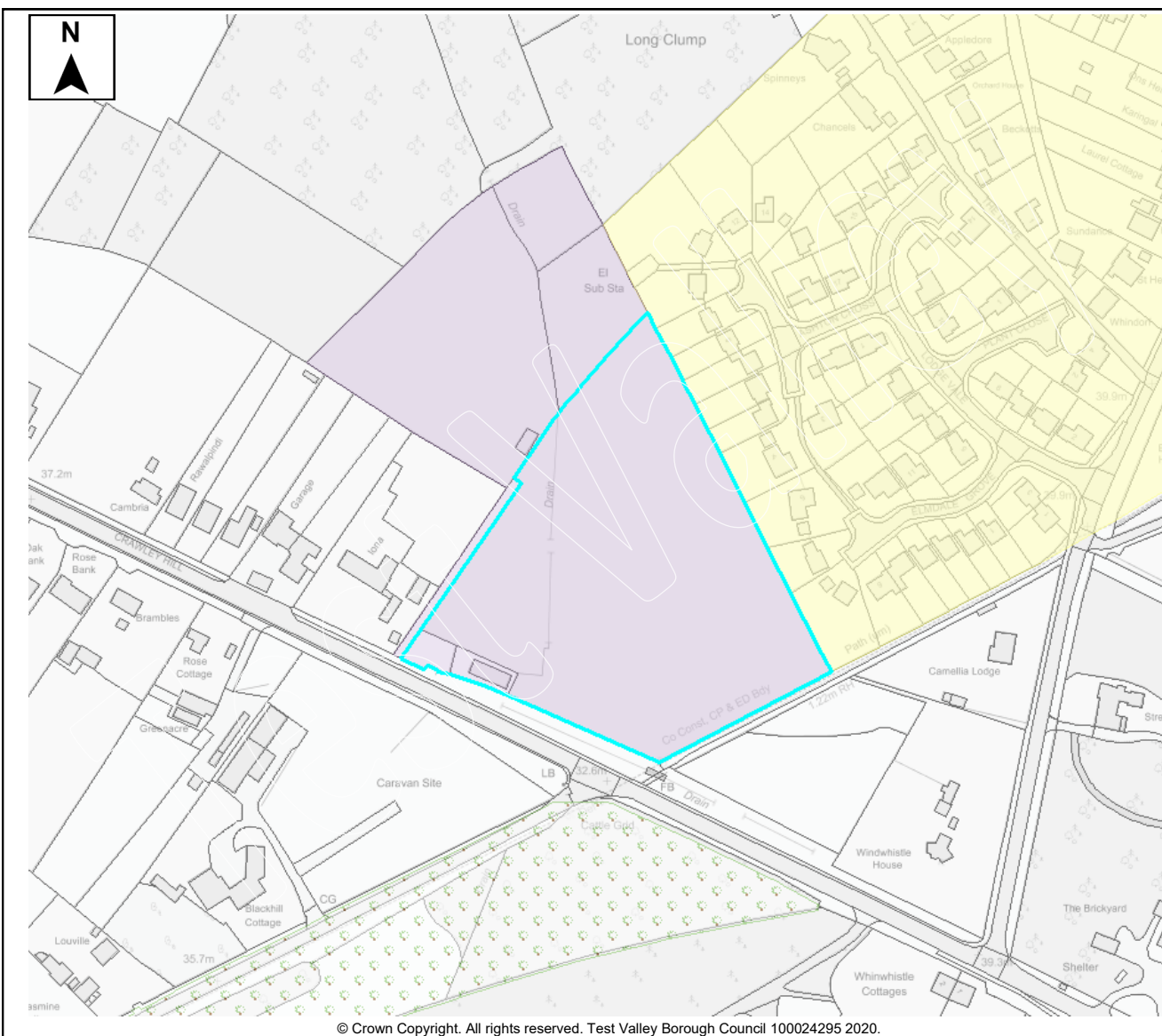
## Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. The site is a Local Ecologic Network Opportunity Area (yellow) and there is a hedgerow to the site frontage.



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



Site Details							
SHELAA Ref	6	Site Name	The Field, Crawley Hill				
		Settlement	East Wellow				
Parish/Ward	Wellow			Site Area	1.86 Ha	Developable Area	1.86 Ha
Current Land Use	Equestrian			Character of Surrounding			
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha
						Greenfield	Ha

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

## Proposed Development

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

Residential	✓	40	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (dwellings only)	
Year 1	
Year 2	40
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	40
Not Known	

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

## Summary

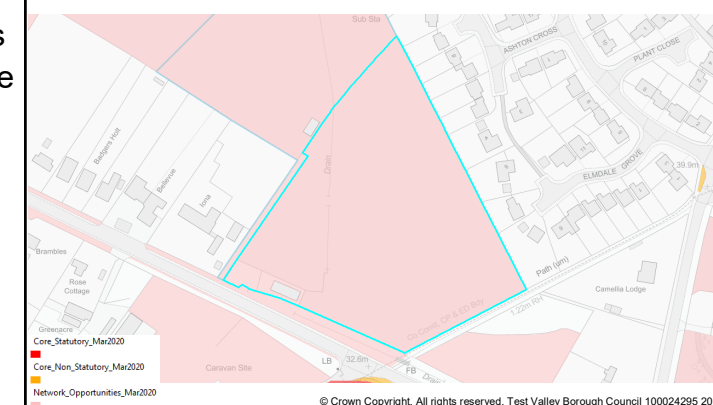
The site is available and promoted for development by the land owner, with interest from a developer.

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

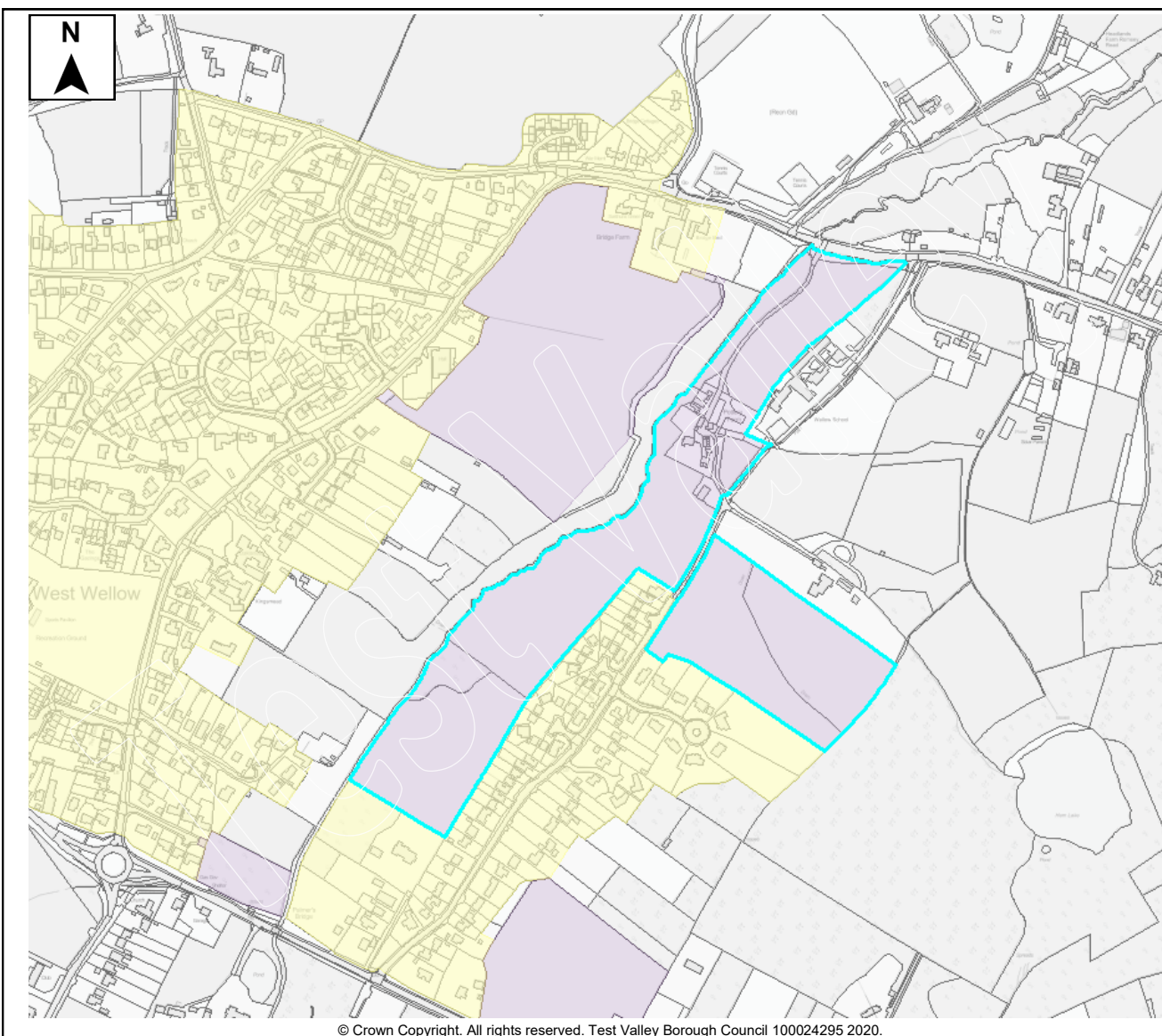
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

## Hbic Local Ecological Network

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







## Site Details

SHELAA Ref	16	Site Name	Pottery Farm			
		Settlement	West Wellow			
Parish/Ward	Wellow				Site Area	9.5 Ha
					Developable Area	7 Ha
Current Land Use	Pasture/grazing				Character of Surrounding	Dwellings and agriculture
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL
						0.77 Ha
						Greenfield
						8.73 Ha

## Site Constraints

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

## Proposed Development

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

Residential	✓	135	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	135
Not Known	✓

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

## Summary

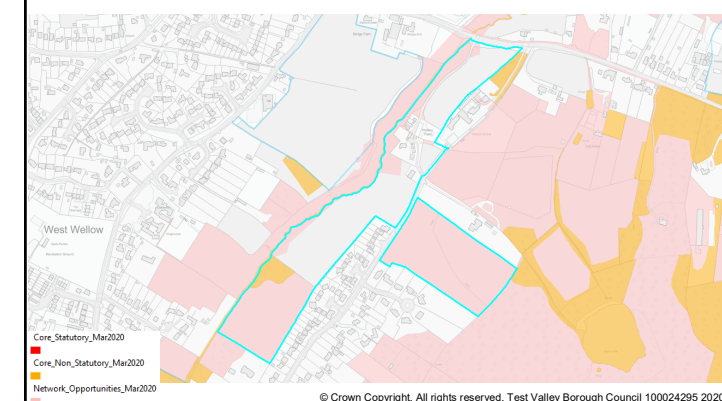
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

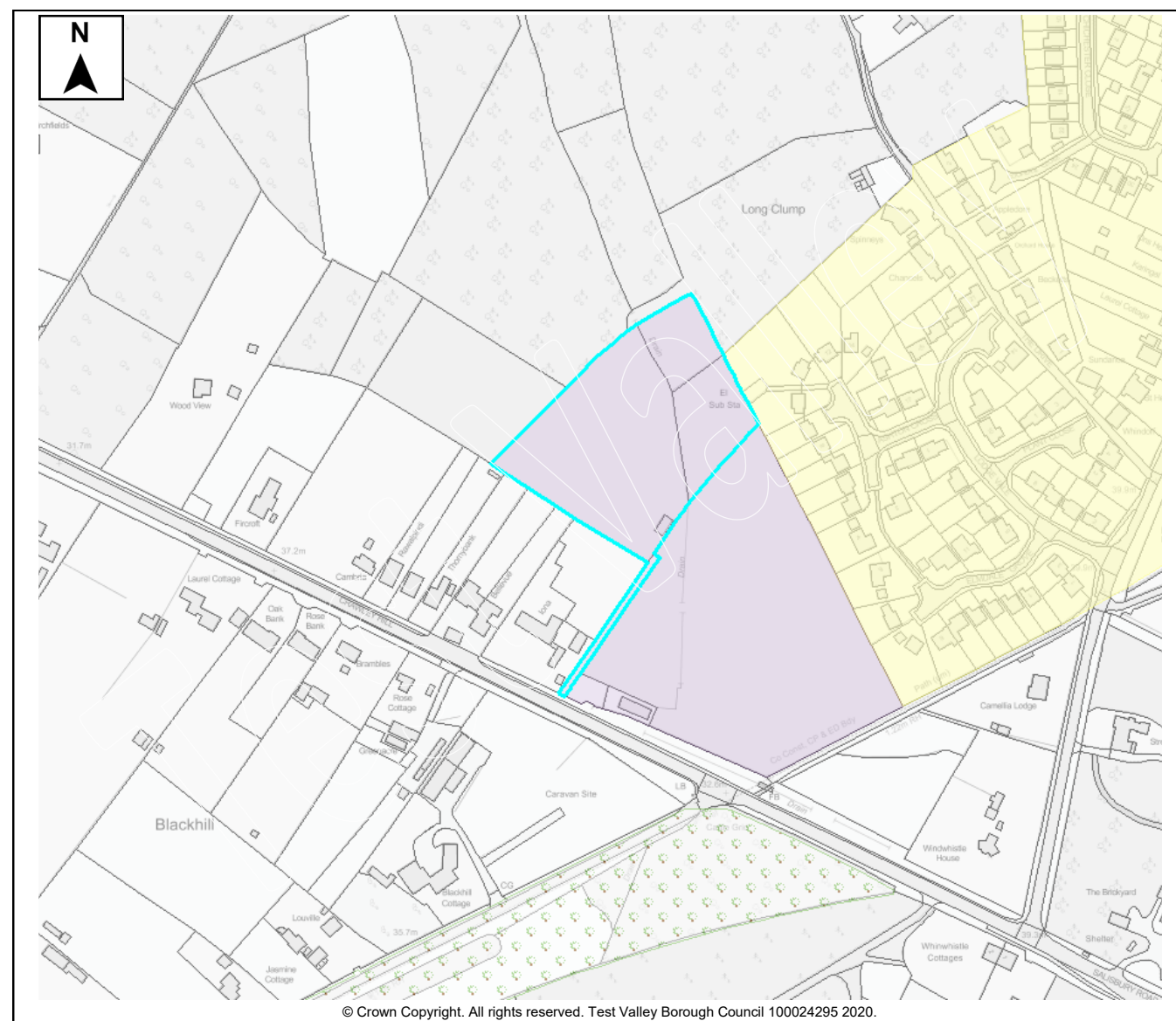
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of West Wellow which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

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





Site Details												
SHELAA Ref	37	Site Name	Land to rear of “lone” and “Bellevue Garage”									
		Settlement	East Wellow									
Parish/Ward	Wellow				Site Area	1.13 Ha		Developable Area	1.13 Ha			
Current Land Use	Paddock				Character of Surrounding Area	Residential and agriculture						
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha			
Site Constraints												
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓				
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA Zone Village Design Statement						
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants								
Listed Building (E9)		AONB (E2)		Access/Ransom Strips								
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land								
Public Open Space (LHW1)		TPO	✓	Pollution (E8)								
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding								

## Proposed Development

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

Residential	✓	26	Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	26
Not Known	✓

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

## Summary

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

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

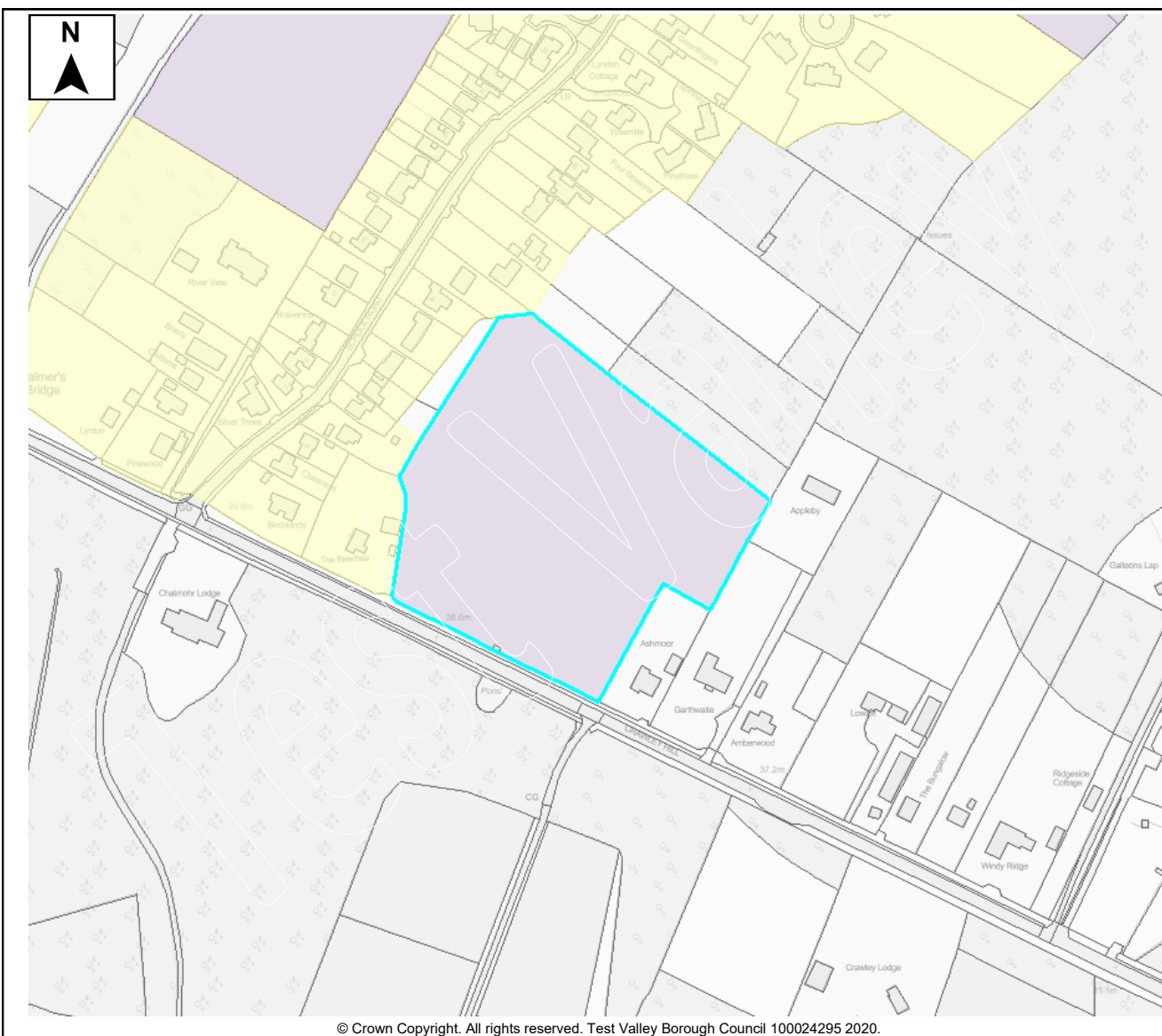
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

### Hbic Local Ecological Network

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

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

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

## Proposed Development

## Summary

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

Residential	✓	35	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (dwellings only)	
Year 1	
Year 2	10
Year 3	20
Year 4	5
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	35
Not Known	

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

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

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

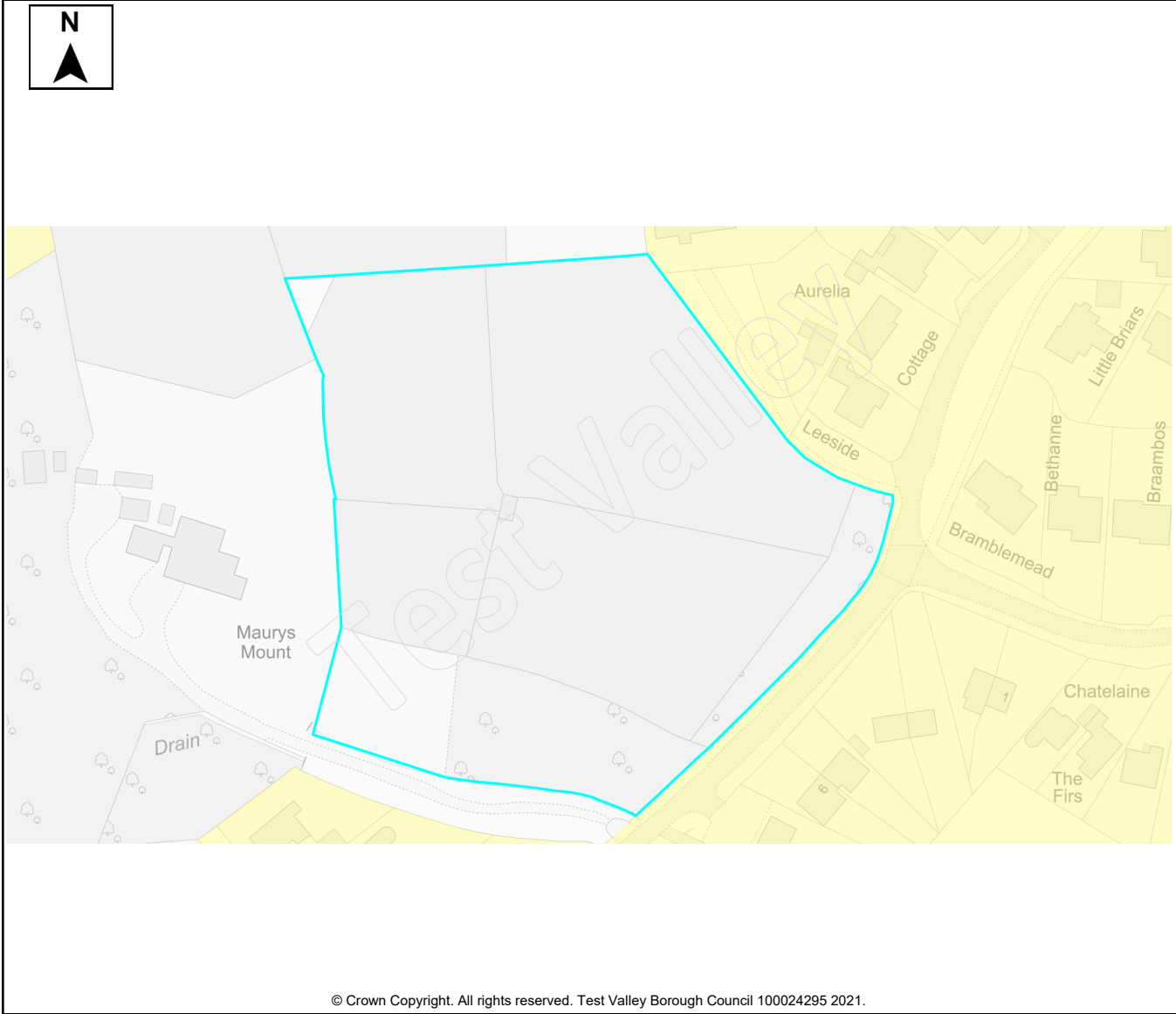
### Hbic Local Ecological Network

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

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

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



Site Details										
SHELAA Ref	134	Site Name	Land at Maurys Mount							
		Settlement	West Wellow							
Parish/Ward	Wellow				Site Area	1.4 Ha	Developable Area	1 Ha		
Current Land Use	Woodland and fields				Character of Surrounding Area	Residential and agricultural				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)		✓
Local Gap (E3)			SSSI		Land Ownership			New Forest SPA		
Conservation Area (E9)			SPA/SAC/Ramsar		Covenants/Tenants			Mottisfont Bats SSSI/SAC Foraging Buffer		
Listed Building (E9)			AONB (E2)		Access/Ransom Strips			Village Design Statement		
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO	✓	Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	26	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	26
Years 6-10	
Years 11-15	
Years 15+	
Total	26
Not Known	

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

## Summary

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

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

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

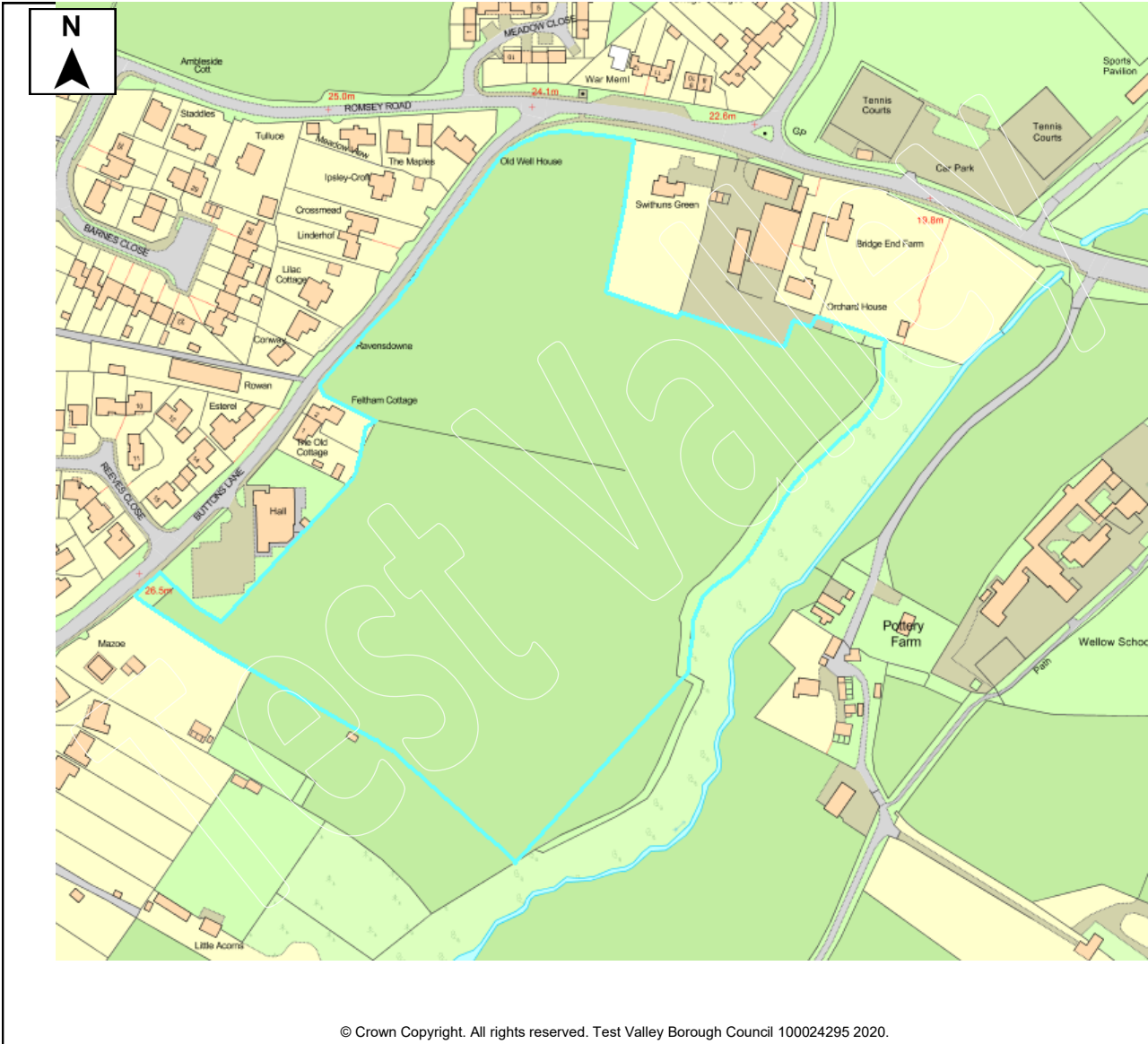
### Hbhc Local Ecological Network

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

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

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Site Details

SHELAA Ref	171	Site Name	Land south of Romsey Road			
		Settlement	West Wellow			
Parish/Ward	Wellow		Site Area	5.8 Ha	Developable Area	3.8 Ha
Current Land Use	Agricultural		Character of Surrounding	Residential and agriculture		
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield
						Ha

Site Constraints

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

Proposed Development

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

Residential	✓	115	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	35
Year 4	35
Year 5	35
Years 6-10	10
Years 11-15	
Years 15+	
Total	115
Not Known	

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

Summary

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

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

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

Hbic Local Ecological Network

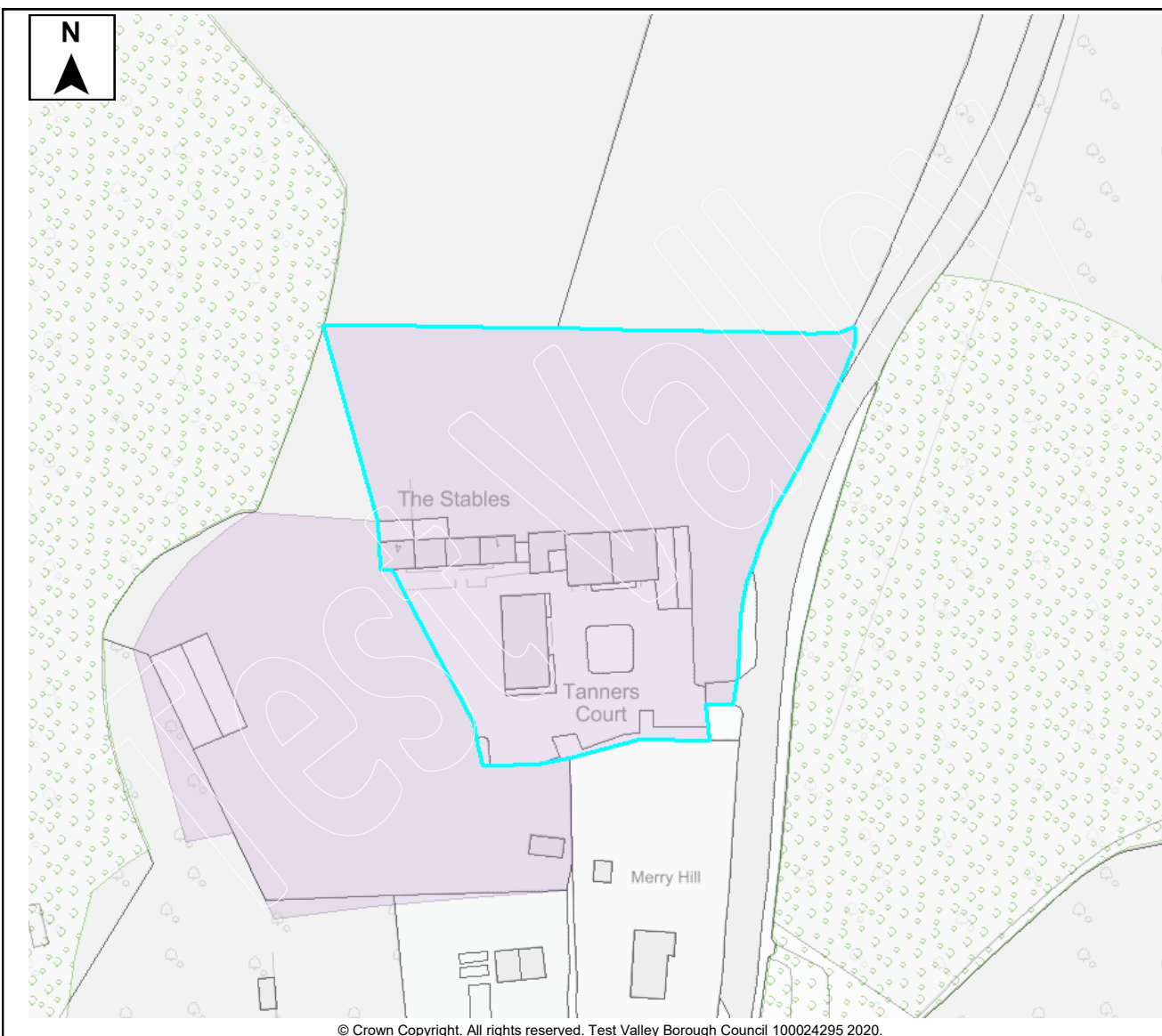
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.

Core\_Statutory\_Mar2020

Core\_Non\_Statutory\_Mar2020

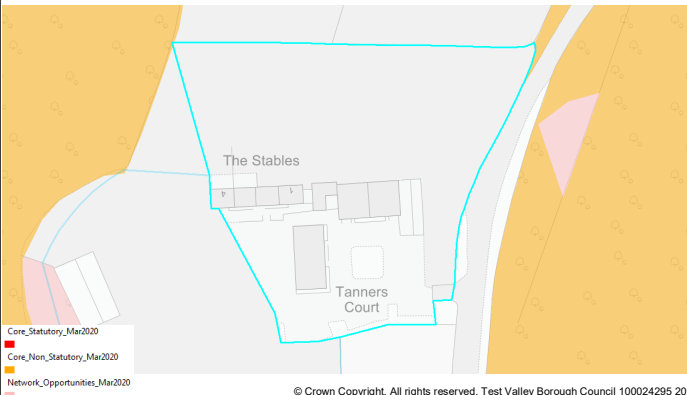
Network\_Opportunities\_Mar2020

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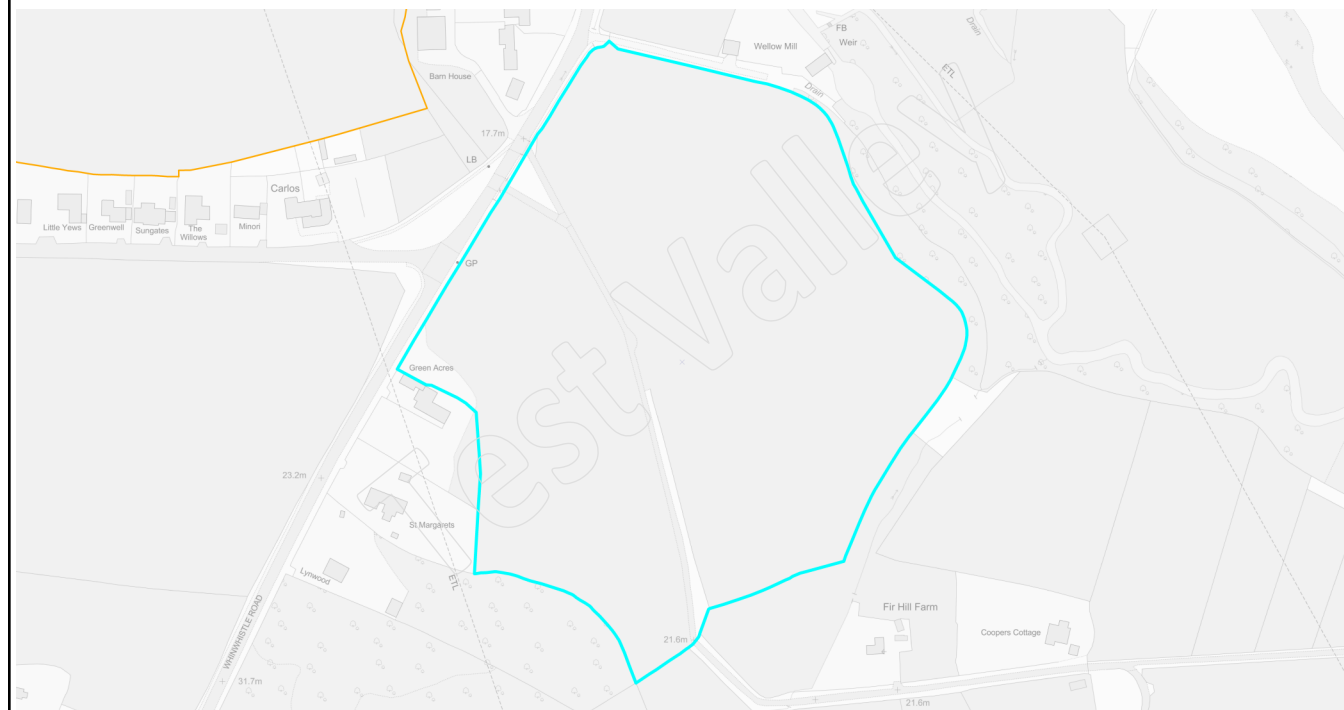
Site Details							
SHELAA Ref	178	Site Name	Tanners Court				
		Settlement	Shootash				
Parish/Ward	Wellow			Site Area	1.15 Ha	Developable Area	1.15 Ha
Current Land Use	Industrial Units			Character of Surrounding	Dwellings and countryside		
Brownfield/PDL	✓	Greenfield		Combined		Brownfield/PDL	Ha
	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

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

Proposed Development					Summary	
Availability		Residential		✓	20	Dwellings
Promoted by land owner	✓	Employment				Floor Space (m²)
Site Available Immediately	✓	Retail				Floor Space (m²)
Site Currently Unavailable		Leisure				Floor Space (m²)
Achievability/Developer Interest		Traveller Site				Pitches
Promoted by developer		Other				
Developer interest	✓	Mixed Use Scheme				
No developer interest		Residential				Dwellings
Deliverability		Employment				Floor Space (m²)
Could commence in 5yrs	✓	Retail				Floor Space (m²)
Unlikely to commence in 5yrs		Leisure				Floor Space (m²)
Possible self build plot provision		Other				
Yes		This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does</u> <u>not</u> allocate sites.				
No	✓					
Phasing if permitted (Dwellings only)						
Year 1						
Year 2						
Year 3		10				
Year 4		10				
Year 5						
Years 6-10						
Years 11-15						
Years 15+						
Total		20				
Not Known						
The site is available and promoted for development by the land owner, but to date has had no interest from developers.						
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is Shootash which is identified as Countryside in the Local Plan Settlement Hierarchy.						
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.						
Hbic Local Ecological Network						
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.						
						

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





## Site Details

SHELAA Ref	228	Site Name	Land at Warner's Farm						
		Settlement	East Wellow						
Parish/Ward	Wellow			Site Area	5 Ha	Developable Area	5 Ha		
Current Land Use	Agriculture			Character of Surrounding Area	Dwellings and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

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

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

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

Mixed Use Scheme			
Residential	✓	50	Dwellings
Employment	✓	TBC	Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure	✓	TBC	Floor Space (m <sup>2</sup> )
Other			

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

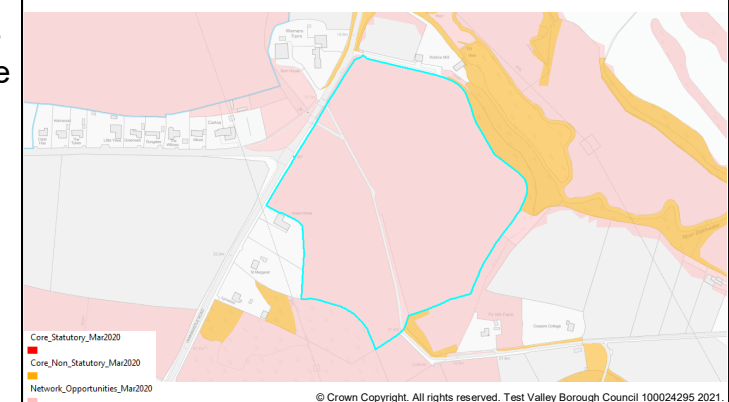
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

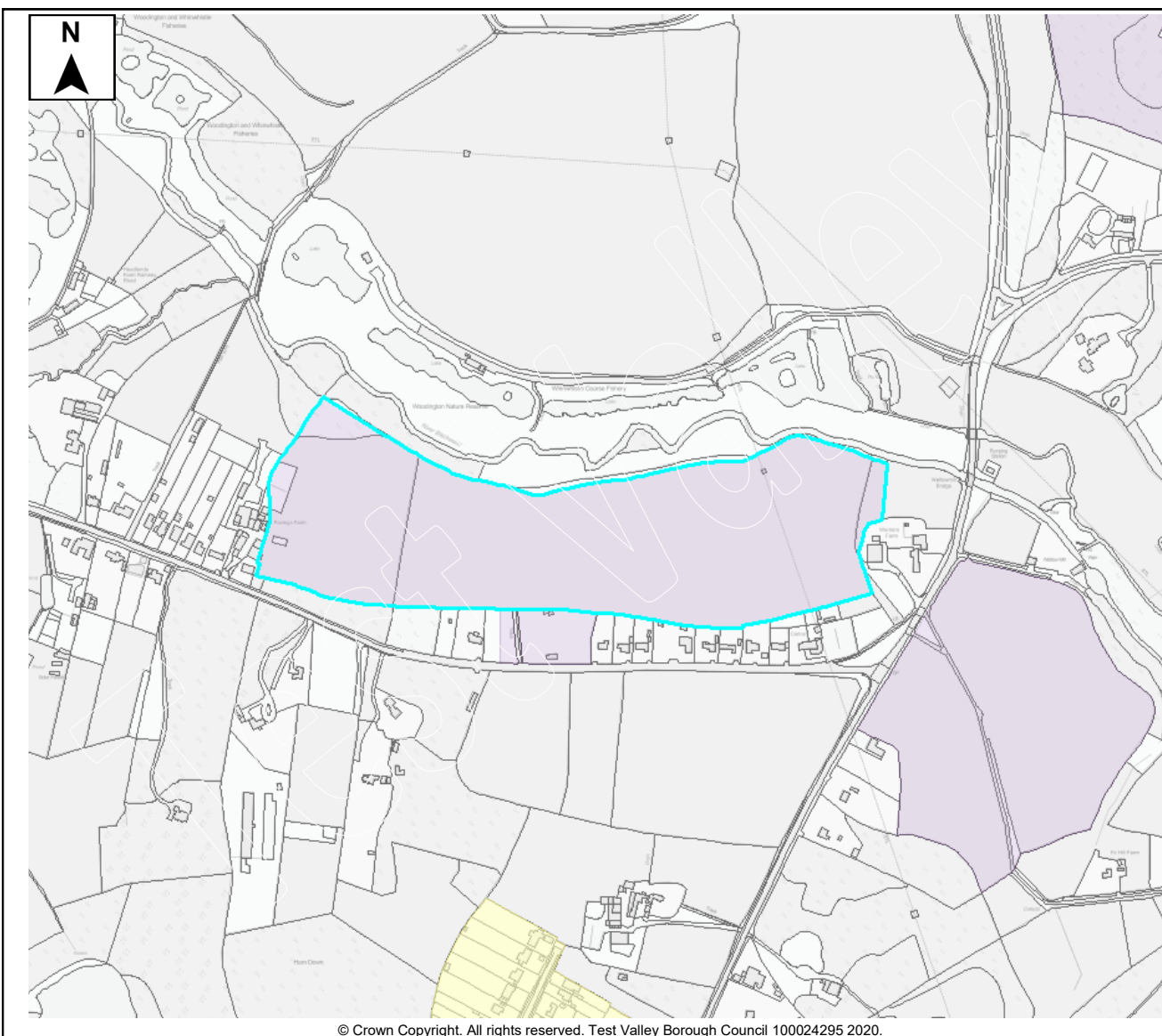
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy.

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

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

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





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

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

Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	78	Dwellings
Employment	✓	Tbc	Floor Space (m²)
Retail			Floor Space (m²)
Leisure	✓	Tbc	Floor Space (m²)
Other			

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

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

Summary

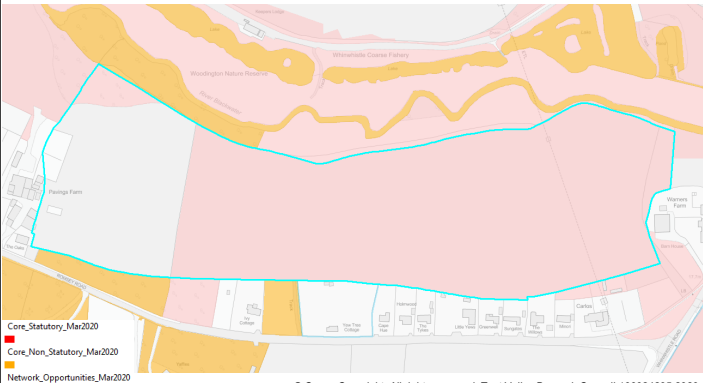
The site is available and promoted for development by the land owner, with interest from a developer.

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

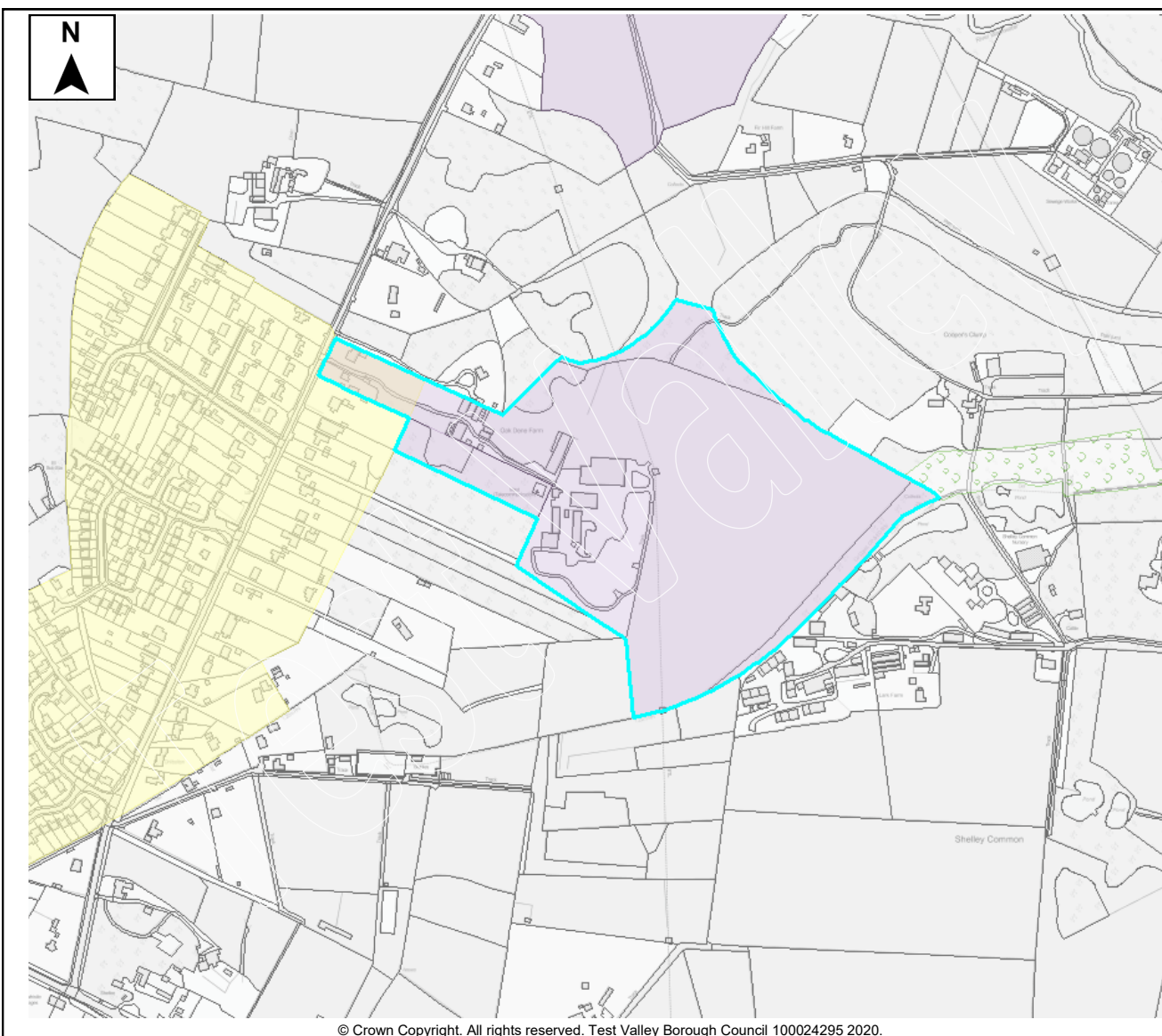
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

Hbic Local Ecological Network

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







## Site Details

SHELAA Ref	230	Site Name	Oakdene Farm			
		Settlement	East Wellow			
Parish/Ward	Wellow				Site Area	9 Ha
					Developable Area	8.5 Ha
Current Land Use	Agriculture				Character of Surrounding	Dwellings and agriculture
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL
						3.75 Ha
						Greenfield
						5.25 Ha

## Site Constraints

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

## Proposed Development

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

Residential	✓	85	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	85
Not Known	✓

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

## Summary

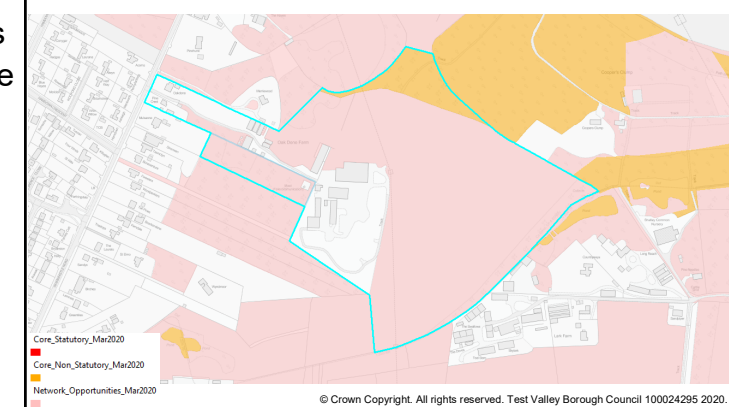
The site is available and promoted for development by the land owner, with interest from a developer.

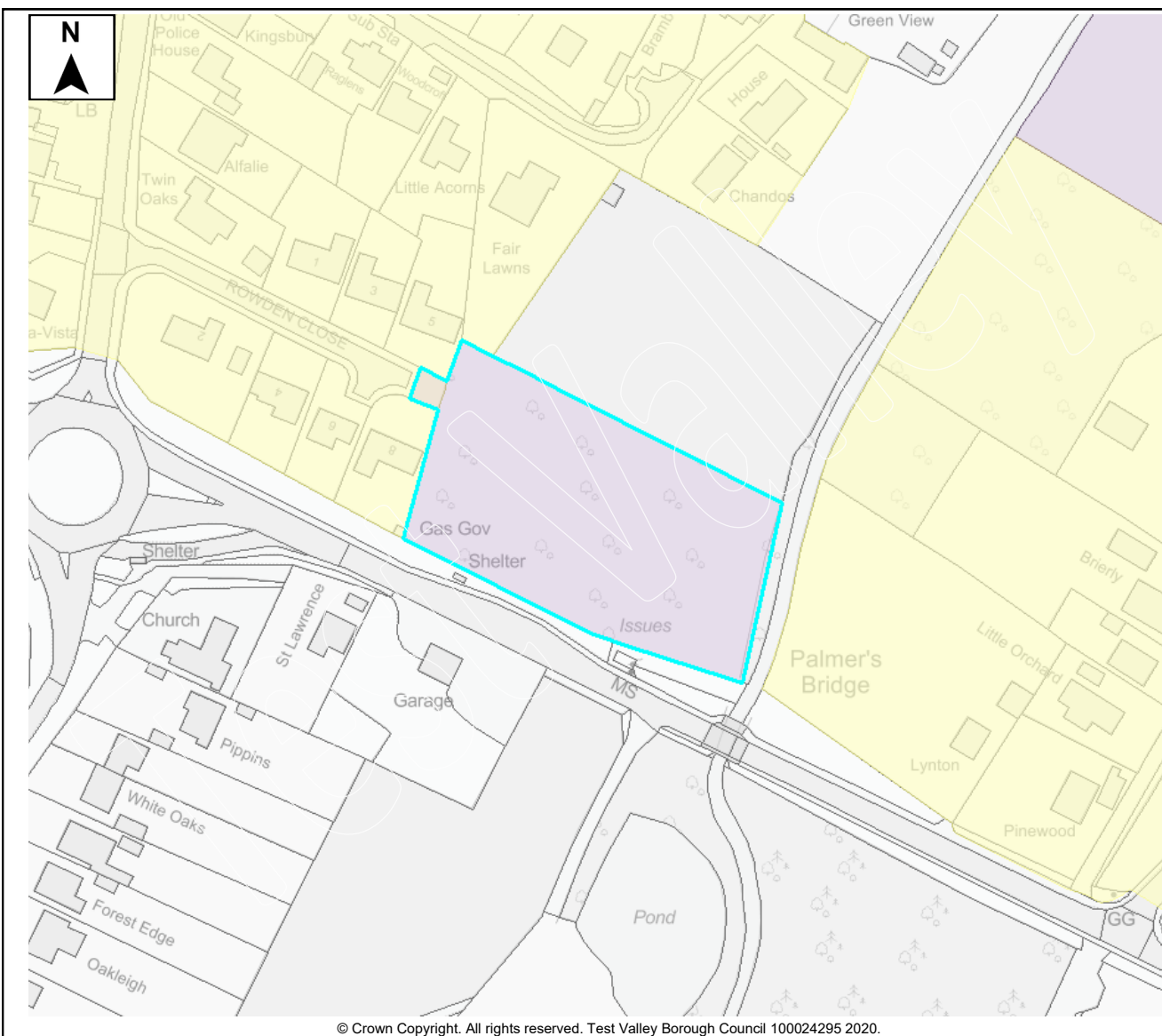
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

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





## Site Details

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

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes/Element	✓
No	

Residential	✓	9	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	9
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	9
Not Known	

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

## Summary

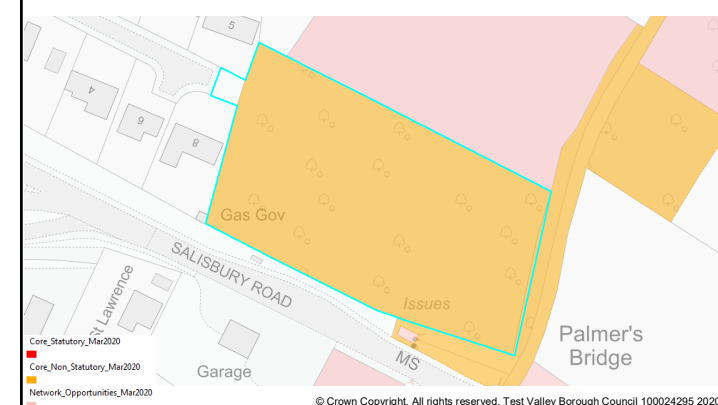
The site is available and promoted for development by the land owner, with interest from a developer.

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

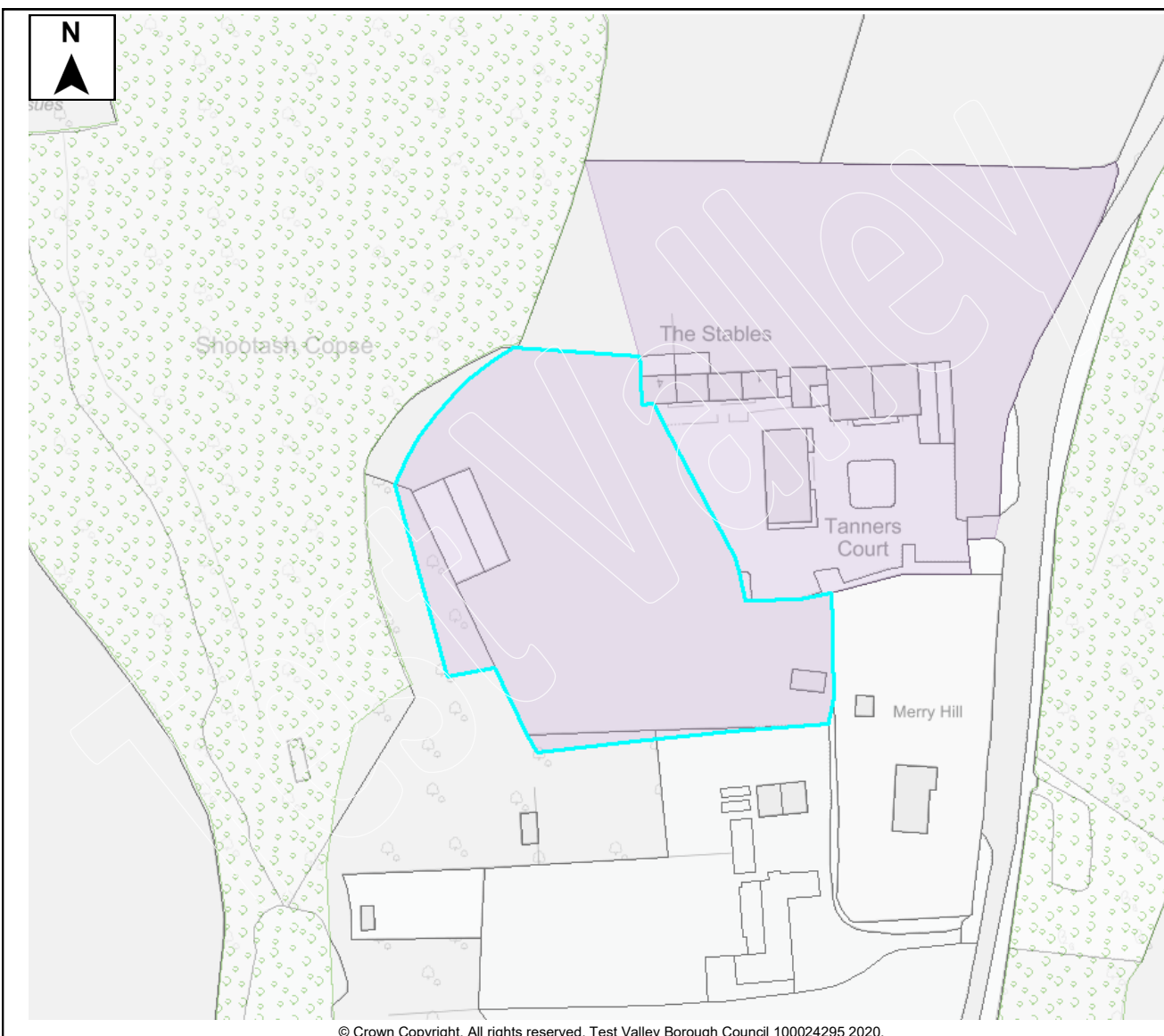
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

## Hbic Local Ecological Network

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







## Site Details

SHELAA Ref	294	Site Name	Land at Merryhill Farm						
		Settlement	East Wellow						
Parish/Ward	Wellow			Site Area	2.6 Ha	Developable Area	0.8 Ha		
Current Land Use	Agricultural			Character of Surrounding	Commercial and dwellings				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	5	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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

## Summary

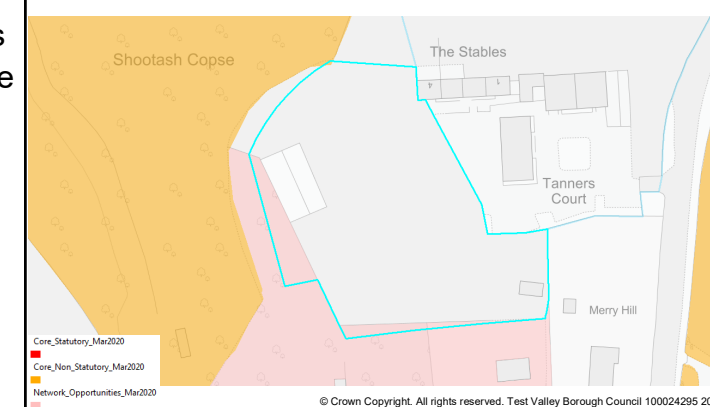
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

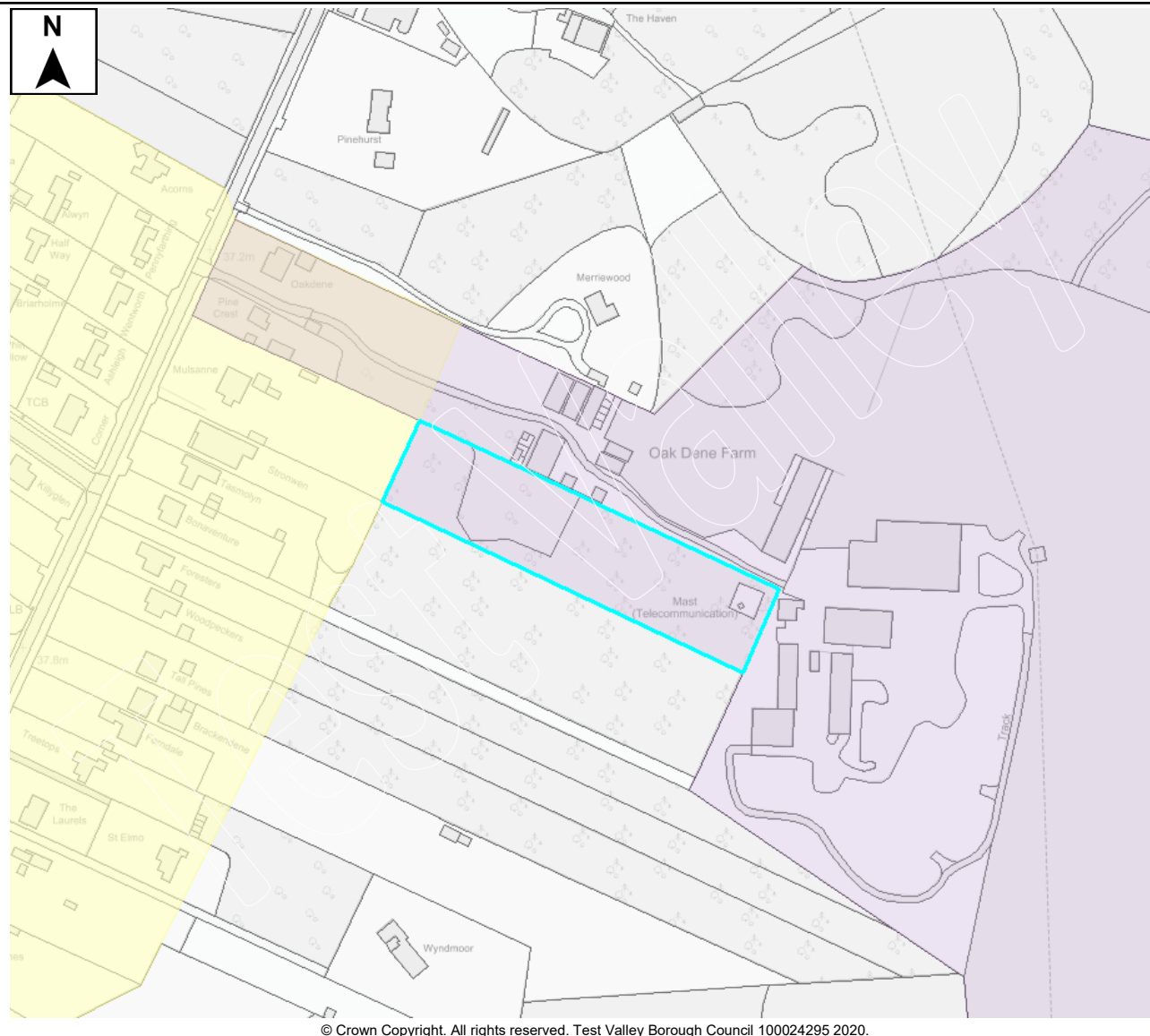
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is Shootash which is identified as Countryside in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

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





## Site Details

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

## Site Constraints

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

## Proposed Development

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

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

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

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

## Summary

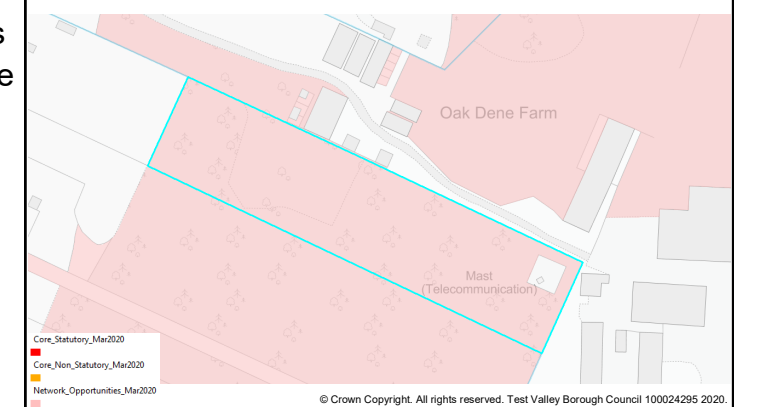
The site is available and promoted for development by the land owner, with interest from a developer.

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

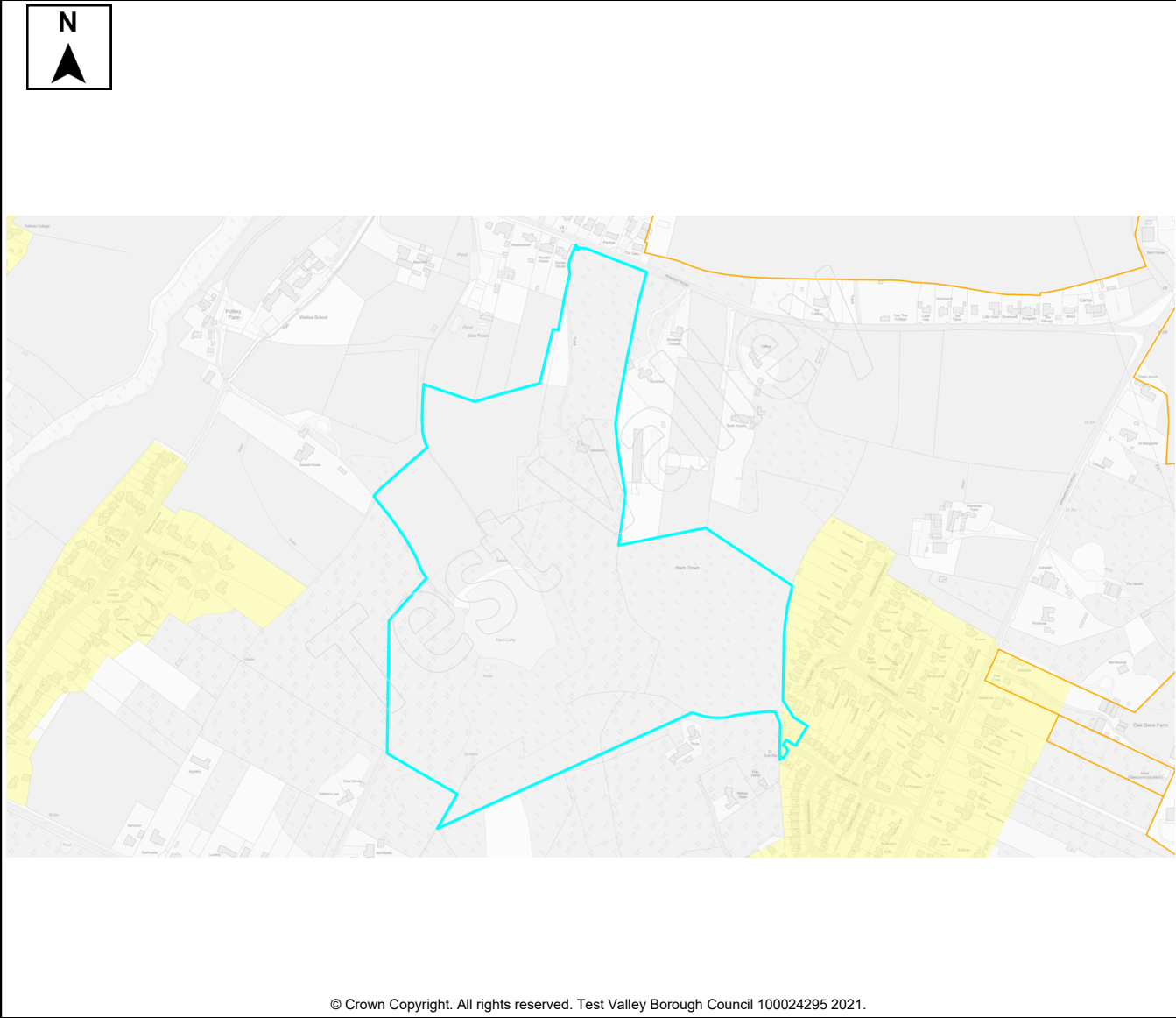
Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.

## Hbic Local Ecological Network

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







Site Details										
SHELAA Ref	367	Site Name	Land at Hamdown House							
		Settlement	East Wellow							
Parish/Ward	Wellow				Site Area	37.7 Ha		Developable Area	32 Ha	
Current Land Use	Residential garden land, paddocks and woodland				Character of Surrounding Area	Residential, agricultural and woodland				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.5 Ha	Greenfield	37.2 Ha	
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)	✓	
Local Gap (E3)			SSSI		Land Ownership			New Forest SPA		
Conservation Area (E9)			SPA/SAC/Ramsar	✓	Covenants/Tenants			Mottisfont Bats SSSI/SAC Foraging Buffer		
Listed Building (E9)			AONB (E2)		Access/Ransom Strips			Village Design Statement		
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO	✓	Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

Proposed Development

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

Residential		Dwellings
Employment		Floor Space (m²)
Retail		Floor Space (m²)
Leisure		Floor Space (m²)
Traveller Site		Pitches
Other		
Mixed Use Scheme		
Residential		Dwellings
Employment		Floor Space (m²)
Retail		Floor Space (m²)
Leisure	✓ TBC	Floor Space (m²)
Other	✓ 140 (Extra Care C2)	

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

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

Summary

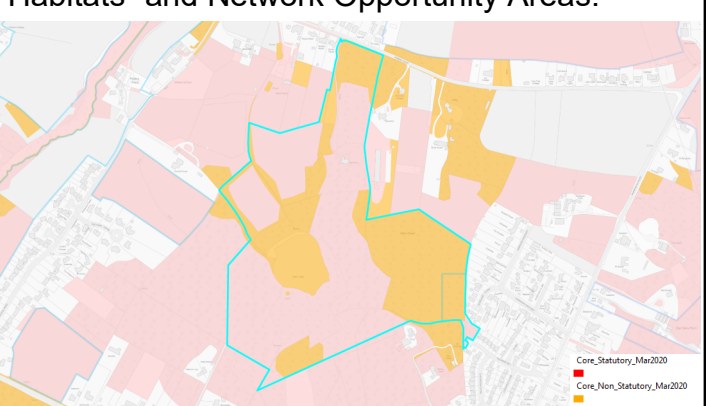
The site is available and promoted for development by the land owner, with interest from a developer.

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Hbic Local Ecological Network

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

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Site Details										
SHELAA Ref	368	Site Name	Land at Fielders Way							
		Settlement	East Wellow							
Parish/Ward	Wellow				Site Area	1 Ha		Developable Area	1 Ha	
Current Land Use	Residential garden land and paddocks				Character of Surrounding Area	Residential, agricultural and woodland				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC			Infrastructure/ Utilities			Other (details below)	✓
Local Gap (E3)			SSSI			Land Ownership			New Forest SPA	
Conservation Area (E9)			SPA/SAC/Ramsar		✓	Covenants/Tenants			Mottisfont Bats SSSI/SAC Foraging Buffer	
Listed Building (E9)			AONB (E2)			Access/Ransom Strips			Village Design Statement	
Historic Park & Garden (E9)			Ancient Woodland			Contaminated Land				
Public Open Space (LHW1)			TPO			Pollution (E8)				
Employment Land (LE10)			Flood Risk Zone			Mineral Safeguarding				

Proposed Development

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

Residential	✓	20	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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

Summary

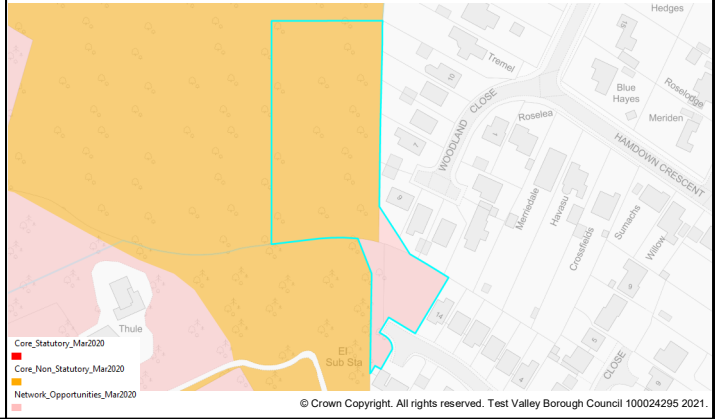
The site is available and promoted for development by the land owner, with interest from a developer.

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**Hbic Local Ecological Network**

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### Site Details

SHELAA Ref	434	Site Name	Hamworth Farm			
		Settlement	East Wellow			
Parish/Ward	Wellow		Site Area	10.6Ha	Developable Area	10.6Ha
Current Land Use	Agricultural and residential		Character of Surrounding Area	Agricultural and residential		
Brownfield/PDL		Greenfield	✓	Combined		Greenfield

### Site Constraints

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

### Proposed Development

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

Residential	✓	250	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	25
Year 4	50
Year 5	50
Years 6-10	125
Years 11-15	
Years 15+	
Total	250
Not Known	

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

### Summary

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

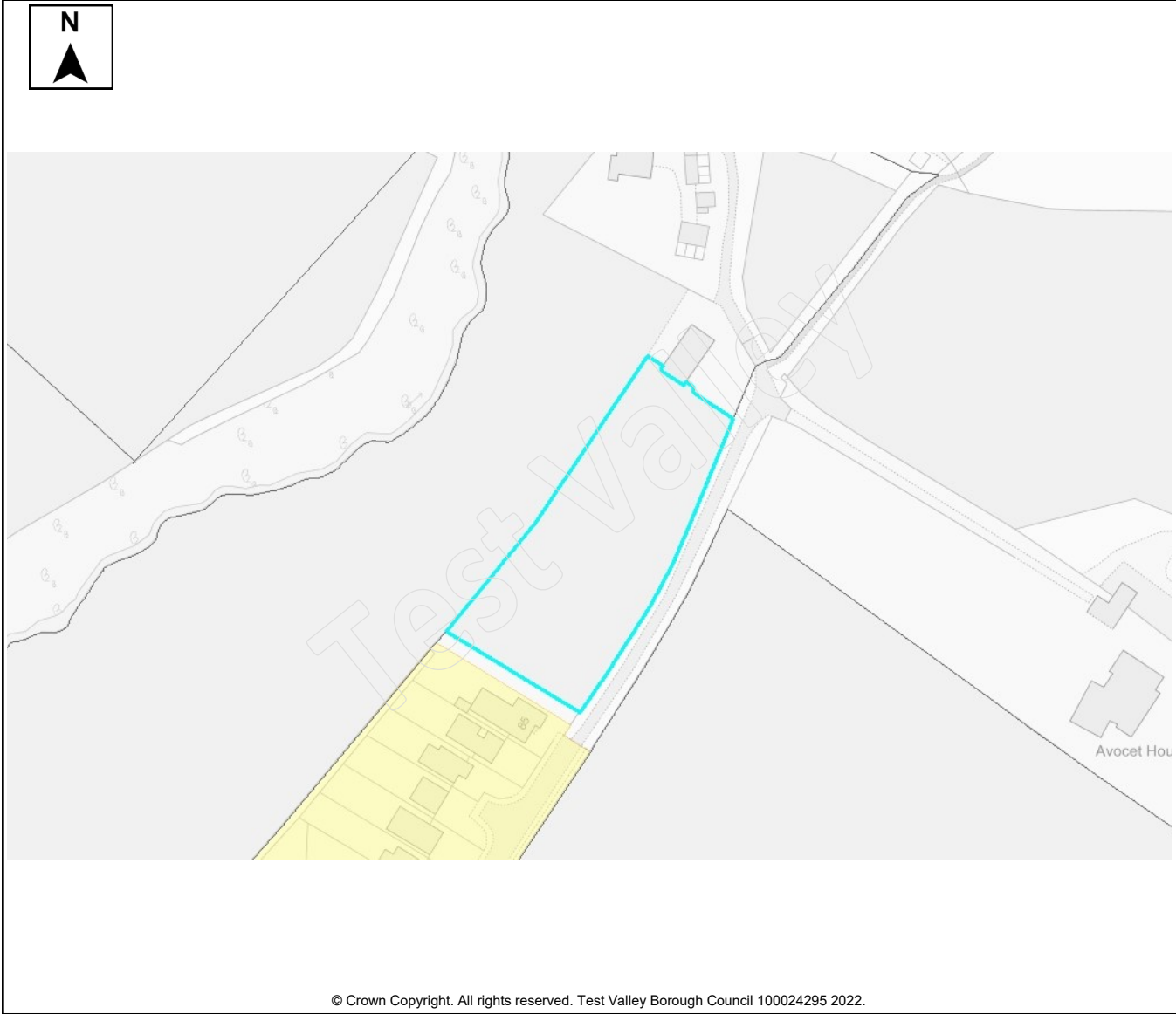
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of East Wellow which is identified as Countryside in the Local Plan Settlement Hierarchy.

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

#### Hbic Local Ecological Network

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Site Details										
SHELAA Ref	442	Site Name	Pottery Farm							
		Settlement	West Wellow							
Parish/Ward	Wellow				Site Area	0.405Ha	Developable Area	0.405Ha		
Current Land Use	Grazing				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities		✓	Other (details below)		✓
Local Gap (E3)			SSSI		Land Ownership			Adjacent public right of way		
Conservation Area (E9)			SPA/SAC/Ramsar		Covenants/Tenants			Mottisfont Bats SSSI/SAC Foraging Buffer		
Listed Building (E9)			AONB (E2)		Access/Ransom Strips		✓	New Forest SPA Zone		
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land			Village Design Statement		
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

## Proposed Development

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

Residential	✓	9	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	9
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	
Not Known	

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

## Summary

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

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

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

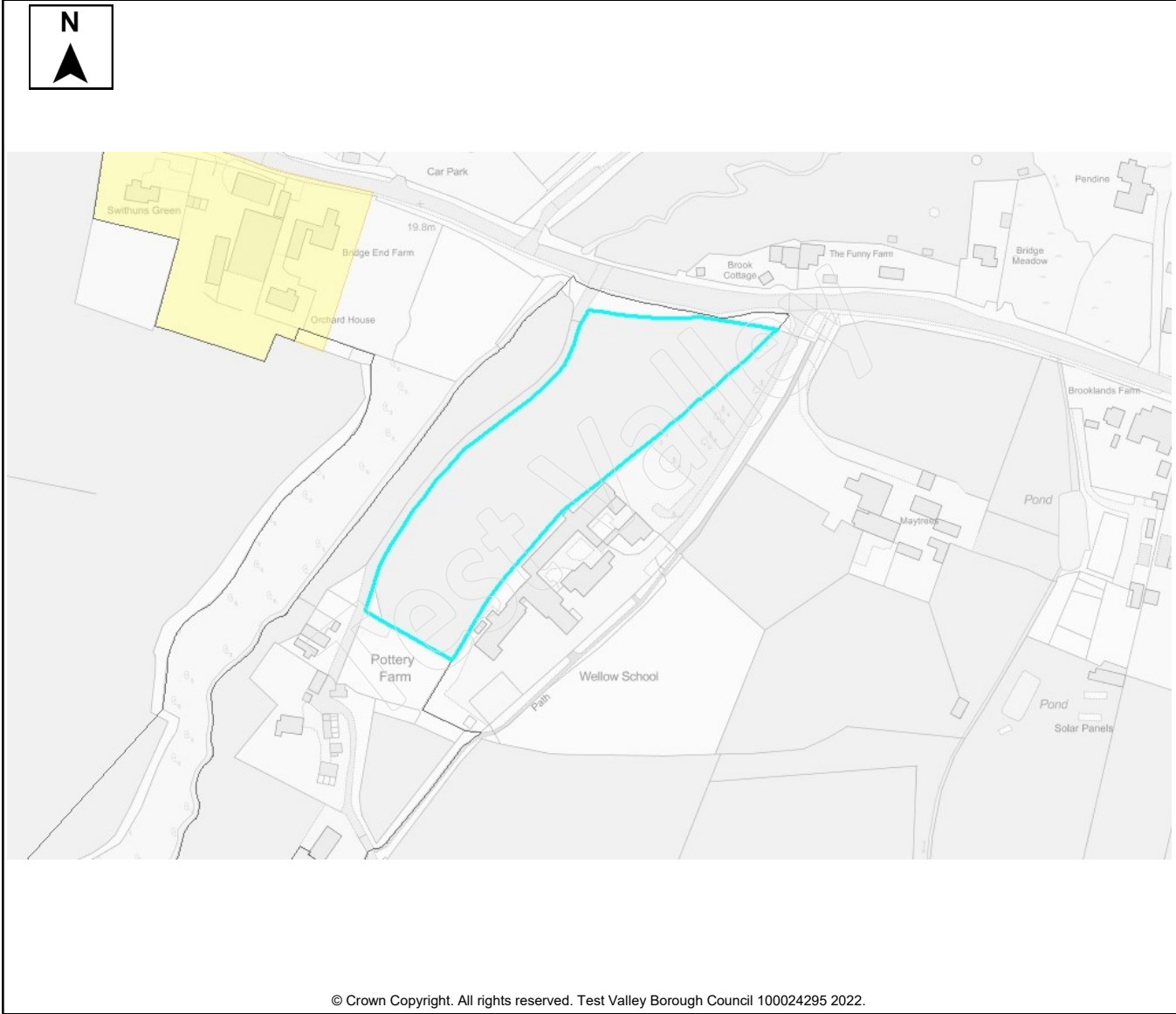
### Hbhc Local Ecological Network

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

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

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Site Details										
SHELAA Ref	445	Site Name	Pottery Farm							
		Settlement	West Wellow							
Parish/Ward	Wellow				Site Area	0.809Ha	Developable Area	0.809Ha		
Current Land Use	Agricultural				Character of Surrounding Area	Agricultural, residential and Wellow School				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC			Infrastructure/ Utilities			Other (details below)	✓
Local Gap (E3)			SSSI			Land Ownership			New Forest SPA Zone  Mottisfont Bats SSSI/SAC Foraging Buffer  Village Design Statement	
Conservation Area (E9)			SPA/SAC/Ramsar		✓	Covenants/Tenants				
Listed Building (E9)			AONB (E2)			Access/Ransom Strips		✓		
Historic Park & Garden (E9)			Ancient Woodland			Contaminated Land				
Public Open Space (LHW1)			TPO			Pollution (E8)				
Employment Land (LE10)			Flood Risk Zone		✓	Mineral Safeguarding				

Proposed Development									
Availability		Residential			✓ 9	Dwellings		Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	Employment				Floor Space (m²)		Year 1	9
Site Available Immediately	✓	Retail				Floor Space (m²)		Year 2	
Site Currently Unavailable		Leisure				Floor Space (m²)		Year 3	
Achievability/Developer Interest		Traveller Site				Pitches		Year 4	
Promoted by developer		Other						Year 5	
Developer interest		Mixed Use Scheme							
No developer interest	✓	Residential				Dwellings		Years 6-10	
Deliverability		Employment				Floor Space (m²)		Years 11-15	
Could commence in 5yrs		Retail				Floor Space (m²)		Years 15+	
Unlikely to commence in 5yrs	✓	Leisure				Floor Space (m²)		Total	9
Possible self build plot provision		Other						Not Known	
Yes		This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.							
No	✓								

# Summary

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

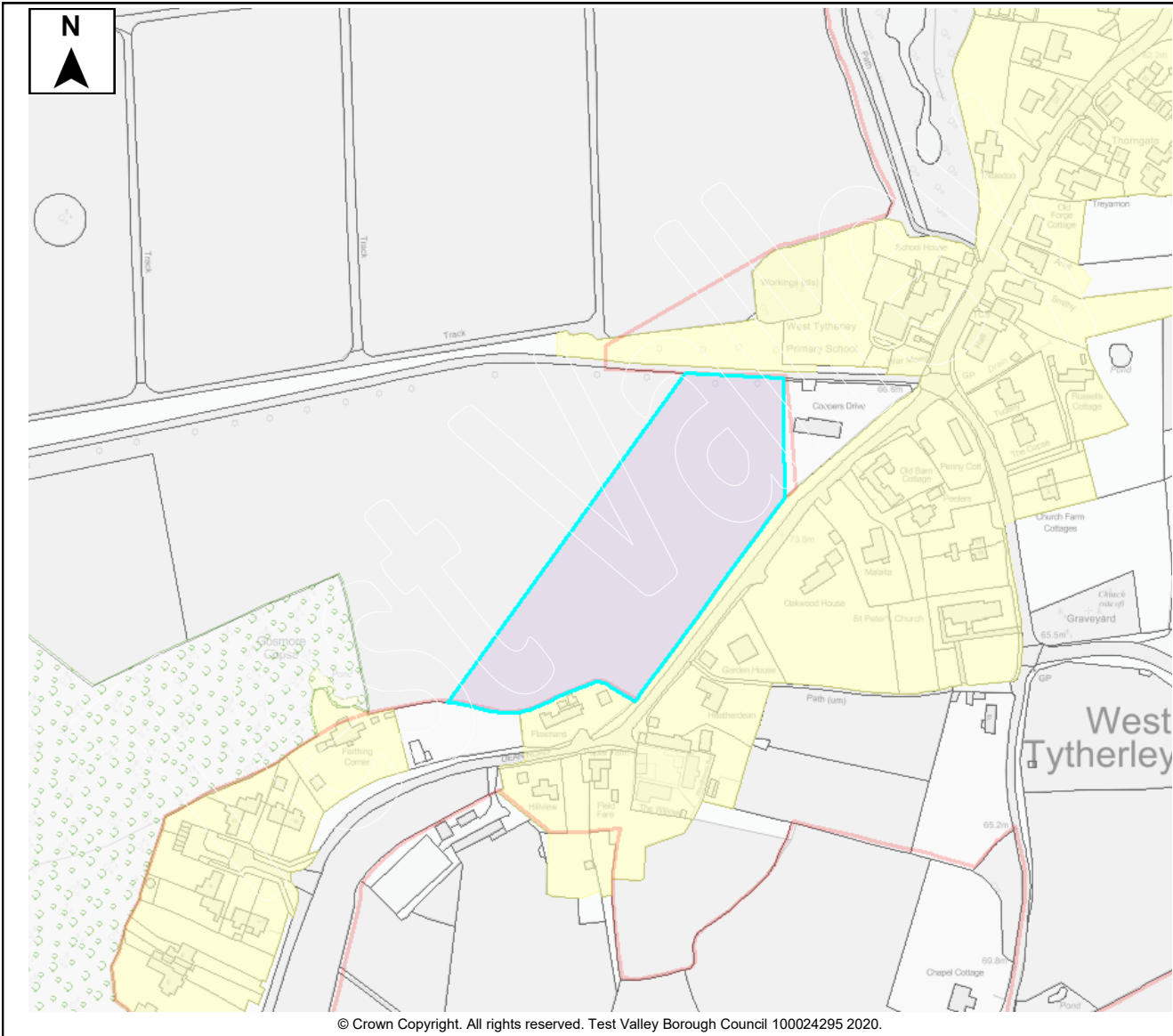
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The nearest settlement is the village of West Wellow which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

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

The map displays the Hbic Local Ecological Network. A large, irregularly shaped area is outlined in cyan, representing the network boundary. Within this boundary, there are several smaller areas highlighted in yellow, representing Network Opportunity Areas. The map also shows surrounding land parcels in various shades of pink and red. Labels on the map include 'Orchard House' in the top left, 'Pottery' in the bottom left, and 'Core\_Statutory\_Mar2020' in the bottom left corner. A legend in the bottom left corner identifies the colors: red for 'Core\_Statutory\_Mar2020', yellow for 'Core\_Non\_Statutory\_Mar2020', and orange for 'Network\_Opportunities\_Mar2020'. The map is credited to '© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2022.'



## Site Details

SHELAA Ref	112	Site Name	Land at Norman Court			
		Settlement	West Tytherley			
Parish/Ward	West Tytherley		Site Area	1.6 Ha	Developable Area	1.6 Ha
Current Land Use	Agricultural grazing		Character of Surrounding	Residential and agricultural		
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield
						Ha

## Site Constraints

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

## Proposed Development

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

Residential	✓	46	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	10
Year 3	25
Year 4	11
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	46
Not Known	

## Summary

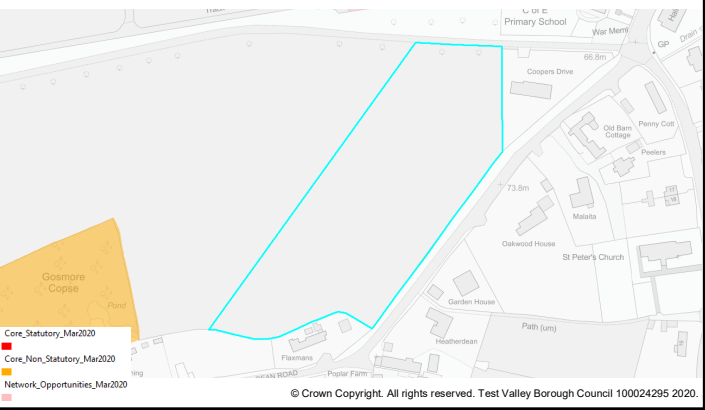
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

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

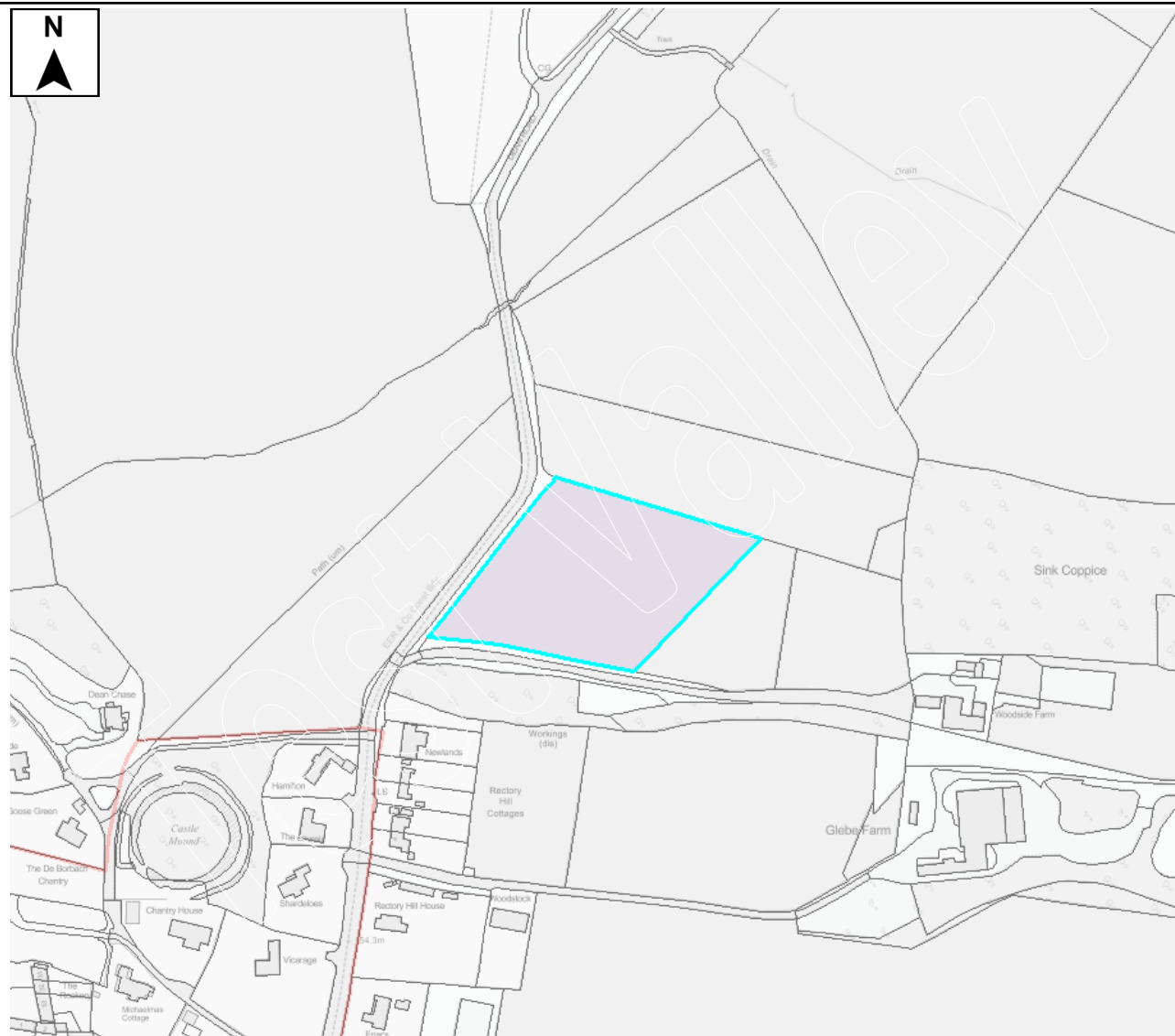
### Hbic Local Ecological Network

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



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





## Site Details

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

## Site Constraints

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

## Proposed Development

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

Residential	✓	10	Dwellings
Employment			Floor Space (m <sup>2</sup> )
Retail			Floor Space (m <sup>2</sup> )
Leisure			Floor Space (m <sup>2</sup> )
Traveller Site			Pitches
Other			

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

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

## Summary

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

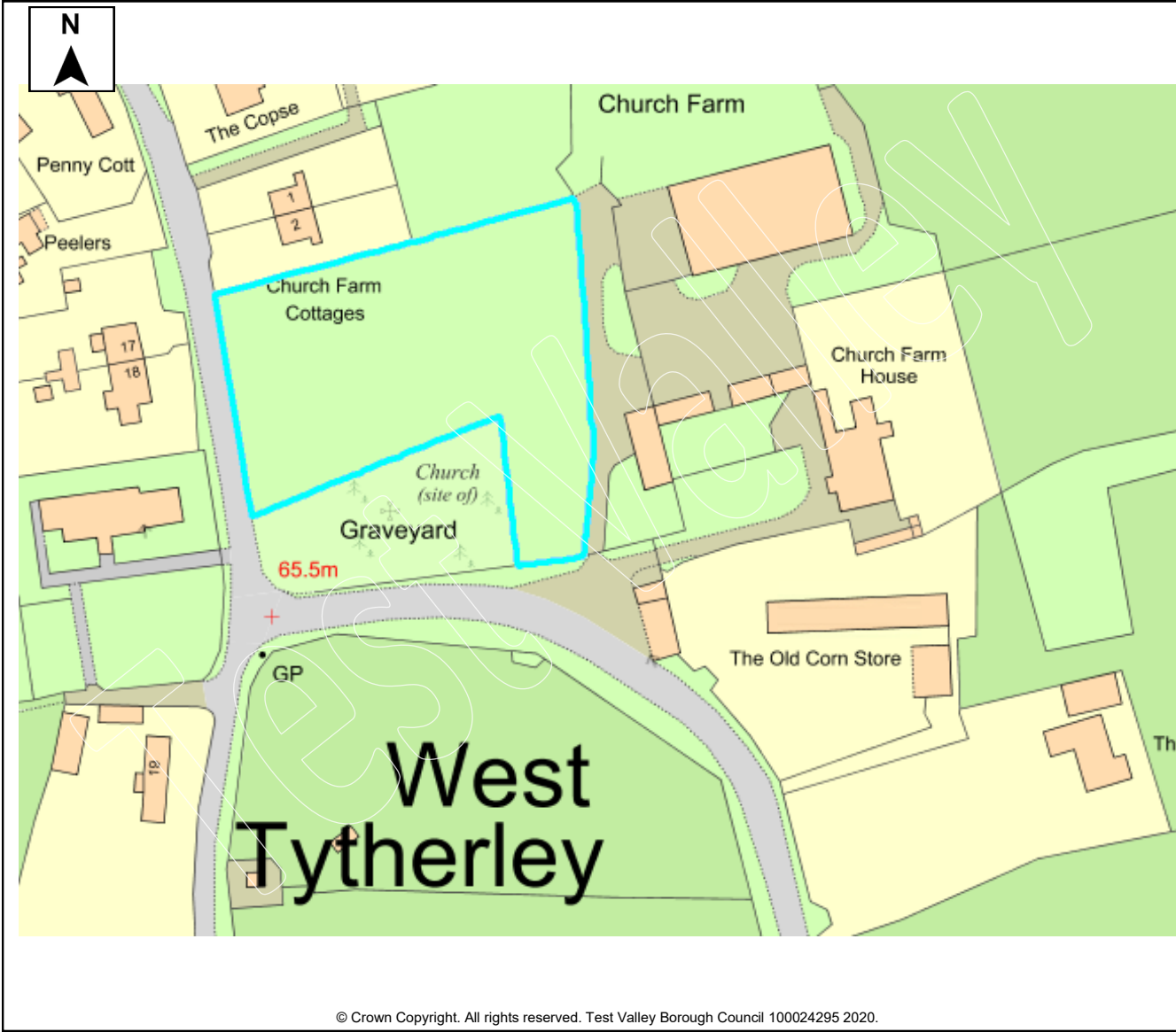
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of West Dean which is identified as Countryside in the Local Plan Settlement Hierarchy.

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

## Hbic Local Ecological Network

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





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## Site Details

SHELAA Ref	463	Site Name	Land at Church Lane						
		Settlement	West Tytherley						
Parish/Ward	West Tytherley			Site Area	0.43 ha	Developable Area	0.43 ha		
Current Land Use	Agriculture			Character of Surrounding	Residential, ecclesiastical.				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	0.43 Ha

## Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	
Local Gap (E3)		SSSI		Land Ownership		The site may lie within the setting of listed buildings, including the adjacent church and churchyard.	
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding			

## Proposed Development

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

Residential	✓	13	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	13
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	
Not Known	

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

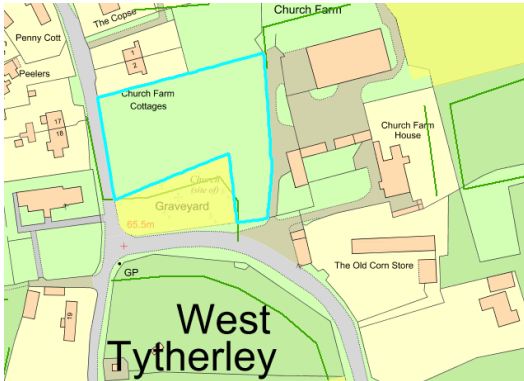
## Summary

The site is promoted for residential development by the land owner. Interest from developers is not identified at this stage.

The site is in the countryside, as defined in the TVBC Revised Local Plan DPD. The site is wholly within a conservation area and there are listed buildings neighbouring the site.

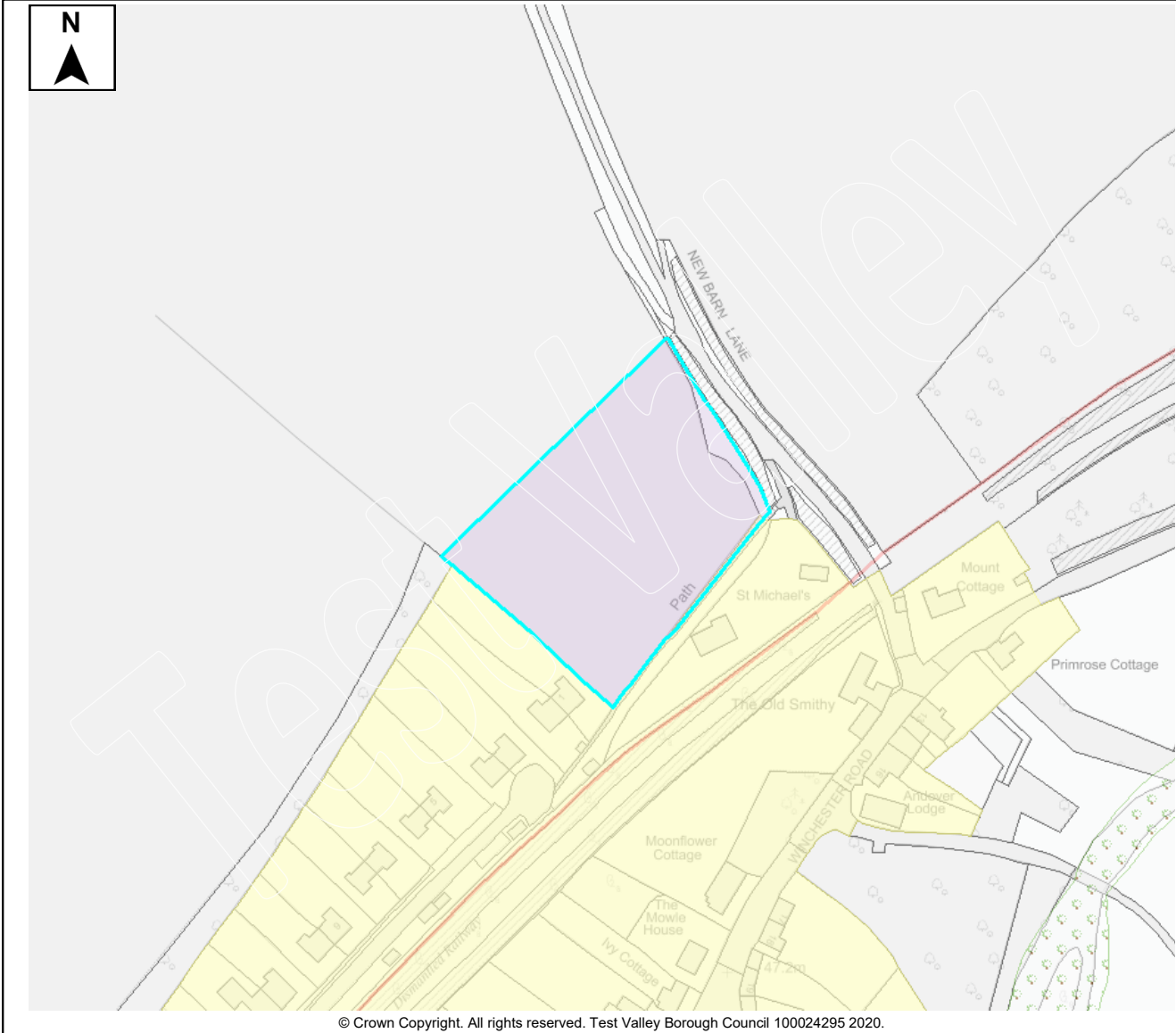
### Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. The site adjoins a Local Ecologic Network Opportunity Area (yellow), contains hedgerow (green line) and is within the Mot-tisfont Bats SAC Foraging Zone.



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## Site Details

SHELAA Ref	336	Site Name	Land at Beech Grove			
		Settlement	Wherwell			
Parish/Ward	Wherwell		Site Area	0.52 Ha	Developable Area	0.52 Ha
Current Land Use	Arable field cropping		Character of Surrounding	Agricultural and residential		
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield
						Ha

## Site Constraints

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

## Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	8	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	8
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	8
Not Known	

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

## Summary

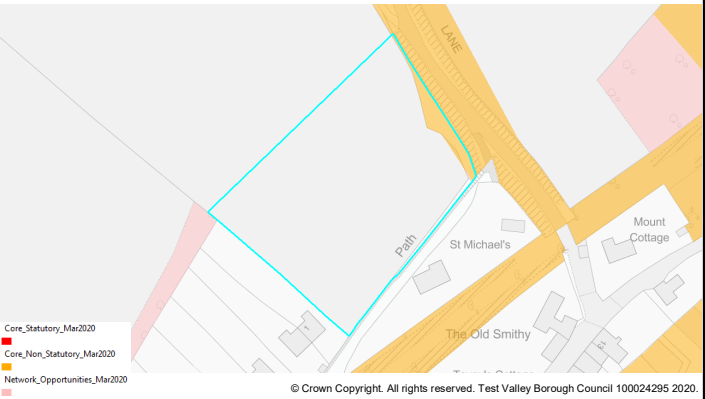
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

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

### Hbic Local Ecological Network

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



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