

Test Valley Borough Council

Strategic Housing Land Availability Assessment (SHLAA)

Appendix 2

**Southern Test Valley Sites Where a Change in Policy is Required for Residential
Development**

Final Version as at 1st April 2014

July 2014

i Disclaimers

- i) The SHLAA document is an important component of the evidence base for the Test Valley Borough Local Development Framework (LDF). It seeks to identify and assess land available with housing potential to inform future housing allocations. The Council is required to carry out, maintain and update its SHLAAs.
- ii) The key points that should be acknowledged when referring to this document are:
- The SHLAA only identifies sites with development potential, it does not allocate sites.
 - The SHLAA is based on the most up to date information available (supplied and researched) at the time of the documents preparation. Therefore factors may be subject to change over time and may have an effect on any site. They may include (but are not limited to):
 - Site boundaries
 - Assessment information
 - Constraints may be mitigated/overcome or additional factors may be identified
 - Likely development timescales may be subject to change
 - Site capacity or densities may be subject to change as additional information is developed and masterplanning detail takes place.
 - The availability of the site may be reassessed by the landowner
 - The inclusion of a site within this document does not imply that the Council would necessarily grant planning permission for residential use.
 - The inclusion of a site within the document does not preclude them for being developed for other uses.
 - The sites which are considered to have a potential for strategic housing allocation would be assessed separately in the Sustainability Appraisal before policy decisions are made in the Revised Local Plan.
 - SHLAA sites have not been ranked or discounted for existing constraints or potential delivery delays. The most appropriate development sites given the balance of constraints will be assessed separately in the Sustainability Appraisal before policy decisions are made in the Revised Local Plan.
- iii) The base date of this document is 1st April 2014.
- iv) The information is based on submissions received from landowners. Where information has not been provided in relation to site capacity or expected delivery the Council has estimated supply. These sites are marked with an asterisk.

Site no.	Site Name	Settlement	Parish/Ward	Capacity	Housing Completions in Year Categories		
					1-5	5-10	10-15
					1-5	5-10	10-15
093	St James' Mobile Home Park	Chandlers Ford	Ampfield	33		33	
187	Land adjoining Denys Holme	Chilworth	Chilworth	5	5		
140	Land at Manor Road	Chilworth	Chilworth	5*		5*	
141	Land at The Orchard	Chilworth	Chilworth	50		50	
162	Land between Bracken Place and Bracken Hall	Chilworth	Chilworth	80 [†]	80 [†]		
210	Land at Thimble Hall	Chilworth	Chilworth	40	40		
256	Land at Nyewood Gardens	Chilworth	Chilworth	5 - 10	5 - 10*		
285	Land north of Botley Road	Chilworth	Chilworth	600			600
257	Land at Velmore Farm	Chandler's Ford	Chilworth	180 - 220	180 - 220*		
027	Park Farm, North Stoneham	Eastleigh	Chilworth	75	40	35	
142	Land at Lord's Wood	Lords Hill	Chilworth	1000		1000*	
104	Little Meads, Castle Lane	N Baddesley	Chilworth	33	33		
143	Land South of Bracken Road	N Baddesley	Chilworth / Nursling & Rownhams	150	150		
221	Grove Farm and Grove Lodge, Nursling	N Baddesley	Chilworth / Nursling & Rownhams	1500	500	500	500
220	Packridge Farm	N Baddesley	N Baddesley	70	70		
024	Land at Roundabout Copse	N Baddesley	N Baddesley / Chilworth	70	70		
127	Hoe Farm	N Baddesley	N Baddesley / Romsey Extra	300	250	50	
026	Land South of Hoe Lane	N Baddesley	Nursling & Rownhams	55	55		
186a	Bargain Farm	Nursling	Nursling & Rownhams	150	150		
(186b)	Bargain Farm	Nursling	Nursling & Rownhams	(20-30)	20-30		
136	Field's Farm, Rownhams Lane	Rownhams	Nursling & Rownhams	120	120		
025	Fairfield, Greenhill Lane	Nursling & Rownhams	Nursling & Rownhams	26	10	16	
073	Land to rear of Ferndown, Greenhill Lane	Nursling & Rownhams	Nursling & Rownhams	10	8	2	

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017	Parkers Farm	Nursling & Rownhams	Nursling & Rownhams	550	450	100	
270	Land to the north of Adanac Park	Nursling & Rownhams	Nursling & Rownhams	106	106		
222	Land at Eastwood Court Buildings, Romsey	Romsey	Romsey Abbey	10	10		
202	Baroona, Cupernham Lane	Romsey	Romsey Extra	24	25		
272	Land opposite Belbins Industrial Estate	Romsey	Romsey Extra	20-25	20-25		
283	Belbins, Cupernham Lane	Romsey	Romsey Extra	17	17		
177	'Our Bungalow' Sandy Lane	Romsey	Romsey Extra	10	6	4	
219	Land N of Sandy Lane	Romsey	Romsey Extra	129	129		
077	Bracken Wood, Jermyns Lane	Romsey	Romsey Extra	40		40	
021	Burma Road	Romsey	Romsey Extra	30	30		
009	Ganger Farm	Romsey	Romsey Extra	800	275	525	
(196)	Pond Cottage	Romsey	Romsey Extra	(90)	90		
224	Land east of Primrose Cottages, Crampmoor, Romsey	Romsey	Romsey Extra	17	17		
033a	Land at Crampmoor Lane	Romsey	Romsey Extra	40	40		
(033b)	Land at Crampmoor Lane	Romsey	Romsey Extra	(6)	6		
058	Land at Cupernham Lane	Romsey	Romsey Extra	44	44		
007	Land at Halterworth	Romsey	Romsey Extra	1600	500	1100	
(005)	Land north of Highwood Lane, Halterworth, Romsey	Romsey	Romsey Extra	(120)	120		
(006)	Land south of Highwood Lane, Halterworth, Romsey	Romsey	Romsey Extra	(400)	150	250	
(206)	Land at corner of Highwood Lane, Halterworth	Romsey	Romsey Extra	(59)	59		
(078)	Land at Lodge Farm, Halterworth	Romsey	Romsey Extra	(440)	100	340	
(190)	Land west of Highwood Lane, Halterworth,	Romsey	Romsey Extra	(320*)	100*	220*	
(191)	Land north of Botley Road, Halterworth,	Romsey	Romsey Extra	(320*)	100*	220*	
183	Land at Peel Close	Romsey	Romsey Extra	20	20		
126	Land at Whitenap	Romsey	Romsey Extra	1300	300	750	250
062	Land to east of Braishfield Road	Romsey	Romsey Extra	45	45		
284	Land adjoining Abbotswood House	Romsey	Romsey Extra	65-70	65-70		
084	Oxlease Farm, Cupernham Lane	Romsey	Romsey Extra	150	150		
023	Pauncefoot Farm	Romsey	Romsey Extra	15	15		

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145	Land at Luzborough House	Romsey	Romsey Tadburn	58	58		
124	Castle Lane Farm, Castle Lane	Valley Park	Chilworth	650	50*	600*	
110	Land north of Flexford Road	Valley Park	N Baddesley	100	100		
121	Land to North and South of Flexford Road	Valley Park	N Baddesley	1300	150	950	200
(120)	Land to North and South of Flexford Road (1)	Valley Park	N Baddesley	(400)	50	350	
(122)	Land to North and South of Flexford Road (2)	Valley Park	N Baddesley	(150)	50	100	
(123)	Land to North and South of Flexford Road (3)	Valley Park	N Baddesley	(750)	50	500	200
107	Land at Great Covert	Valley Park	N Baddesley / Valley Park	300	200	100	

¹ Includes completions post the 15 year time period

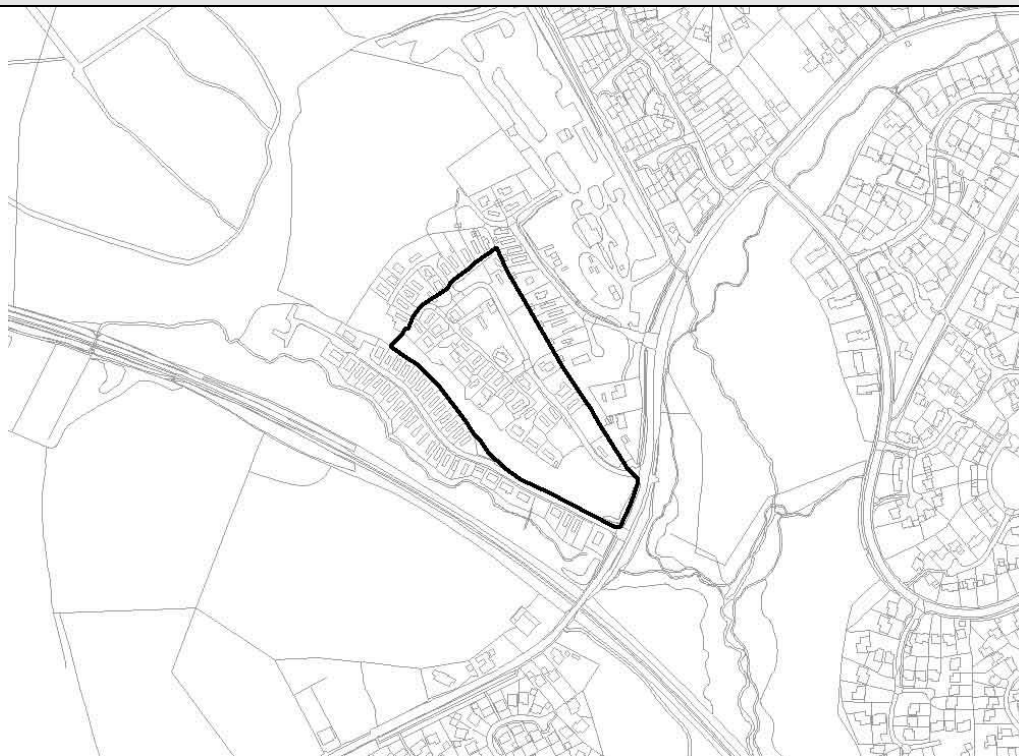
* Asterisks indicate where information has not been provided and the Council has estimated potential supply

() Brackets indicate where the site forms a part of a larger promoted site


† Care Home units may not be considered dwellings for the purposes of the housing supply.

Site	St James' Mobile Home Park , Chandlers Ford		Site Reference	093
Site Use	Mobile Home Park		Site Area (approx.)	3.15 ha
Availability	The site is promoted for development by the landowner and is therefore considered available.			
Suitability	The site close to the large built up area of Chandlers Ford and on the boundary with Eastleigh Borough Council. The site is already used as a mobile home park with a number of units on site. However, the site is currently designated as a local gap and therefore is in a sensitive area between settlements. The site is also covered by a tree preservation order and is adjacent to SINC and SSSI designations. However the existing use and proximity to built up area may make this a suitable site for consideration.			
Achievability	The site is promoted and is considered achievable if suitable mitigation measures can be provided for the ecological impacts of development.			
Deliverability / Developability	The site is considered deliverable however further work needs to be done to address the ecological and landscape impacts. The redevelopment of the site would result in the loss of 37 existing mobile/park home residential units and therefore the proposal of 70 would result in a net gain of 33.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Orders - SINC designation - SSSI designation - Sensitive area between settlements 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	33	-	33

Site Location Plan (not to scale)



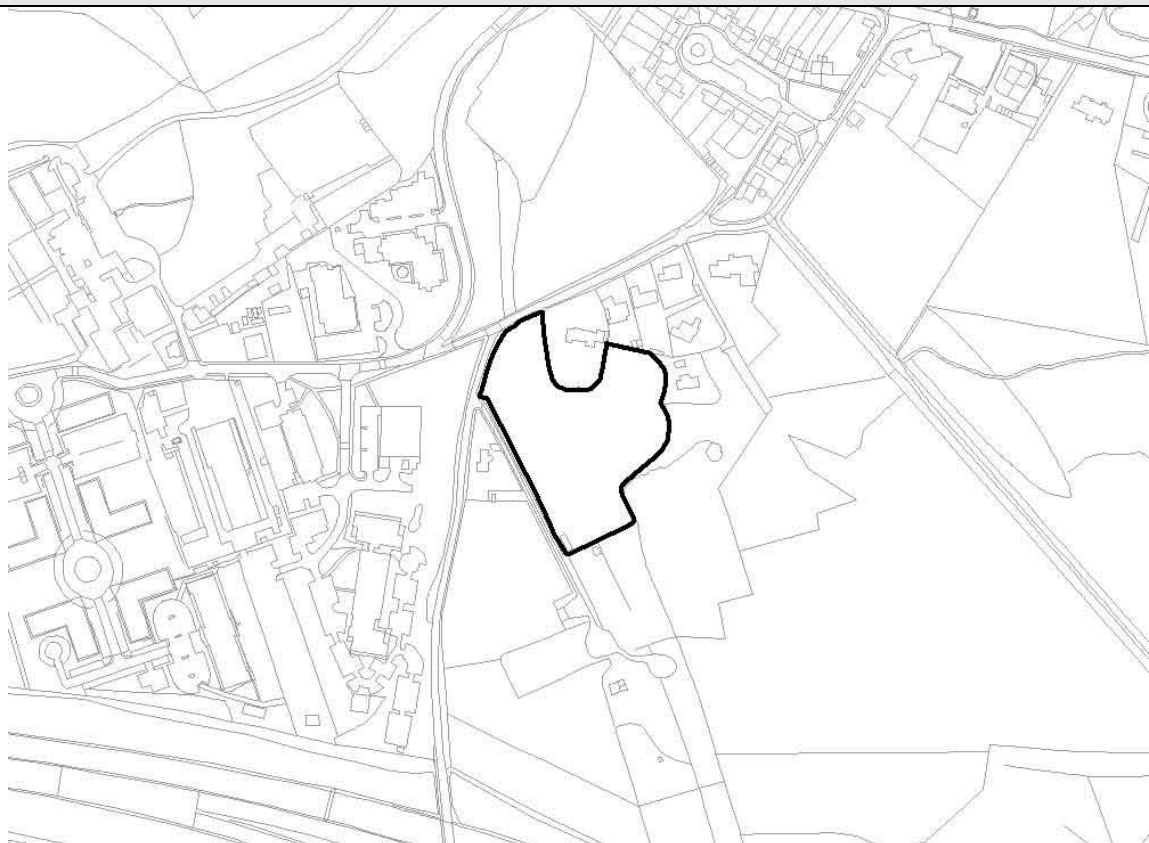
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Site	Land adjoining Denys Holme, Chilworth		Site Reference	187
Site Use	Countryside		Site Area (approx.)	0.84 ha
Availability	The site is promoted for development by a single landowner and is therefore considered available.			
Suitability	The site bounds the main Botley Road and existing development in Chilworth Old Village. The site is relatively flat with few ecological constraints, although it is located within an existing designated Local Gap.			
Achievability	This is a desirable area and development is considered achievable.			
Deliverability / Developability	The site is a small site adjacent to Chilworth Old Village. It is within a local gap but should development be considered acceptable, it is considered that this would be delivered within 5 years. Chilworth is in the 2 nd tier of the settlement hierarchy.			
Constraints / Actions	<ul style="list-style-type: none"> - Sensitive location between settlements - Adjacent to Conservation Area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	5	-	-	5
Site Location Plan (not to scale)				
				
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Site	Land at Manor Road, Chilworth	Site Reference	140	
Site Use	Agricultural	Site Area (approx.)	1.2 ha	
Availability	The site is promoted for development by the landowner and is therefore considered available. However information has not been submitted for the SHLAA update and therefore it is not considered appropriate to consider this available within 5 years.			
Suitability	The site is adjacent to the University of Southampton Science Park to the west and further dwellings to the east. Chilworth is considered a sustainable location and the corner plot could be suitable for 5 dwellings at low density to reflect the character of the area. There is a SINC close to the site.			
Achievability	The site has been promoted close to specialist employment. Development is considered achievable.			
Deliverability / Developability	The site is close to existing built form and employment area and could be considered suitable for development depending on its impact on the natural environment. Chilworth is in the 2 nd tier of the settlement hierarchy.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Orders - SINC designation 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	5*	-	5*

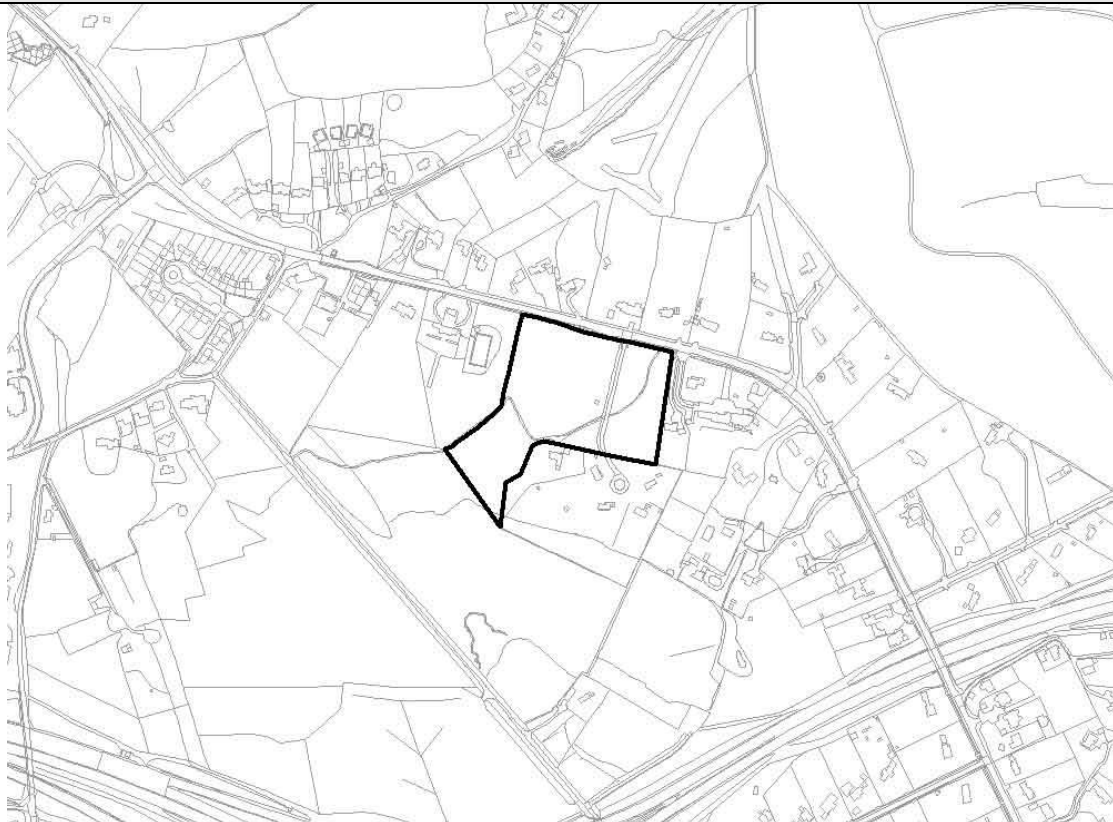
Site Location Plan (not to scale)



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Site	Land at the Orchard, Chilworth	Site Reference	141	
Site Use	Agricultural	Site Area (approx.)	4.04 ha	
Availability	The site is promoted for residential development and community facilities by the landowner and is therefore considered available.			
Suitability	The site is bordered on four sides by built development within Chilworth, a sustainable location. However, the site is designated as a SINC and is surrounded by Tree Preservation Orders and a Residential Area of Special Character. Any development would need to address these issues.			
Achievability	The site is promoted and development is considered achievable if suitable mitigation measures can be provided for the ecological impacts of development.			
Deliverability / Developability	The site is close to existing built form but it suffers from ecological constraints. Chilworth is in the 2 nd tier of the settlement hierarchy and is considered suitable for strategic allocations.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Orders - SINC designation - Electrical sub station on site - Adjacent a Residential Area of Special Character - Settlement character 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	50*	-	50

Site Location Plan (not to scale)



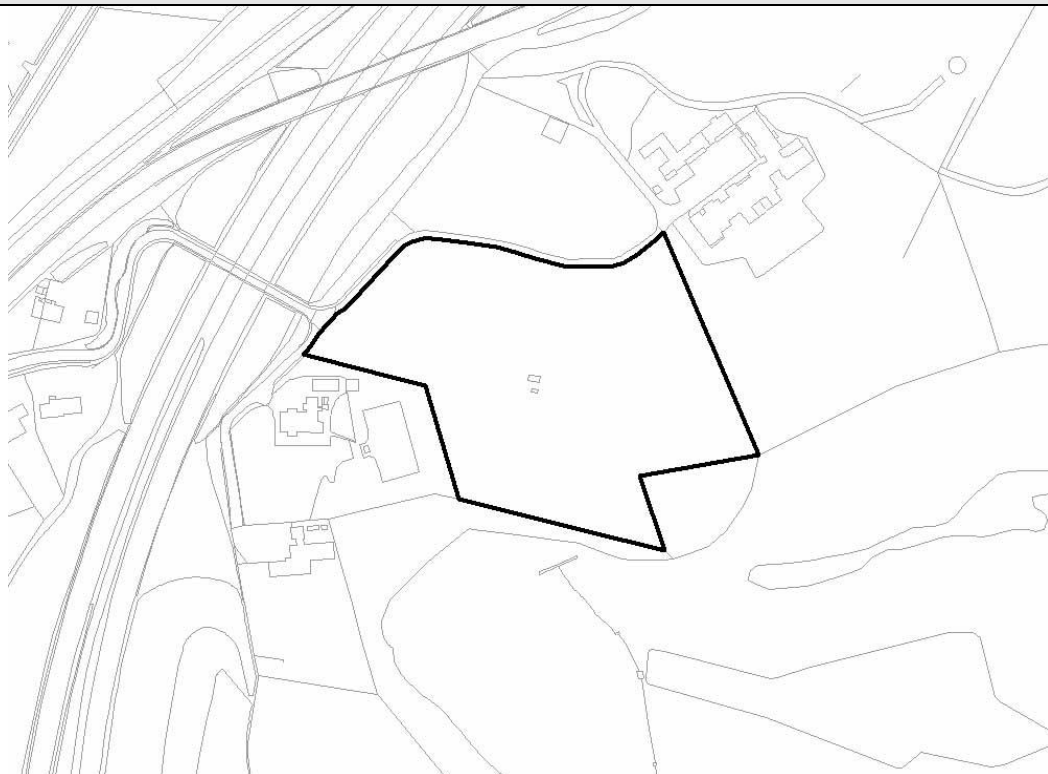
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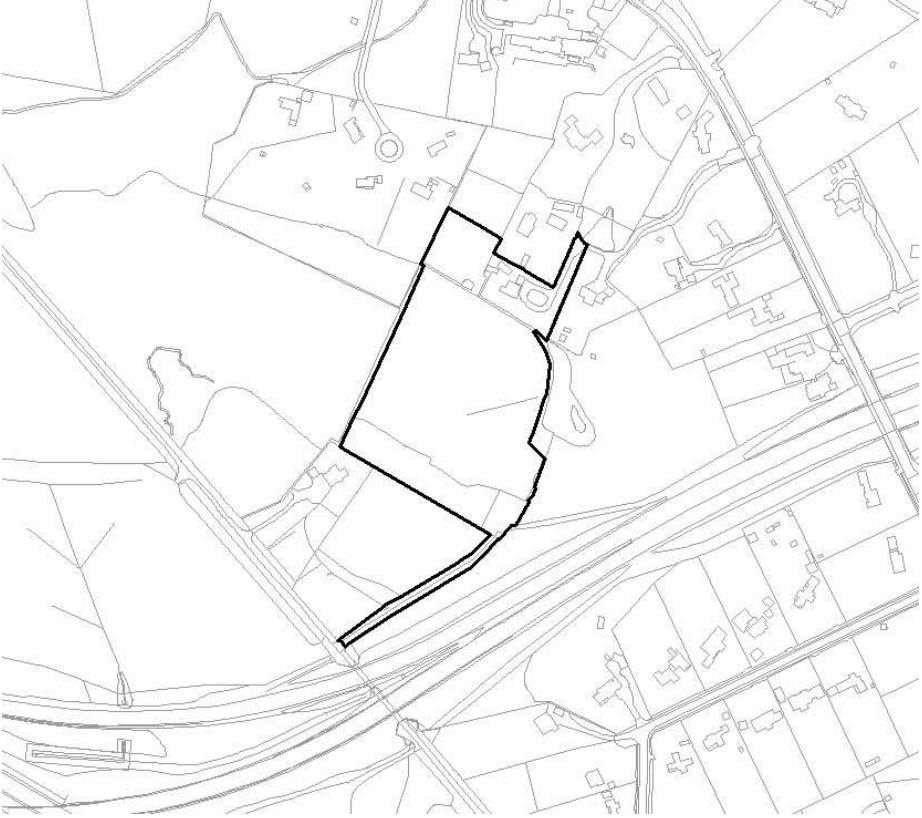
Site	Land between Bracken Place and Bracken Hall, Chilworth		Site Reference	162
Site Use	Woodland		Site Area (approx.)	2.4ha
Availability	The site is promoted for residential/care home development by the landowner and is therefore considered available.			
Suitability	The site is within woodland to the east of Chilworth and the M27. There are a number of trees on site and there is a blanket Tree Preservation Order. The proposed developable area is 0.6ha to take this into account by may still involve the loss of protected trees. The site is located close to Chilworth and the built up area of Southampton to the south.			
Achievability	The site is considered achievable should development be considered acceptable.			
Deliverability / Developability	The site is available and considered achievable, however, development would result in the loss of projected trees. Chilworth is in the 2 nd tier of the settlement hierarchy and is considered suitable for strategic allocations.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Order - Adjacent to a SINCD designation - Proximity to the motorway - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	80 [†]	-	-	80[†]

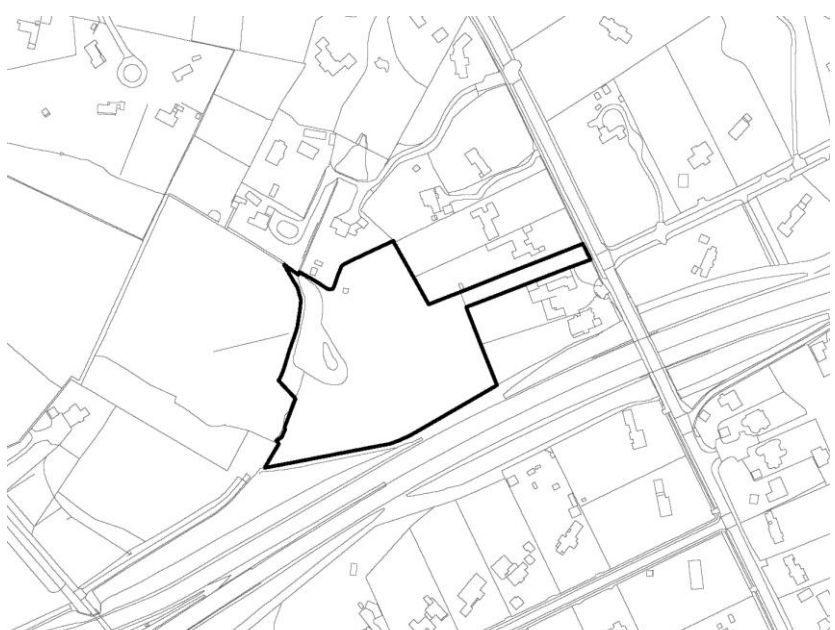
[†] Care Home units may not be considered dwellings for the purposes of the housing supply

Site Location Plan (not to scale)



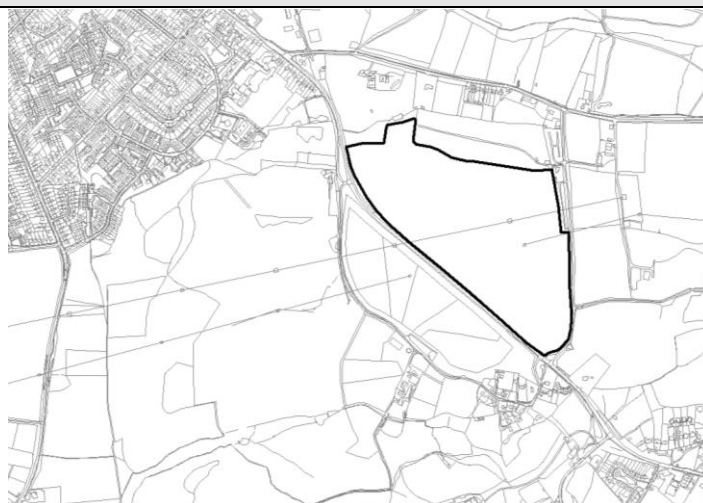
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Site	Land at Thimble Hall, Chilworth		Site Reference	210
Site Use	Dwelling and curtilage		Site Area (approx.)	2 ha
Availability	The site is promoted by the landowner and is therefore considered available.			
Suitability	The site is to the rear of existing development, within a number of trees and adjacent to a SINC designation.			
Achievability	The site is being promoted and is considered achievable.			
Deliverability / Developability	Chilworth is in the 2nd tier of the settlement hierarchy and is considered suitable for strategic allocations. The site is considered available and achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Adjacent to SINC - Trees on site - Proximity to the motorway 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	40	-	-	40
Site Location Plan (not to scale)				
 <p>The site location plan shows a large, irregularly shaped plot of land outlined in black. The plot is situated in a rural area with scattered buildings, roads, and what appears to be a railway line or major road running through the area. The site is located to the rear of existing development.</p>				
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Site	Land at Nyewood Gardens, Chilworth			256
Site Use	Mature woodland	Site Area (approx.)		1.78 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is considered to provide an opportunity to provide small scale infill residential development on Chilworth Road. Existing residential development is located to the east and north east of the site.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is considered available and achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Adjacent to Residential Area of Special Character - Tree Preservation Order (TPO) - Proximity to the motorway 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	5 – 10*			5 - 10
Site Location Plan				
				
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Site	Land north of Botley Road, Chilworth		285
Site Use	Agriculture	Site Area (approx.)	30 ha
Availability	The site is promoted by the landowner and is therefore considered available.		
Suitability	The site bounds Botley Road and existing development in Chilworth Old Village. The site is relatively flat, although it is located within an existing designated Local Gap and it is within a sensitive location between North Baddesley and Chilworth. Chilworth is in the 2 nd tier of the settlement hierarchy.		
Achievability	The site is promoted and development is considered achievable.		
Deliverability / Developability	The site has significant issues which constrain the site from coming forward.		
Constraints / Actions	<ul style="list-style-type: none"> - Sensitive location between settlements - Landscape impact - Adjacent to a SINC to the north of the site - Adjacent to Ancient Woodland - Adjacent to Conservation Area - Tree Preservation Orders (TPO) - Overhead Power Cables - Impact on highway network 		
Estimated Housing Numbers (net)	First 5 years	5-10 years	TOTAL
			600
			600

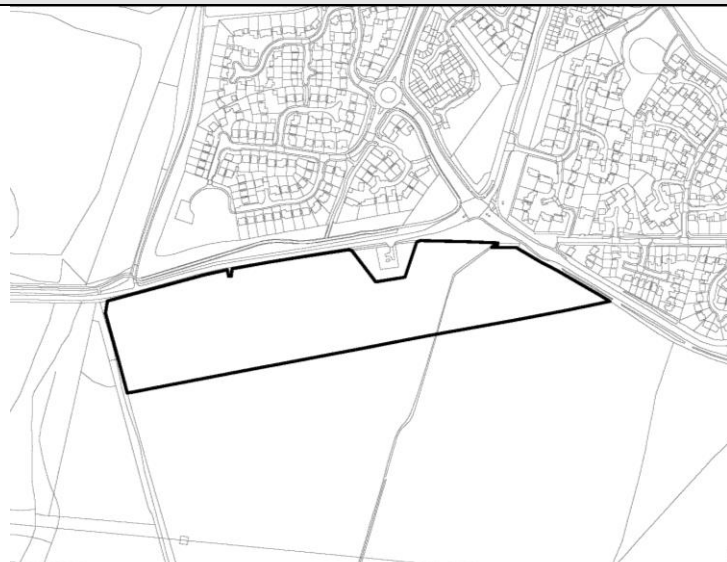
Site Location Plan



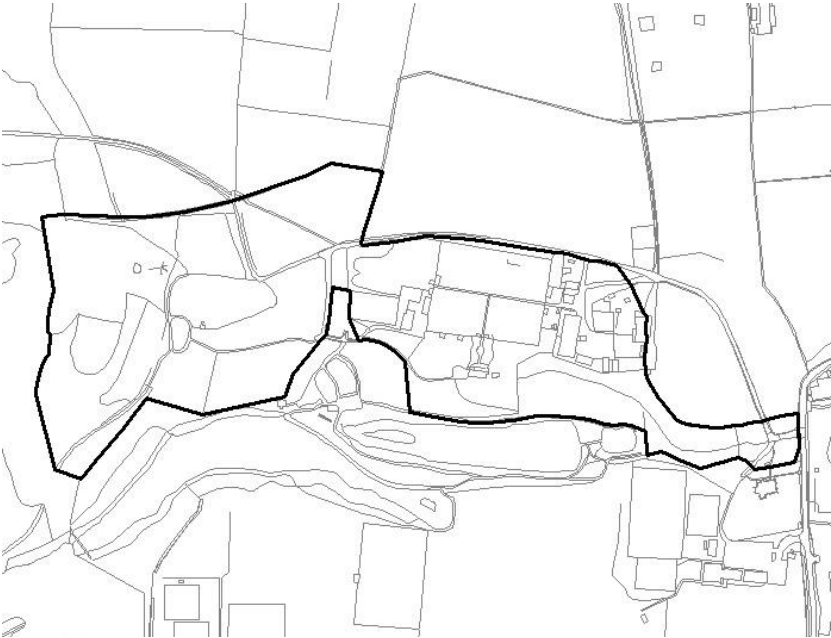
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Site	Land at Velmore Farm, Chandler's Ford			257
Site Use	Countryside	Site Area (approx.)		
Availability	Land is available for immediate development subject to planning permission.			
Suitability	The site is within the countryside close to Valley Park and the built up area of Chandler's Ford. It has potential to link with the existing pedestrian and public transport network. However, the site is within a Strategic Gap where it is sought to prevent the coalescence of settlements.			
Achievability	The proposal is considered achievable.			
Deliverability / Developability	The site is close to the built up area of Valley Park and Chandler's Ford and could accommodate development with access directly on to Castle Lane. However, the site is within a sensitive location between settlements and development may have landscape impacts.			
Constraints / Actions	<ul style="list-style-type: none"> - Sensitive area between settlements - Landscape Impact - Impact on highway network - Adjacent to SINC designation - Adjacent to Utility Infrastructure - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	180 – 220*			180 - 220

Site Location Plan

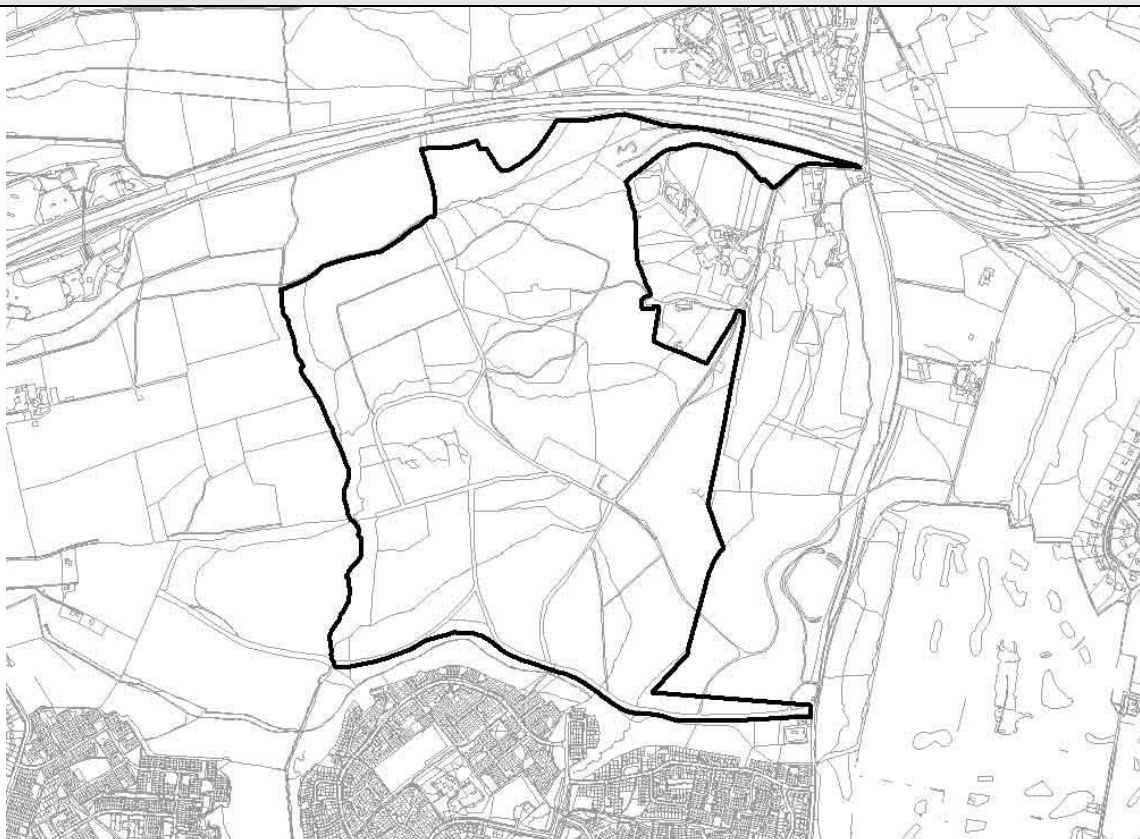


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Site	Land at Park Farm, North Stoneham		Site Reference	027
Site Use	Historic Park and storage areas		Site Area (approx.)	14.47 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is close to the eastern Borough boundary and is located in the countryside, although within a kilometre of the built up area of Eastleigh and adjacent to a housing allocation of 1300 homes proposed by that authority. There are a number of buildings on site and external uses. The site is within a sensitive location between settlements and has on site features such as a tree preservation order and listed structures.			
Achievability	The site is in single ownership and some development is proposed to be achievable within 5 years.			
Deliverability / Developability	The site is promoted and considered available and achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Possible land contamination of previous uses - Suitable vehicular access - Sensitive location between settlements - Listed features on site - Potential archaeological interest - Locally Important Historic Park & Garden - Mineral consultation area - SINC designation - Tree protection orders 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	40	35	-	75
Site Location Plan (not to scale)				
				
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Site	Land at Lords Wood, Lords Hill	Site Reference	142	
Site Use	Woodland	Site Area (approx.)	9.6 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is existing woodland on the boundary with Southampton City Council at Lords Hill. The landowner wishes to provide a low carbon development and benefit from the close links with the neighbouring built up area. The removal of a significant area of woodland and SINC area means that any development is likely to have a significant impact on the environment.			
Achievability	The site is promoted but given the constraints may not be achievable in the short term (1 to 5 years).			
Deliverability / Developability	The site is close to the large built up area of Lords Hill and Southampton beyond, however the potential environmental impacts make the site less developable.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Orders - Access - Landscape impact - SINC designation and biodiversity interest - Potential archaeological interest - Mineral consultation area - Small area of flooding 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	1000*	-	1000

Site Location Plan (not to scale)



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Site	Land at Little Meads, Castle Lane, North Baddesley		Site Reference	104
Site Use	Agricultural land		Site Area (approx.)	1.06 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is within the countryside between North Baddesley and Valley Park. It has potential to link with the existing pedestrian, cycle and public transport network and is bordered on two sides by existing development. However it is separated from the main built up area of North Baddesley and is within a sensitive location where it is sought to prevent the coalescence of settlements.			
Achievability	The proposal is considered achievable.			
Deliverability / Developability	The site is being actively promoted and has limited development to the east and west. However, this is a low density small line of houses in a sensitive area separated from the facilities of North Baddesley.			
Constraints / Actions	<ul style="list-style-type: none"> - Separation from the village of North Baddesley - Sensitive location between settlements - Landscape impact 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	33	-	-	33
Site Location Plan (not to scale)				
 <p>The map shows a site outlined in black, situated between North Baddesley to the north and Valley Park to the south. The site is a rectangular plot of land, approximately 0.5 km long and 0.2 km wide. It is bordered by existing development on two sides. The map also shows a road network and some other buildings in the area.</p>				
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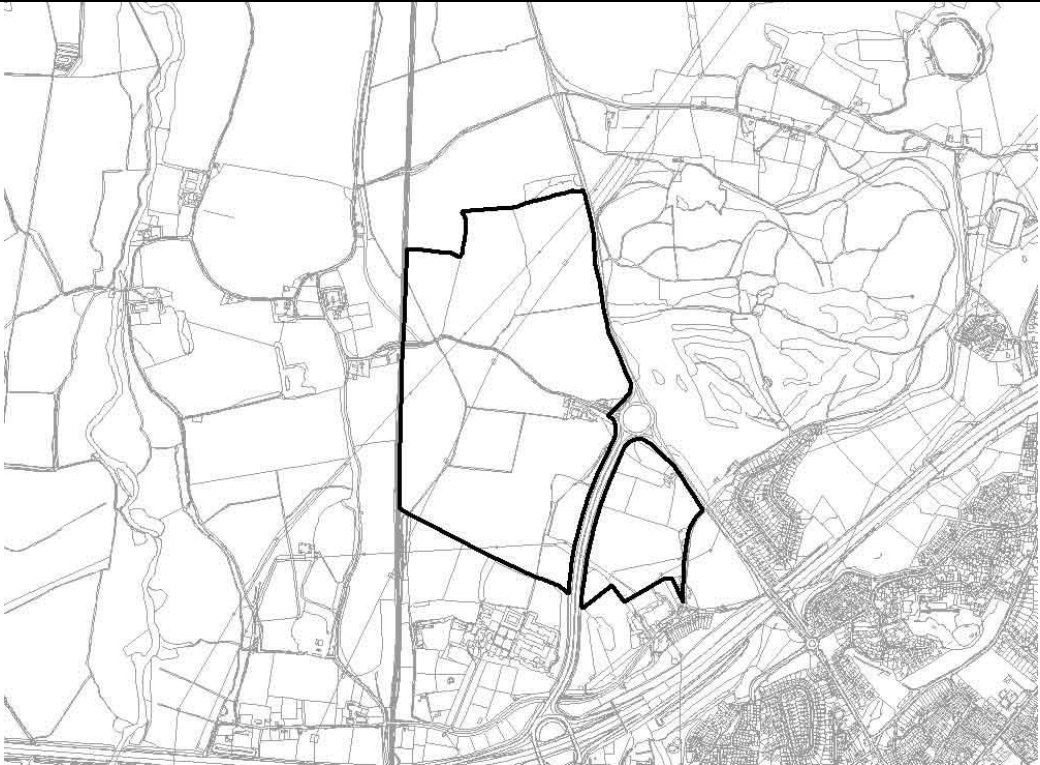
Site	Land at south of Bracken Road, North Baddesley	Site Reference	143	
Site Use	Woodland and golf course	Site Area (approx.)	12 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site lies to the south of North Baddesley with a significant boundary length alongside the existing built up area of the village and alongside the main transport route to the south. The site would benefit from the existing facilities, public transport and cycle route provision within the village, however the site is constrained by woodland, SINC and an area of flood zone 3.			
Achievability	It is considered that there is a reasonable prospect of housing being delivered in the first 5 years should the site be considered acceptable.			
Deliverability / Developability	The site is close to the built up area of the village and could accommodate development with access directly on to Rownhams Lane. However, the site is wooded and development may have landscape and ecological impacts.			
Constraints / Actions	<ul style="list-style-type: none"> - Woodland - SINC designation - Flood risk - Landscape impact - Sensitive location between settlements - Access issues - Impact on highway network - Mineral consultation area - Close proximity to overhead lines and towers 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	150	-	-	150

Site Location Plan (not to scale)



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Site	Grove Farm and Grove Lodge, Nursling		Site Reference	221
Site Use	Farm and lodge		Site Area (approx.)	84.2 ha
Availability	The site is promoted for mixed use development by the landowner and is therefore considered available.			
Suitability	The site is a large area of agricultural land to west of Nursling. The side is separated from the main built up area of Nursling and includes an area of flooding to the west.			
Achievability	The site is promoted and considered achievable within 5 years.			
Deliverability / Developability	The site is available and achievable, however there are a number of constraints			
Constraints / Actions	<ul style="list-style-type: none"> - Area of flood risk - SINC designation - Landscape impact - Agricultural land quality - Access issues - Setting of listed building - Impact on highway network - Close proximity to overhead lines and towers - Mineral consultation area <ul style="list-style-type: none"> - Overhead power cables - Adjacent to railway line 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	500	500	500	1500
Site Location Plan (not to scale)				
 <p>The map shows a rural landscape with a network of roads and fields. A large, irregularly shaped area in the center-right is outlined with a thick black border, representing the site. To the right of the site, there is a more densely built-up area, likely the village of Nursling. The site is situated to the west of this built-up area, consistent with the suitability description.</p>				
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Site	Packridge Farm, North Baddesley	Site Reference	220	
Site Use	Agricultural land	Site Area (approx.)	9.4 ha	
Availability	The site is promoted for residential development by the landowner and developer and is therefore considered available.			
Suitability	The site is to the south of the built up area of North Baddesley. It is within a sensitive location between settlements and adjacent to a SINC. Development is proposed to the northern edge of the site, with public open space proposed to the south.			
Achievability	The site is promoted and considered achievable within 5 years.			
Deliverability / Developability	The site is considered achievable however is within a sensitive location between settlements.			
Constraints / Actions	<ul style="list-style-type: none"> - Sensitive location between settlements - Landscape impact - Adjacent to SINC - Power cables cross site - Impact on highway network - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	70	-	-	70

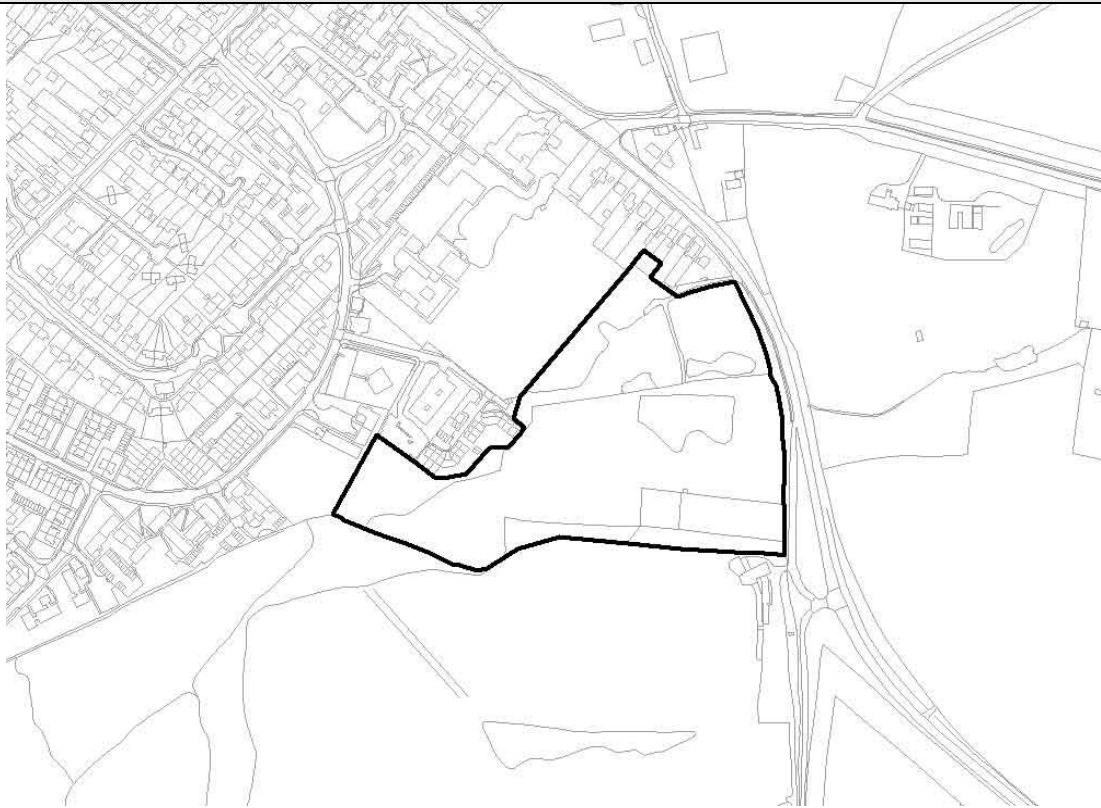
Site Location Plan (not to scale)



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Site	Land at Roundabout Copse, North Baddesley	Site Reference	024	
Site Use	Agricultural	Site Area (approx.)	5.6 ha	
Availability	The site is promoted for residential development by the landowner and a developer and is therefore considered available.			
Suitability	The site is to the south of North Baddesley adjacent to the built up area of the village. The village is considered a sustainable location; however the site is significantly covered with Tree Preservation Orders, woodland areas and has areas designated as SINCs.			
Achievability	The site is controlled by a developer and is achievable if it is considered that the site is suitable and issues resolved.			
Deliverability / Developability	The site would form part of North Baddesley, a sustainable location; however there are significant ecological constraints on the site.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Orders - Ancient woodland - SINC designation - Landscape impact - Sensitive location between settlements - Access issues - Impact on highway network 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	70	-	-	70

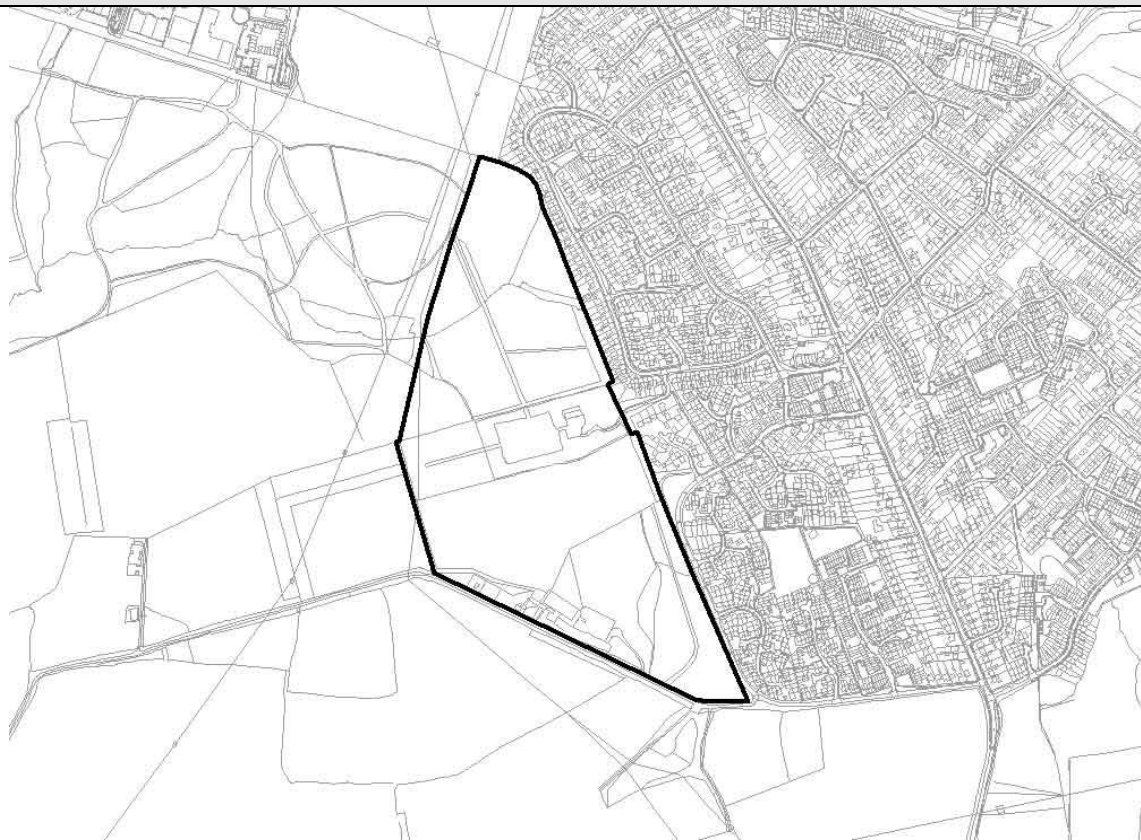
Site Location Plan (not to scale)



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Site	Land at Hoe Farm, North Baddesley		Site Reference	127
Site Use	Agricultural land		Site Area (approx.)	25 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available. The landowner has formed an Ashfield Partnership with three regional home builders.			
Suitability	The site lies to the west of North Baddesley with a significant boundary length alongside the existing built up area of the village. The village is considered a sustainable location; however investigations into site constraints will need to be considered.			
Achievability	The site is being promoted and is considered achievable if it is considered that the site is suitable and issues resolved.			
Deliverability / Developability	The site is adjacent to the built up area of the village and is considered developable and deliverable.			
Constraints / Actions	<ul style="list-style-type: none"> - Public Open Space within the site - Tree Preservation Orders on boundary of site - Overhead power cables on a small part of the site - Impact on highway network - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	250	50	-	300

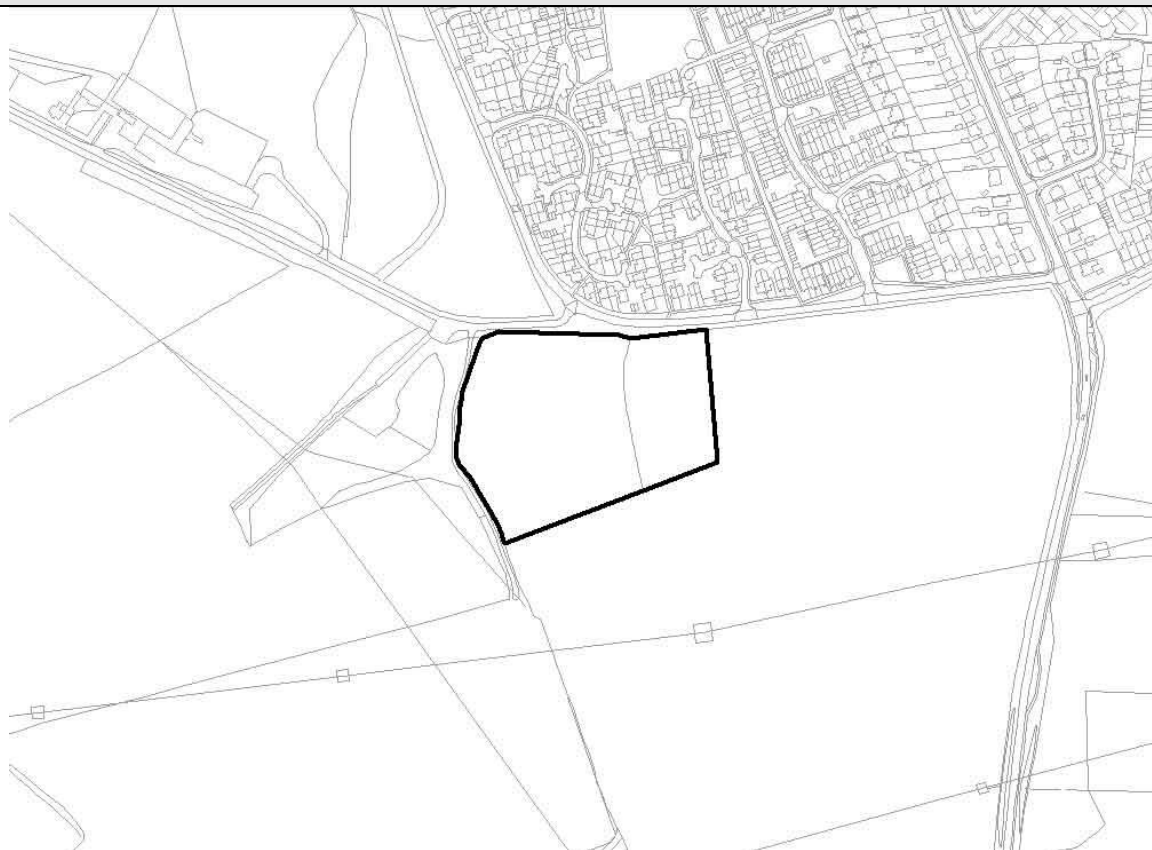
Site Location Plan (not to scale)



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Site	Land south of Hoe Lane, North Baddesley	Site Reference	026	
Site Use	Agricultural	Site Area (approx.)	1.84 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is to the south west of North Baddesley adjacent to the built up area of the village. It is relatively isolated with from the centre of the village although would benefit from existing public transport provision and facilities in the village.			
Achievability	The site is being promoted and is considered achievable if it is considered that the site is suitable and issues resolved.			
Deliverability / Developability	The site is some distance from the centre of the village, but has less ecological constraints than other areas promoted for development.			
Constraints / Actions	<ul style="list-style-type: none"> - Character of the area - Trees on site - Agricultural land quality (for small part of site) 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	55	-	-	55

Site Location Plan (not to scale)

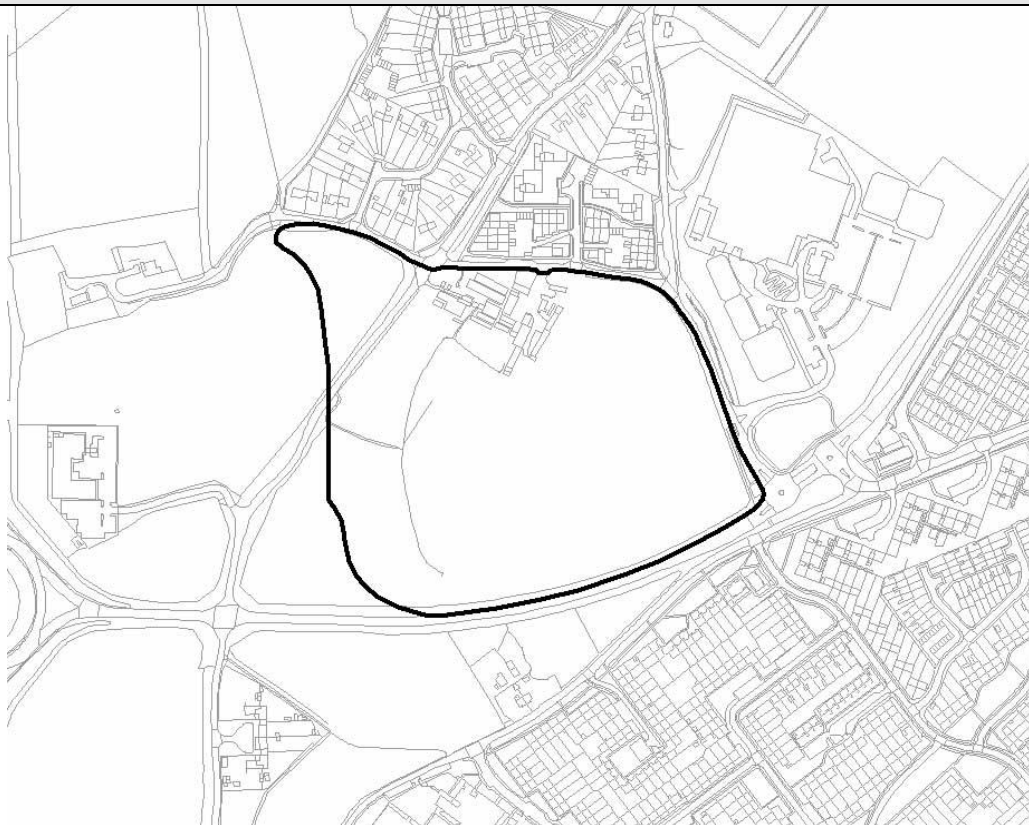


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Site	Bargain Farm, Nursling		Site Reference	186a
Site Use	Agricultural land		Site Area (approx.)	5 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available. The existing tenants are on short term leases. The site is promoted for full residential development (SHLAA no 186a) or mixed use development (SHLAA no 186b) with the proposed residential area occupying 2 hectares of the site.			
Suitability	The site is on the border with Southampton City Council, and part of the site crosses the administrative boundary. The site is close to existing and proposed employment and local facilities, however it is currently designated a local gap and contains grade 1 agricultural land.			
Achievability	The site is promoted for a comprehensive development of the site. Development is considered achievable.			
Deliverability / Developability	The site is close to existing facilities and there is significant additional development in the area. The site is free from ecological constraints however it is currently within a local gap as designated in the Local Plan (2006).			
Constraints / Actions	<ul style="list-style-type: none"> - Sensitive location between settlements - Listed building - Site spans administrative boundaries - Tree Preservation Orders - Agricultural land quality 		<ul style="list-style-type: none"> - Mineral consultation area 	
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	150	-	-	150

Site Location Plan (not to scale)

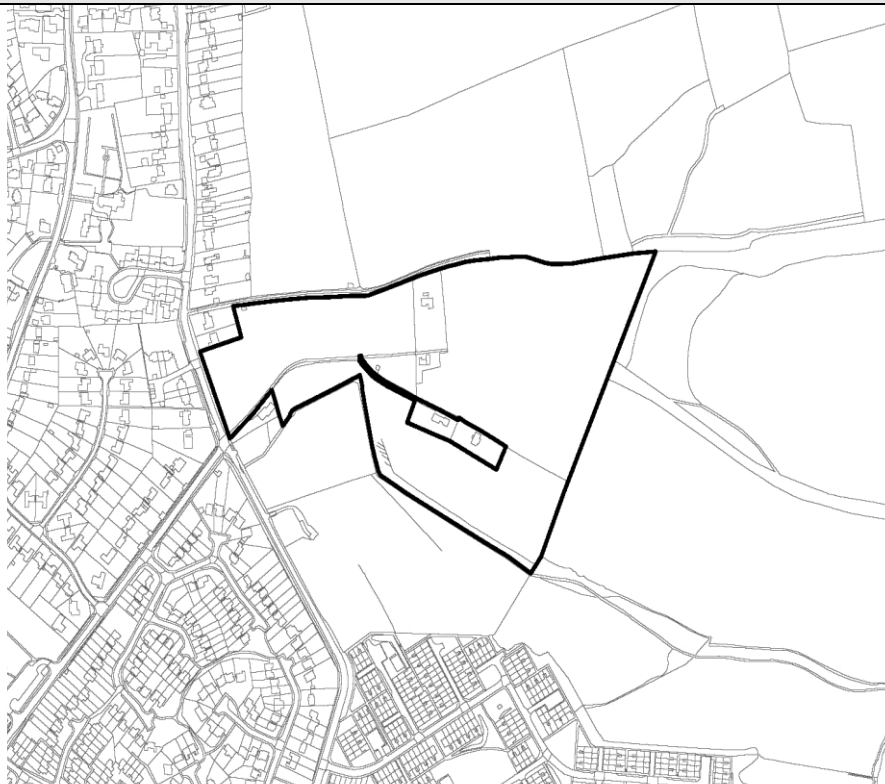


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Site	Bargain Farm, Nursling			186b
Site Use	Agricultural land		Site Area (approx.)	2 ha
Availability	The site is promoted for mixed use development by the landowner and is therefore considered available. The existing tenants are on short term leases. The site is promoted for full residential development (SHLAA no 186a) or mixed use development (SHLAA no 186b) with the proposed residential area occupying 2 hectares of the site.			
Suitability	The site is on the border with Southampton City Council. The site is close to existing and proposed employment and local facilities, however it is currently designated a local gap and contains grade 1 agricultural land.			
Achievability	The site is promoted for a mixed use development. Development for residential is considered achievable.			
Deliverability / Developability	The site is close to existing facilities and there is significant additional development in the area. The site is free from ecological constraints however it is currently within a local gap as designated in the Local Plan (2006).			
Constraints / Actions	<ul style="list-style-type: none"> - Sensitive location between settlements - Listed building - Site spans administrative boundaries - Tree Preservation Orders - Agricultural land quality 		<ul style="list-style-type: none"> - Mineral consultation area 	
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	20-30			20-30
Site Location Plan				
				
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Site	Field's Farm, Rownhams Lane, Rownhams	Site Reference	136	
Site Use	Agricultural land	Site Area (approx.)	8.4 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site lies to the east of Rownhams and north of Southampton, the largest settlement in South Hampshire. The site could benefit from the existing facilities and public transport within the area. The site includes an area of woodland designated as a SINC which contains areas of flooding. This is outside the area promoted for housing. There are also issues of landscape impact and areas of Grade 3a agricultural land.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is considered available and achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Agricultural land quality - SINC designation - Area of flood risk - Landscape impact - Potential archaeological interest - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	120	-	-	120

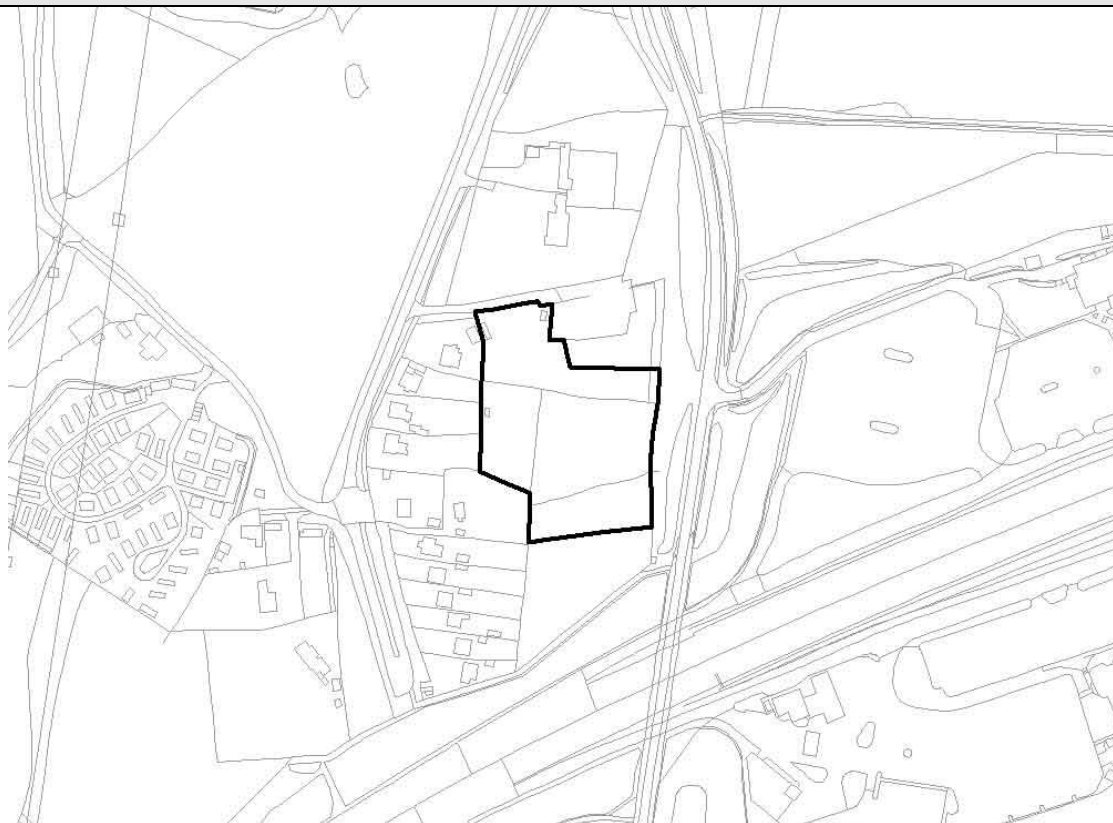
Site Location Plan (not to scale)



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Site	Fairfield, Greenhill Lane, Nursling and Rownhams		Site Reference	025
Site Use	Agricultural land		Site Area (approx.)	1 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site lies to the north of the motorway and is situated away from the built up area of Nursling and Rownhams. This relatively isolated position would make the site less suitable for development.			
Achievability	It is considered that there is a reasonable prospect of housing being delivered in the first 5 years should the site be considered acceptable.			
Deliverability / Developability	The site is within the parish of Nursling and Rownhams but is separated from the main parts of the settlement. It is unlikely to be considered suitable for development allocation.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Orders - Separation from settlement 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	26		-	26

Site Location Plan (not to scale)

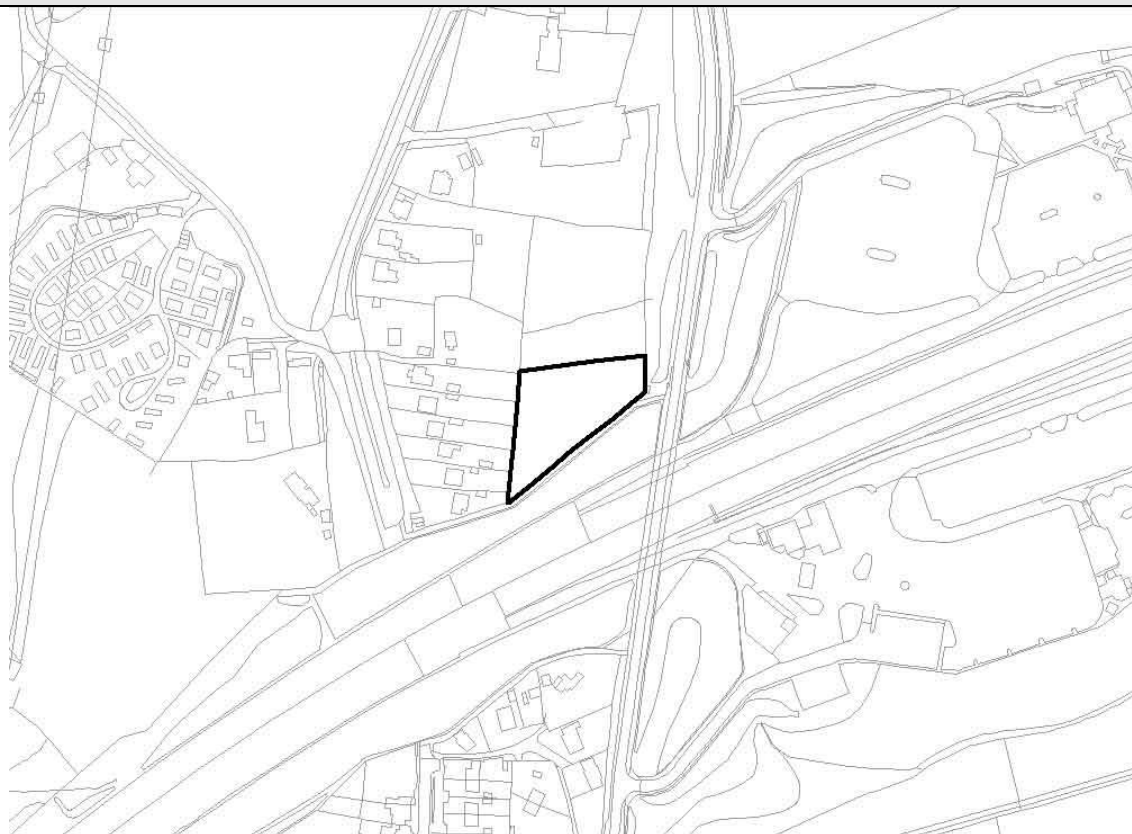


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Site	Land to rear of Ferndown, Nursling and Rownhams		Site Reference	073
Site Use	Agricultural land		Site Area (approx.)	0.3 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site lies to the north of the motorway and is situated away from the built up area of Nursling and Rownhams. This relatively isolated position would make the site less suitable for development. It is also subject to a tree preservation order across the site.			
Achievability	The land is subject to a covenant however the landowner expects development to commence within 5 years and completion of the site in the 5-10 year category.			
Deliverability / Developability	The site is within the parish of Nursling and Rownhams but is separated from the main parts of the settlement. It is unlikely to be considered suitable for development allocation.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Orders - Separation from settlement 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	8	2	-	10

Site Location Plan (not to scale)

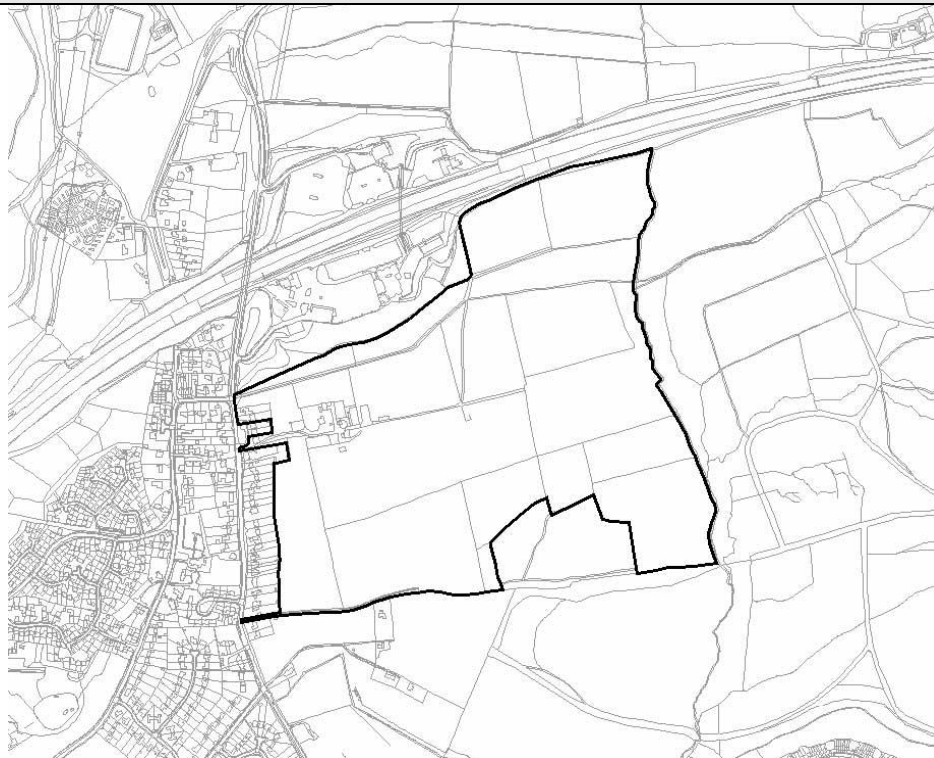


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Site	Land at Parkers Farm, Nursling and Rownhams		Site Reference	017
Site Use	Agricultural land and woodland		Site Area (approx.)	51.3 ha
Availability	The site is promoted for residential development by the landowner and developer and is therefore considered available. An outline planning application has been submitted (14/00726/OUTS) comprising 320 dwellings, 60 bed extra care facility and livery with stables.			
Suitability	The site lies to the east of Rownhams and north of Southampton, the largest settlement in South Hampshire. The site could benefit from the existing facilities and public transport within the area, however there are issues of landscape impact and adjacent SINC designation and woodland. There are also areas of Grade 3a agricultural land. The suitability of a single access needs consideration.			
Achievability	It is considered that there is a reasonable prospect of housing being delivered in the first 5 years should the site be considered acceptable.			
Deliverability / Developability	The site is close to the built up area of Rownhams but has a number of constraints.			
Constraints / Actions	<ul style="list-style-type: none"> - Adjacent to a SINC - Landscape impact - Access issues - Impact on highway network - Agricultural land quality - Small area of flood risk - Potential archaeological interest - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	450	100	-	550

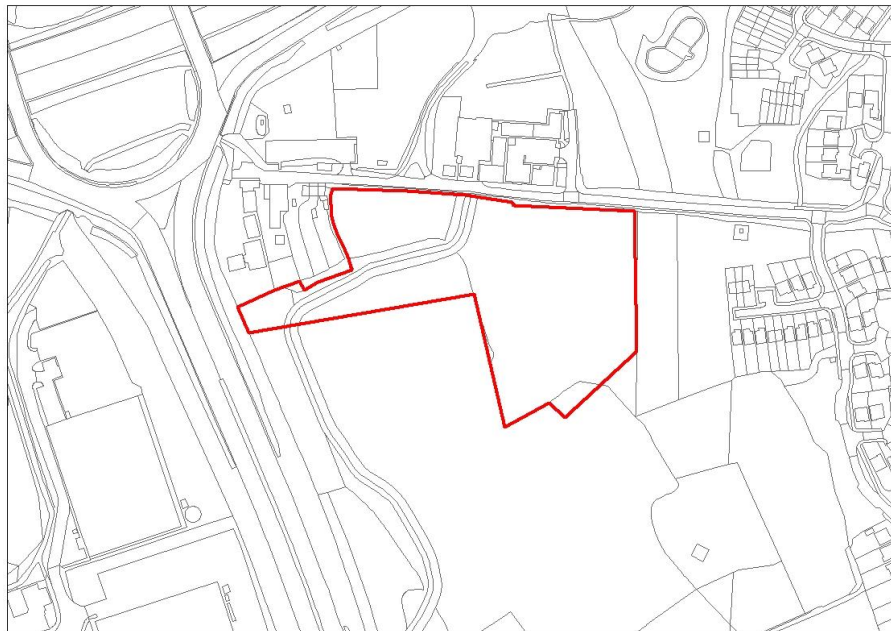
Site Location Plan (not to scale)



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Site	Land to the North of Adanac Park, Nursling & Rownhams			270
Site Use	Agricultural	Site Area (approx.)		2.17 ha
Availability	The site is available and is promoted for residential development and employment development. An outline planning application has been submitted (14/00131/OUTS) for the erection of up to 26 residential units and a residential institution of up to 80 bedrooms (C2).			
Suitability	The site falls within Borough Local Plan STV 03.1: Safeguarded Employment Land at Adanac. The site is also proposed to be included within Policy LE6: Land at Adancac Park, Nursling of the Revised Local Plan. The site is adjacent to the M271. The site is bounded to the east by existing residential development. It is proposed that access to the site is from Nursling Street.			
Achievability	Housing development is considered achievable should the site be considered appropriate. Approximately 30 dwellings could be delivered within the first five years of the Revised Local Plan period.			
Deliverability / Developability	The site is considered available.			
Constraints / Actions	<ul style="list-style-type: none"> - Safeguarded Employment Land at Adanac. - Proximity from M271 - Public Rights of Way - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	106			106

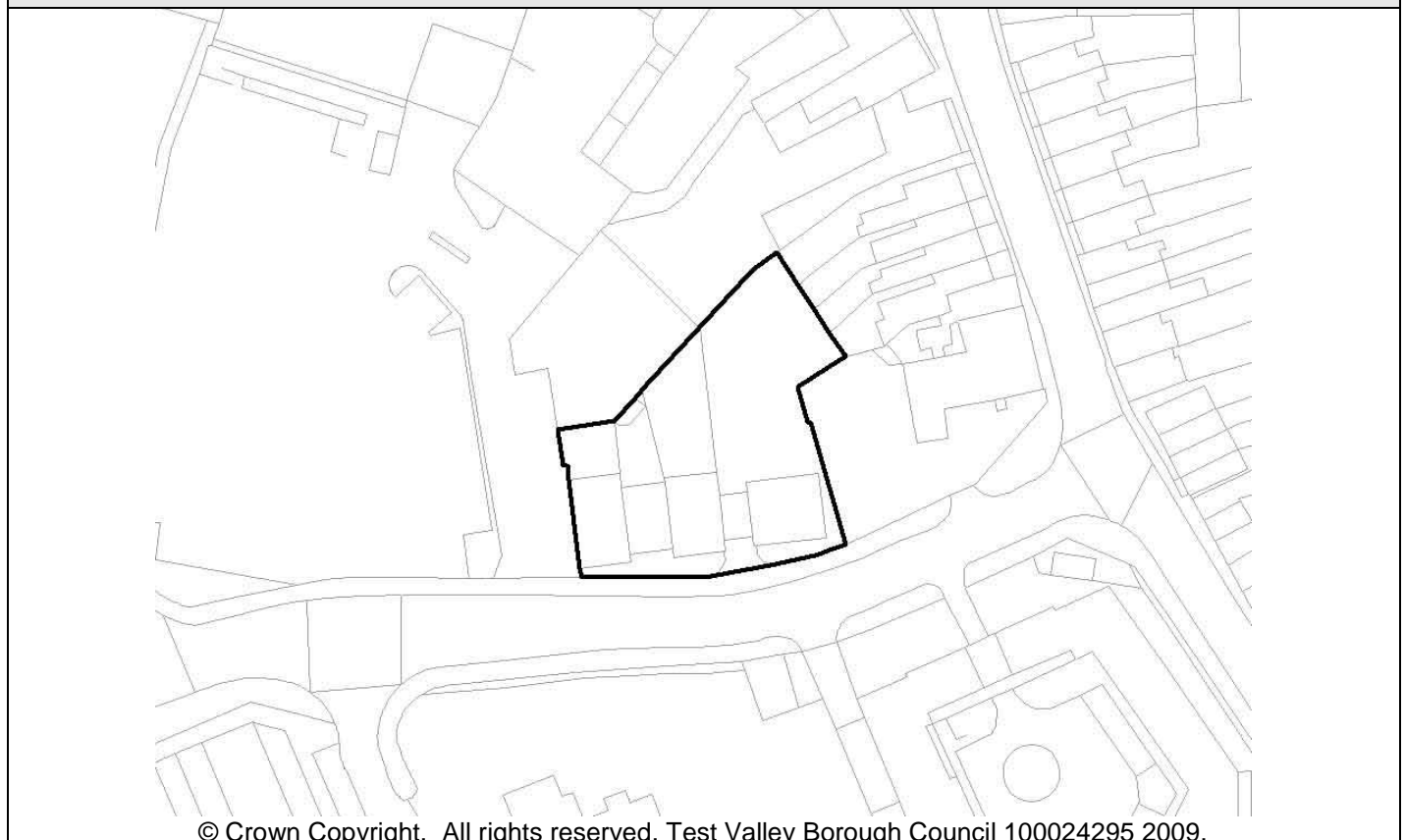
Site Location Plan




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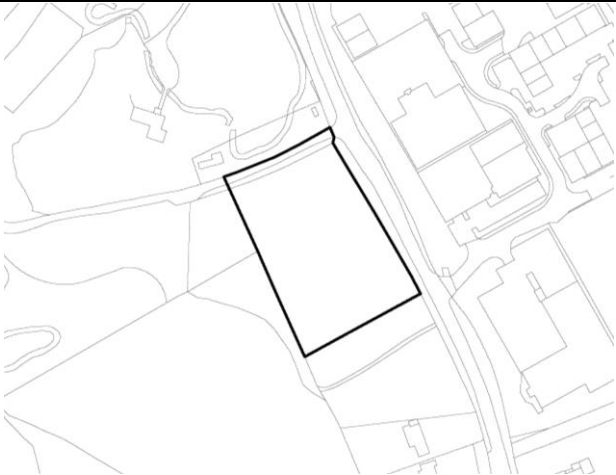
Site	Land at Eastwood Court Buildings, Romsey	Site Reference	222	
Site Use	Offices	Site Area (approx.)	0.1 ha	
Availability	The site is promoted for development by the landowner and is therefore considered available.			
Suitability	The site is within the built up area of Romsey and close to a range of facilities and services. However, it is currently in office use which existing policies seek to retain.			
Achievability	The site is promoted and considered achievable within 5 years.			
Deliverability / Developability	The site is available and achievable; however it is currently in employment use.			
Constraints / Actions	<ul style="list-style-type: none"> - Existing Use - Conservation Area - Adjacent to Listed Buildings 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	10			10


Site Location Plan (not to scale)




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Site	Baroona, Cupernham Lane, Romsey		Site Reference	202
Site Use	Dwelling and curtilage		Site Area (approx.)	2.8 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is to the north of Romsey town centre but south west of the Abbotswood site for 800 homes and borders employment provision to the north. The site could benefit from the proximity of facilities and services proposed and is relatively accessible to the town centre. The site is mostly covered by a Tree Preservation Order.			
Achievability	The site is promoted and considered achievable within 5 years.			
Deliverability / Developability	The site is within an area which has a low density, rural character and contains Ancient Woodland. However, the proximity of the Abbotswood site and employment site should be considered.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Order on site - Adjacent to SINC 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	25	-	-	25
Site Location Plan (not to scale)				
				
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Site	Land opposite Belbins Industrial Estate, Romsey			272
Site Use	Agricultural land		Site Area (approx.)	0.78 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is to the north of Romsey town centre but west of the Abbotswood site for 800 homes and is adjacent to employment provision at Belbins Industrial Estate to the east. The site could benefit from the proximity of facilities and services and is relatively accessible to the town centre. The site is covered by a Tree Preservation Order.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is within an area which has a low density, rural character and contains Ancient Woodland. However, the proximity of the Abbotswood site and employment site should be considered. The site is considered available and achievable with 20 - 25 dwellings anticipated to be delivered within the first 5 years.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Order on site - Adjacent to Belbins Industrial Estate - Public Rights of Way - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	20 - 25			20 - 25
Site Location Plan				
				
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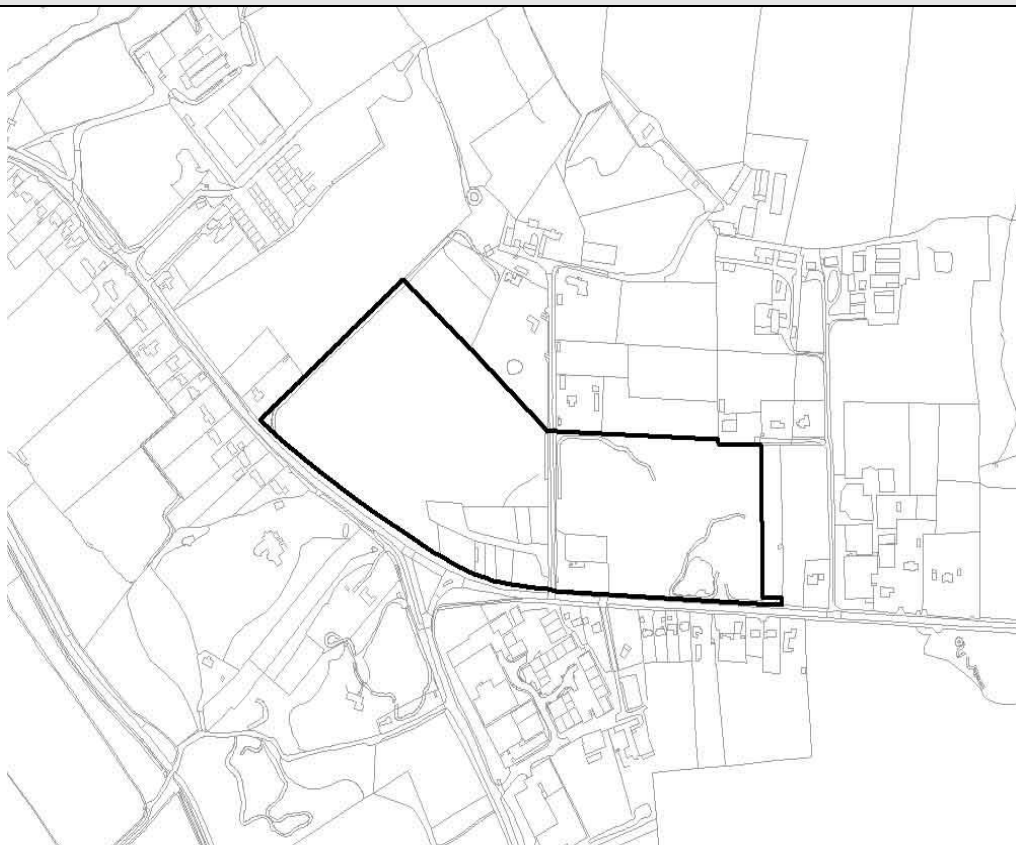
Site	Belbins, Cupernham Lane, Romsey			283
Site Use	Agricultural		Site Area (approx.)	1.21 ha
Availability	The site is promoted by the landowner and is therefore considered available.			
Suitability	The site is to the north of Romsey town centre. The site could benefit from the proximity of facilities and services proposed and is relatively accessible to the town centre. However, the site is adjacent to a SINC to the north west and encompasses of Ancient Woodland which restricts the potentially developable area. The west of the site lies within Flood Zone 3 and a small section of the site to the north west lies within Flood Zone 2 & 3. The topography of the land may also mean that the development appears intrusive into the surrounding countryside.			
Achievability	Subject to overcoming the site constraints acceptably, the site is considered achievable within 5 years.			
Deliverability / Developability	The site is within an area which has a low density, rural character and contains Ancient Woodland. However, the proximity of the Abbotswood site and employment site should be considered. The site is considered available and achievable with 17 dwellings anticipated to be delivered within the first 5 years.			
Constraints / Actions	<ul style="list-style-type: none"> - Flood Zone 2 & 3 - Adjacent to a SINC - Ancient Woodland - Public Rights of Way - Mineral Consultation Area - Private road access 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	17			17
Site Location Plan				
 <p>The map shows a site boundary outlined in black, situated in a rural area with some buildings and roads nearby. The site is located to the north of Romsey town centre.</p>				
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Site	'Our Bungalow', Sandy Lane, Romsey		Site Reference	177
Site Use	Dwelling and curtilage		Site Area (approx.)	0.2ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is located to the north of Romsey, bordering development on three sides, but within the designated Countryside. The site is close to employment sites and the recently permitted Abbotswood housing site for 800 new dwellings. There are a number of protected trees along the boundary of the site.			
Achievability	The site is promoted and could be developed, starting in the first 5 years.			
Deliverability / Developability	The site is close to employment and housing sites. The site is available and achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Orders - Amenity issues relating to neighbouring uses - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	6	4	-	10
Site Location Plan (not to scale)				
 <p>The site location plan shows a residential area with several buildings and a road network. A specific site is highlighted with a thick black border. The site is a rectangular plot located in the middle-right portion of the plan, adjacent to a road and surrounded by other residential buildings. A large, irregularly shaped area, possibly a pond or a large field, is visible in the upper right corner of the plan.</p>				
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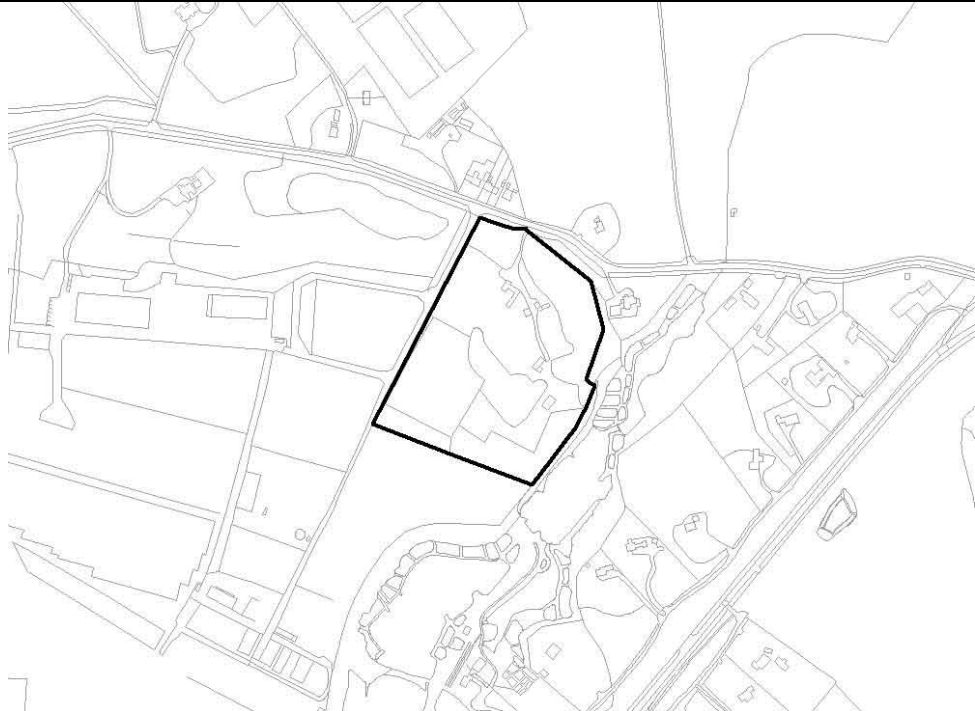
Site	Land north of Sandy Lane, Romsey	Site Reference	219	
Site Use	Outside storage and unrestored gravel extraction	Site Area (approx.)	11.2 ha	
Availability	The site is promoted for mixed development by the landowner and is therefore considered available.			
Suitability	The site is located to the north of Romsey, bordering frontage development to the south, but located within the designated Countryside. The site is close to employment sites and the recently permitted Abbotswood housing site for 800 new dwellings.			
Achievability	The site is being promoted for mixed use and is considered achievable.			
Deliverability / Developability	The site is close to employment and housing sites. The site is available and achievable, with development proposed for 4.3 ha of the western half of the site. At 30 dwellings per hectare this would accommodate 129 dwellings.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Protection Orders on boundary of site - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	129	-	-	129

Site Location Plan (not to scale)



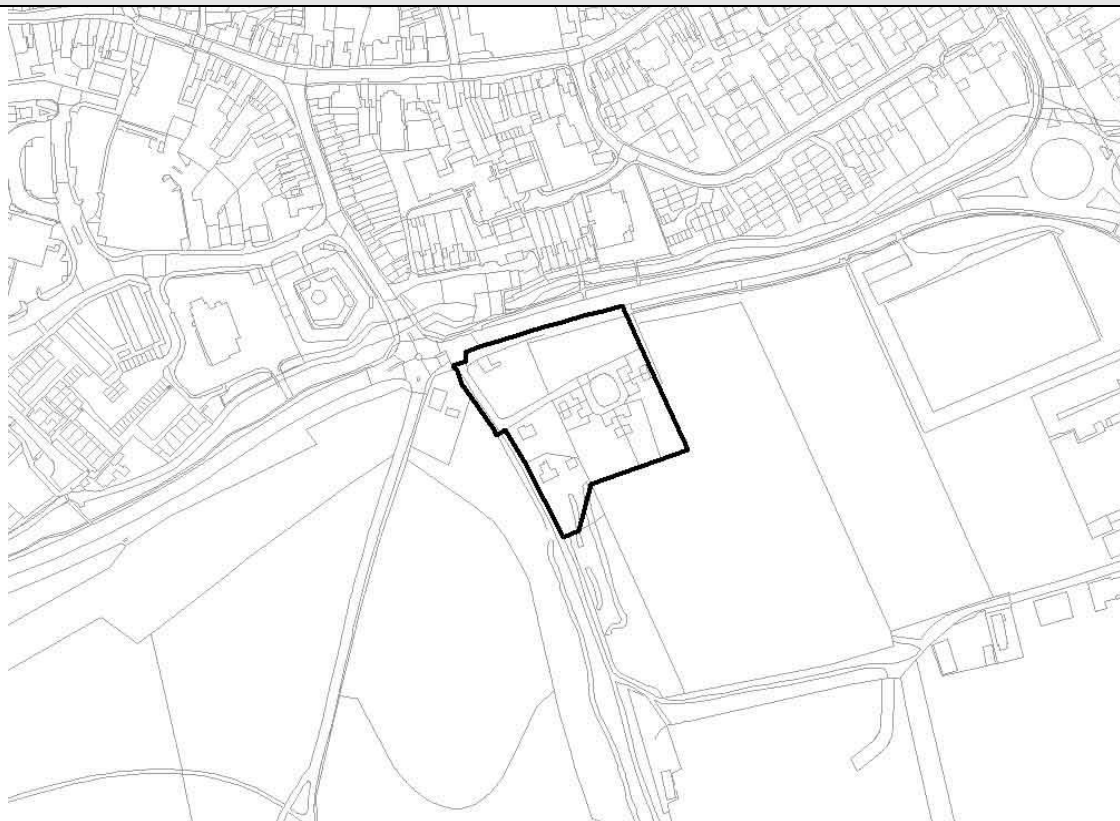
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Site	Land at Bracken Wood, Romsey		Site Reference	077
Site Use	Dwelling and annexe		Site Area (approx.)	4 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is a dwelling with substantial wooded grounds to the east of Romsey. It is in an isolated position in relation to the built up area of the town and has limited access to facilities or services. However, it is close to the existing horticultural buildings that serve the Garden Centre to the west.			
Achievability	The site is promoted and considered achievable within 5 years.			
Deliverability / Developability	Information has not been provided on expected delivery of housing or an estimated timeframe. Therefore a site area of 2 ha (when including open space) at 20 dwellings per hectare (given the rural location) would yield 40 dwellings. Given that the landowner is at the early stages of investigating the potential of development this would be unlikely to be deliverable within 5 years. The site is in an isolated position and unlikely to be suitable for significant development however the proximity of development schemes and the horticultural yard may make this site more appropriate.			
Constraints / Actions	<ul style="list-style-type: none"> - Trees - Landscape impact - Sustainability issues 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	-	40	-	40
Site Location Plan (not to scale)				
				
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Site	Land at Burma Road, Romsey	Site Reference	021	
Site Use	9 dwellings and curtilages	Site Area (approx.)	0.94 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is separated from the built up area by the By Pass road, however the site is located close to the town centre and would benefit from the existing facilities and services available in Romsey. The south side of the road is less built up and the site is close to the entrance of Broadlands House partially within a registered historic park and garden.			
Achievability	The site has existing buildings on site and the number of constraints, however the SHLAA submission states that development can be achieved within 5 years.			
Deliverability / Developability	The site is a sensitive location on the south side of the By Pass road and includes a small area of flood zone 2. However, it does represent partial brownfield development. If considered appropriate, development is proposed to be achieved within 5 years.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Orders - Flood risk - Listed building - Setting of a registered historic park and garden - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	30	-	-	30

Site Location Plan (not to scale)

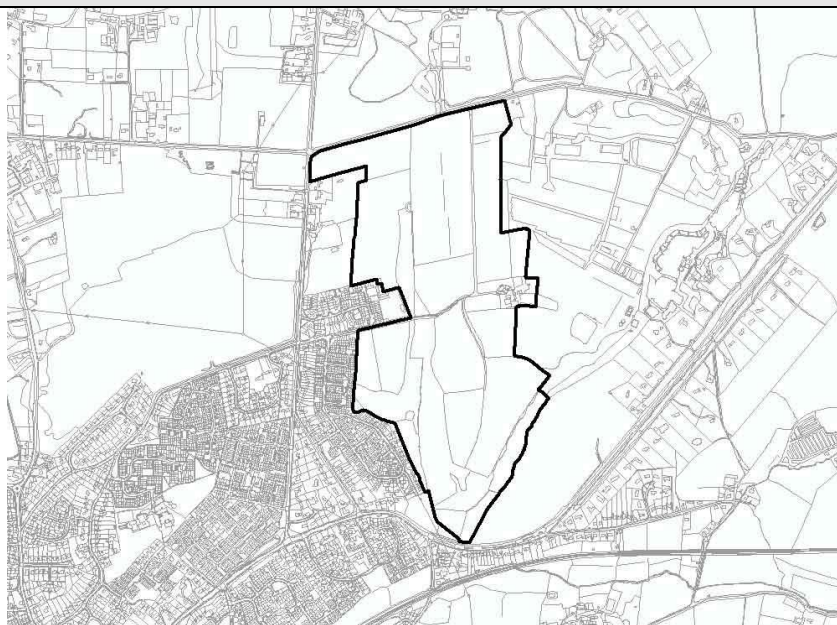


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Site	Land at Ganger Farm, Romsey		Site Reference	009
Site Use	Agricultural land and worked out mineral excavation		Site Area (approx.)	57 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available. Part of the site is subject to an existing Local Plan (2006) allocation for formal recreation which may limit the availability of this land until an alternative site was found.			
Suitability	The site is adjacent to the built up area of Romsey to the south and to the east of the large residential site of Abbotswood. The site promoted includes land currently allocated for formal recreational use (to the north) and an area called Pond Cottage which could form a parcel of development of 90 dwellings (to the south west). The site may be close to parts of the existing (and reserve) built form but moves development further from the town centre and closer into sensitive landscape areas. The site contains an area of Grade 2 agricultural land.			
Achievability	The site may develop the formal recreation area as part of the delivery of the housing and is being promoted. The development is considered achievable but not until the end of the 5 year period/beginning of 5 to 10 years.			
Deliverability / Developability	The site is subject to a number of landscape/ecological constraints but may be surrounded by development to the east and south.			
Constraints / Actions	<ul style="list-style-type: none"> - SINC designation - Setting of historic park and garden - Woodland - Landscape impact - Relocation of proposed formal recreation site - Tree Preservation Orders - Impact on highway network <ul style="list-style-type: none"> - Mineral consultation area - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	275	525	-	800

Site Location Plan (not to scale)



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Site	Land at Pond Cottage, Romsey	Site Reference	196	
Site Use	Agricultural land and worked out mineral excavation	Site Area (approx.)	3.5 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available. It forms a small part of the larger promoted site Ganger Farm (SHLAA site no 009).			
Suitability	The site is adjacent to the built up area of Romsey to the west and would benefit from the proximity of local services. It is surrounded by woodland which is designated as a SINC.			
Achievability	The site is promoted and can be developed separately from the larger Ganger Farm site. This is considered achievable.			
Deliverability / Developability	The site is relatively free from constraints, although adjacent to a SINC designation. It is considered achievable and available.			
Constraints / Actions	<ul style="list-style-type: none"> - Adjacent to a SINC designation - Adjacent to woodland - Mineral consultation area - Adjacent to Tree Preservation Orders 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	90	-	-	90
Site Location Plan (not to scale)				
 <p>The image is a site location plan showing a residential area with a specific site outlined in a thick black line. The site is located in the lower-middle part of the plan, adjacent to a road and surrounded by other residential plots. The plan shows a network of roads and building footprints.</p>				
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Site	Land east of Primrose Cottages, Crampmoor, Romsey		Site Reference	224
Site Use	Agriculture		Site Area (approx.)	0.58 ha
Availability	The site is promoted for development by the landowner and is therefore considered available.			
Suitability	The site is outside the main built up area of Romsey, although it is bounded by dwellings to the north and west. This is an established low density residential area which is characterised by open spaces and more rural surroundings, contributed to by the site. There is a small area of flood zone 3 and SINC designations adjoining the site to the south.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is on the periphery of the town centre, however development is considered achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Proximity of the Railway line - Adjacent to SINC designation - Flood risk - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	17			17

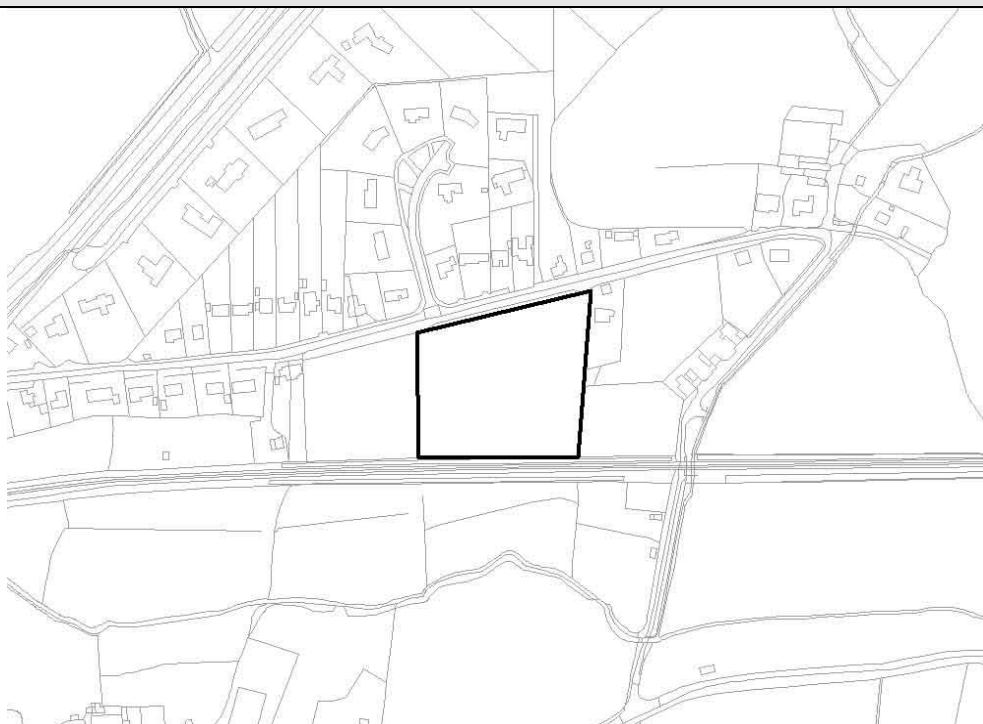
Site Location Plan (not to scale)



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Site	Land at Crampmoor Lane, Romsey	Site Reference	033a	
Site Use	Agricultural land/paddock	Site Area (approx.)	1.14 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available. The site is promoted for full development (SHLAA no 33a) or for frontage development (SHLAA no 33b).			
Suitability	The site is set outside the main built up area of Romsey. However, there are dwellings opposite (to the north) and low density buildings on either side (east and west) with the railway line bounding the site to the rear. This is an established low density residential area which is characterised by open spaces and more rural surroundings, contributed to by the site. There is an important line of trees bounding the north of the site (subject to a tree preservation order) with a small area of flood zone 3 and SINC designations adjoining the site to the south.			
Achievability	The site is promoted for a comprehensive development of the site. Development is considered achievable			
Deliverability / Developability	The site is on the periphery of the town centre, however development is considered achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Order - Proximity of the Railway line - Adjacent to SINC designation - Flood risk - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	40		-	40

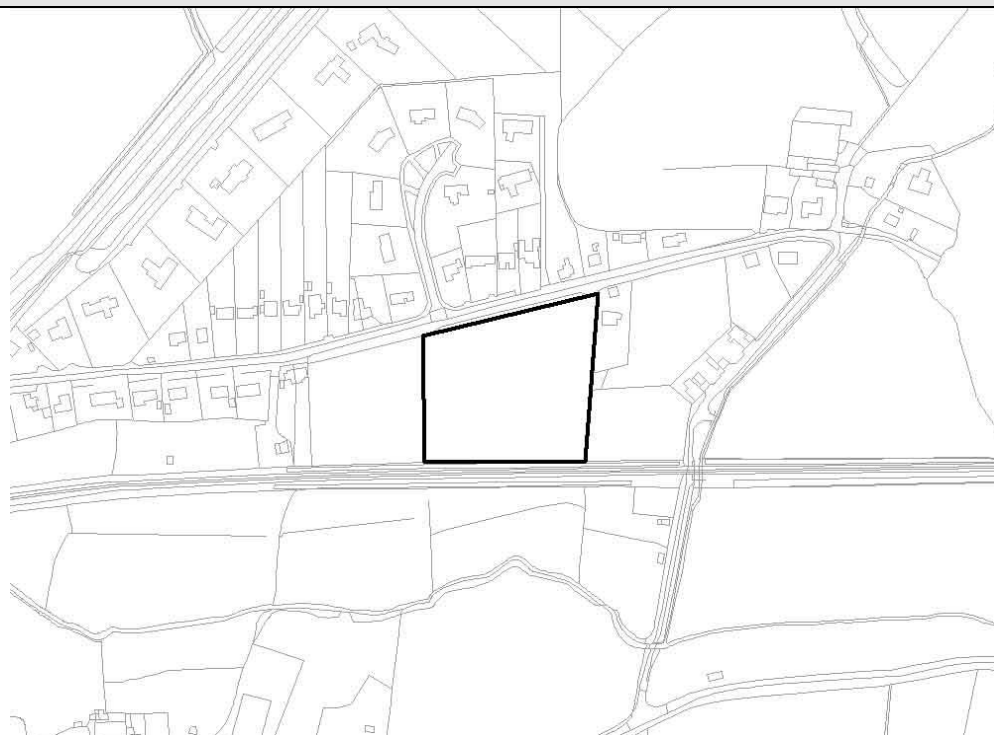
Site Location Plan (not to scale)



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Site	Land at Crampmoor Lane, Romsey	Site Reference	033b	
Site Use	Agricultural land/paddock	Site Area (approx.)	1.14 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available. The site is promoted for full development (SHLAA no 33a) or for frontage development (SHLAA no 33b).			
Suitability	The site is set outside the main built up area of Romsey. However, there are dwellings opposite (to the north) and low density buildings on either side (east and west) with the railway line bounding the site to the rear. This is an established low density residential area which is characterised by open spaces and more rural surroundings, contributed to by the site. There is an important line of trees bounding the north of the site (subject to a tree preservation order) with a small area of flood zone 3 and SINC designations adjoining the site to the south.			
Achievability	The site is promoted for 6 frontage dwellings to the north of the site Development of a small scheme within 5 years is considered achievable.			
Deliverability / Developability	The site is on the periphery of the town centre, however development is considered achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Order - Proximity of the Railway line - Adjacent to SINC designation - Flood risk - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	6		-	6

Site Location Plan (not to scale)



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Site	Land at Cupernham Lane, Romsey	Site Reference	058	
Site Use	Agricultural land/woodland	Site Area (approx.)	1.44 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is to the north of Romsey town centre but south west of the large residential site of Abbotswood. The site could benefit from the proximity of facilities and services and is relatively accessible. However, the site borders a SINC and has a number of trees on site which restricts the potentially developable area. The topography of the land may also mean that the development appears intrusive into the surrounding countryside.			
Achievability	Subject to overcoming the site constraints acceptably, the site is considered achievable within 5 years.			
Deliverability / Developability	The site is within a part of the town which has a low density, rural character surrounded by trees. However account should be taken of the proximity of the Abbotswood site which now has permission for 800 dwellings.			
Constraints / Actions	<ul style="list-style-type: none"> - Trees - Adjacent SINC designation to the east of Cupernham Lane - Landscape impact 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	44	-	-	44

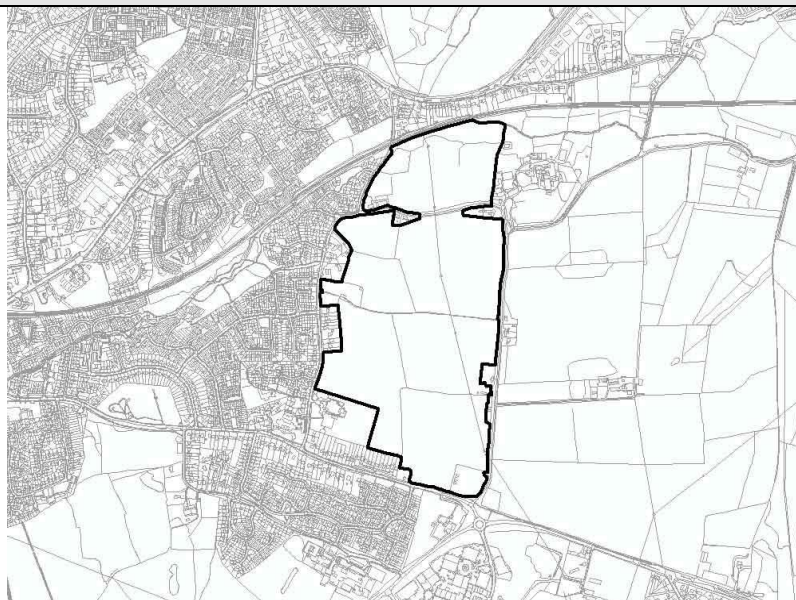
Site Location Plan (not to scale)



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Site	Land at Halterworth, Romsey		Site Reference	007
Site Use	Agricultural land		Site Area (approx.)	50 ha
Availability	The site is promoted for residential development by the landowner and a developer and is therefore considered available. The site is promoted as one large site, or 5 parcels of land which are under separate ownership. This SHLAA entry relates to the overall site on which a number of developers have secured 'options'.			
Suitability	The site is adjacent to the built up area of Romsey, to the east of the town. The site has the potential to benefit from existing public transport and pedestrian routes in the vicinity but offers a rural setting and approach to this part of the town and is within a sensitive undeveloped area between the settlements of Romsey and North Baddesley. Constraints identified include overhead pylons and potential gravel deposits on site. However it is suggested that this resource might no longer need to be extracted. The site includes Grades 2 and 3a agricultural land with an area of flood zone 3 to the north.			
Achievability	Should the site be considered appropriate for development, and the prior extraction of gravel not required, it is expected that this site would be achievable, with some completions within 5 years.			
Deliverability / Developability	The site is in a sensitive location between settlements and contains a potential mineral deposit which has the potential to delay supply. This is a large site, with 9.5 ha planned for Open Space (mostly to the north of Highwood Lane).			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Sensitive location between settlements - Overhead power cables - Adjacent to a listed building - Adjacent to a railway line - High water table - Agricultural land quality - Impact on highway network <ul style="list-style-type: none"> - Mineral consultation area - Small area of flood risk 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	500	1100	-	1600

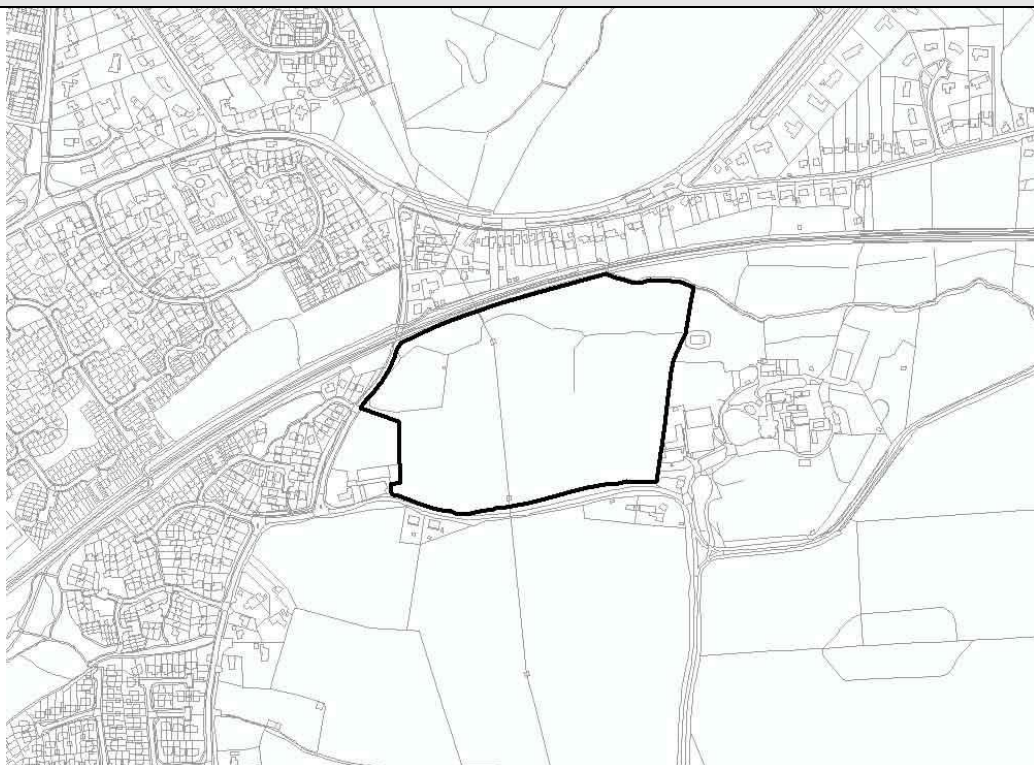
Site Location Plan (not to scale)



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Site	Land North of Highwood Lane, Halterworth, Romsey	Site Reference	005	
Site Use	Agricultural land	Site Area (approx.)	9 ha	
Availability	The site is promoted for residential development by the landowner and a developer and is therefore considered available separately or as part of the Halterworth site (SHLAA no 007).			
Suitability	The site is adjacent to the built up area of Romsey, to the east of the town. The site has the potential to benefit from existing public transport and pedestrian routes in the vicinity. The site is adjacent to a railway line and a SINC designation and has a flood zone 3 and overhead power cables crossing the site. However, only 30% of the site is proposed for development to account for these constraints and provide open space for the wider Halterworth site.			
Achievability	The site is promoted and should the site be considered appropriate for development, it is reasonable to expect some completions in the first 5 years.			
Deliverability / Developability	The site is constrained, however it may provide some development within 5 years if the location was considered appropriate. The site is proposed to include a considerable amount of open space which would serve the wider Halterworth site.			
Constraints / Actions	<ul style="list-style-type: none"> - Topography/landscape impact - Overhead power cables - Flood risk - Adjacent to SINC designation - Adjacent to Railway line 		- Mineral consultation area	
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	120	-	-	120

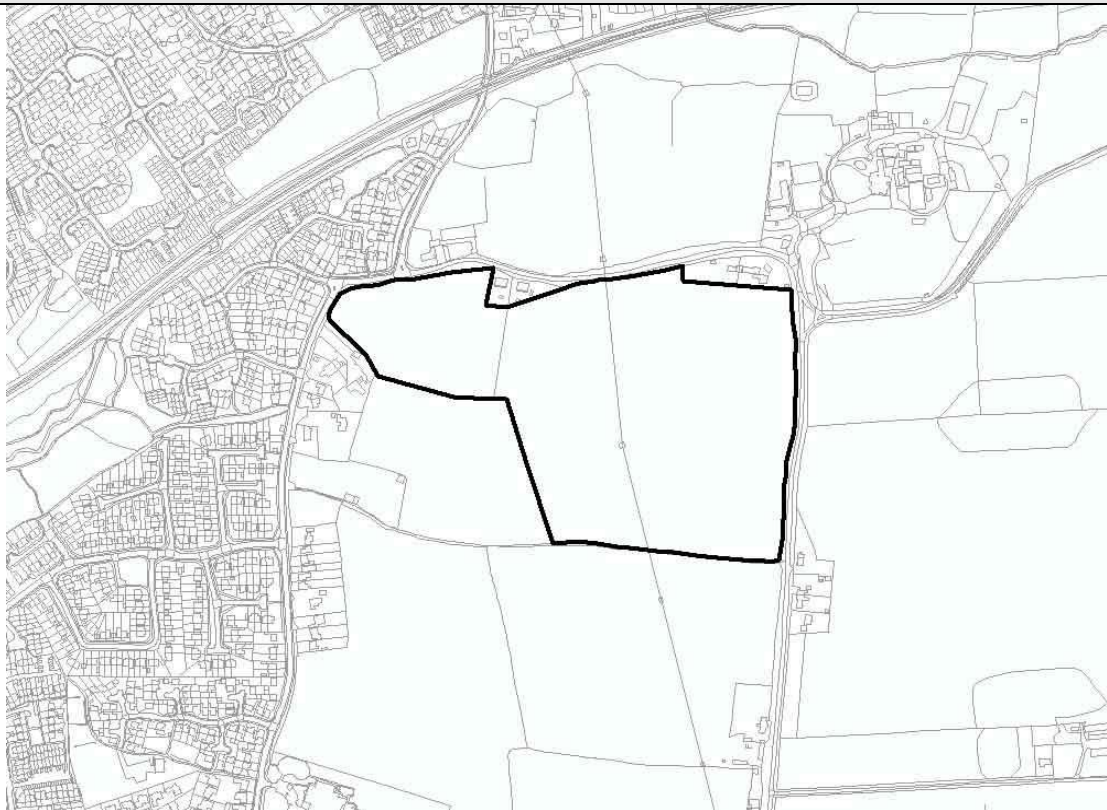
Site Location Plan (not to scale)



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Site	Land South of Highwood Lane, Halterworth, Romsey	Site Reference	006	
Site Use	Agricultural land	Site Area (approx.)	13 ha	
Availability	The site is promoted for residential development by the landowner and a developer and is therefore considered available separately or as part of the Halterworth site (SHLAA no 007).			
Suitability	The site is adjacent to the built up area of Romsey, to the east of the town. The site has the potential to benefit from existing public transport and pedestrian routes in the vicinity.			
Achievability	The site is promoted and should the site be considered appropriate for development, it is reasonable to expect some completions in the first 5 years.			
Deliverability / Developability	The site has constraints; however it may provide some development within 5 years, if the location was considered appropriate.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Sensitive location between settlements - Overhead power cables - Mineral consultation area 		<ul style="list-style-type: none"> - Agricultural land quality 	
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	150	250	-	400

Site Location Plan (not to scale)

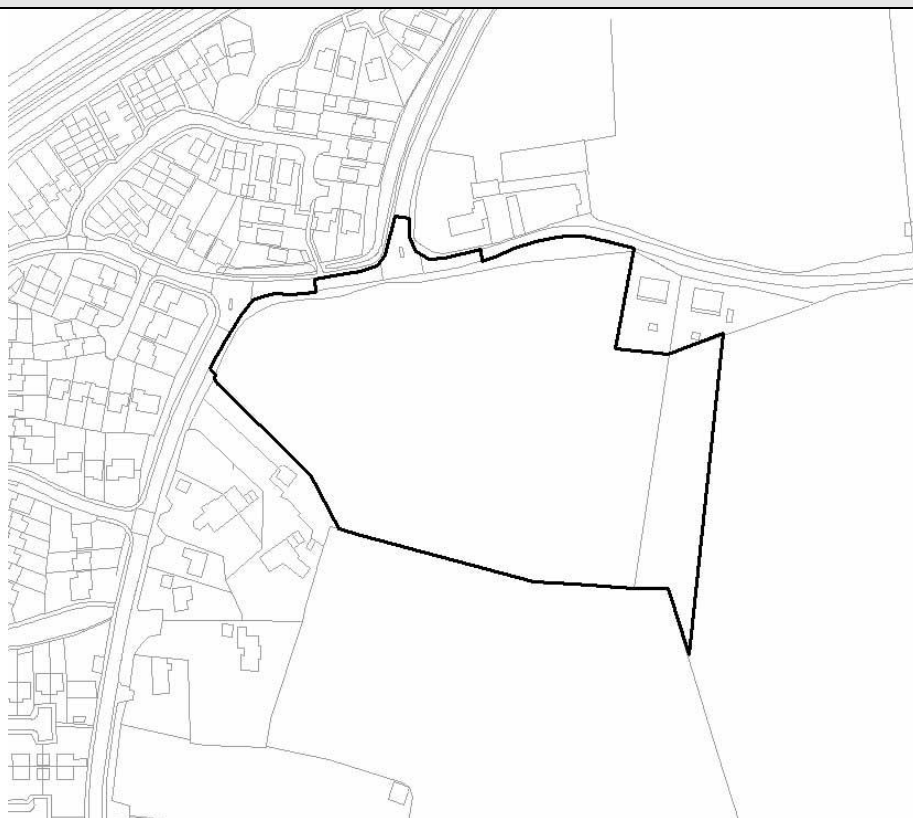


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Site	Land at corner of Highwood Lane, Halterworth		Site Reference	206
Site Use	Agricultural land		Site Area (approx.)	2.9 ha
Availability	The site is promoted by the landowner and is therefore considered available separately or as part of the Halterworth site (SHLAA no 007) and a smaller element of SHLAA no 006.			
Suitability	The site is adjacent to the built up area of Romsey, to the east of the town. The site has the potential to benefit from existing public transport and pedestrian routes in the vicinity.			
Achievability	The site is promoted and is considered achievable.			
Deliverability / Developability	The site is considered available and achievable, either as part of the larger Halterworth site, or independently. An application for residential development of 59 units was refused (10/00623/OUTS) and dismissed at an Appeal Inquiry 16 November 2011.			
Constraints / Actions	<ul style="list-style-type: none"> - Sensitive location between settlements - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	59	-	-	59

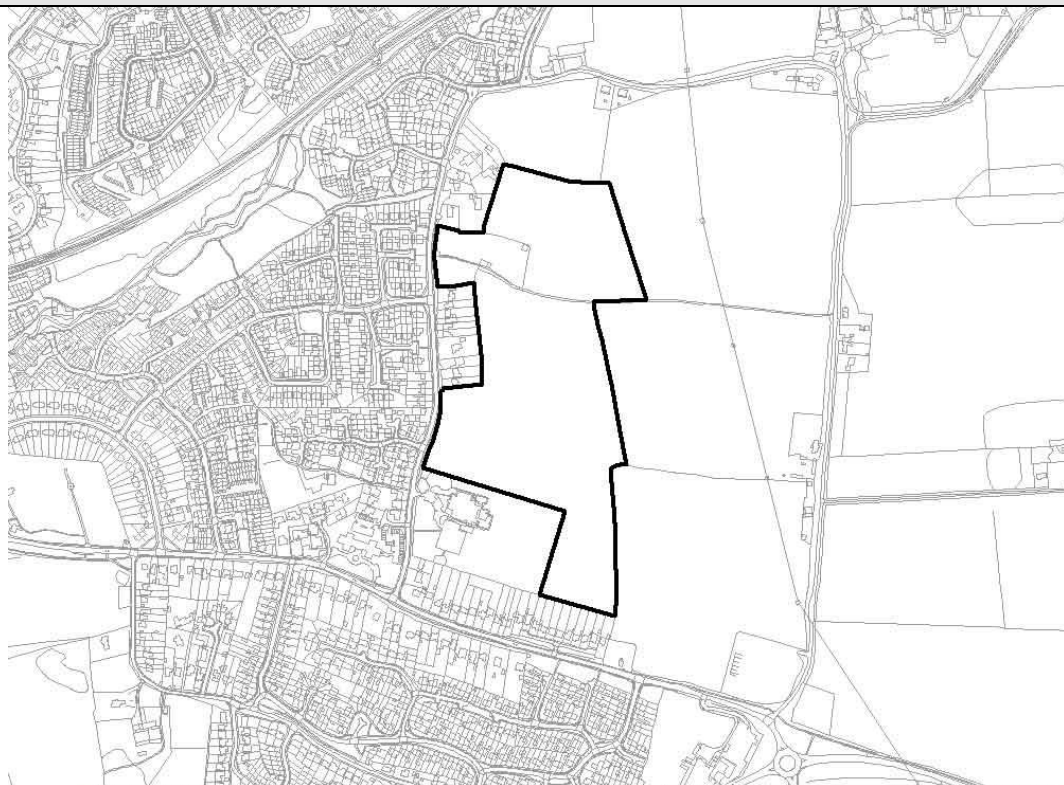
Site Location Plan (not to scale)



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Site	Land at Lodge Farm, Halterworth, Romsey	Site Reference	078	
Site Use	Agricultural land	Site Area (approx.)	12 ha	
Availability	The site is promoted for residential development by the landowner and a developer and is therefore considered available separately or as part of the Halterworth site (SHLAA no 007).			
Suitability	The site is adjacent to the built up area of Romsey, to the east of the town, with a significant border alongside existing development off Halterworth Lane. The site has the potential to benefit from existing public transport and pedestrian routes in the vicinity. Part of the site includes Grade 3a agricultural land.			
Achievability	The site is promoted and should the site be considered appropriate for development, it is reasonable to expect some completions in the first 5 years.			
Deliverability / Developability	Information has not been provided on expected delivery of housing or an estimated timeframe. Therefore a site area of 10.98ha (with 8.5% of the 12 ha as Open Space) at 40 dwellings per (matching the density and open space ratio proposed by the developer for the full site) would yield 440 dwellings. The site is constrained; however it may provide some development within 5 years, if the location was considered appropriate.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Sensitive location between settlements - Agricultural land quality - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	100	340	-	440

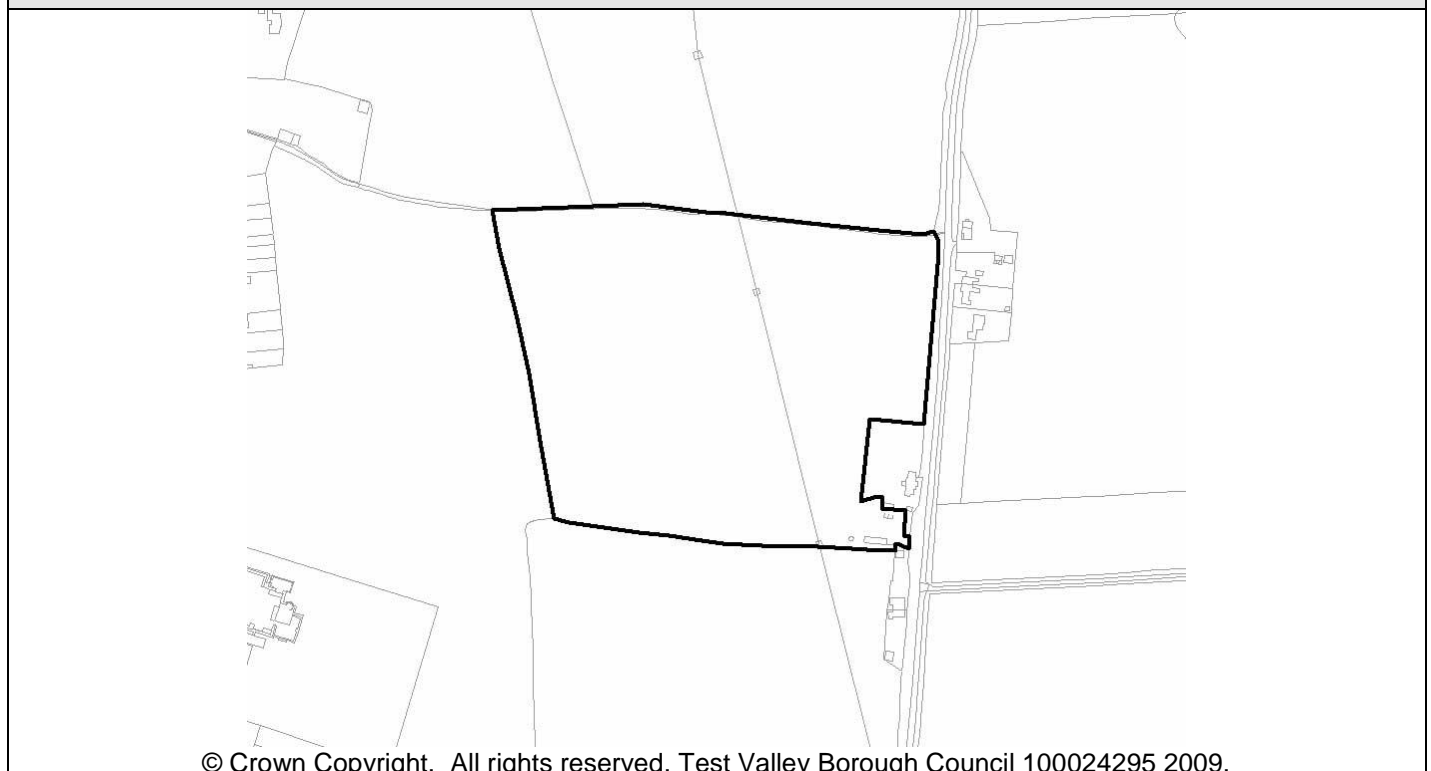
Site Location Plan (not to scale)



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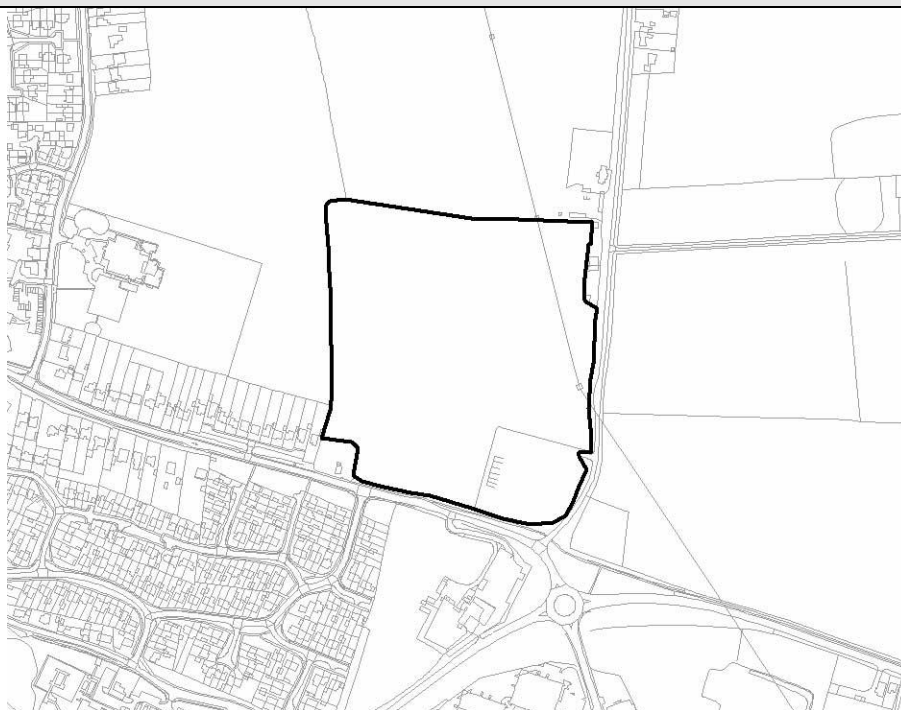
Site	Land west of Highwood Lane, Halterworth, Romsey		Site Reference	190
Site Use	Agricultural land		Site Area (approx.)	8 ha
Availability	The site is promoted for residential development by the landowner and a developer and is therefore considered available separately or as part of the Halterworth site (SHLAA no 007).			
Suitability	The location of the area proposed adjacent to the built up area of Romsey, to the east of the town, however the site itself is relatively separated from the built up area should it be developed independently. Part of the site includes Grade 2 agricultural land.			
Achievability	The site is promoted and should the site be considered appropriate for development, it is reasonable to expect some completions in the first 5 years.			
Deliverability / Developability	Information has not been provided on expected delivery of housing or an estimated timeframe. Therefore a site area of 7.32ha (with 8.5% of the 8 ha as Open Space) at 40 dwellings per hectare (matching the density and open space ratio proposed by the developer for the full site) would yield 320 dwellings. The site is constrained, however it may provide some development within 5 years, if the location was considered appropriate.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Sensitive location between settlements - Overhead power cables - Mineral consultation area - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	100*	220*	-	320*

Site Location Plan (not to scale)




Site	Land north of Botley Road, Halterworth, Romsey		Site Reference	191
Site Use	Agricultural land		Site Area (approx.)	8 ha
Availability	The site is promoted for residential development by the landowner and a developer and is therefore considered available separately or as part of the Halterworth site (SHLAA no 007).			
Suitability	The site is adjacent to a line of low density frontage residential development. The site has the potential to benefit from existing public transport and pedestrian routes and employment sites in the vicinity. Part of the site includes Grade 3a agricultural land.			
Achievability	The site is promoted and should the site be considered appropriate for development, it is reasonable to expect some completions in the first 5 years.			
Deliverability / Developability	Information has not been provided on expected delivery of housing or an estimated timeframe. Therefore a site area of 7.32ha (with 8.5% of the 8 ha as Open Space) at 40 dwellings per hectare (matching the density and open space ratio proposed by the developer for the full site) would yield 320 dwellings. The site is constrained, however it may provide some development within 5 years, if the location was considered appropriate.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Sensitive location between settlements - Overhead power cables - Mineral consultation area - Adjacent to Listed building - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	100*	220*	-	320*

Site Location Plan (not to scale)



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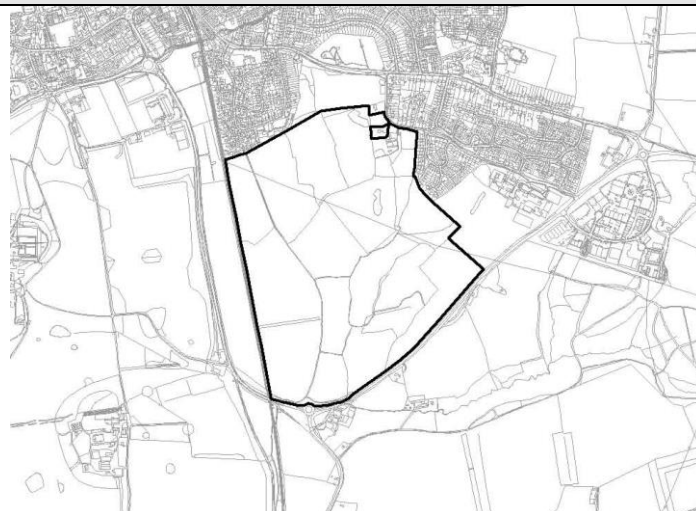
This document forms part of the evidence base for the Revised Local Plan. It provides information on available land, it does not allocate sites for housing. See page 3 of the main report for more information on its status.

Site	Land at Peel Close, Romsey	Site Reference	183	
Site Use	Part grazing land	Site Area (approx.)	1 ha	
Availability	The site is promoted for residential development by the landowner and a developer and is therefore considered available			
Suitability	The site abuts the built up area of Romsey to the west. It is close to a number of facilities but lies within the designated countryside. There are some level changes through the site and an area of the site is within a SINC designation and flood zone 3.			
Achievability	The site is close to services and development is considered achievable.			
Deliverability / Developability	The site is close to the built up area of Romsey. There are a number of constraints on site which impact the developable area but the site is considered achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Overhead power cables - SINC designation - Flood risk - Tree Preservation Order 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	20	-	-	20
Site Location Plan (not to scale)				
 <p>The map shows a plan view of the Romsey area. A specific site is outlined with a thick black border. The site is located on the eastern edge of the built-up area, adjacent to a road and a railway line. The surrounding area includes residential streets, a church, and open land.</p>				
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Site	Land at Lower Whitenap, Romsey		Site Reference	126
Site Use	Agricultural land		Site Area (approx.)	65 ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available. The landowner has formed an Ashfield Partnership with three regional home builders.			
Suitability	The site is to the south of Romsey with a significant boundary to the existing built up area. The site is contained by the railway line and A27. It offers the potential to provide facilities for the surrounding area as well as benefit from the existing services within the town. The site is a large undeveloped area on the entrance to Romsey from the south and provides rural character on entry to the town. Minerals on site and access arrangements need to be considered. The site contains some best and most versatile agricultural land below Grade 2.			
Achievability	The site is promoted and it is considered achievable that dwelling completions could be achieved within 5 years, although the development of the site may take the length of the plan period.			
Deliverability / Developability	The site is considered deliverable should the site be considered appropriate and issues resolved.			
Constraints / Actions	<ul style="list-style-type: none"> - Landscape impact - Minerals consultation area - Adjacent to Railway line - SINC designation and areas of biodiversity interest - Close to Historic Park and Garden - Agricultural land quality - Impact on highway network / improved access required - Overhead power cables 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	300	750	250	1300

¹ Final 75 completed post the 15 year time period

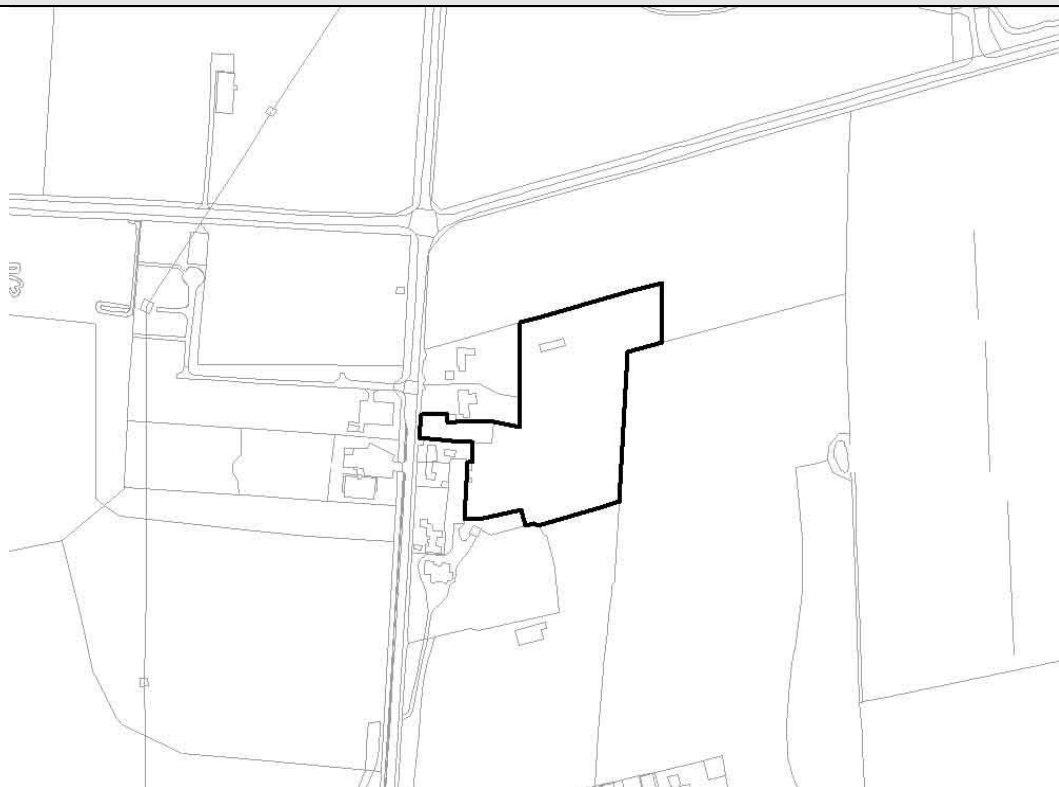
Site Location Plan (not to scale)



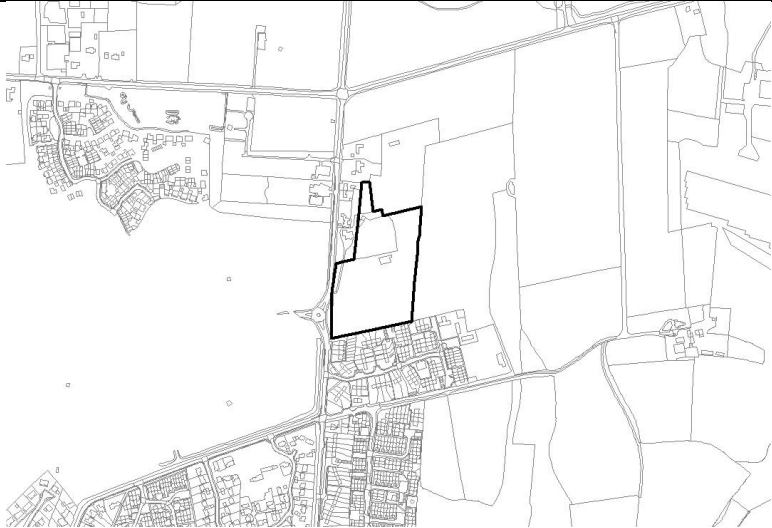
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Site	Land east of Braishfield Road, Romsey	Site Reference	062	
Site Use	Dwelling and paddock	Site Area (approx.)	1.5 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site lies to the north of Romsey. There are few dwellings and little depth of development. However, to the west of the site is the large residential housing site of Abbotswood and Ganger Farm formal recreation area to the east. The site will benefit from the proximity of the facilities and services at Abbotswood (which has permission for 800 dwellings) and Ganger Farm should it come forward for development.			
Achievability	The site is promoted and considered achievable within 5 years.			
Deliverability / Developability	The site is close to the Abbotswood housing site to the west which now has permission. The site is considered deliverable should the site be considered appropriate and issues resolved.			
Constraints / Actions	<ul style="list-style-type: none"> - Trees - Landscape impact - Impact on the character of the area - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	45	-	-	45

Site Location Plan (not to scale)

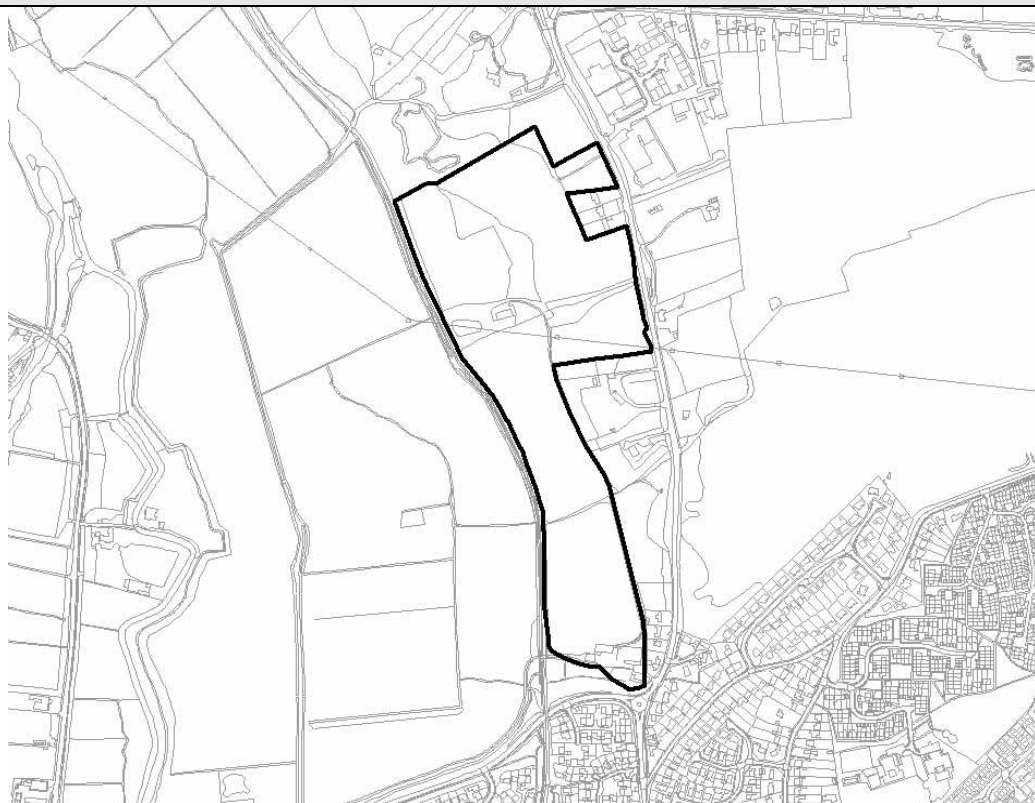


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Site	Land adjoining Abbotswood House, Romsey			284
Site Use	Dwelling, curtilage and paddocks		Site Area (approx.)	3.3ha
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site lies to the north of Romsey. There are few dwellings and little depth of development. However, to the west of the site is the large residential housing site of Abbotswood and Ganger Farm formal recreation area to the east. The site will benefit from the proximity of the facilities and services at Abbotswood (which has permission for 800 dwellings) and Ganger Farm should it come forward for development.			
Achievability	The site is promoted and considered achievable within 5 years.			
Deliverability / Developability	The site is close to the Abbotswood housing site to the west which now has permission. The site is considered deliverable should the site be considered appropriate and issues resolved.			
Constraints / Actions	<ul style="list-style-type: none"> - Tree Preservation Order - Landscape impact - Impact on the character of the area - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	65 - 70			65 - 70
Site Location Plan				
				
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Site	Land at Oxlease Farm, Romsey	Site Reference	084	
Site Use	Paddocks	Site Area (approx.)	6 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is to the north of Romsey town centre but south west of the Abbotswood site for 800 homes. The site could benefit from the proximity of facilities and services proposed and is relatively accessible to the town centre. There are a number of trees on site which is acknowledged in the proposed capacity of the site. The topography of the land may also mean that the development has a landscape impact.			
Achievability	The site is promoted and considered achievable within 5 years.			
Deliverability / Developability	The site is within a part of the town which has a low density, rural character surrounded by trees. However the proximity of the Abbotswood site to the east should be considered.			
Constraints / Actions	<ul style="list-style-type: none"> - Trees bordering the site - Landscape impact - Adjacent to canal and footpath - Overhead power cables - Adjacent to SSSI - Mineral consultation area - Small area of flood risk 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	150	-	-	150

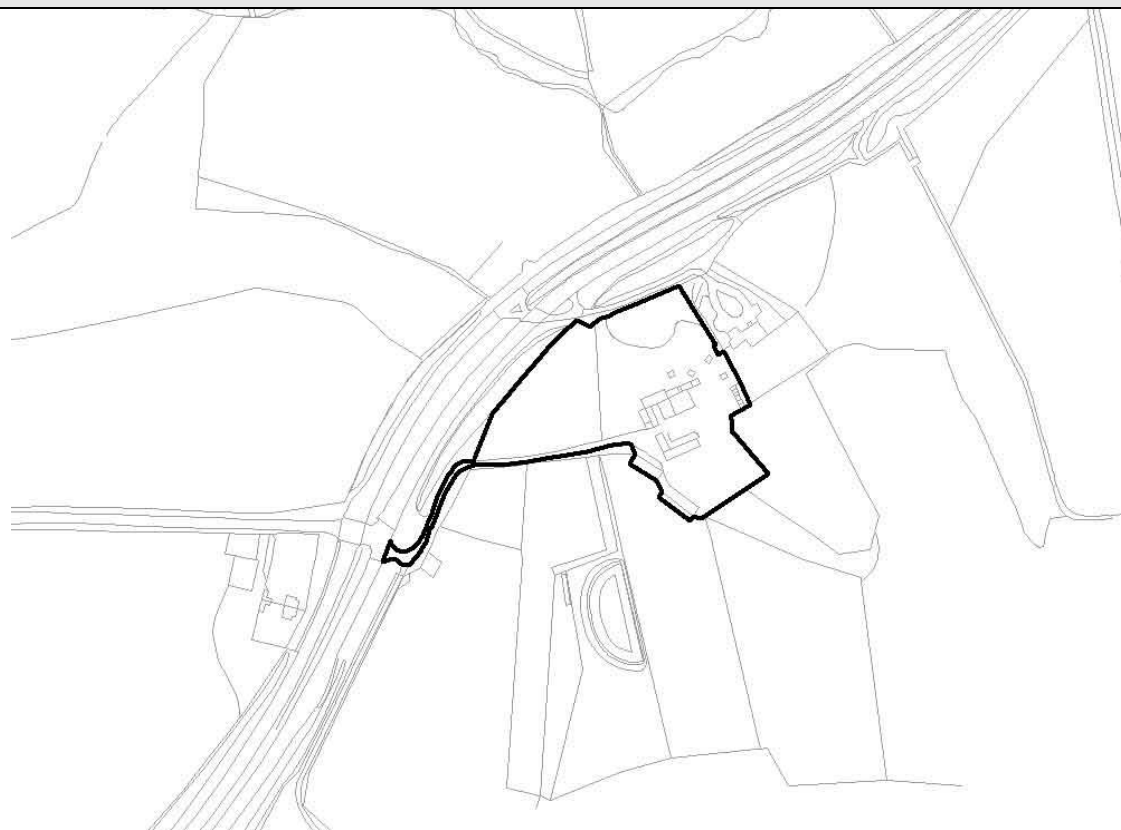
Site Location Plan (not to scale)



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Site	Land at Pauncefoot Farm, Romsey	Site Reference	023	
Site Use	Farm	Site Area (approx.)	1.3 ha	
Availability	The site is promoted for residential development and live/work units by the landowner and is therefore considered available.			
Suitability	The site is relatively isolated and therefore is not a directly sustainable location for development. There are a number of listed buildings on site.			
Achievability	The development on site is considered achievable within 5 years if considered appropriate.			
Deliverability / Developability	Proposals to retain the listed buildings via redevelopment would need to be considered on the basis of the evidence submitted.			
Constraints / Actions	<ul style="list-style-type: none"> - Separation from Romsey - Listed buildings - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	15	-	-	15

Site Location Plan (not to scale)



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Site	Land at Luzborough House, Romsey	Site Reference	145	
Site Use	Agricultural land	Site Area (approx.)	2 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is to the east of Romsey with its western boundary adjoining the existing built up area boundary. To the south east is the Luzborough House public house which is a Grade II* listed building. The site would benefit from existing facilities and services. However, the proximity (and setting) of the important listed building and the impact of its use as a public house is a constraining factor.			
Achievability	The site is promoted and it is considered achievable within 5 years.			
Deliverability / Developability	The site is well related and close to the existing built up area of Romsey. However the impact of the development on the neighbouring listed building and the impact of its use on the potential occupants of the site will need to be addressed.			
Constraints / Actions	<ul style="list-style-type: none"> - Adjacent to Grade II* listed building - Neighbouring public house - Access from Luzborough Lane would not be acceptable - Currently defined within local gap boundary of Borough Local Plan - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	58	-	-	58

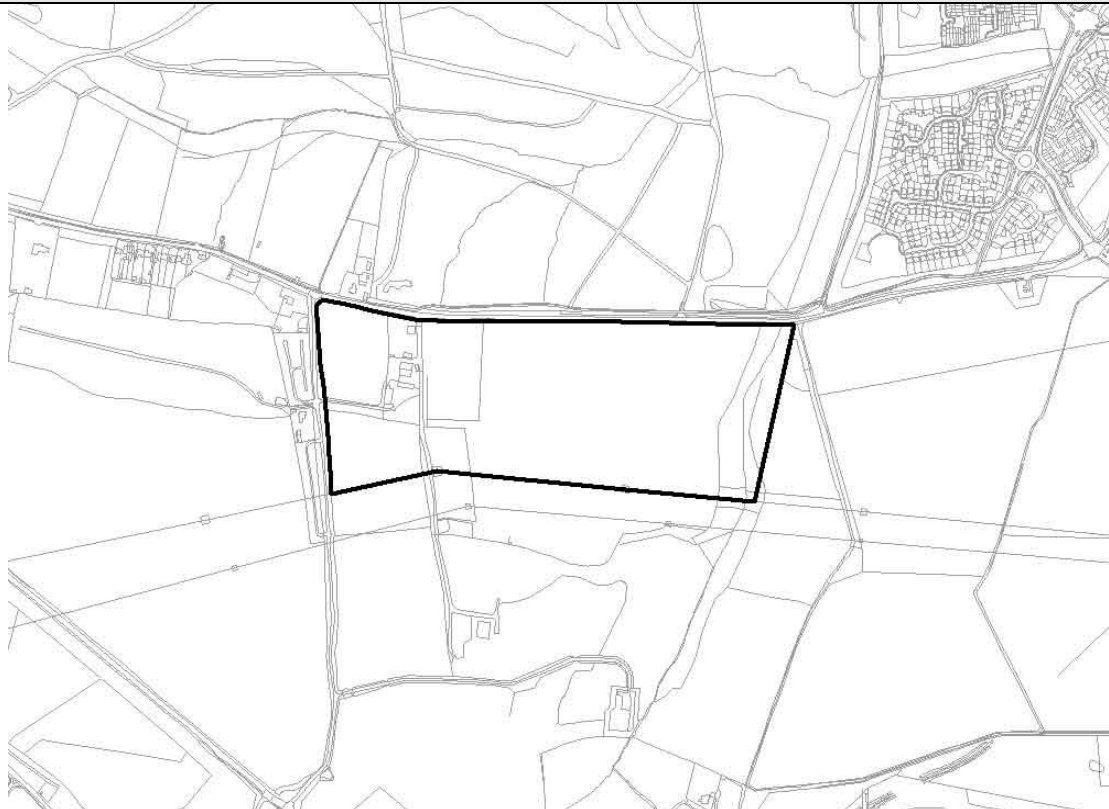
Site Location Plan (not to scale)



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Site	Land at Castle Lane Farm, Valley Park	Site Reference	124	
Site Use	Agricultural land	Site Area (approx.)	16.04 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is within a sensitive undeveloped location between settlements and although screened by woodland, is not subject to ecological or environmental designations. It has the potential to benefit from the existing public transport and pedestrian/cycle links.			
Achievability	It is considered that there is a reasonable prospect of housing being delivered in the first 5 years should the site be considered acceptable.			
Deliverability / Developability	The site is in a sensitive location within settlements were development may have to be carefully assessed to prevent coalescence of settlements. The impact of development on the landscape and surrounding area will have to be carefully considered given the size of the site.			
Constraints / Actions	<ul style="list-style-type: none"> - Separation from settlements - Sensitive location between settlements - Landscape impact - Impact on highway network - Adjacent to Overhead power cables 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	50*	600*	-	650

Site Location Plan (not to scale)

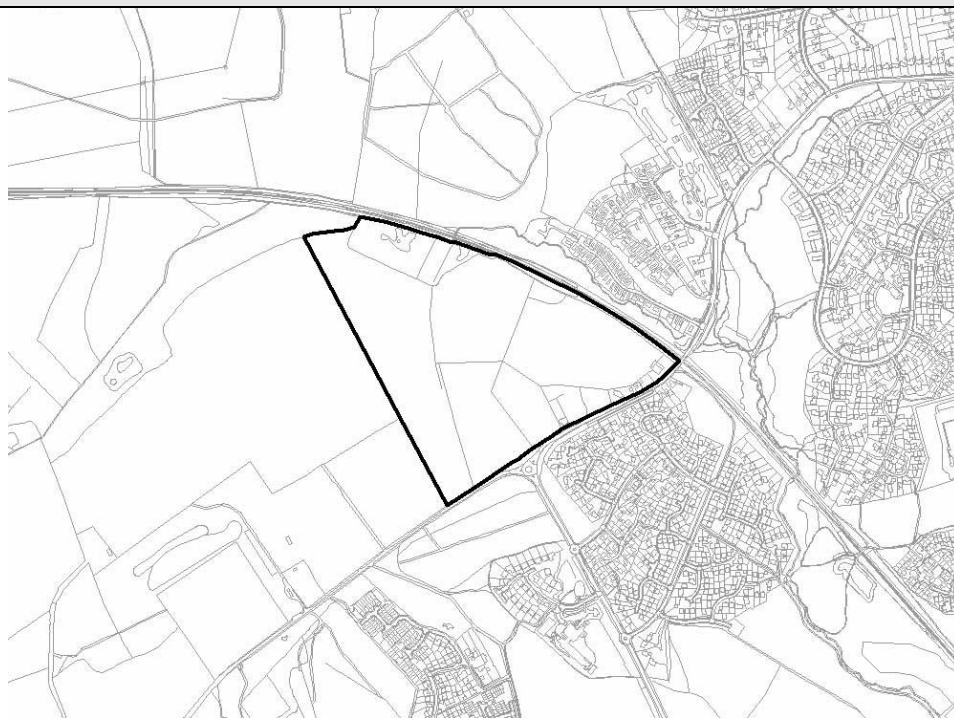


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Site	Land at north of Flexford Road, Valley Park	Site Reference	110	
Site Use	Dwellings, curtilages and agricultural land	Site Area (approx.)	3.15 ha	
Availability	The site is promoted for development by the landowner and a national housebuilder and is therefore considered available.			
Suitability	The site is to the north of Valley Park and has a significant boundary with the built up area although this is screened by woodland and backs onto the site. The proximity of the services and facilities in Valley Park and Chandlers Ford may benefit the site. However, there are a number of Tree Preservation Orders on the site, as well as a SINC and areas of Grades 2 and 3a agricultural land. The site borders the railway line and could result in a significant impact on the surrounding countryside.			
Achievability	The site is promoted and close to the built up areas of Valley Park and Chandlers Ford. It is considered achievable.			
Deliverability / Developability	The site actively promoted as deliverable within 5 years. It is considered that this is reasonable.			
Constraints / Actions	<ul style="list-style-type: none"> - Sensitive location between settlements - SINC designation - Tree Preservation Orders - Access - Adjacent to Railway line - Agricultural land quality <ul style="list-style-type: none"> - Landscape impact - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	100	-	-	100

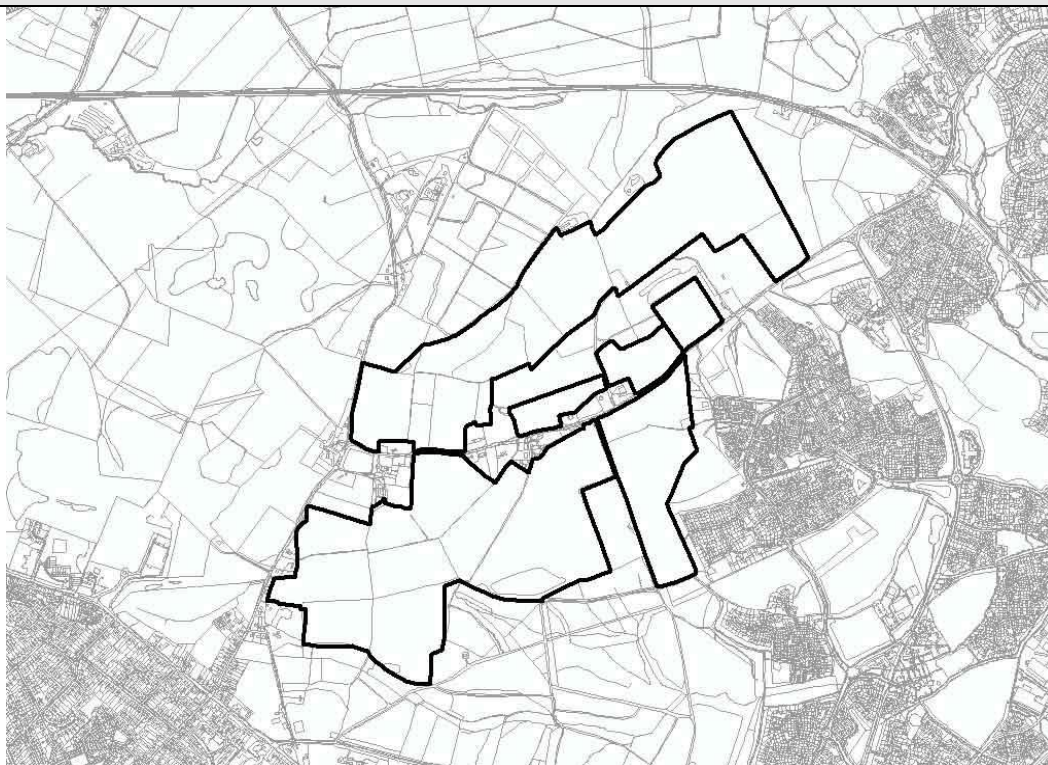
Site Location Plan (not to scale)



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Site	Land at north and south of Flexford Road, Valley Park	Site Reference	121	
Site Use	Agricultural land	Site Area (approx.)	135 ha	
Availability	The site is promoted for residential development by the landowners and is therefore considered available. Development is promoted as a whole site or in parcels.			
Suitability	The site is within a sensitive undeveloped location between North Baddesley and Valley Park. However, it is proposed that development would be accommodated close to existing housing to the east, with agricultural operations and woodland to the west to acknowledge this sensitivity. The landscape impact may be significant.			
Achievability	The site is promoted with 3 landowners in cooperation and interest from developers. It is close to areas of Valley Park and Chandlers Ford and is considered achievable.			
Deliverability / Developability	The site is considered available and achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Adjacent to a SINC designation - Landscape impact - Sensitive location between settlements - Impact on highway network - Adjacent to ancient woodland - Emer Bog Discharge Constraint Zone <ul style="list-style-type: none"> - Adjacent to Tree Preservation Orders - Mineral consultation area - Agricultural land quality - Potential archaeological interest - Setting of listed buildings 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	150	950	200	1300

Site Location Plan (not to scale)

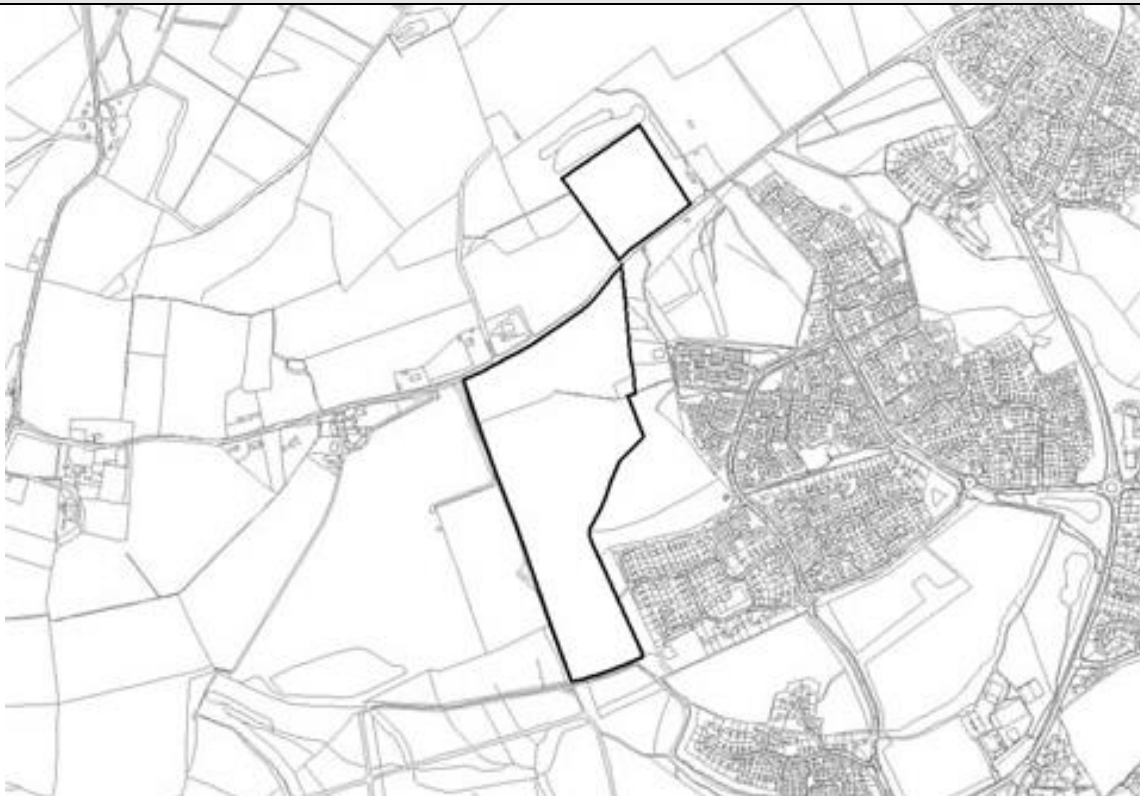


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Site	Land at north and south of Flexford Road, Valley Park	Site Reference	120	
Site Use	Agricultural land	Site Area (approx.)	18.6 ha	
Availability	The site is promoted for residential development separately or as part of a wider site (SHLAA no 121) by the landowner and is therefore considered available.			
Suitability	The site is within a sensitive undeveloped location between North Baddesley and Valley Park. However, the site bounds existing development to the east and would benefit from existing services. There are a number of trees surrounding the site and a SINC designation.			
Achievability	The site is promoted with stated interest from developers. It is close to areas of Valley Park and is considered achievable.			
Deliverability / Developability	The site actively promoted with elements deliverable within 5 years and a build rate offering completion in 5 – 10 years. The site is considered available and achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Adjacent to a SINC designation - Adjacent to Tree Preservation Orders - Landscape impact - Sensitive location between settlements - Mineral consultation area <ul style="list-style-type: none"> - Potential archaeological interest - Setting of listed buildings 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	50	350	-	400

Site Location Plan (not to scale)

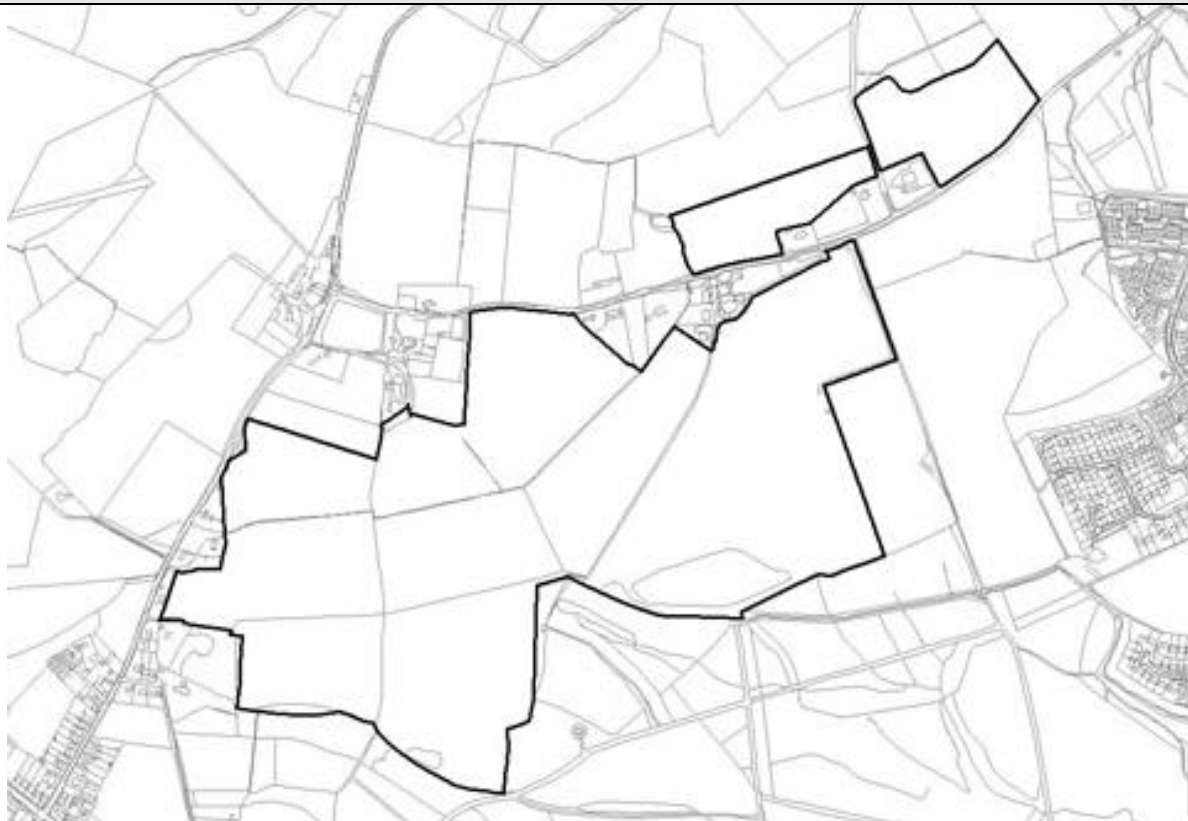


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Site	Land at north and south of Flexford Road, Valley Park	Site Reference	122	
Site Use	Agricultural land	Site Area (approx.)	60.6 ha	
Availability	The site is promoted for residential development separately or as part of a wider site (SHLAA no 121) by the landowner and is therefore considered available.			
Suitability	The site is within a sensitive undeveloped location between North Baddesley and Valley Park. The site, if viewed independently of the other areas of promoted land, is separated from adjoining settlements. There are a number of trees surrounding the site and a SINC designation.			
Achievability	The site is promoted with stated interest from developers. It is close to areas of Valley Park and North Baddesley is considered achievable.			
Deliverability / Developability	The site actively promoted with elements deliverable within 5 years and a build rate offering completion in 5 – 10 years. The site is considered available and achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Adjacent to a SINC designation - Adjacent to Tree Preservation Orders - Landscape impact - Sensitive location between settlements - Setting of listed buildings - Mineral consultation area - Agricultural land quality 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	50	100	-	150

Site Location Plan (not to scale)

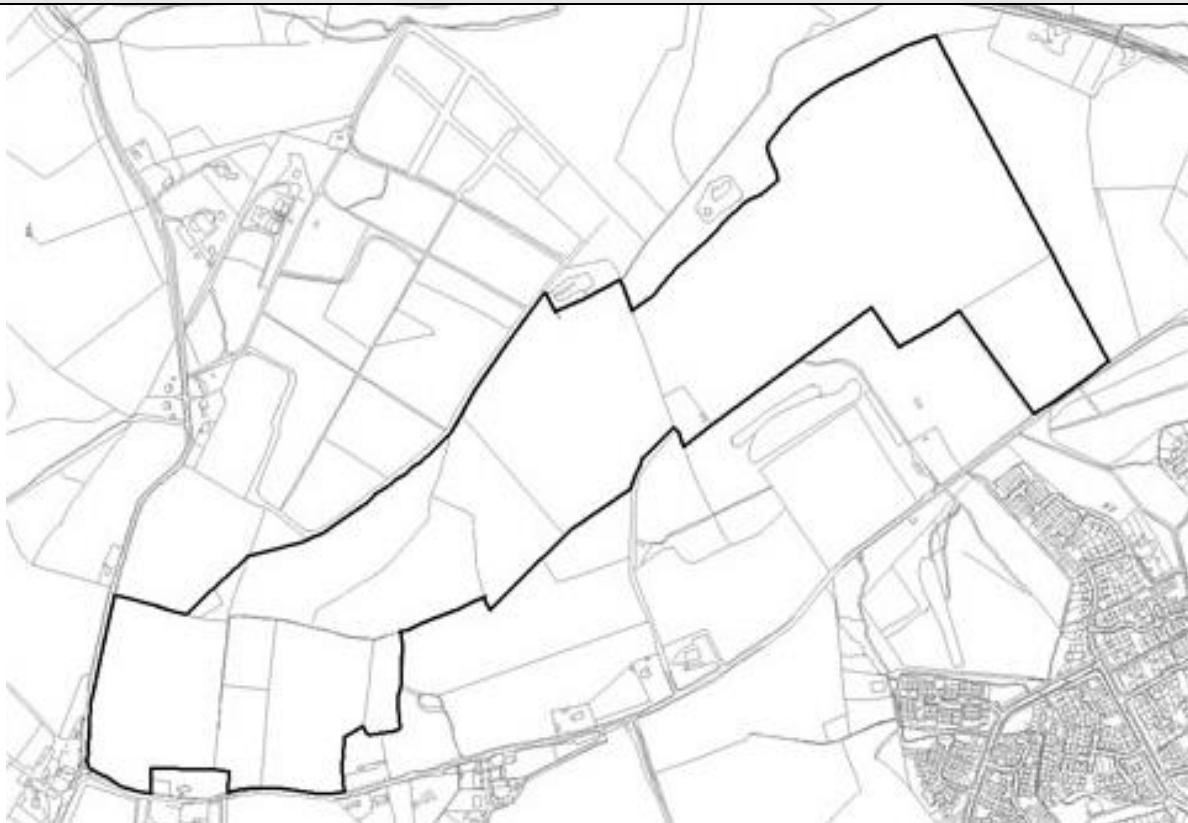


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Site	Land at north and south of Flexford Road, Valley Park	Site Reference	123	
Site Use	Agricultural land	Site Area (approx.)	55.3 ha	
Availability	The site is promoted for residential development separately or as part of a wider site (SHLAA no 121) by the landowner and is therefore considered available.			
Suitability	The site is within a sensitive undeveloped location between North Baddesley and Valley Park. Development is proposed to the east of the site to border existing housing in Valley Park. There are a number of trees surrounding the site, including ancient woodland, and a SINC designation.			
Achievability	The site is promoted with stated interest from developers. It is close to areas of Valley Park and is considered achievable.			
Deliverability / Developability	The site actively promoted with elements deliverable within 5 years and a build rate offering completion in 15 years. The site is considered available and achievable.			
Constraints / Actions	<ul style="list-style-type: none"> - Adjacent to a SINC designation - Adjacent to Tree Preservation Orders - Landscape impact - Sensitive location between settlements - Potential archaeological interest - Setting of listed buildings - Agricultural land quality - Emer Bog Discharge Constraint Zone 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	50	500	200	750

Site Location Plan (not to scale)

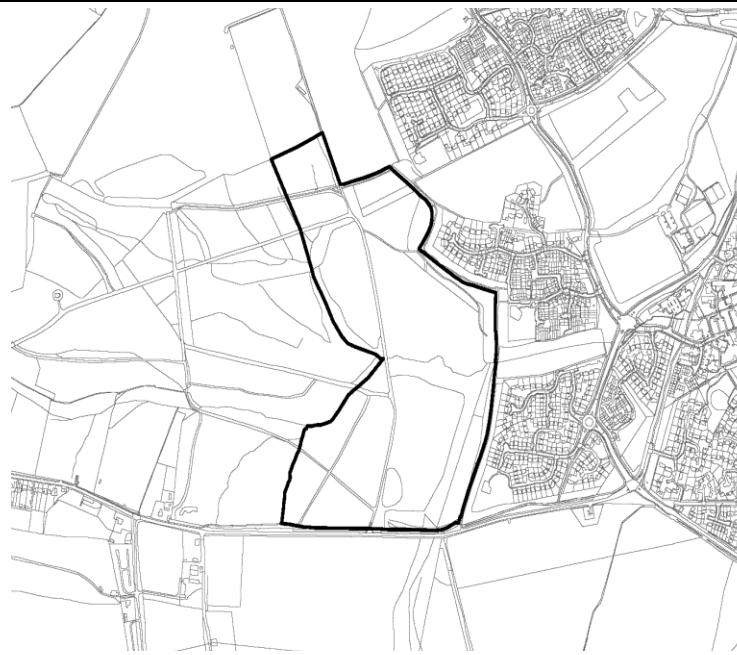


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Site	Land at Great Covert, Valley Park		Site Reference	107
Site Use	Woodland and agricultural land		Site Area (approx.)	87.4 ha
Availability	The site is promoted for development by the landowner and is considered available.			
Suitability	The site is to the west of the built up area of Valley Park. It has a significant boundary with the settlement and would benefit from the facilities and services which are already provided there. In addition, the size of the site and the presence of woodland and open space/public facilities on site may also benefit the residents of the existing dwellings. However, this is a sensitive undeveloped site between North Baddesley and Valley Park with ancient woodland, SINC and tree preservation orders covering the site so has constraints.			
Achievability	The site is promoted, within one ownership and subject to a current application and it is considered that some development may be achievable within 5 years should the site be considered appropriate.			
Deliverability / Developability	The site is in single ownership and could potentially deliver a significant number of dwellings; however the site is sensitive and is subject to a number of constraints.			
Constraints / Actions	<ul style="list-style-type: none"> - SINC designation - Ancient woodland - Tree Preservation Orders - Sensitive location between settlements - Impact on highway network - Small area flood risk - Mineral consultation area 			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	200	100		300

Site Location Plan (not to scale)



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