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Site Details

SHELAA Ref	371a	Site Name	Land adjoining "Nattadon"				
		Settlement	Chilworth				
Parish/Ward	Chilworth		Site Area	1.6 Ha	Developable Area	1.6 Ha	
Current Land Use	Grazing		Character of Surrounding Area	Residential and 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	Public Right of Way	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants	New Forest SPA	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	Solent SPA	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land	Village Design Statement	
Public Open Space (LHW1)		TPO		Pollution (E8)		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		✓

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	

Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site	✓ 60	Pitches
Other		

Mixed Use Scheme		
Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Other		

Phasing if permitted	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	60
Not Known	✓

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

Summary

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

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

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

Habitat 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	364a	Site Name	Whitehouse Field						
		Settlement	Goodworth Clatford						
Parish/Ward	Goodworth Clatford		Site Area	17.8 Ha	Developable Area	17.8 Ha			
Current Land Use	Golf course		Character of Surrounding Area	Commercial, solar park, sewage treatment works					
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		Dwellings	
Employment		Floor Space (m ²)	
Retail		Floor Space (m ²)	
Leisure		Floor Space (m ²)	
Traveller Site	✓	TBC	Pitches
Other			
Mixed Use Scheme			
Residential		Dwellings	
Employment		Floor Space (m ²)	
Retail		Floor Space (m ²)	
Leisure		Floor Space (m ²)	
Other			

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

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Summary

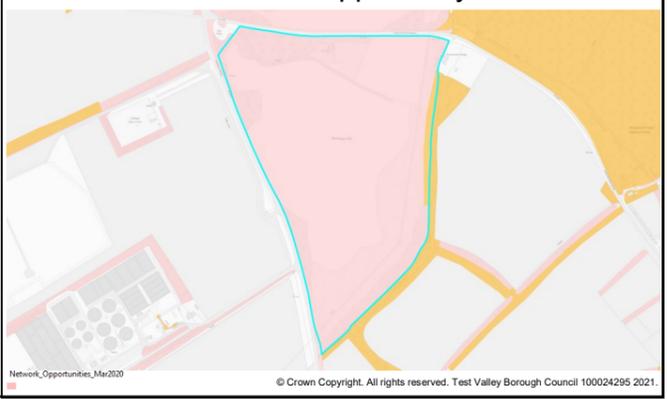
The site is available and promoted for development by the land owner, but with interest from a developer.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Godworth 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	453	Site Name	Land at Plaitford Green			
		Settlement	Plaitford Green			
Parish/Ward	Melchet Park & Plaitford		Site Area	1.5Ha	Developable Area	1.5Ha
Current Land Use	Grazing		Character of Surrounding Area	Agricultural and residential		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Greenfield

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	New Forest SPA Zone	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	Adjacent public right of way	
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 (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site	✓ 8	Pitches
Other		
Mixed Use Scheme		
Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Other		

Phasing if permitted	
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, with interest from a developer.

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

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

Habitat 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	418	Site Name	Land at Bunny Lane			
		Settlement	Michelmersh			
Parish/Ward	Michelmersh		Site Area	3.076Ha	Developable Area	1.962Ha
Current Land Use	Grazing		Character of Surrounding Area	Agricultural, Industrial and Commercial		
Brownfield/PDL		Greenfield	✓	Combined		Greenfield

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	

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

Mixed Use Scheme		
Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Other		

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

Summary

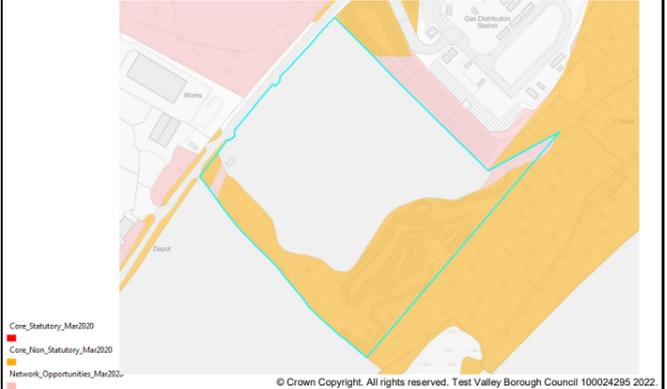
The site is available and promoted for development by the land owner, with interest from a developer.

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

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

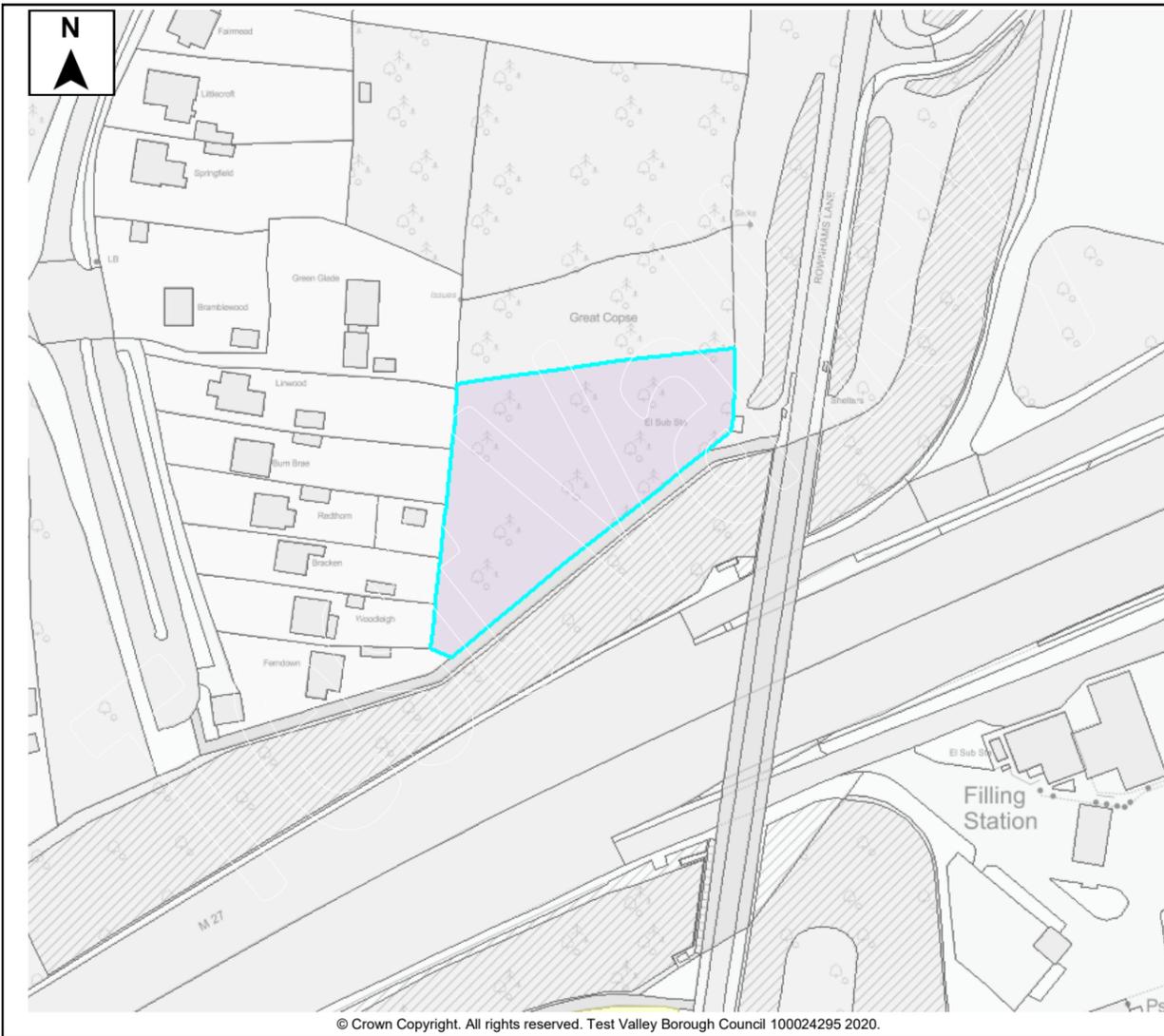
Habitat Local Ecological Network

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Site Details

SHELAA Ref	315	Site Name	Land at rear of Greenhill Lane			
		Settlement	Rownhams			
Parish/Ward	Nursling and Rownhams		Site Area	0.4 Ha	Developable Area	0.4 Ha
Current Land Use	Woodland		Character of Surrounding Area	Woodland and residential		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Ha
					Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

Phasing if permitted	
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, but to date has had no interest from developers.

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

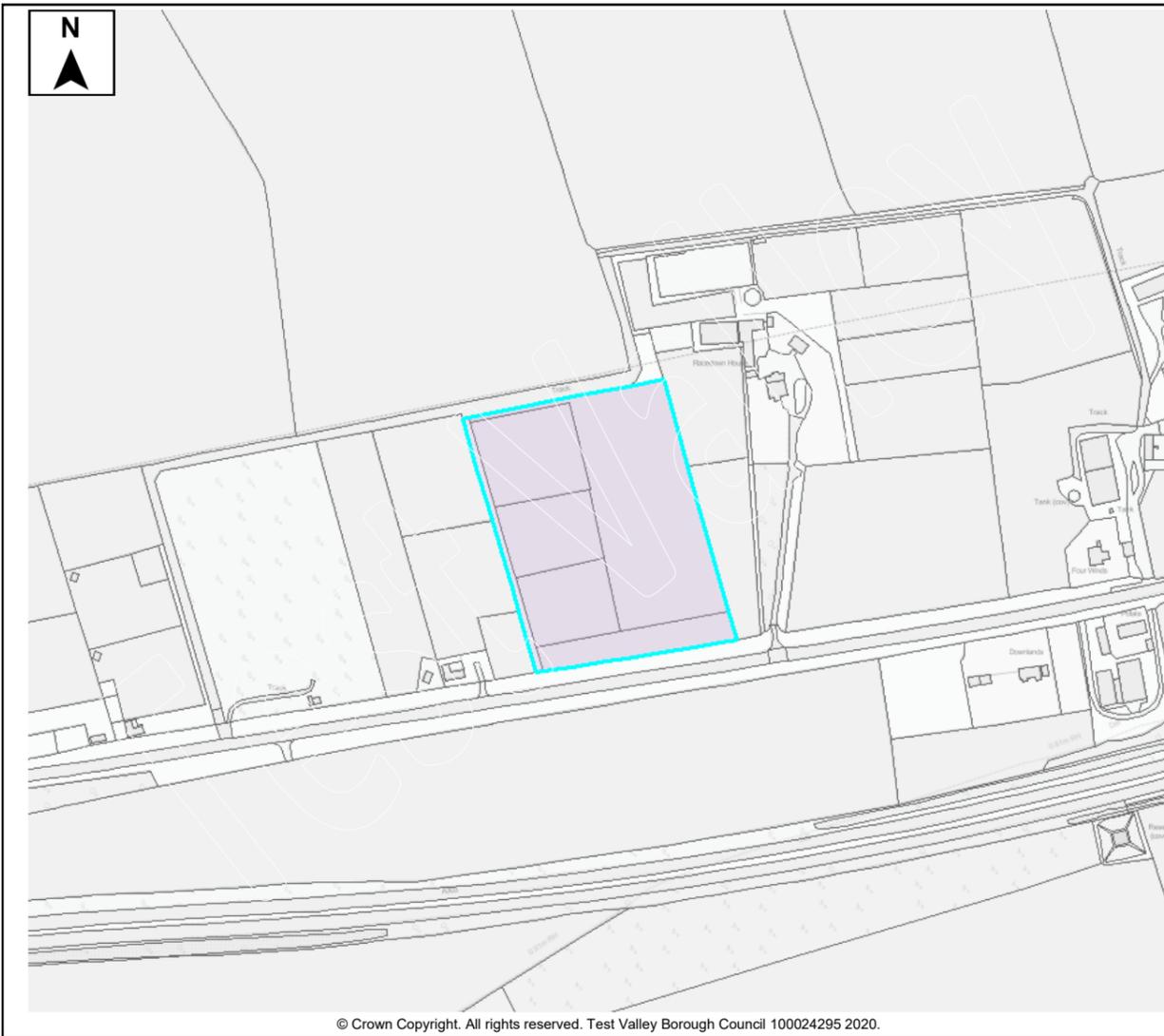
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

Hbic Local Ecological Network

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



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Site Details

SHELAA Ref	63	Site Name	Land adj. to Racedown House			
		Settlement	Thruxton Down			
Parish/Ward	Thruxton		Site Area	2.18 Ha	Developable Area	2.18 Ha
Current Land Use	Equestrian		Character of Surrounding Area	Agriculture and dwellings		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Ha
		Greenfield			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 (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site	✓ 8	Pitches
Other		

Mixed Use Scheme		
Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Other		

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

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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.

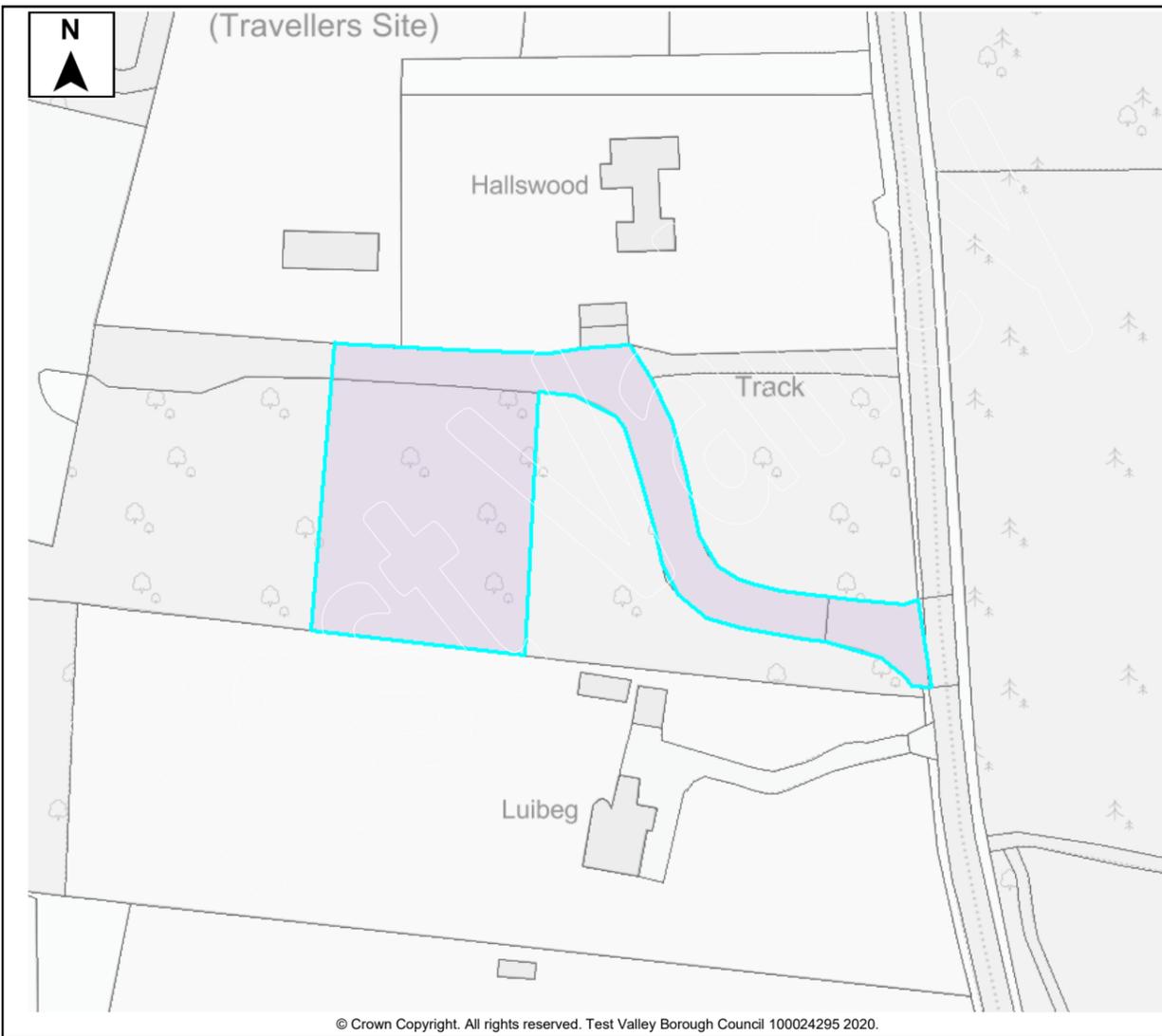
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Quarley which is identified as Countryside in the Local Plan Settlement Hierarchy.

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	10	Site Name	Land southwest of Halls Wood			
		Settlement	East Wellow			
Parish/Ward	Wellow		Site Area	0.5 Ha	Developable Area	0.45 Ha
Current Land Use	Redundant agricultural/woodland		Character of Surrounding Area	Showmen's Plots and agricultural		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Ha
					Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential		Dwellings
Employment		Floor Space (m²)
Retail		Floor Space (m²)
Leisure		Floor Space (m²)
Traveller Site	✓ 3	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	

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Summary

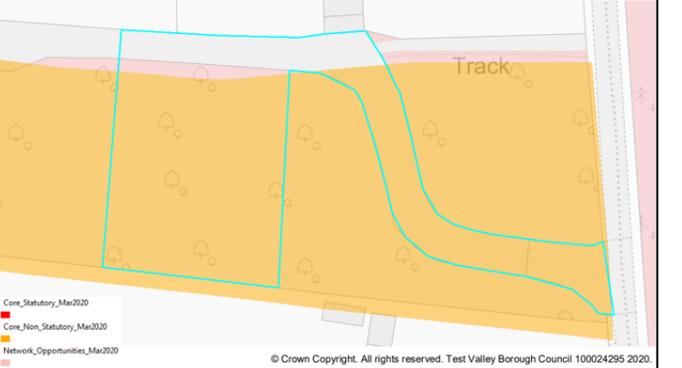
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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





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Site Details

SHELAA Ref	481	Site Name	Land off Embley Lane		
		Settlement	East Wellow		
Parish/Ward	Wellow		Site Area	Developable Area	
Current Land Use	Gypsy and Traveller Site		Character of Surrounding Area		
Brownfield/PDL		Greenfield	<input checked="" type="checkbox"/>	Combined	
		Brownfield/PDL		Ha	Greenfield
					Ha

Site Constraints

Countryside (COM2)	<input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>
Site Available Immediately	<input type="checkbox"/>
Site Currently Unavailable	<input type="checkbox"/>

Achievability/Developer Interest	
Promoted by developer	<input type="checkbox"/>
Developer interest	<input type="checkbox"/>
No developer interest	<input type="checkbox"/>

Deliverability	
Could commence in 5yrs	<input checked="" type="checkbox"/>
Unlikely to commence in 5yrs	<input type="checkbox"/>

Possible self build plot provision	
Yes	<input type="checkbox"/>
No	<input type="checkbox"/>

Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site	<input checked="" type="checkbox"/> 5	Pitches
Other		

Mixed Use Scheme		
Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Other		

Phasing if permitted (Dwellings only)	
Year 1	<input type="checkbox"/>
Year 2	<input type="checkbox"/>
Year 3	<input type="checkbox"/>
Year 4	<input type="checkbox"/>
Year 5	<input type="checkbox"/>
Years 6-10	<input type="checkbox"/>
Years 11-15	<input type="checkbox"/>
Years 15+	<input type="checkbox"/>
Total	<input type="checkbox"/>
Not Known	<input checked="" type="checkbox"/>

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, there is an existing site adjacent

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 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	491	Site Name	Land at Watery Lane, Upper Clatford			
		Settlement	Upper Clatford			
Parish/Ward	Upper Clatford		Site Area	1.16 ha	Developable Area	1.16 ha
Current Land Use	Gypsy and Traveller Site		Character of Surrounding Area	agricultural		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Ha
		Greenfield			Greenfield	Ha

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	Other (details below) Flood Zones 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	✓	Mineral Safeguarding	

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	

Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site	✓ tbc	Pitches
Other		

Mixed Use Scheme		
Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Other		

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

This document forms part of the evidence base for the 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 for gypsy/ traveller use.

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Upper Clatford which is identified as a rural village 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.

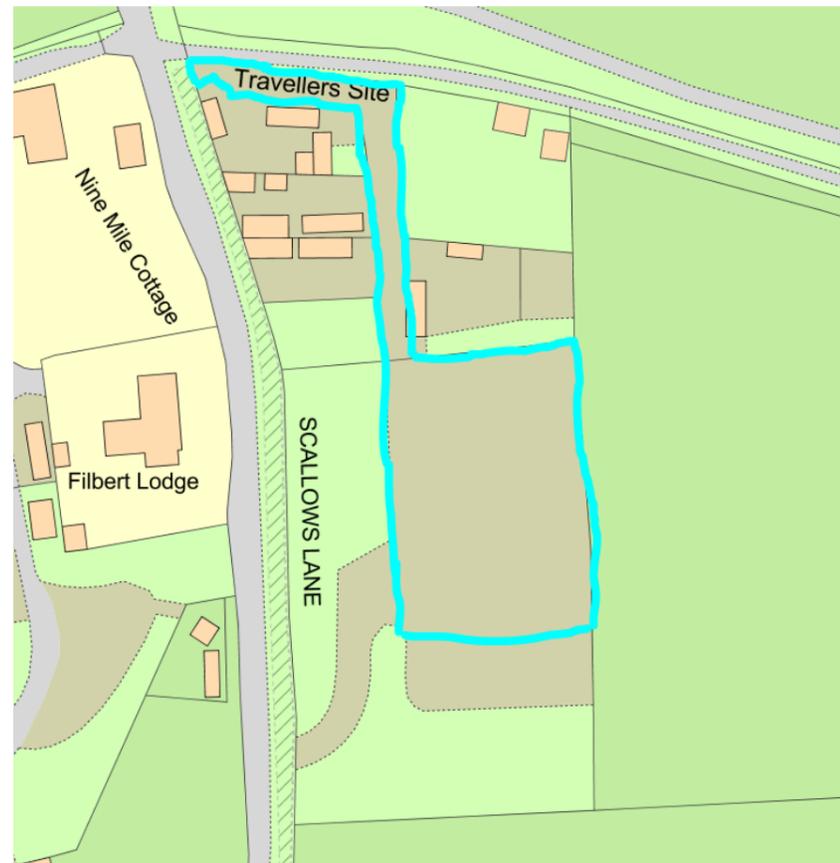
Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes core non –statutory LEN, network opportunity areas and Priority Habitat. It adjoins a SINC.



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Site Details

SHELAA Ref	492	Site Name	Land at Scallows Lane		
		Settlement	West Wellow		
Parish/Ward	Wellow		Site Area	0.26 ha	Developable Area
Current Land Use	Gypsy and Traveller Site		Character of Surrounding Area	Gypsy and traveller site, agricultural, 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	
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 (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site	✓ tbc	Pitches
Other		

Mixed Use Scheme		
Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Other		

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

This document forms part of the evidence base for the 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, there is an existing site adjacent

The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of West Wellow which is identified as a rural village 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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