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Site Details

SHELAA Ref	22	Site Name	The Stables, Clatford Lodge			
		Settlement	Anna Valley			
Parish/Ward	Abbotts Ann			Site Area	0.4 Ha	Developable Area 0.25 Ha
Current Land Use	Agricultural			Character of Surrounding	Dwellings and agriculture	
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield Ha

Site Constraints

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

Proposed Development

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

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

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

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

Summary

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

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

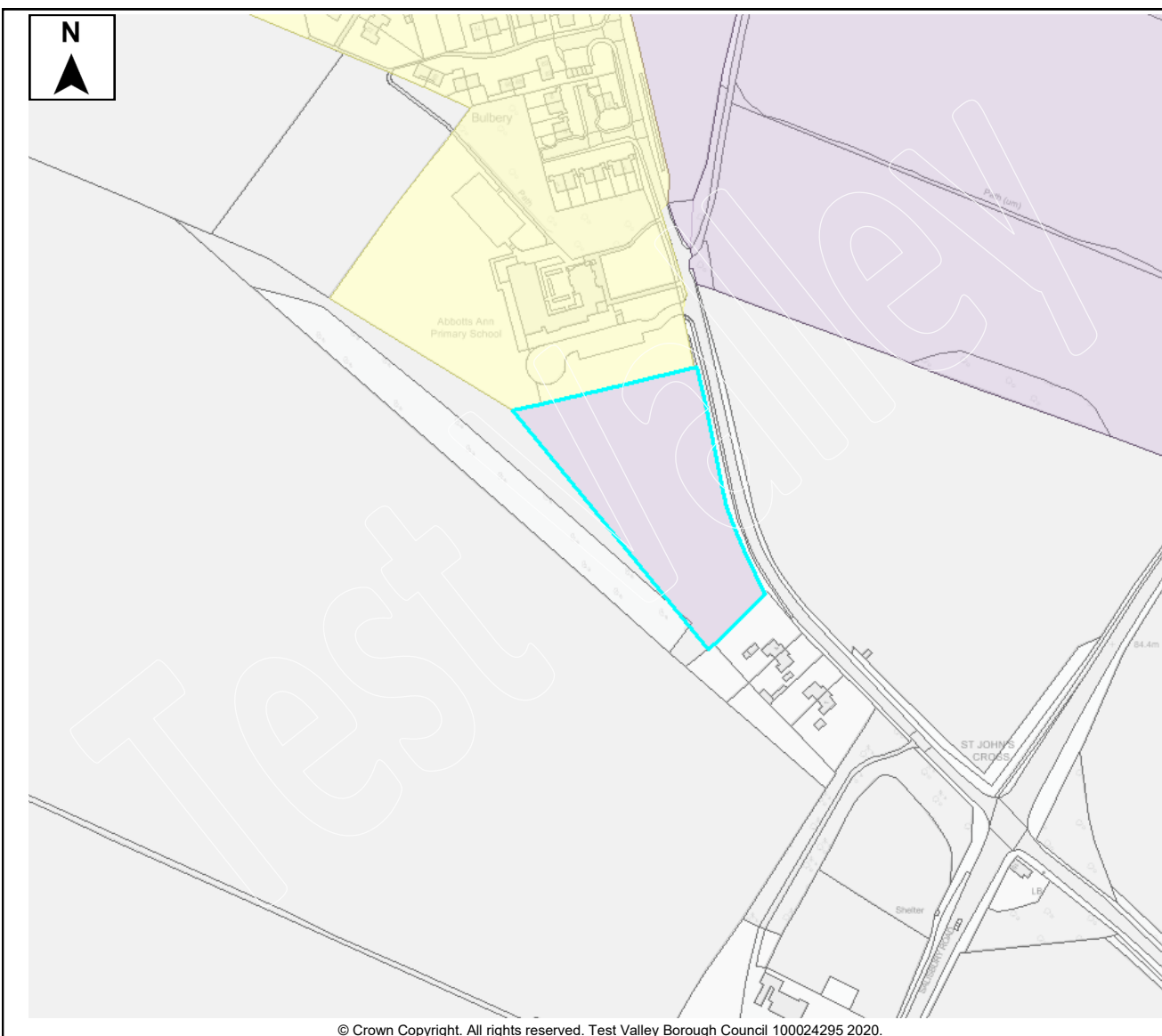
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

Hbic Local Ecological Network

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

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Core_Non_Statutory_Mar2020
Network_Opportunities_Mar2020

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Site Details

SHELAA Ref	68	Site Name	Land adjoining new Abbotts Ann primary school						
		Settlement	Abbotts Ann						
Parish/Ward	Abbotts Ann			Site Area	1 Ha		Developable Area	1 Ha	
Current Land Use	Agriculture			Character of Surrounding	Dwellings, school and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

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

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

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Summary

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

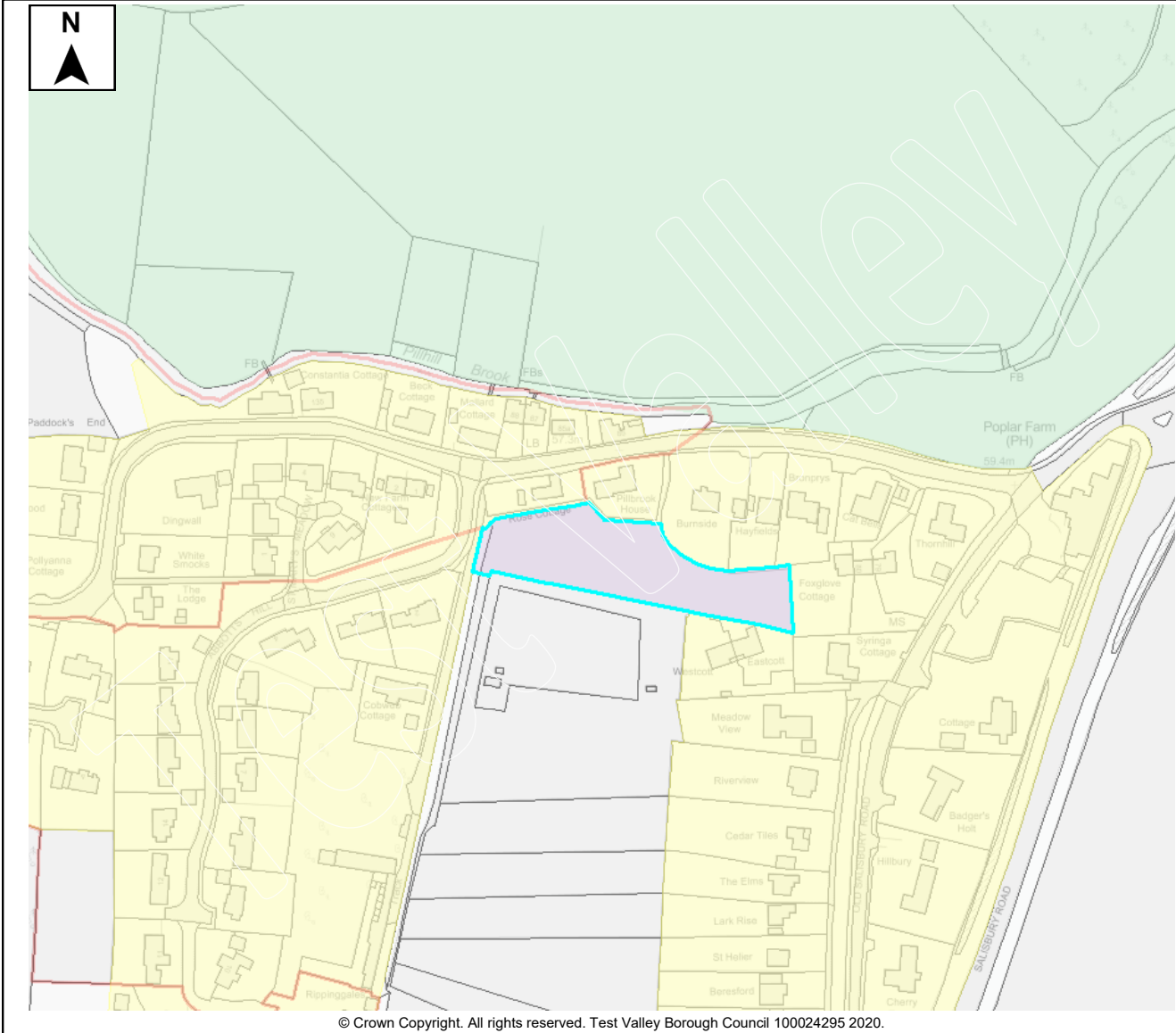
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Abbotts Ann which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

Hbic Local Ecological Network

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





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Site Details

SHELAA Ref	69	Site Name	Land at Abbotts Hill			
		Settlement	Abbotts Ann			
Parish/Ward	Abbotts Ann		Site Area	0.38 Ha	Developable Area	0.38 Ha
Current Land Use	Agricultural		Character of Surrounding Area	Dwellings		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Ha
					Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

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

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Summary

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

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

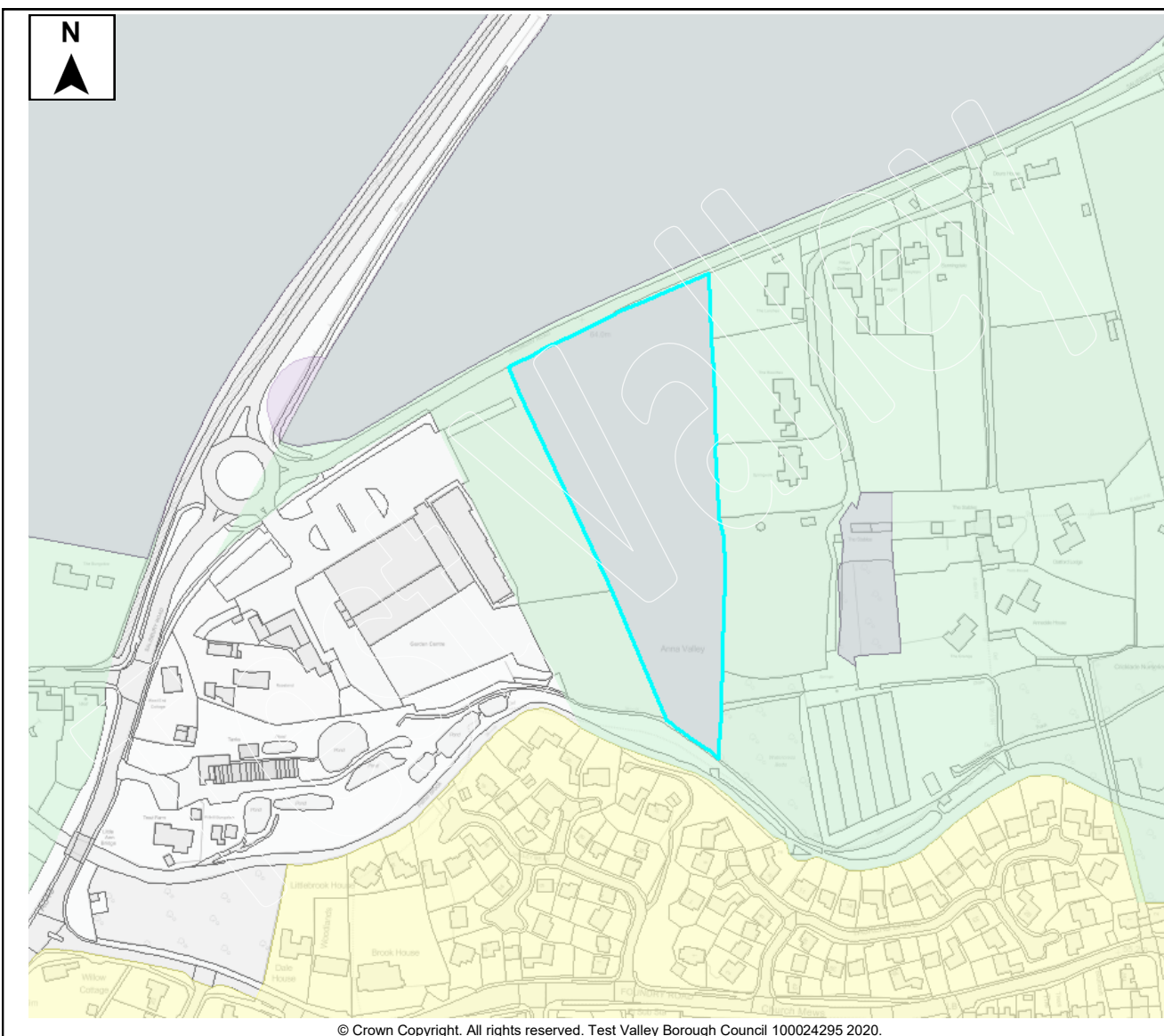
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Hbic Local Ecological Network

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

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Site Details

SHELAA Ref	123	Site Name	Land at Salisbury Road			
		Settlement	Anna Valley			
Parish/Ward	Abbotts Ann		Site Area	1.55 Ha	Developable Area	1.55 Ha
Current Land Use	Grazing		Character of Surrounding	Residential and agricultural		
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield
						Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes/Element	✓
No	

Residential	✓	60	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted

Year 1	
Year 2	5
Year 3	10
Year 4	20
Year 5	20
Years 6-10	5
Years 11-15	
Years 15+	
Total	60
Not Known	

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Summary

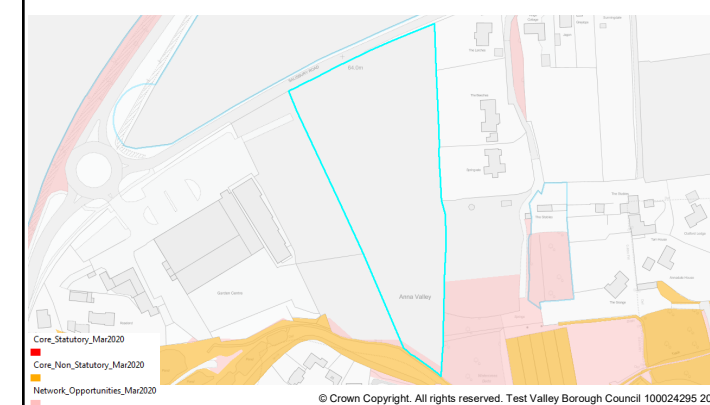
The site is available and promoted for development by the land owner, with interest from a developer.

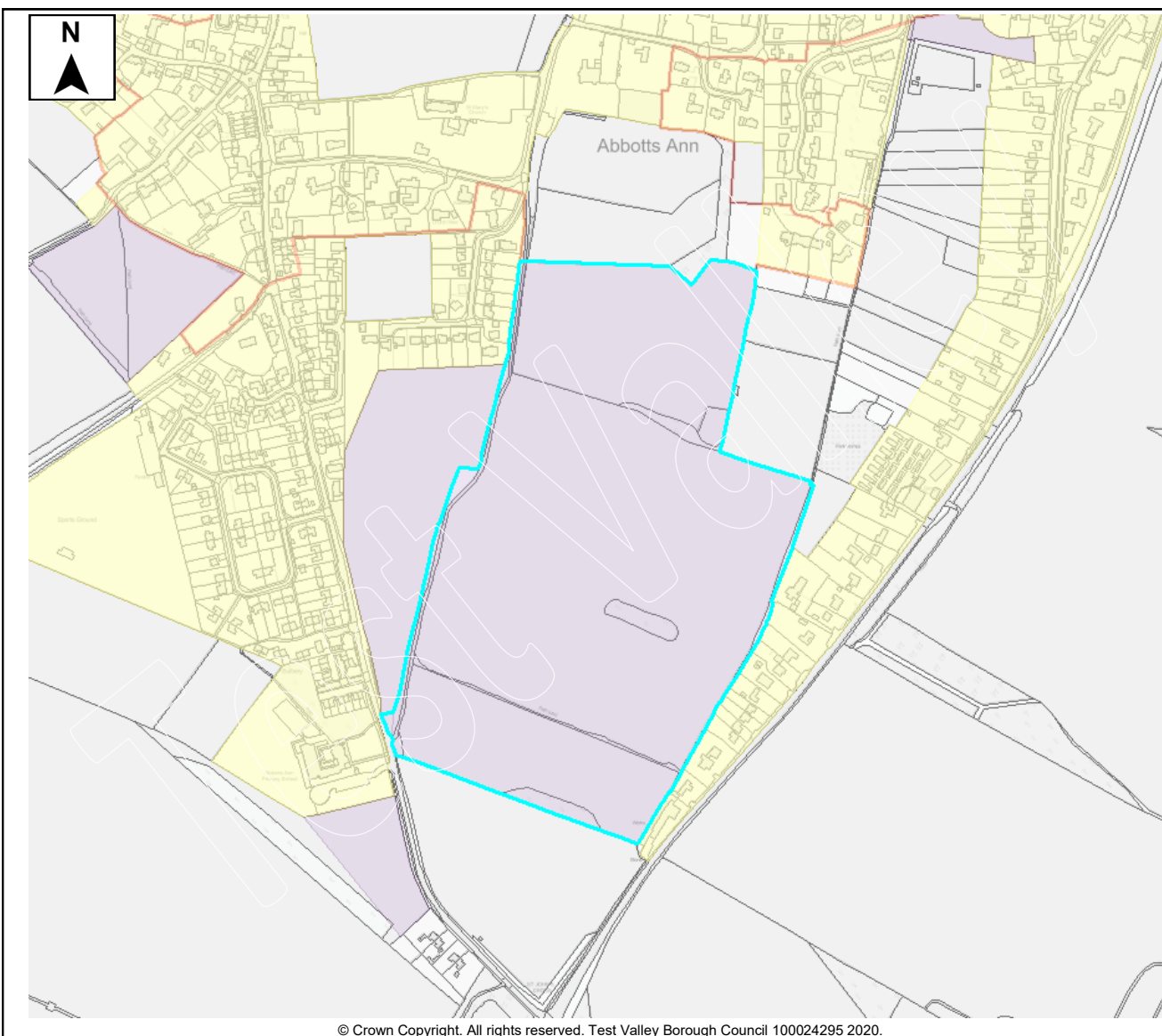
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Penton Anna Valley which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

Hbic Local Ecological Network

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





Site Details

SHELAA Ref	179	Site Name	Land east of Manor Close			
		Settlement	Abbots Ann			
Parish/Ward	Abbots Ann		Site Area	17.4 Ha	Developable Area	17.4 Ha
Current Land Use	Pasture		Character of Surrounding	Residential and agricultural		
Brownfield/PDL		Greenfield	✓	Combined		
					Brownfield/PDL	Ha
					Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes/Element	✓
No	

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

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

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

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Summary

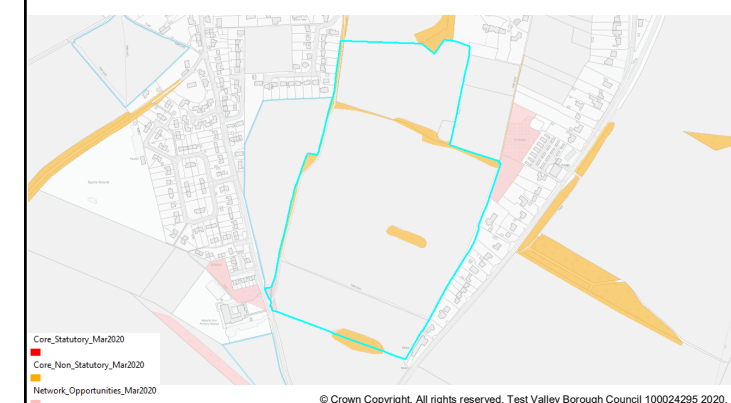
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

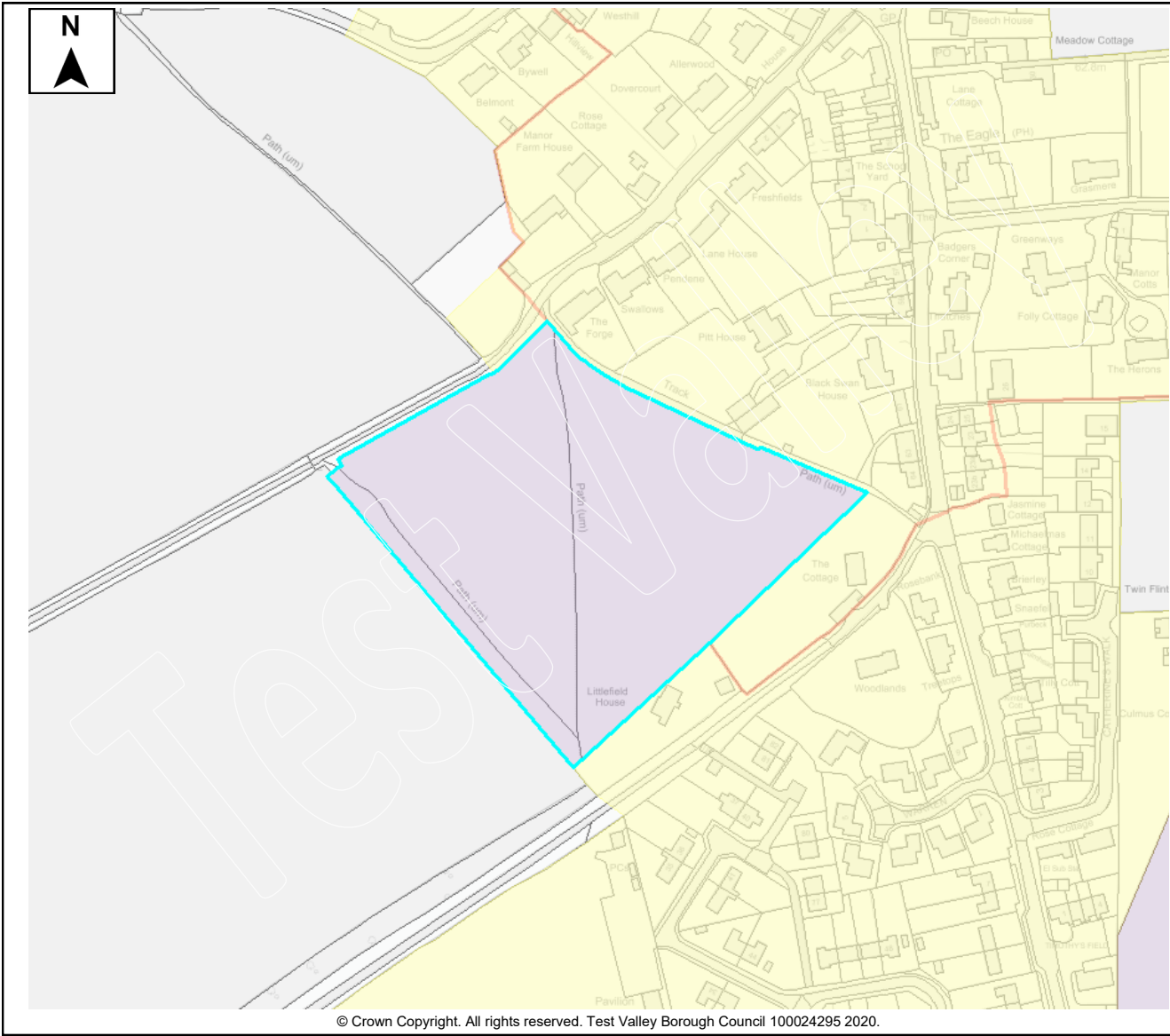
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Abbots Ann which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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Hbic Local Ecological Network

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Site Details

SHELAA Ref	190	Site Name	Land southeast of Dunkirt Lane			
		Settlement	Abbotts Ann			
Parish/Ward	Abbotts Ann		Site Area	2.114 Ha	Developable Area	2.114 Ha
Current Land Use	Agricultural/grazing land		Character of Surrounding	Residential and agriculture		
Brownfield/PDL		Greenfield	✓	Combined		

Site Constraints

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

Proposed Development

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

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

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

Summary

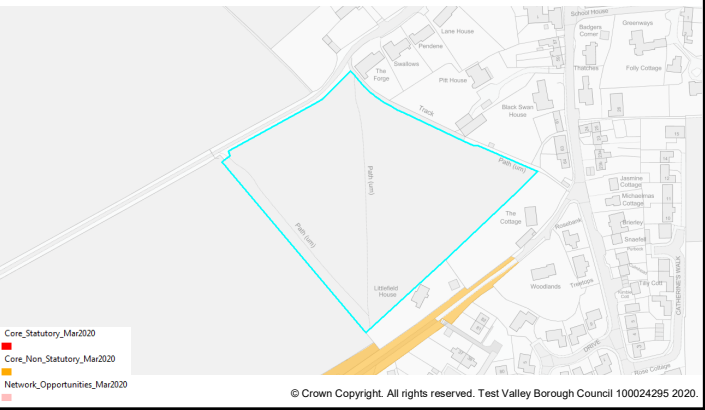
The site is available and promoted for development by the land owner, with interest from a developer.

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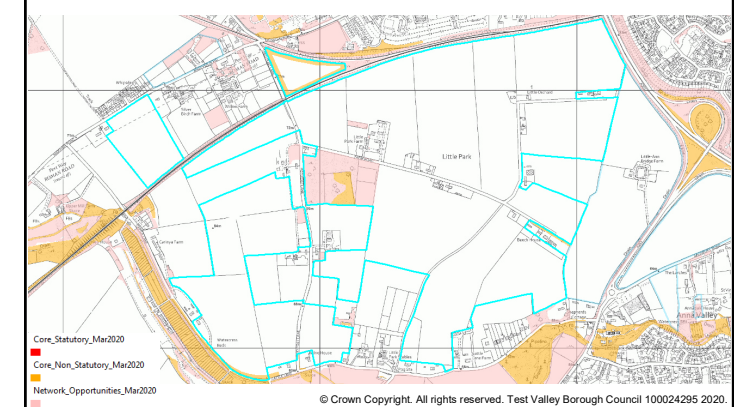
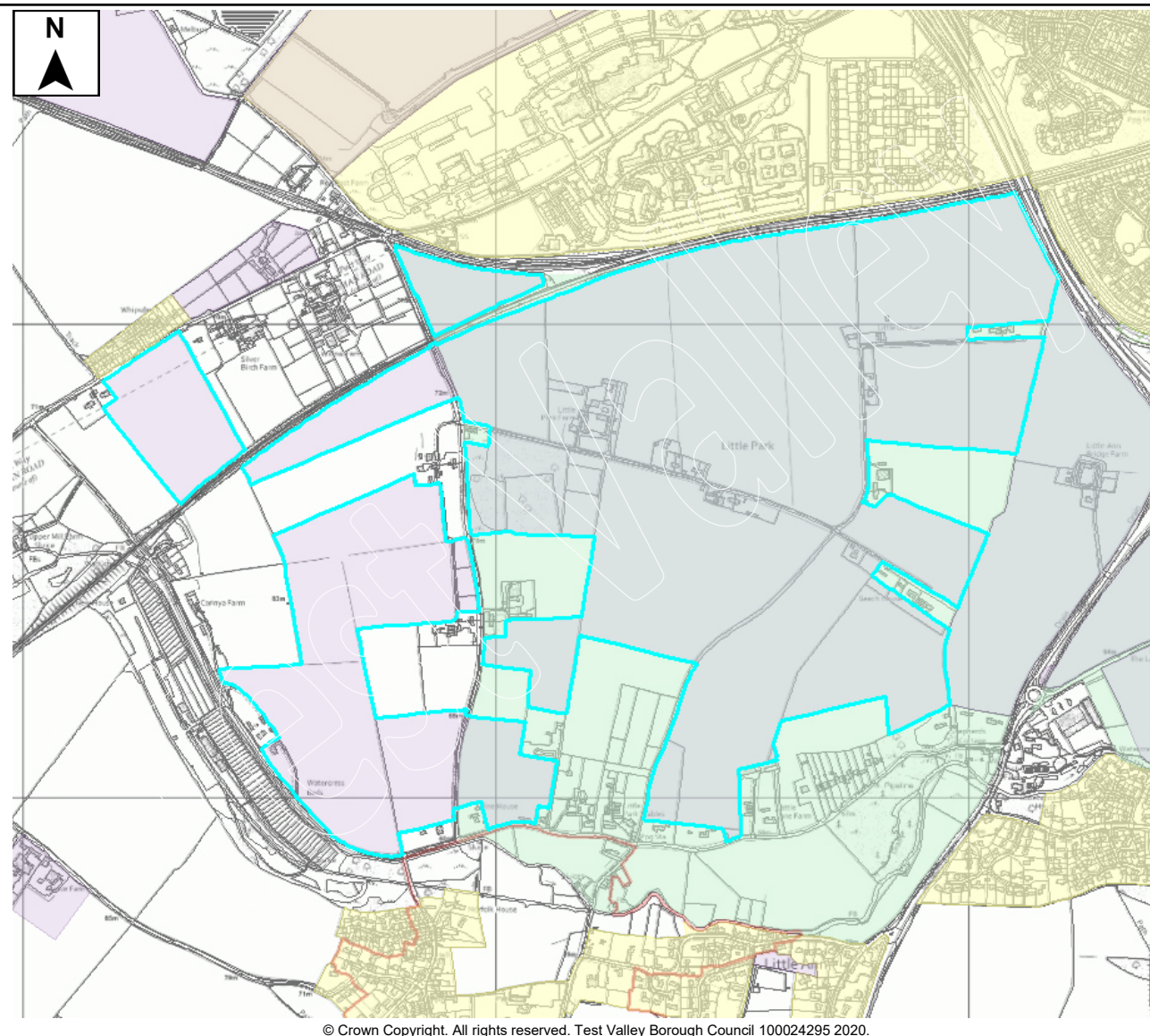
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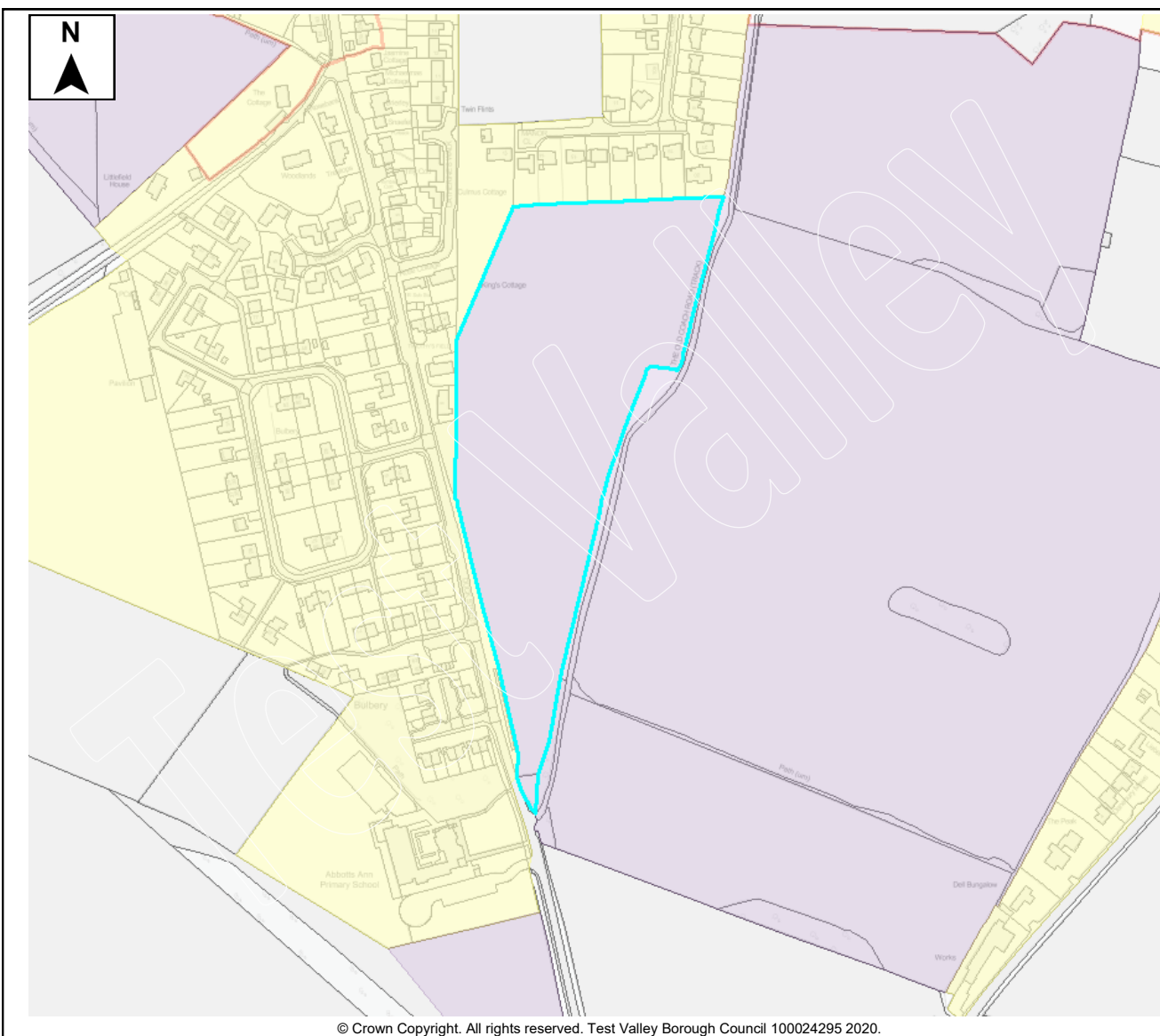
Hbic Local Ecological Network

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Site Details

SHELAA Ref	300	Site Name	Land at Bulberry Field						
		Settlement	Abbotts Ann						
Parish/Ward	Abbotts Ann			Site Area	3.25 Ha	Developable Area	2.75 Ha		
Current Land Use	Vacant agricultural land			Character of Surrounding	Residential and agricultural				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	60	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted

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

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

Summary

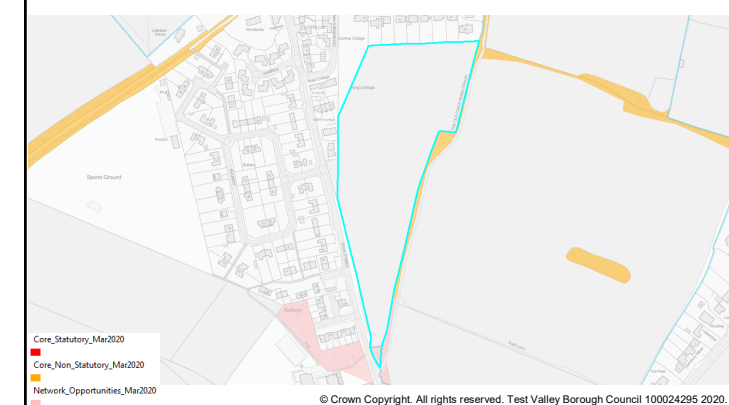
The site is available and promoted for development by a potential developer.

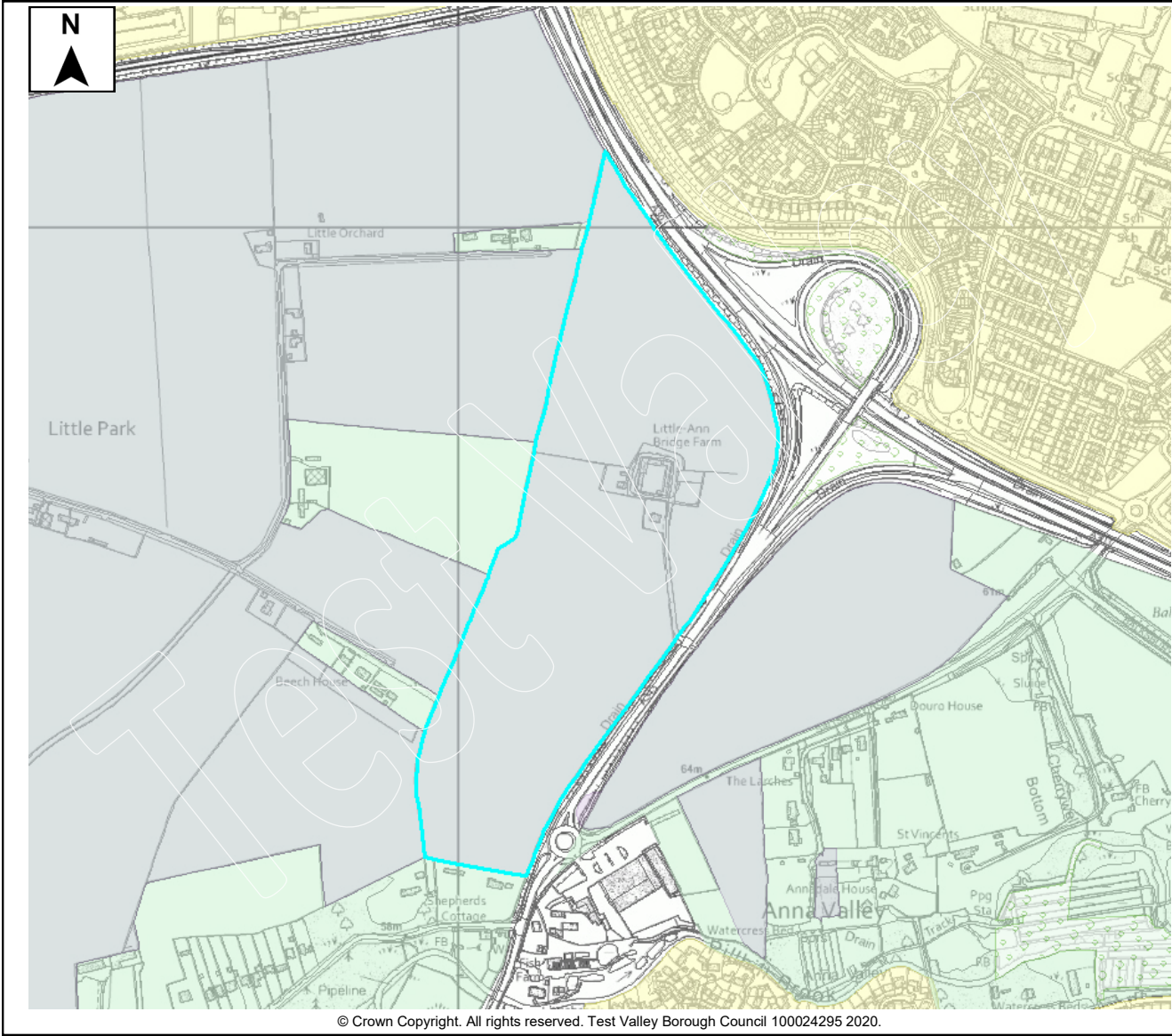
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Abbotts Ann which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

Hbic Local Ecological Network

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Site Details

SHELAA Ref	358	Site Name	Land at Little Ann Bridge Farm			
		Settlement	Andover			
Parish/Ward	Abbotts Ann		Site Area	19.9 Ha	Developable Area	19.9 Ha
Current Land Use	Agricultural with farm buildings		Character of Surrounding	Residential, commercial and agricultural		
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield
						Ha

Site Constraints

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

Proposed Development

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

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

Phasing if permitted	
Year 1	
Year 2	
Year 3	50
Year 4	50
Year 5	50
Years 6-10	200
Years 11-15	50
Years 15+	
Total	400
Not Known	

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

Summary

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

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

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

Hbic Local Ecological Network

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

Core_Statutory_Mar2020
Core_Non_Statutory_Mar2020
Network_Opportunities_Mar2020

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Site Details										
SHELAA Ref	438	Site Name	Land south of Anna Valley							
		Settlement	Anna Valley							
Parish/Ward	Abbotts Ann				Site Area	36.17Ha	Developable Area	36.17Ha		
Current Land Use	Agricultural				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC			Infrastructure/ Utilities		✓	Other (details below)	
Local Gap (E3)			SSSI			Land Ownership			Adjacent public right of way Village Design Statement	
Conservation Area (E9)			SPA/SAC/Ramsar			Covenants/Tenants				
Listed Building (E9)			AONB (E2)			Access/Ransom Strips		✓		
Historic Park & Garden (E9)			Ancient Woodland			Contaminated Land				
Public Open Space (LHW1)			TPO			Pollution (E8)				
Employment Land (LE10)			Flood Risk Zone			Mineral Safeguarding				

Proposed Development

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

Residential	✓	700	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted	
Year 1	100
Year 2	150
Year 3	150
Year 4	150
Year 5	150
Years 6-10	
Years 11-15	
Years 15+	
Total	700
Not Known	

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

Summary

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

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

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

Hbhc Local Ecological Network

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

Core_Statutory_Mar2020
Core_Non_Statutory_Mar2020
Network_Opportunities_Mar2020

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Site Details

SHELAA Ref	478	Site Name	Land at Cherrywell Bottom						
		Settlement	Anna Valley						
Parish/Ward	Abbotts Ann			Site Area	3.2ha	Developable Area	3.2ha		
Current Land Use	Agriculture			Character of Surrounding Area	Agriculture and Residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	3.2 ha

Site Constraints

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

Proposed Development

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

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

Deliverability	
Could commence in 5yrs	n/
Unlikely to commence in 5yrs	
Possible self build plot provision	
Yes	✓
No	

Residential	n/a	Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Traveller Site		Pitches
Other		
Mixed Use Scheme		
Residential		Dwellings
Employment		Floor Space (m ²)
Retail		Floor Space (m ²)
Leisure		Floor Space (m ²)
Other		

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

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

Summary

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

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

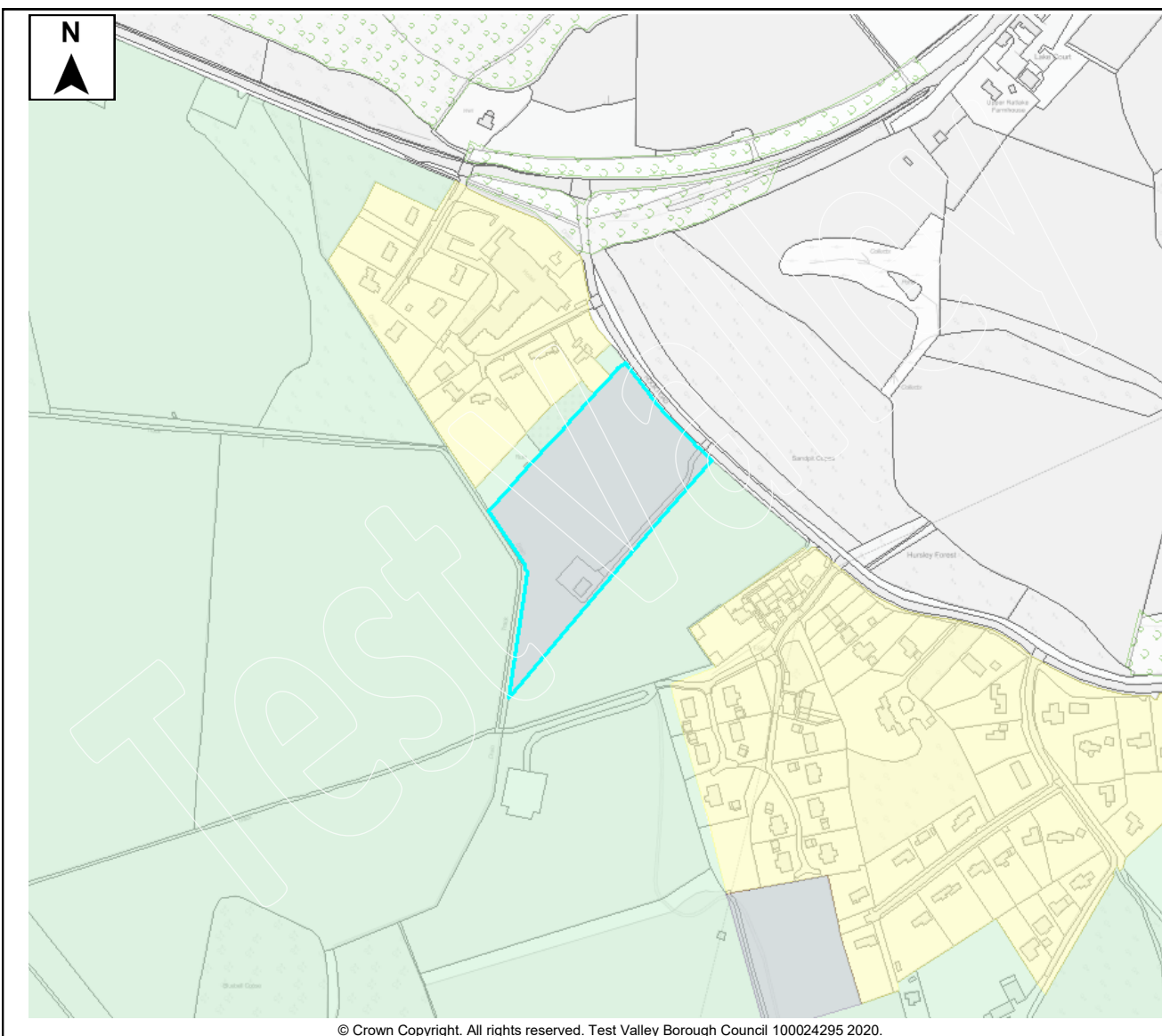
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Habitat Local Ecological Network

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Site Details

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

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	✓
No	

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

Phasing if permitted

Year 1	
Year 2	50
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	50
Not Known	

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Summary

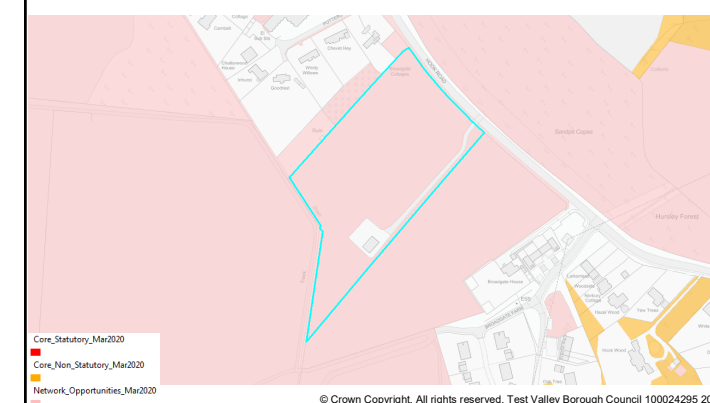
The site is available and promoted for development by the land owner, with interest from a developer.

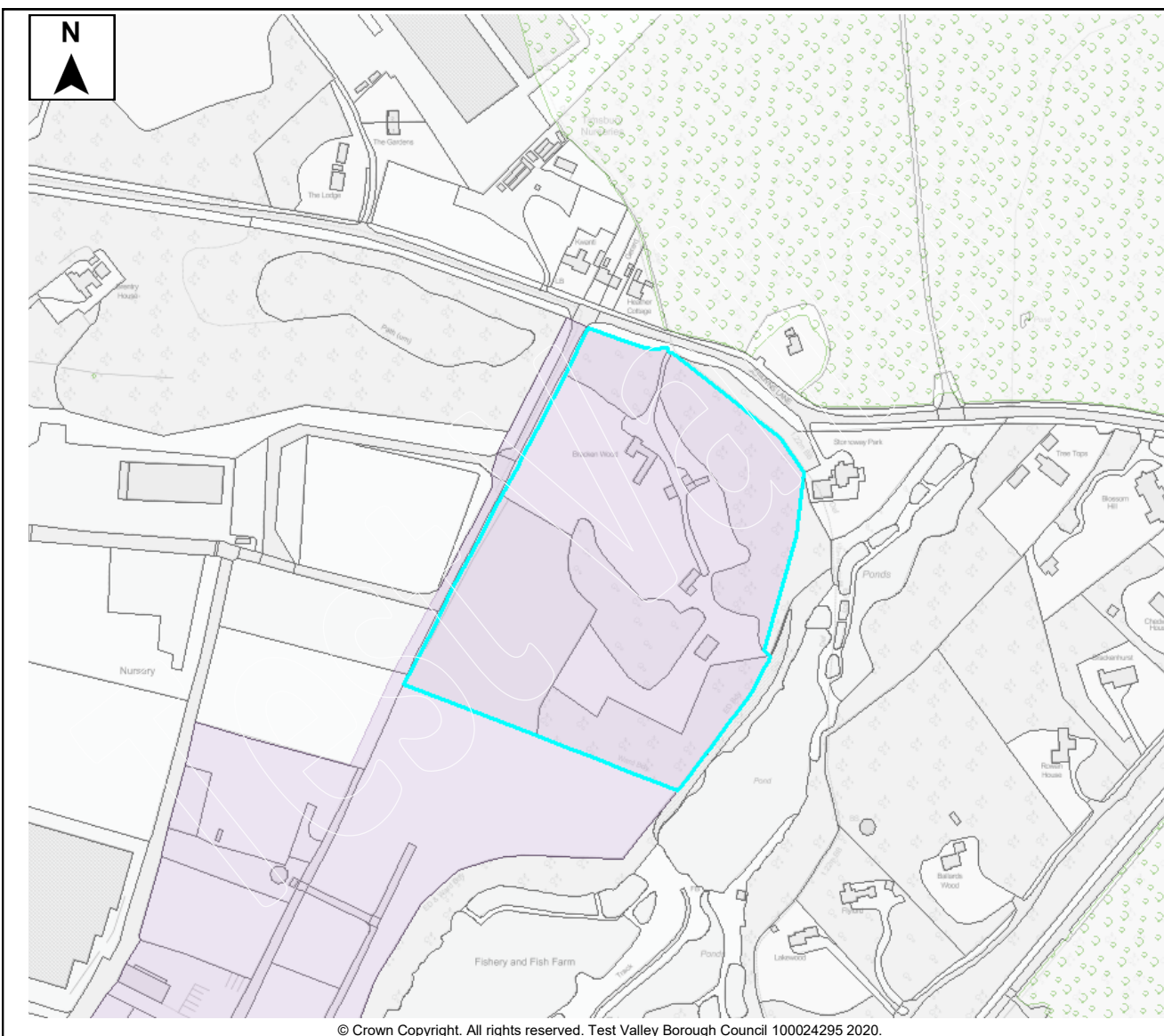
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Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

Hbic Local Ecological Network

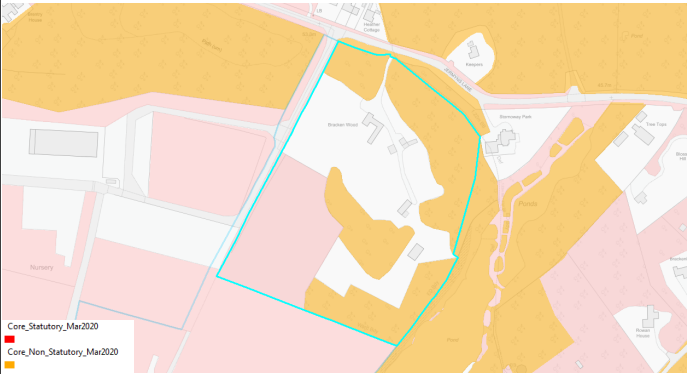
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing "Woodland/ Scrub", "Neutral Grassland" or "Calcareous Grassland".

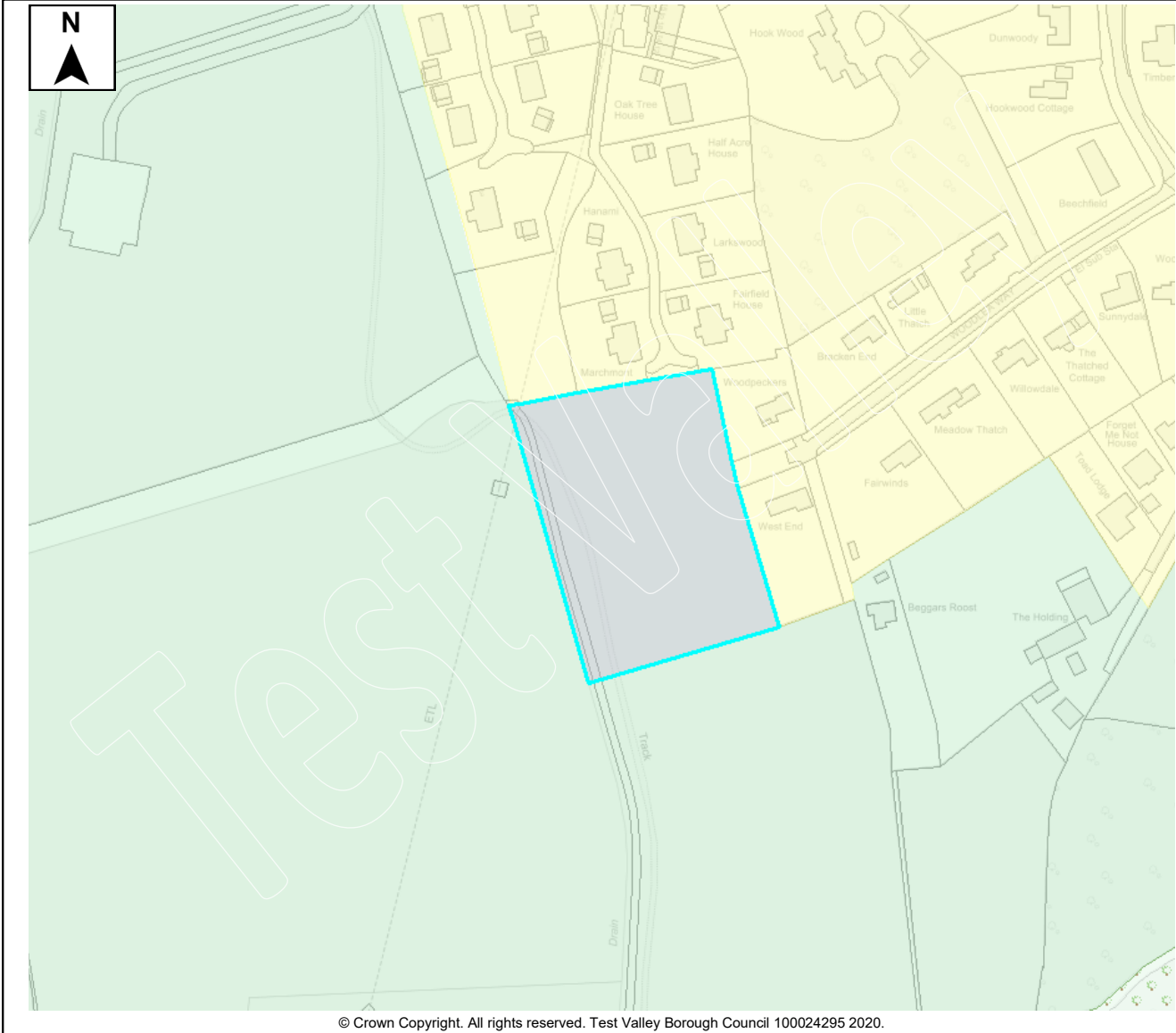




Site Details											
SHELAA Ref	49	Site Name	Bracken Wood								
		Settlement	Ampfield								
Parish/Ward	Ampfield				Site Area	4.5 Ha		Developable Area	4.5 Ha		
Current Land Use	Private gardens				Character of Surrounding	Residential, countryside and woodland					
Brownfield/PDL	✓	Greenfield		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

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

Proposed Development					Summary			
Availability		Residential		✓	10	Dwellings	Phasing if permitted	
Promoted by land owner		Employment				Floor Space (m²)		
Site Available Immediately		Retail				Floor Space (m²)		
Site Currently Unavailable		Leisure				Floor Space (m²)		
		Traveller Site				Pitches		
		Other		✓	60 bed care home C2			
Mixed Use Scheme								
Achievability/Developer Interest		Residential		✓		Dwellings	Year 1	
Promoted by developer		Employment				Floor Space (m²)	Year 2	All
Developer interest		Retail				Floor Space (m²)	Year 3	
No developer interest		Leisure				Floor Space (m²)	Year 4	
		Other		✓	Care home use C2		Year 5	
Deliverability							Years 6-10	
Could commence in 5yrs				✓			Years 11-15	
Unlikely to commence in 5yrs							Years 15+	
							Total	
Possible self build plot provision							Not Known	
Yes/Element								
No				✓				
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The site is available and promoted for development by the land owner, with interest from a developer.					The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Ampfield which is identified as a Rural Village in the Local Plan Settlement Hierarchy.			
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.					Hbic Local Ecological Network			
					An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.			
								
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Site Details

SHELAA Ref	77	Site Name	Land adjoining Woodlea Way			
		Settlement	Ampfield			
Parish/Ward	Ampfield			Site Area	1.02 Ha	Developable Area 1.02 Ha
Current Land Use	Agricultural			Character of Surrounding	Dwellings and agriculture	
Brownfield/PDL		Greenfield	✓	Combined		

Site Constraints

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

Proposed Development

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

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

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

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Summary

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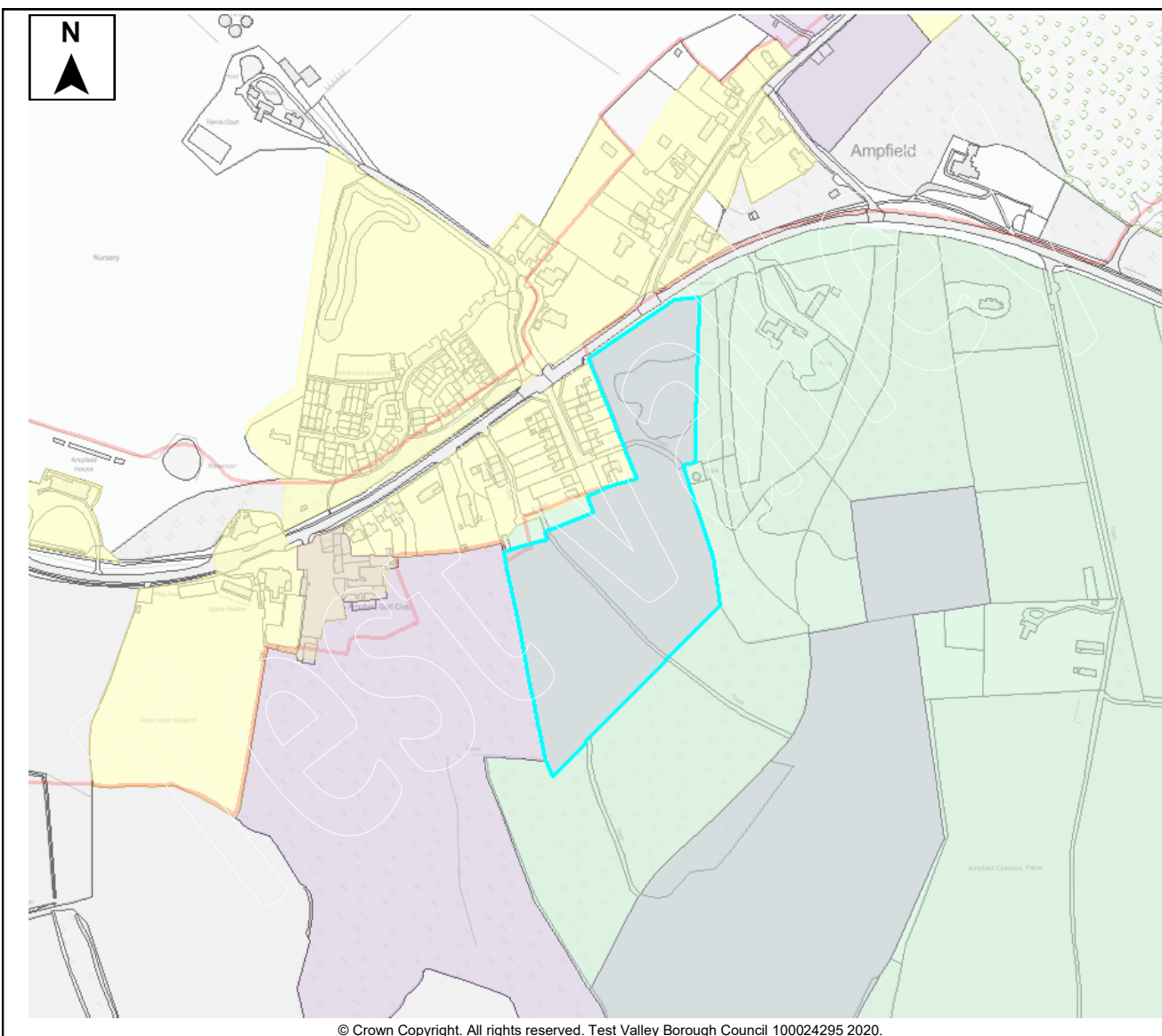
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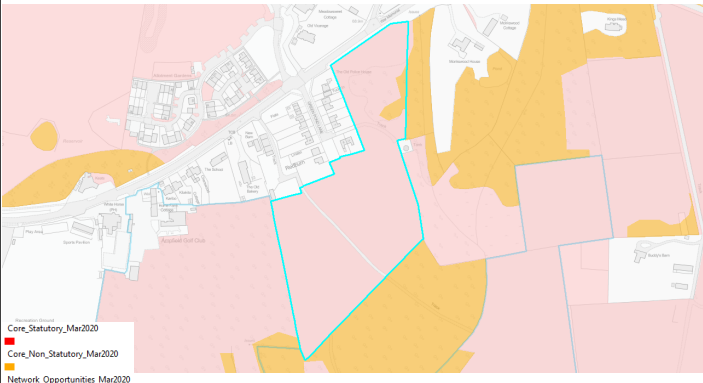
Hbic Local Ecological Network

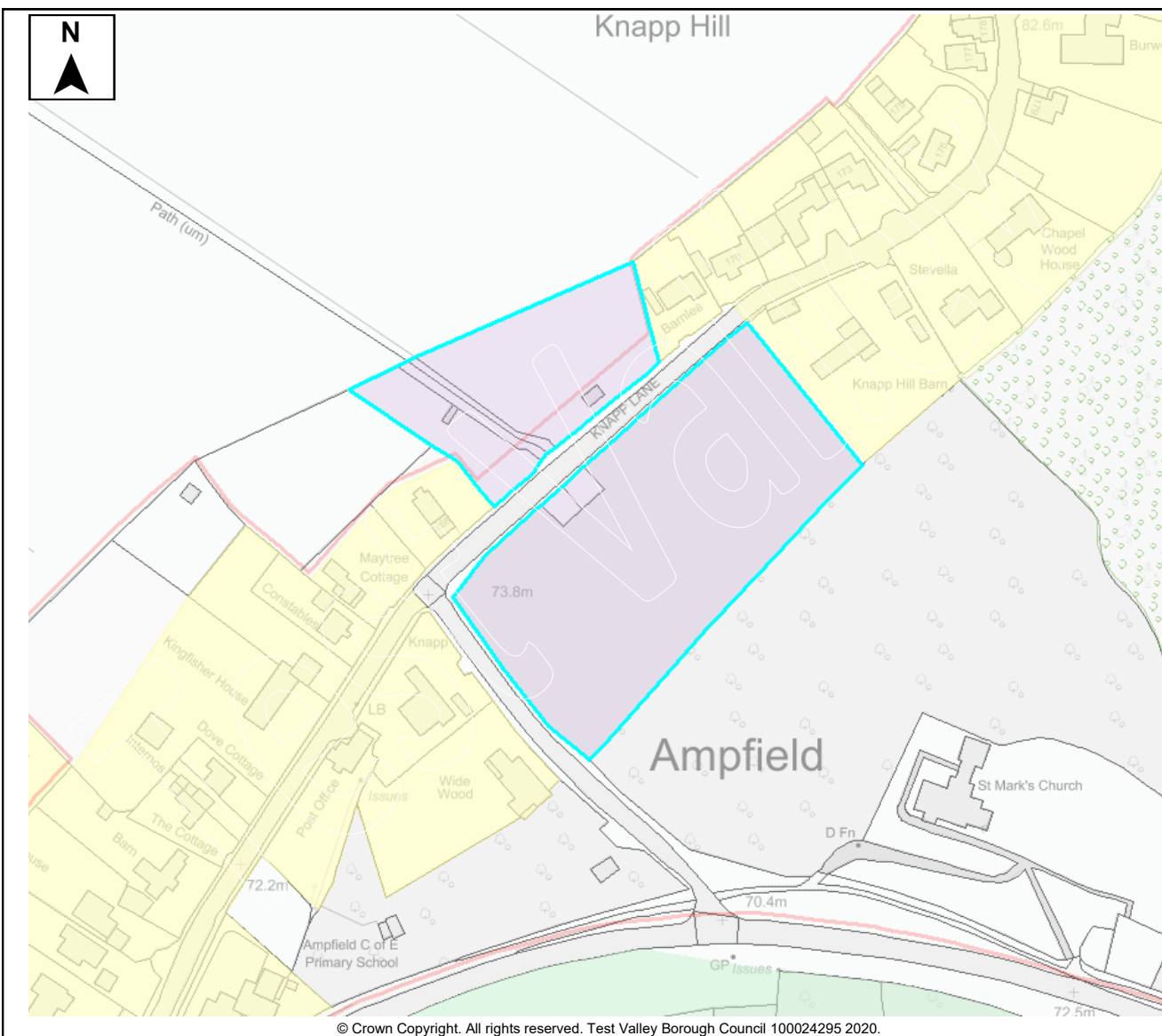
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Site Details										
SHELAA Ref	93	Site Name	Land behind Redburn Farm							
		Settlement	Ampfield							
Parish/Ward	Ampfield				Site Area	3.5 Ha	Developable Area	3.5 Ha		
Current Land Use	Paddock and woodland				Character of Surrounding	Dwellings and countryside				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓		
Local Gap (E3)	✓	SSSI		Land Ownership		New Forest SPA Zone				
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Village Design Statement				
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO	✓	Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

Proposed Development					Summary	
Availability					<p>The site is available and promoted for development by the land owner, but to date has had no interest from developers.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Ampfield which is identified as a Rural Village in the Local Plan Settlement Hierarchy.</p> <p>Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p>	
Promoted by land owner	✓					
Site Available Immediately	✓					
Site Currently Unavailable						
Achievability/Developer Interest					<p>Hbic Local Ecological Network</p> <p>An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.</p> 	
Promoted by developer						
Developer interest						
No developer interest	✓					
Deliverability					<p>This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does</u> <u>not</u> allocate sites.</p>	
Could commence in 5yrs						
Unlikely to commence in 5yrs	✓					
Possible self build plot provision						
Yes						
No	✓					
Residential		✓	70	Dwellings	Phasing if permitted (Dwellings only)	
Employment				Floor Space (m²)	Year 1	
Retail				Floor Space (m²)	Year 2	
Leisure				Floor Space (m²)	Year 3	
Traveller Site				Pitches	Year 4	
Other					Year 5	
Mixed Use Scheme					Years 6-10	
Residential				Dwellings	Years 11-15	
Employment				Floor Space (m²)	Years 15+	
Retail				Floor Space (m²)	Total	
Leisure				Floor Space (m²)	70	
Other					Not Known	
					✓	



Site Details							
SHELAA Ref	174	Site Name	Land north west and south east of Knapp Lane				
		Settlement	Ampfield				
Parish/Ward	Ampfield			Site Area	1.15 Ha	Developable Area	1.07 Ha
Current Land Use	Horse paddock and amenity land associated with Knapp Hill Barn			Character of Surrounding	Residential and countryside		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha
						Greenfield	Ha

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes/Element	✓
No	

Residential	✓	7	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted	
Year 1	7
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	7
Not Known	

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Summary

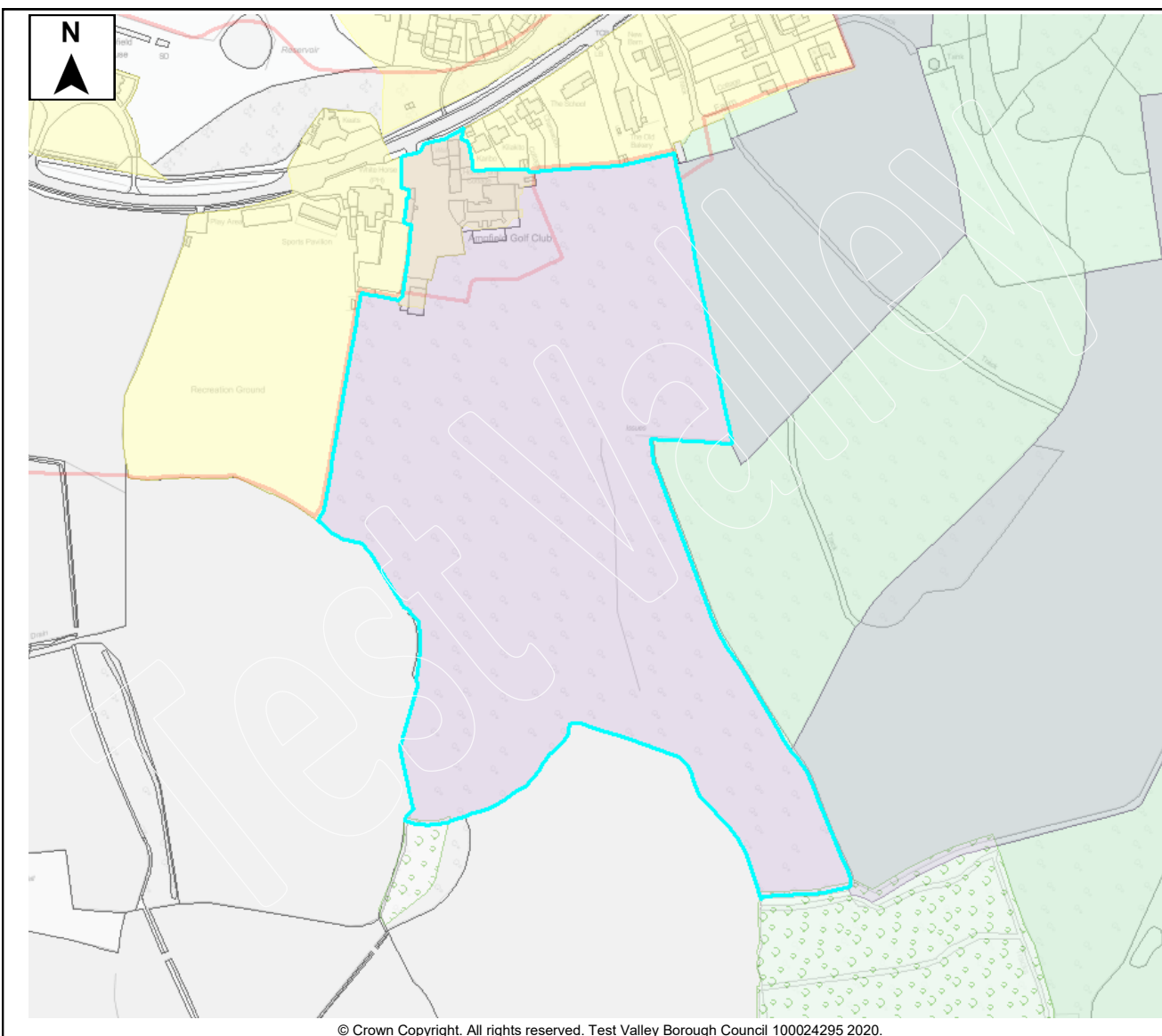
The site is available and promoted for development by a potential developer.

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Site Details

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

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	Other (details below)		✓
Local Gap (E3)		SSSI		Land Ownership	SINC - SU40102270		
Conservation Area (E9)	✓	SPA/SAC/Ramsar		Covenants/Tenants	SINC - SU40402260 New Forest SPA Zone		
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips	Village Design Statement		
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)	✓	Flood Risk Zone		Mineral Safeguarding			

Proposed Development

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

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

Phasing if permitted	
Year 1	
Year 2	20
Year 3	30
Year 4	40
Year 5	40
Years 6-10	20
Years 11-15	
Years 15+	
Total	150
Not Known	

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Summary

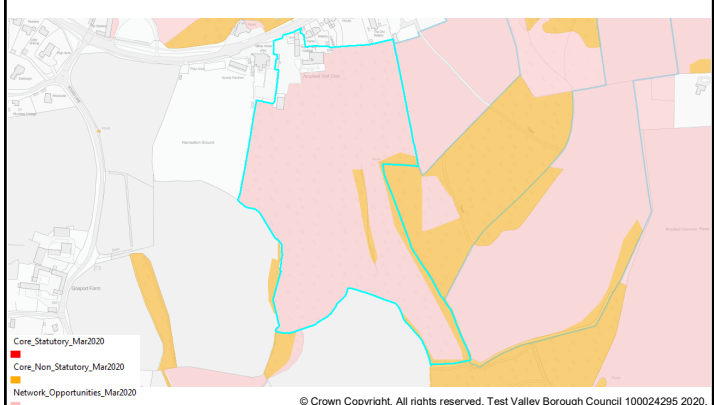
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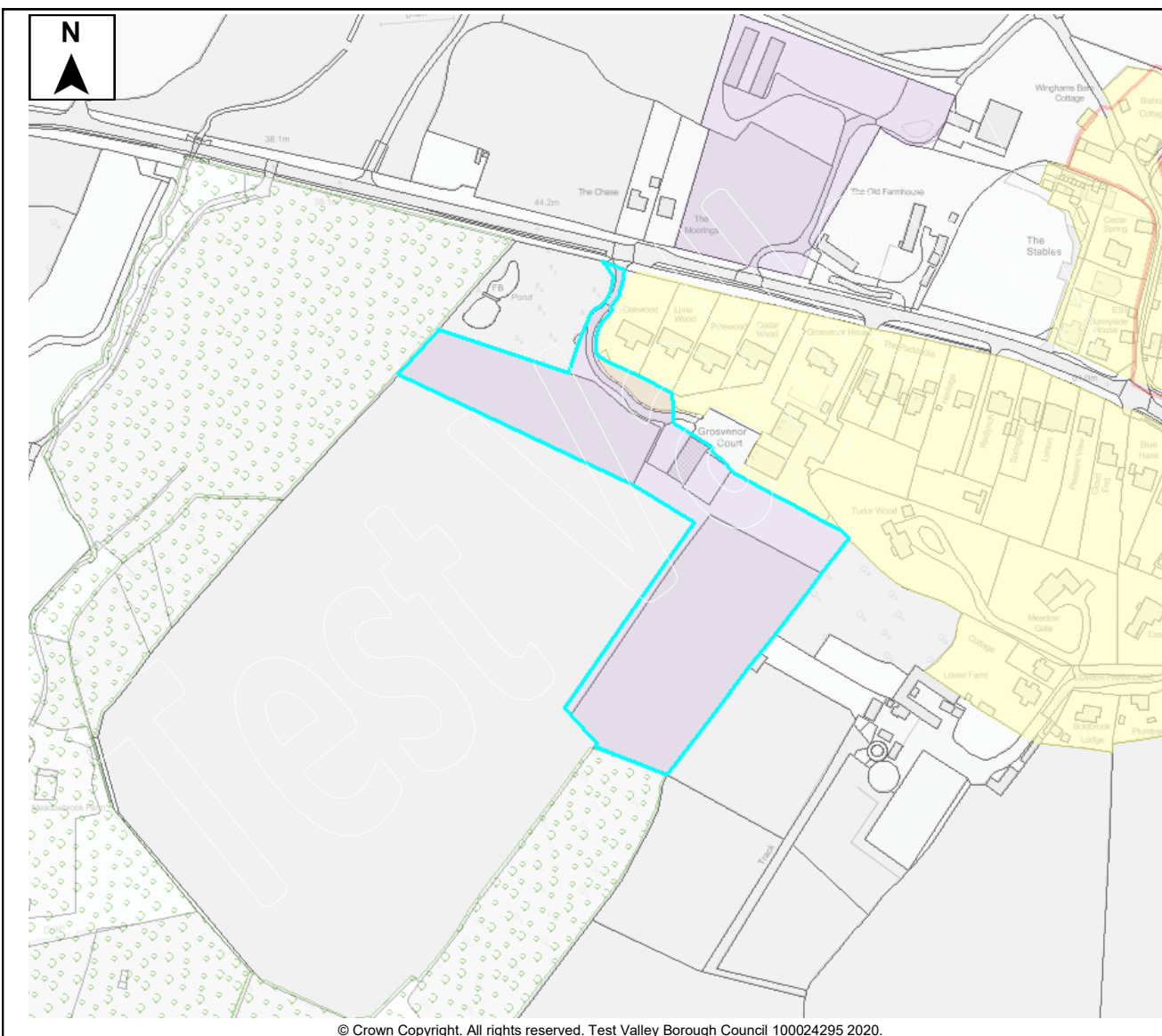
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Site Details

SHELAA Ref	283	Site Name	Land south of Grosvenor Court						
		Settlement	Ampfield						
Parish/Ward	Ampfield			Site Area	1.8 Ha	Developable Area	1.8 Ha		
Current Land Use	Paddocks			Character of Surrounding	Dwellings, commercial, agriculture and equestrian use				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	SINC - SU39302290 SINC - SU39102310 New Forest SPA Zone Village Design Statement	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		
Public Open Space (LHW1)		TPO		Pollution (E8)		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		

Proposed Development

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

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

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

Summary

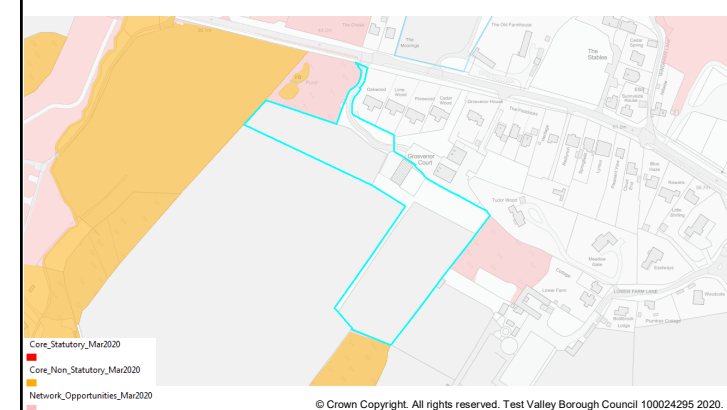
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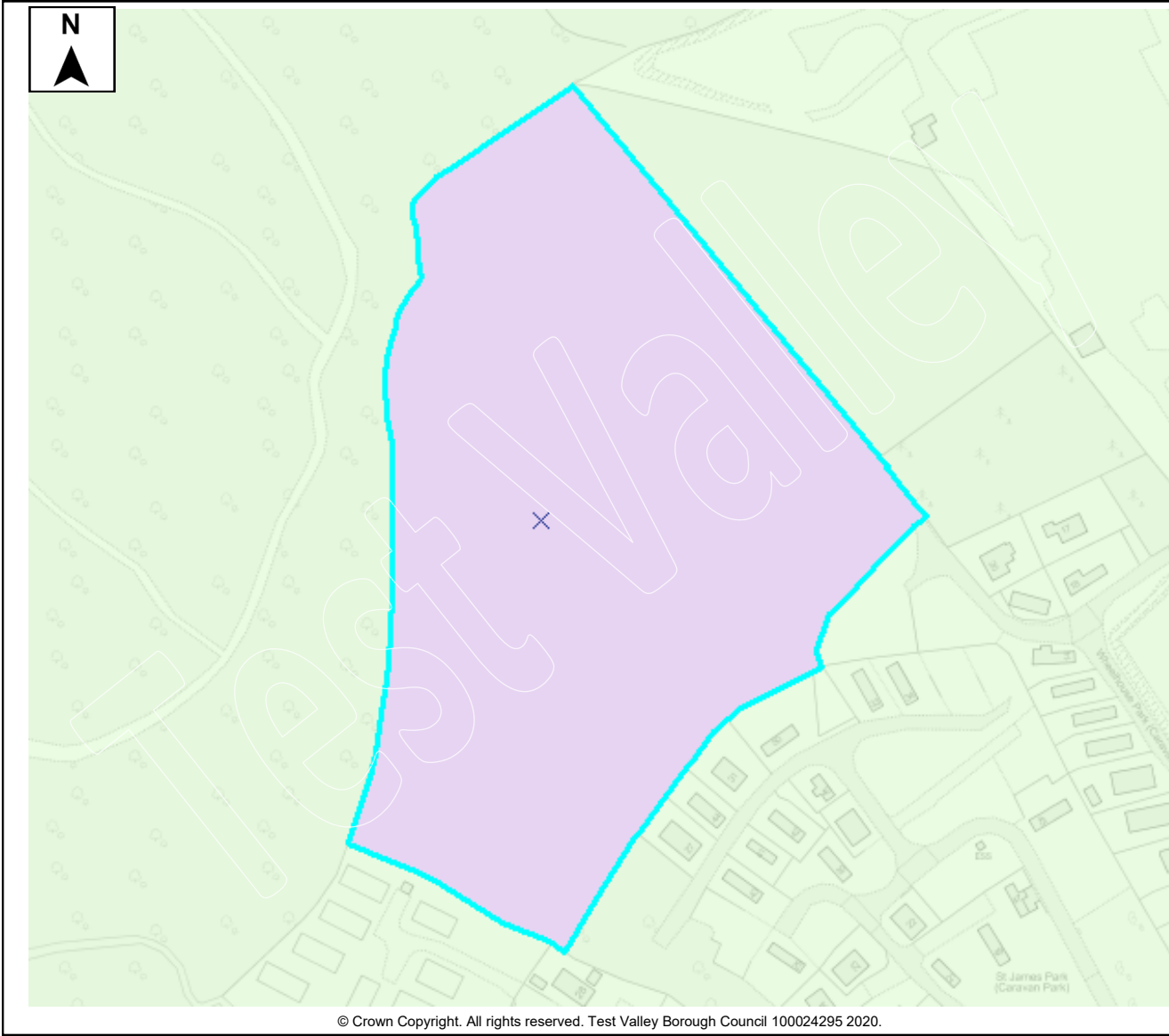
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Site Details

SHELAA Ref	295	Site Name	Land adj Ampfield Meadows						
		Settlement	Chandlers Ford						
Parish/Ward	Ampfield			Site Area	2.4 Ha	Developable Area	2 Ha		
Current Land Use	Grazing land			Character of Surrounding	Residential development and countryside				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)	✓	SSSI	✓	Land Ownership		17/01615/OUTS (adj. land to east for a care village)	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		New Forest SPA Zone	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Village Design Statement	
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land			
Public Open Space (LHW1)		TPO	✓	Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone	✓	Mineral Safeguarding			

Proposed Development

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

Residential		Dwellings
Employment		Floor Space (m²)
Retail		Floor Space (m²)
Leisure		Floor Space (m²)
Traveller Site		Pitches
Other	✓	44 Assisted Living Units
Mixed Use Scheme		
Residential		Dwellings
Employment		Floor Space (m²)
Retail		Floor Space (m²)
Leisure		Floor Space (m²)
Other		

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	44
Not Known	✓

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

Summary

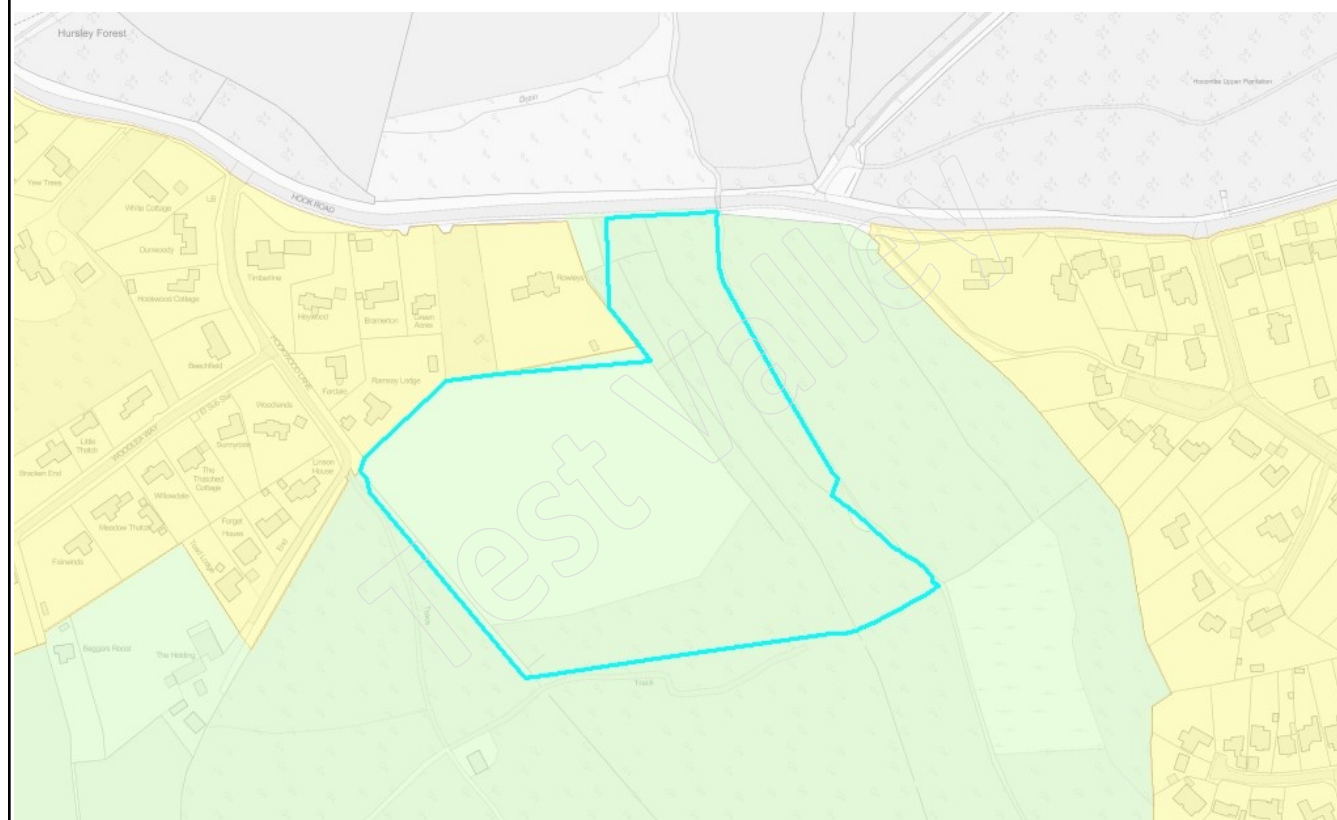
The site is available and promoted for development by a potential developer.

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

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

Hbic Local Ecological Network

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



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Site Details

SHELAA Ref	452	Site Name	Rowley's Field						
		Settlement	Ampfield						
Parish/Ward	Ampfield			Site Area	3Ha		Developable Area	TBC	
Current Land Use	Agricultural			Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

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

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

Summary

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

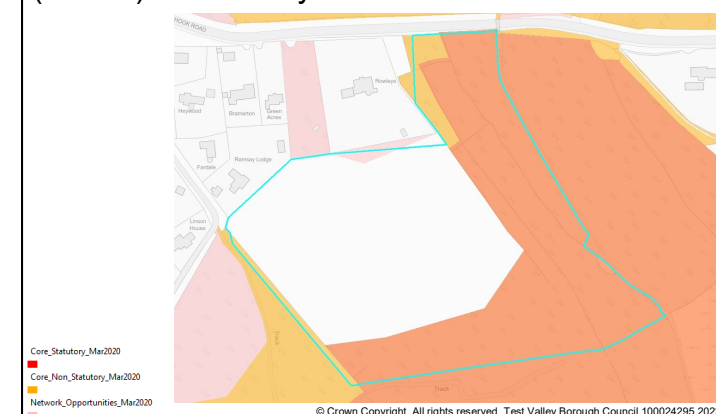
The site is available and promoted for development by the land owner, currently there is no interest from a developer.

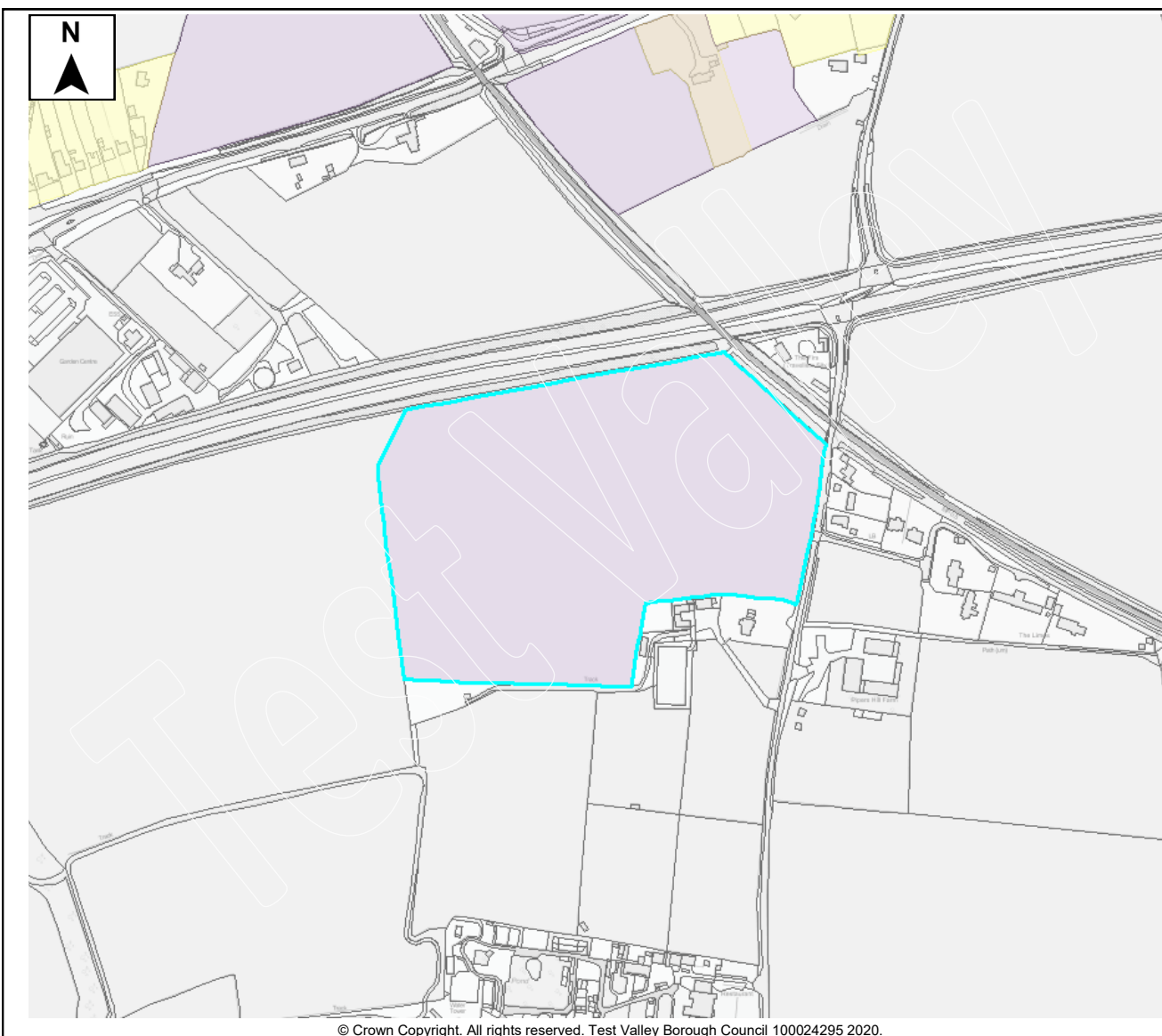
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Ampfield which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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Hbic Local Ecological Network

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Site Details

SHELAA Ref	92	Site Name	Land west of Sarson Lane						
		Settlement	Monxton						
Parish/Ward	Amport			Site Area	7.9 Ha	Developable Area	7.9 Ha		
Current Land Use	Agricultural			Character of Surrounding	Agriculture and dwellings				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	237	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	237
Not Known	✓

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

Summary

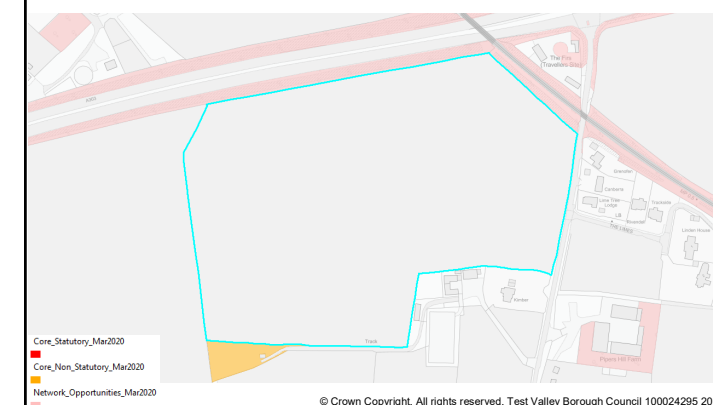
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

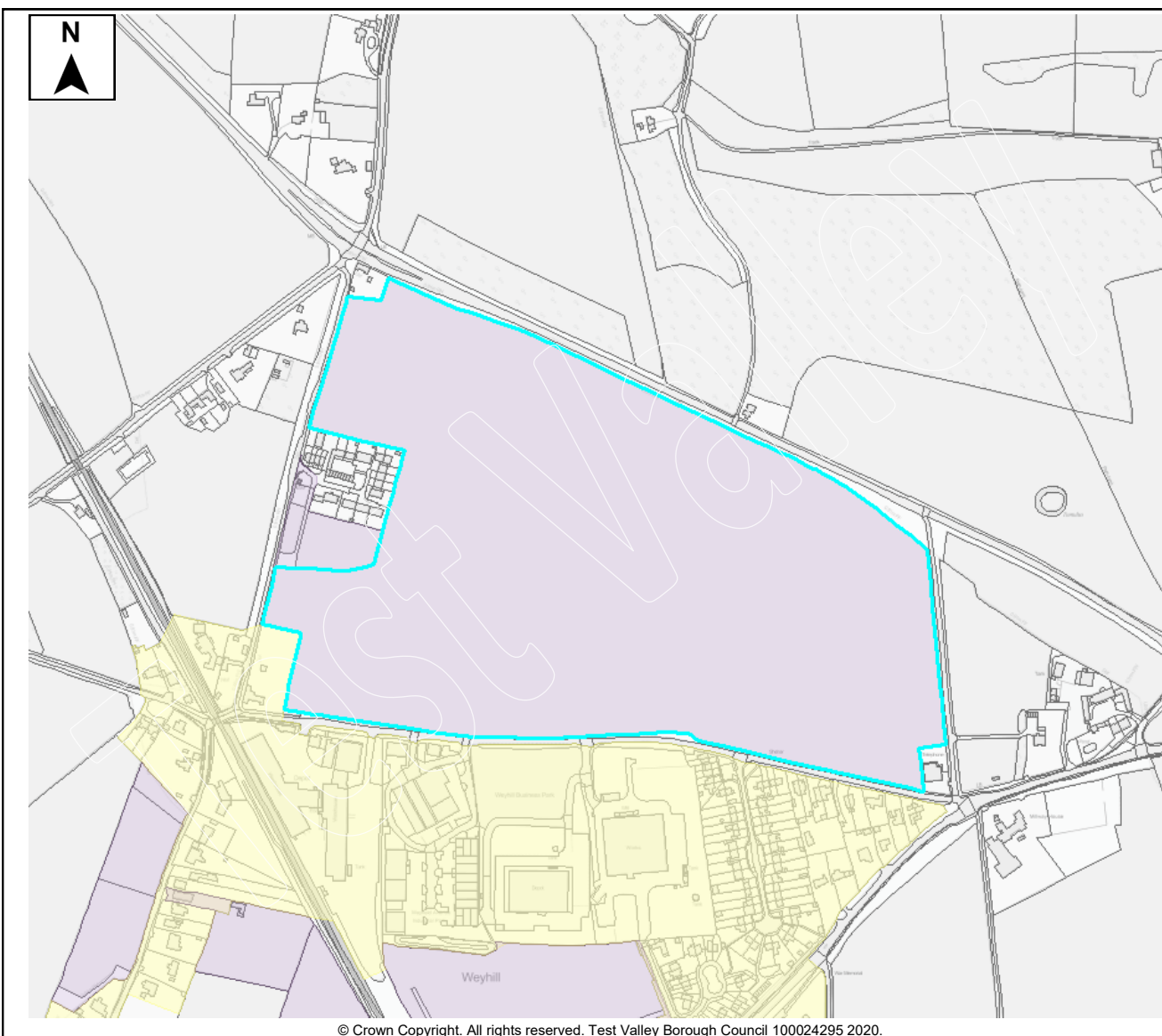
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Hbic Local Ecological Network

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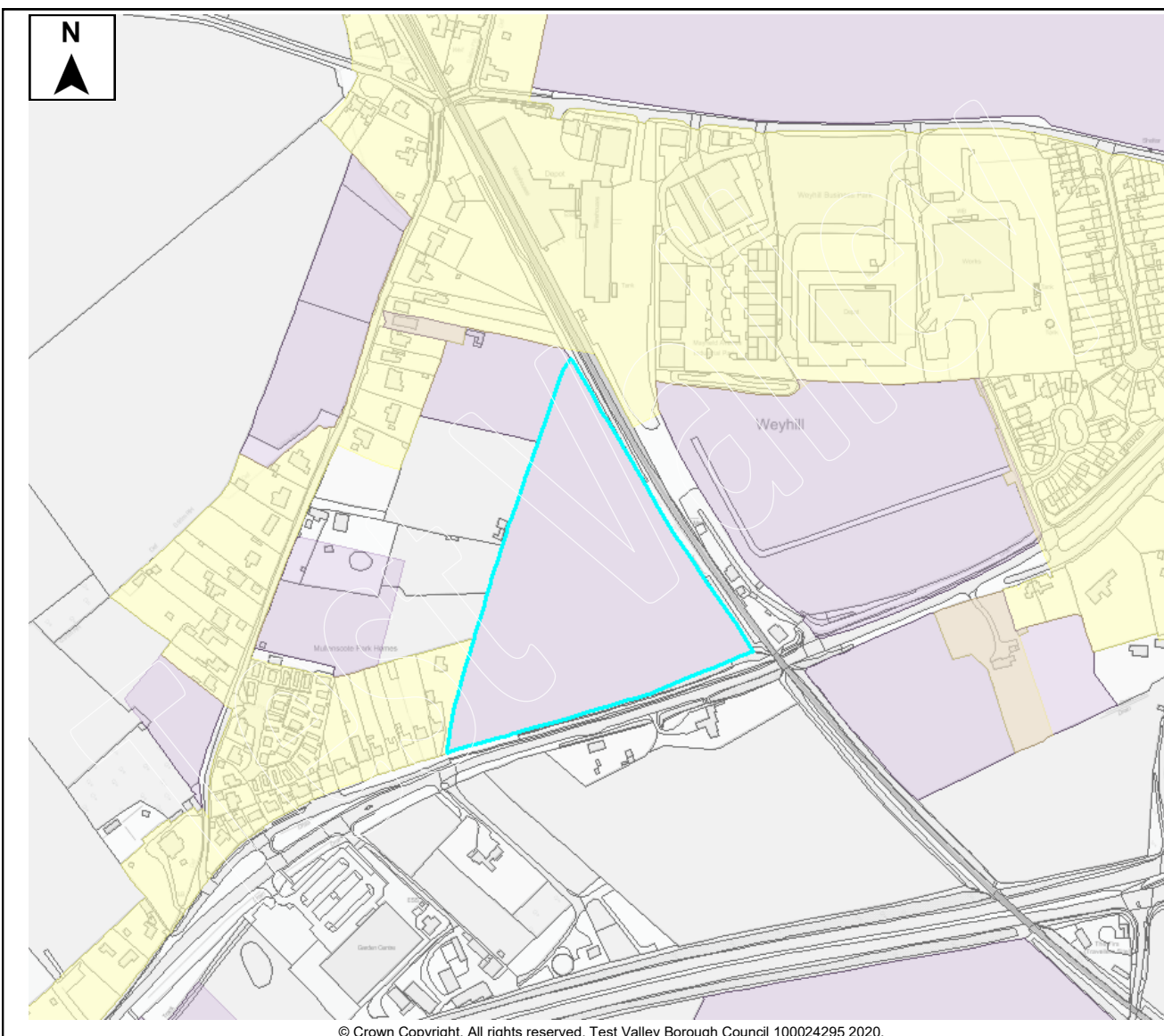




Site Details										
SHELAA Ref	96	Site Name	Land south of Andover Road							
		Settlement	Weyhill							
Parish/Ward	Amport				Site Area	24.5 Ha	Developable Area		24.5 Ha	
Current Land Use	Agricultural				Character of Surrounding	Dwellings, commercial and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities			Other (details below)		✓	
Local Gap (E3)		SSSI		Land Ownership			Flood Alert Areas			
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants			Groundwater Source Protection			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			Village Design Statement			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

Proposed Development					Summary			
Availability		Residential		✓	612	Dwellings	Phasing if permitted (Dwellings only)	
Promoted by land owner		Employment				Floor Space (m²)		
Site Available Immediately		Retail				Floor Space (m²)		
Site Currently Unavailable		Leisure				Floor Space (m²)		
		Traveller Site				Pitches		
		Other					Year 1	
							Year 2	
							Year 3	
							Year 4	
							Year 5	
Achievability/Developer Interest							Years 6-10	
Promoted by developer							Years 11-15	
Developer interest							Years 15+	
No developer interest				✓			Total 612	
							Not Known ✓	
Deliverability								
Could commence in 5yrs								
Unlikely to commence in 5yrs				✓				
Possible self build plot provision								
Yes								
No				✓				

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Site Details

SHELAA Ref	97	Site Name	Land at Amesbury Road			
		Settlement	Weyhill			
Parish/Ward	Amport		Site Area	4.05 Ha	Developable Area	4.05 Ha
Current Land Use	Agricultural		Character of Surrounding	Dwellings, commercial and agriculture		
Brownfield/PDL		Greenfield	✓	Combined		
					Ha	Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	121	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	121
Not Known	✓

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Summary

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

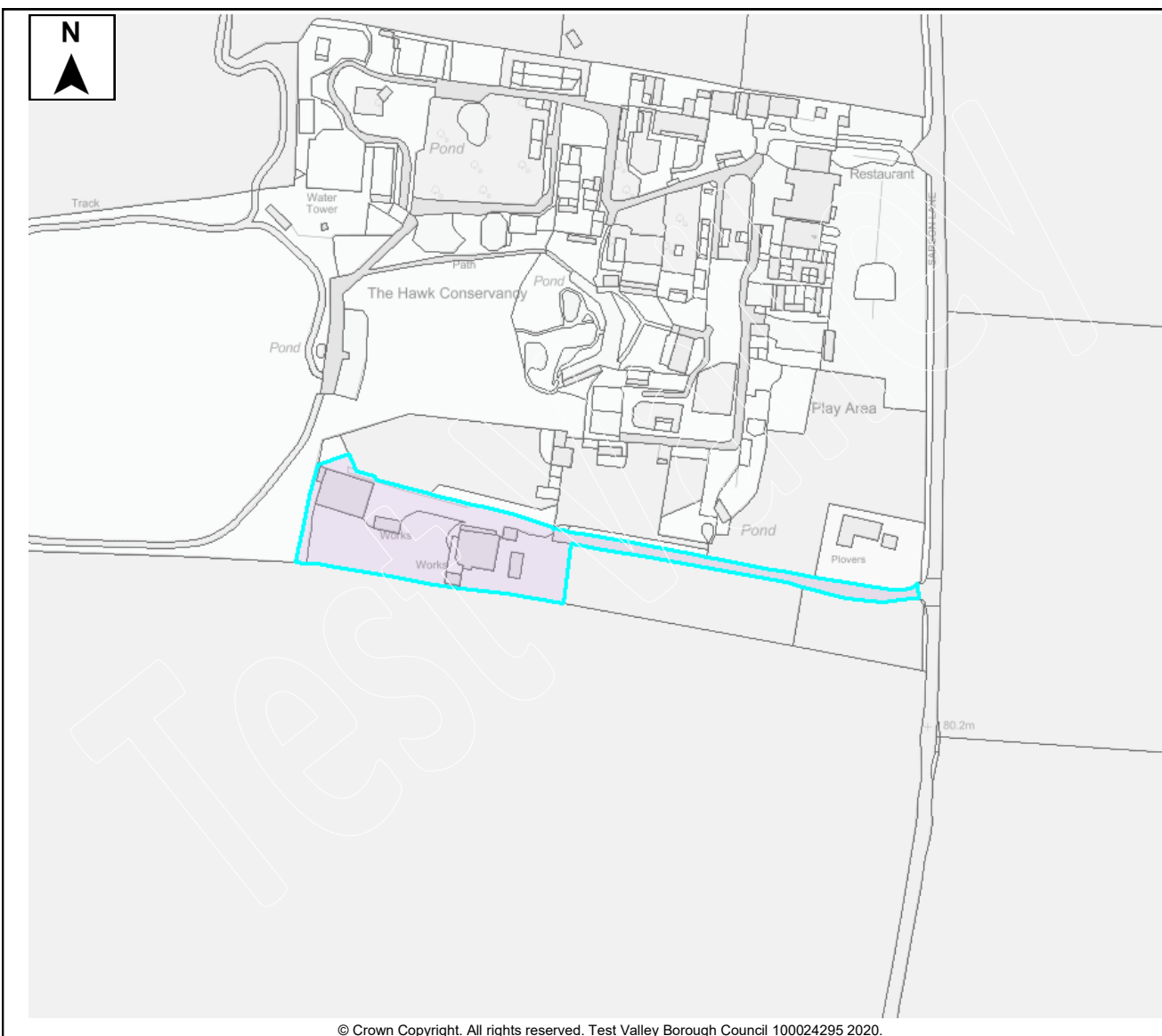
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Hbic Local Ecological Network

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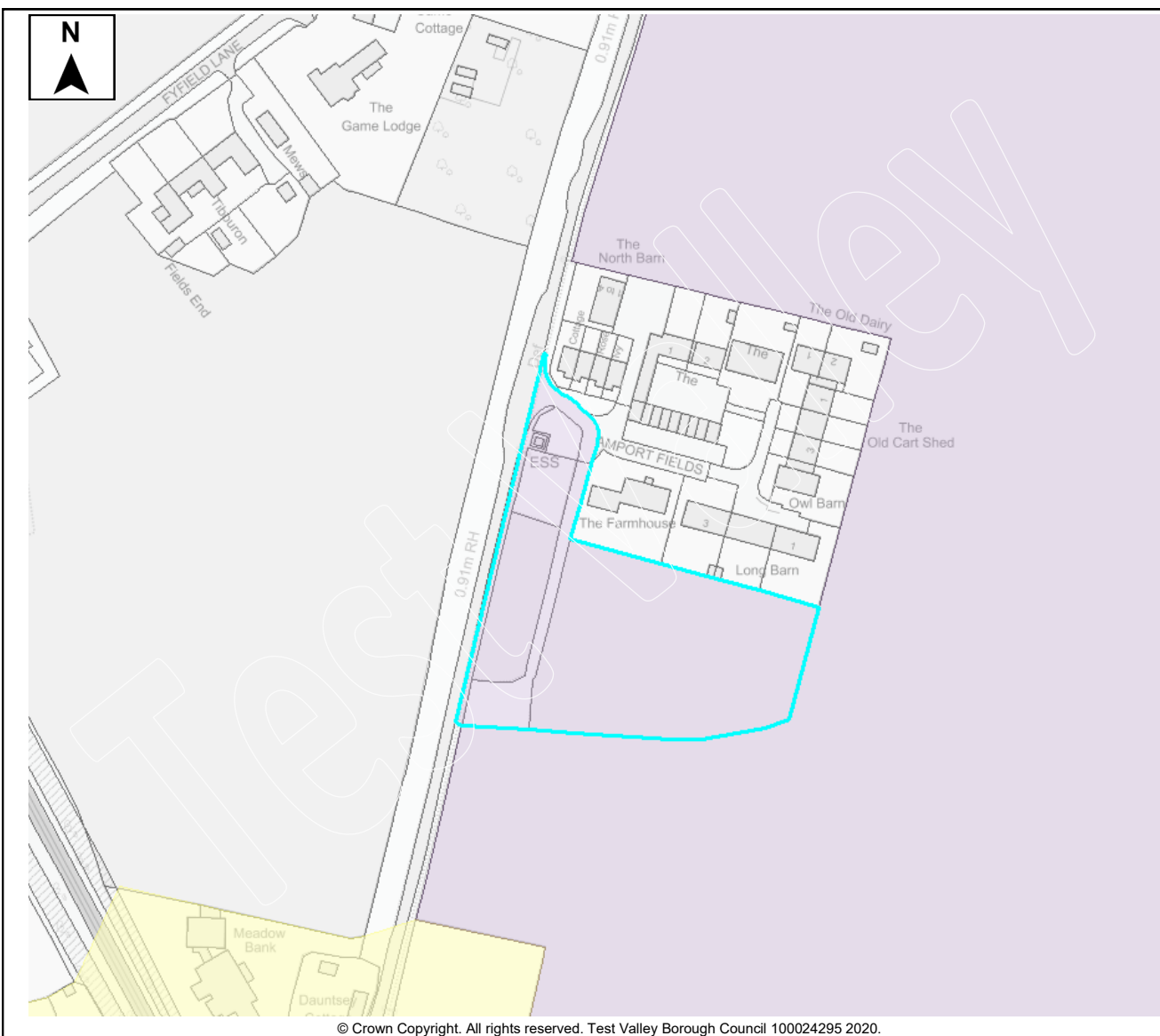




Site Details							
SHELAA Ref	108	Site Name	Business Park, Sarsons Lane				
		Settlement	Weyhill				
Parish/Ward	Amport			Site Area	0.51 Ha	Developable Area	0.43 Ha
Current Land Use	General industrial activities			Character of Surrounding	The Hawk Conservancy and agriculture		
Brownfield/PDL	✓	Greenfield		Combined		Brownfield/PDL	Ha
						Greenfield	Ha

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

Proposed Development				Summary	
Availability		Residential		Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	✓	12	Year 1	4
Site Available Immediately				Year 2	4
Site Currently Unavailable	✓			Year 3	4
Achievability/Developer Interest				Year 4	
Promoted by developer				Year 5	
Developer interest	✓			Years 6-10	
No developer interest				Years 11-15	
Deliverability				Years 15+	
Could commence in 5yrs				Total	12
Unlikely to commence in 5yrs	✓			Not Known	
Possible self build plot provision		Mixed Use Scheme			
Yes/Element	✓	Residential			
No		Employment			
		Retail			
		Leisure			
		Traveller Site			
		Other			



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Site Details

SHELAA Ref	126	Site Name	Remnant land at Dauntsey Drive			
		Settlement	Amport			
Parish/Ward	Amport		Site Area	0.5 Ha	Developable Area	0.5 Ha
Current Land Use	Remnant land		Character of Surrounding Area	Dwellings and agricultural		
Brownfield/PDL	✓	Greenfield		Combined		
				Brownfield/PDL	Ha	Greenfield
						Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes/Element	✓
No	

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

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

Phasing if permitted	
Year 1	
Year 2	8
Year 3	7
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	15
Not Known	

Summary

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

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

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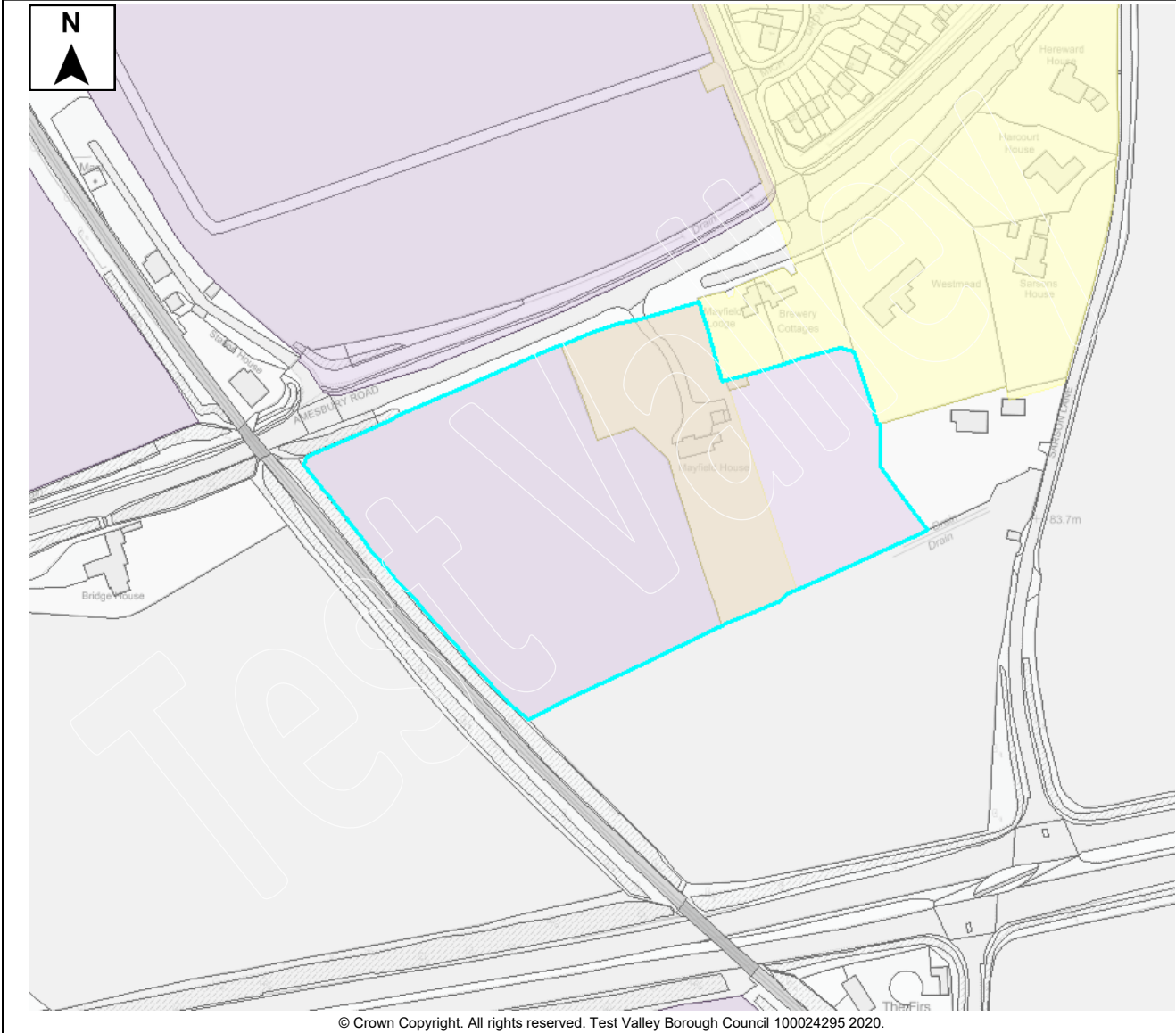
Hbic Local Ecological Network

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Core_Statutory_Mar2020
Core_Non_Statutory_Mar2020
Network_Opportunities_Mar2020

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Site Details

SHELAA Ref	140	Site Name	Land at Mayfield House			
		Settlement	Weyhill			
Parish/Ward	Amport		Site Area	2.62 Ha	Developable Area	1.56 Ha
Current Land Use	Private garden and paddocks		Character of Surrounding Area	Dwellings and agricultural		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Greenfield

Site Constraints

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

Proposed Development

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

Residential	✓	63	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted	
Year 1	
Year 2	15
Year 3	25
Year 4	23
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	63
Not Known	

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

Summary

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

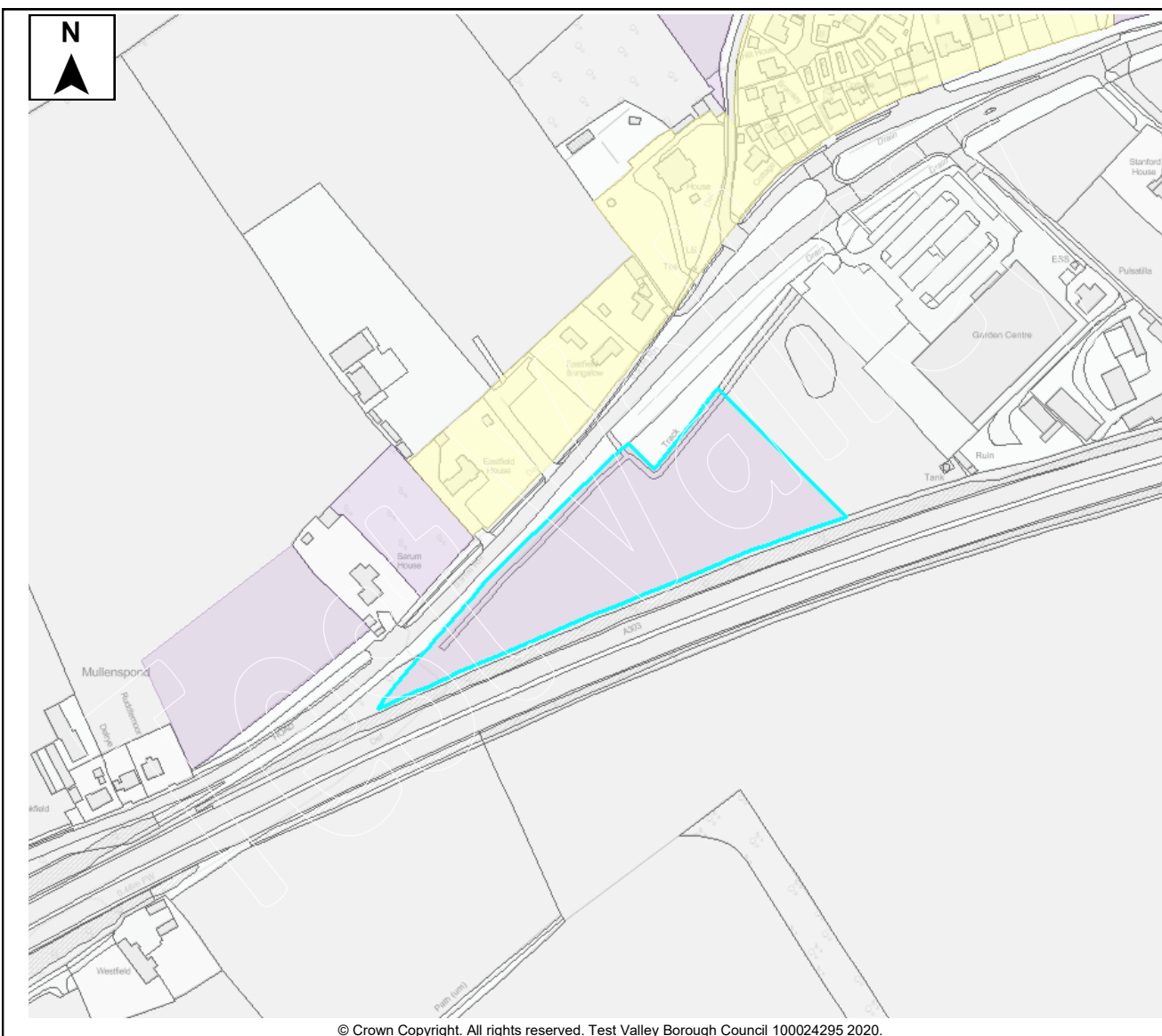
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Weyhill which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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Hbic Local Ecological Network

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Site Details

SHELAA Ref	266	Site Name	Land adj. to Rosebourne Garden Centre			
		Settlement	Weyhill			
Parish/Ward	Amport		Site Area	1.9 Ha	Developable Area	1.52 Ha
Current Land Use	Paddocks		Character of Surrounding	Dwellings, commercial and agriculture		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Ha
					Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

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

Phasing if permitted

Year 1	20
Year 2	20
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	40
Not Known	

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

Summary

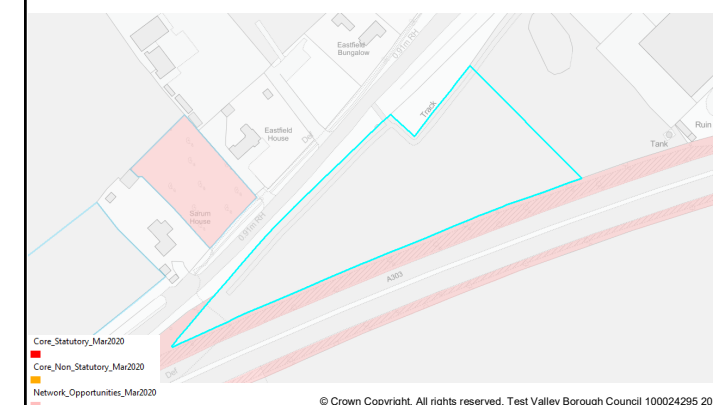
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

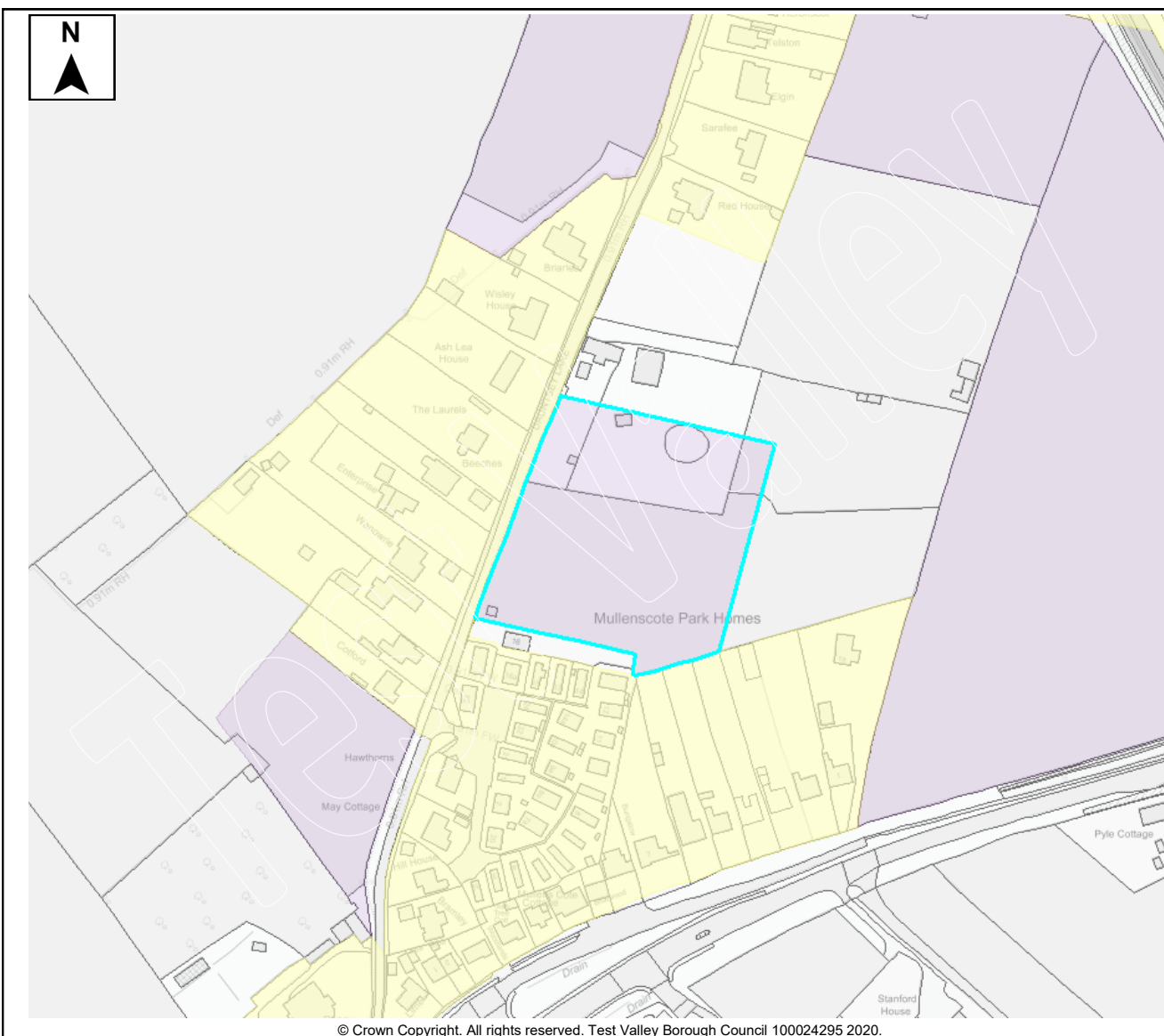
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Hbic Local Ecological Network

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





Site Details										
SHELAA Ref	317	Site Name	Land east of Dauntsey Lane							
		Settlement	Weyhill							
Parish/Ward	Amport				Site Area	1.05 Ha	Developable Area		1.05 Ha	
Current Land Use	Paddock				Character of Surrounding	Residential, caravan park & farm				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities			Other (details below)		✓	
Local Gap (E3)		SSSI		Land Ownership			Flood Alert Area			
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants			Groundwater Source Protection			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			Archaeology Yellow (locally Or Regionally Important)			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			Village Design Statement			
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

Proposed Development

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

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

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

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

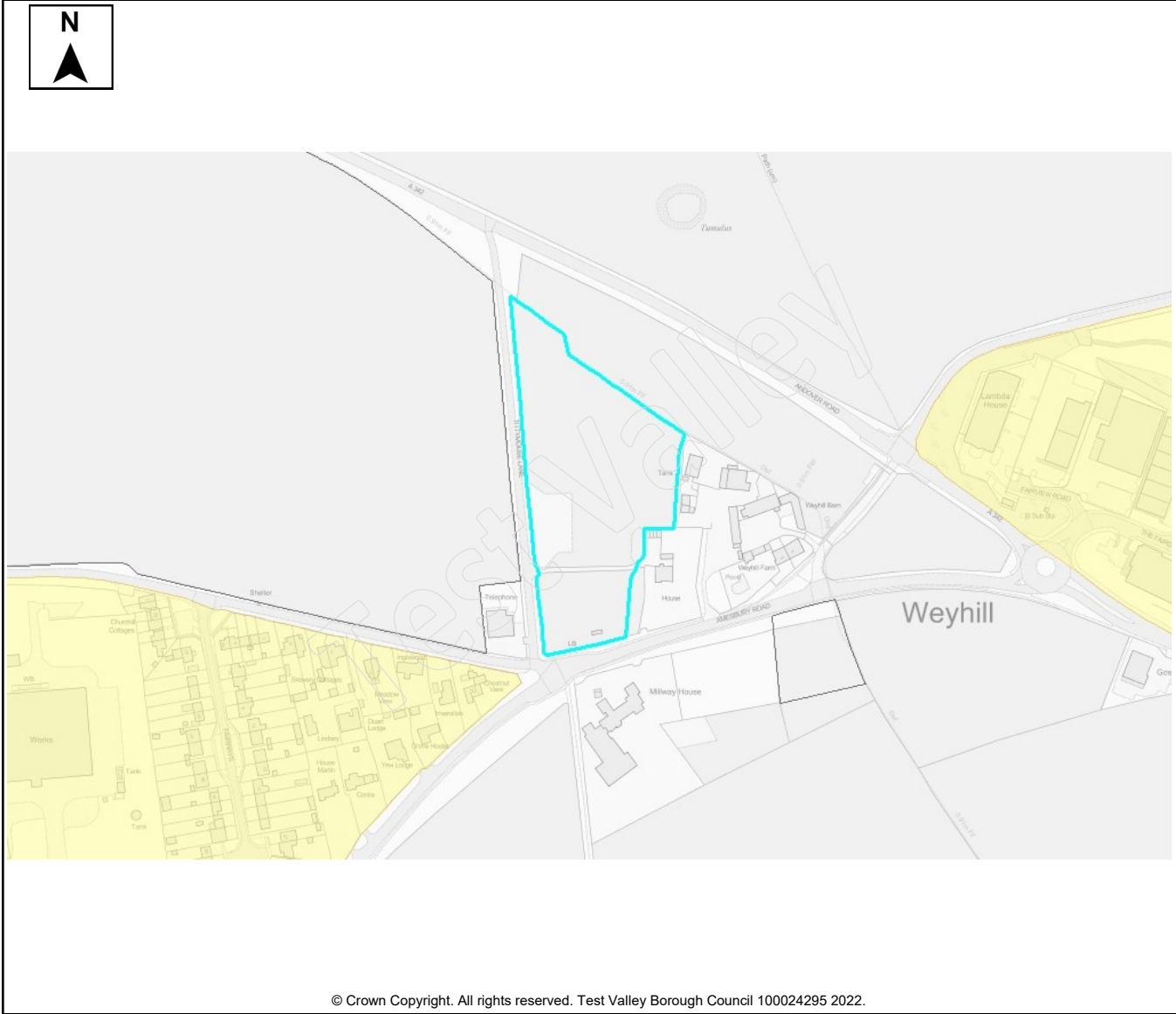
Summary

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

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

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

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




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Site Details										
SHELAA Ref	421	Site Name	Land at Tittymouse Lane							
		Settlement	Weyhill							
Parish/Ward	Amport				Site Area	1.773Ha	Developable Area		1.5Ha	
Current Land Use	Agricultural				Character of Surrounding Area	Agricultural, commercial and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)	✓	SINC			Infrastructure/ Utilities	✓	Other (details below)		✓	
Local Gap (E3)		SSSI			Land Ownership		Flood alert area Groundwater protection zone Village Design Statement			
Conservation Area (E9)		SPA/SAC/Ramsar			Covenants/Tenants					
Listed Building (E9)	✓	AONB (E2)			Access/Ransom Strips					
Historic Park & Garden (E9)		Ancient Woodland			Contaminated Land					
Public Open Space (LHW1)		TPO			Pollution (E8)					
Employment Land (LE10)		Flood Risk Zone			Mineral Safeguarding					

Proposed Development											
Availability		Residential				✓	30	Dwellings		Phasing if permitted	
Promoted by land owner								Floor Space (m²)		Year 1	
Site Available Immediately								Floor Space (m²)		Year 2	
Site Currently Unavailable								Floor Space (m²)		Year 3	
Achievability/Developer Interest								Pitches		Year 4	
Promoted by developer										Year 5	
Developer interest										Years 6-10	
No developer interest										Years 11-15	
Deliverability										Years 15+	
Could commence in 5yrs										Total	
Unlikely to commence in 5yrs										Not Known	
Possible self build plot provision										✓	
Yes											
No											

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

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



Site Details										
SHELAA Ref	425	Site Name	Land at The Gallops							
		Settlement	Weyhill							
Parish/Ward	Amport				Site Area	0.4Ha	Developable Area	0.4Ha		
Current Land Use	Agricultural				Character of Surrounding Area	Agricultural, commercial and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities		✓	Other (details below)		✓
Local Gap (E3)			SSSI		Land Ownership			Flood alert area		
Conservation Area (E9)			SPA/SAC/Ramsar		Covenants/Tenants			Groundwater protection zone		
Listed Building (E9)			AONB (E2)		Access/Ransom Strips			Village Design Statement		
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

Proposed Development

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

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

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

Possible self build plot provision	
Yes	✓
No	

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

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

Phasing if permitted	
Year 1	8
Year 2	4
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	12
Not Known	

Summary

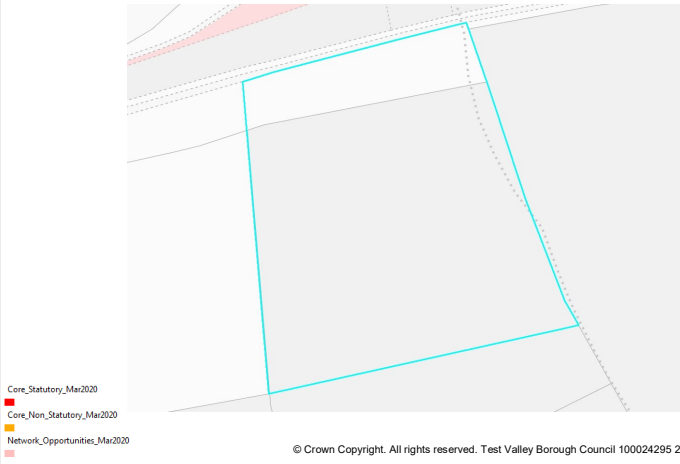
The site is available and promoted for development by the land owner, with interest from a developer.

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

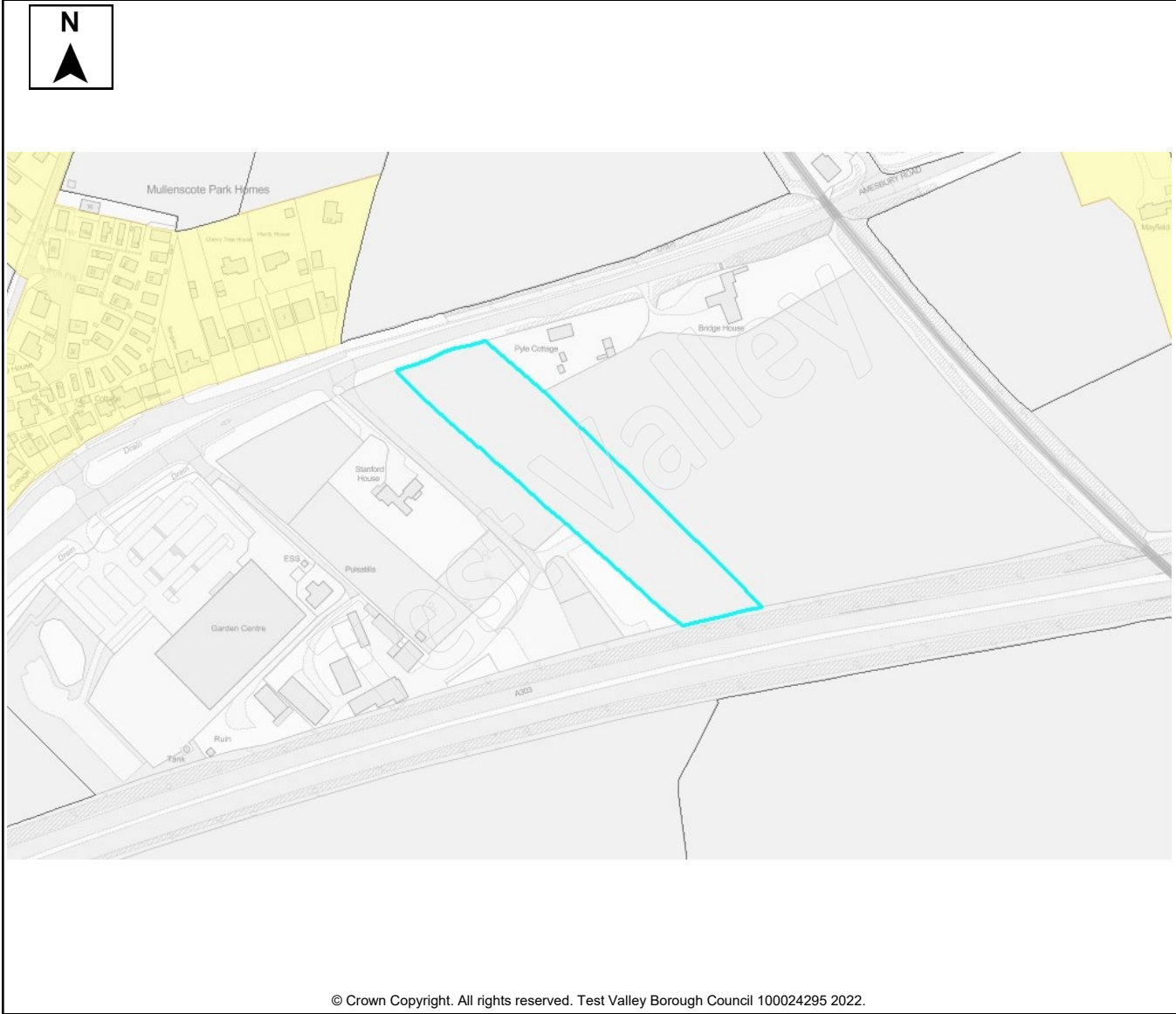
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

Hbhc Local Ecological Network

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



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Site Details					
SHELAA Ref	426	Site Name	Land south west of Pyle Cottage		
		Settlement	Weyhill		
Parish/Ward	Amport		Site Area	0.96Ha	Developable Area 0.96Ha
Current Land Use	Agricultural grazing		Character of Surrounding Area	Agricultural, commercial and residential	
Brownfield/PDL		Greenfield	✓	Combined	
		Brownfield/PDL		Greenfield	

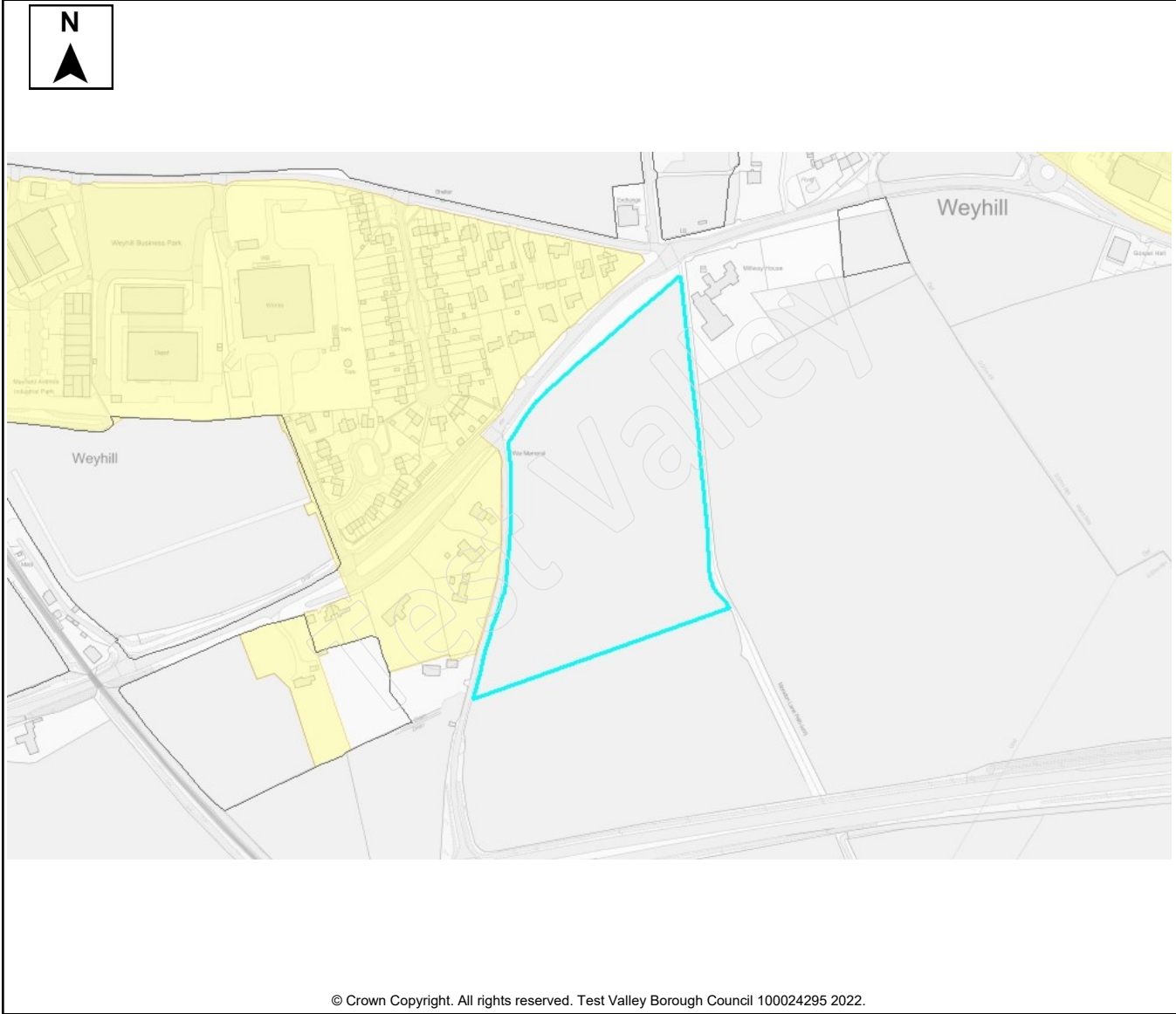
Site Constraints					
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	Other (details below) ✓
Local Gap (E3)		SSSI		Land Ownership	Flood alert area
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	Groundwater protection zone
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	Village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

Proposed Development				
Availability				
Promoted by land owner	✓			
Site Available Immediately	✓			
Site Currently Unavailable				
Achievability/Developer Interest				
Promoted by developer				
Developer interest	✓			
No developer interest				
Deliverability				
Could commence in 5yrs	✓			
Unlikely to commence in 5yrs				
Possible self build plot provision				
Yes	✓			
No				
Residential	✓	29	Dwellings	
Employment			Floor Space (m²)	
Retail			Floor Space (m²)	
Leisure			Floor Space (m²)	
Traveller Site			Pitches	
Other				
Mixed Use Scheme				
Residential			Dwellings	
Employment			Floor Space (m²)	
Retail			Floor Space (m²)	
Leisure			Floor Space (m²)	
Other				
Phasing if permitted				
Year 1			10	
Year 2			10	
Year 3			9	
Year 4				
Year 5				
Years 6-10				
Years 11-15				
Years 15+				
Total			29	
Not Known				

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

Summary	
The site is available and promoted for development by the land owner, with interest from a developer.	
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Weyhill which is identified as a Rural Village in the Local Plan Settlement Hierarchy.	
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.	
Hbic Local Ecological Network	
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.	
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Site Details										
SHELAA Ref	455	Site Name	Harcourt Field							
		Settlement	Weyhill							
Parish/Ward	Amport				Site Area	5.1 Ha	Developable Area		4.5 Ha	
Current Land Use	Agricultural				Character of Surrounding Area	Agricultural, nursing home and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)		✓		
Local Gap (E3)		SSSI		Land Ownership		Flood alert area				
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		Groundwater protection zone				
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Adjacent public right of way				
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Village Design Statement				
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

Proposed Development

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

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

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

Possible self build plot provision	
Yes	✓
No	

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

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

Phasing if permitted	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	30
Years 11-15	120
Years 15+	
Total	150
Not Known	

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Summary

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

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

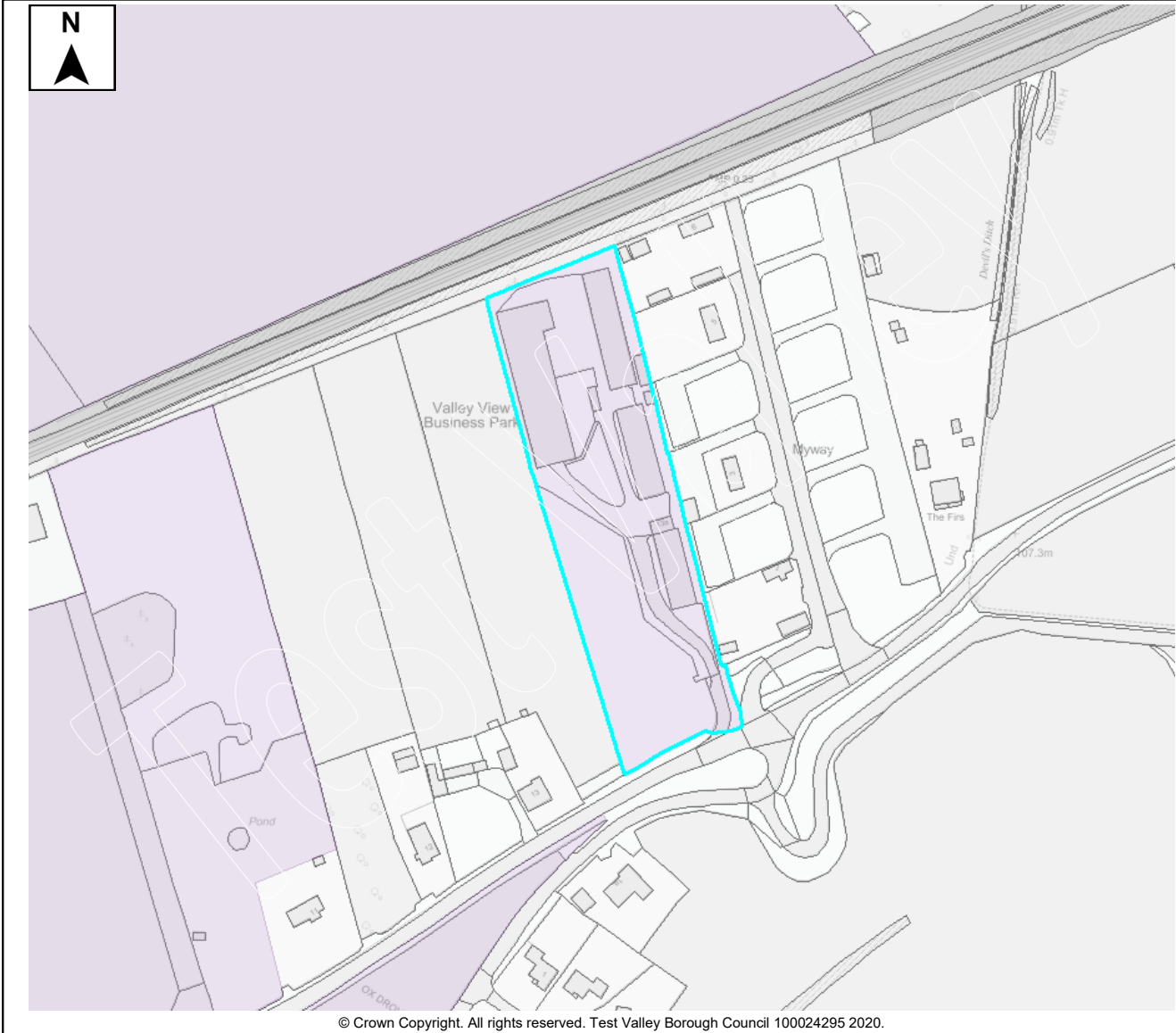
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

Hbic Local Ecological Network

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Site Details

SHELAA Ref	12	Site Name	Land at Valley View, 13 Walworth Road						
		Settlement	Picket Piece						
Parish/Ward	Andover: Downlands			Site Area	1.2 Ha	Developable Area	1.2 Ha		
Current Land Use	Former poultry farm			Character of Surrounding	Residential and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		24/00194/OUTN, 24/02052/ RESN—permission granted for up to 32 dwellings (27.01.2025)
Local Gap (E3)		SSSI		Land Ownership		
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		
Public Open Space (LHW1)		TPO		Pollution (E8)	✓	
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		

Proposed Development

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

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

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

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

Summary

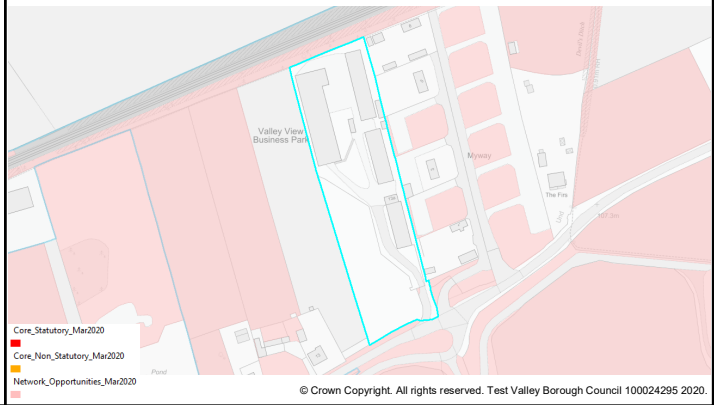
The site is available and promoted for development by the land owner, with interest from a developer.

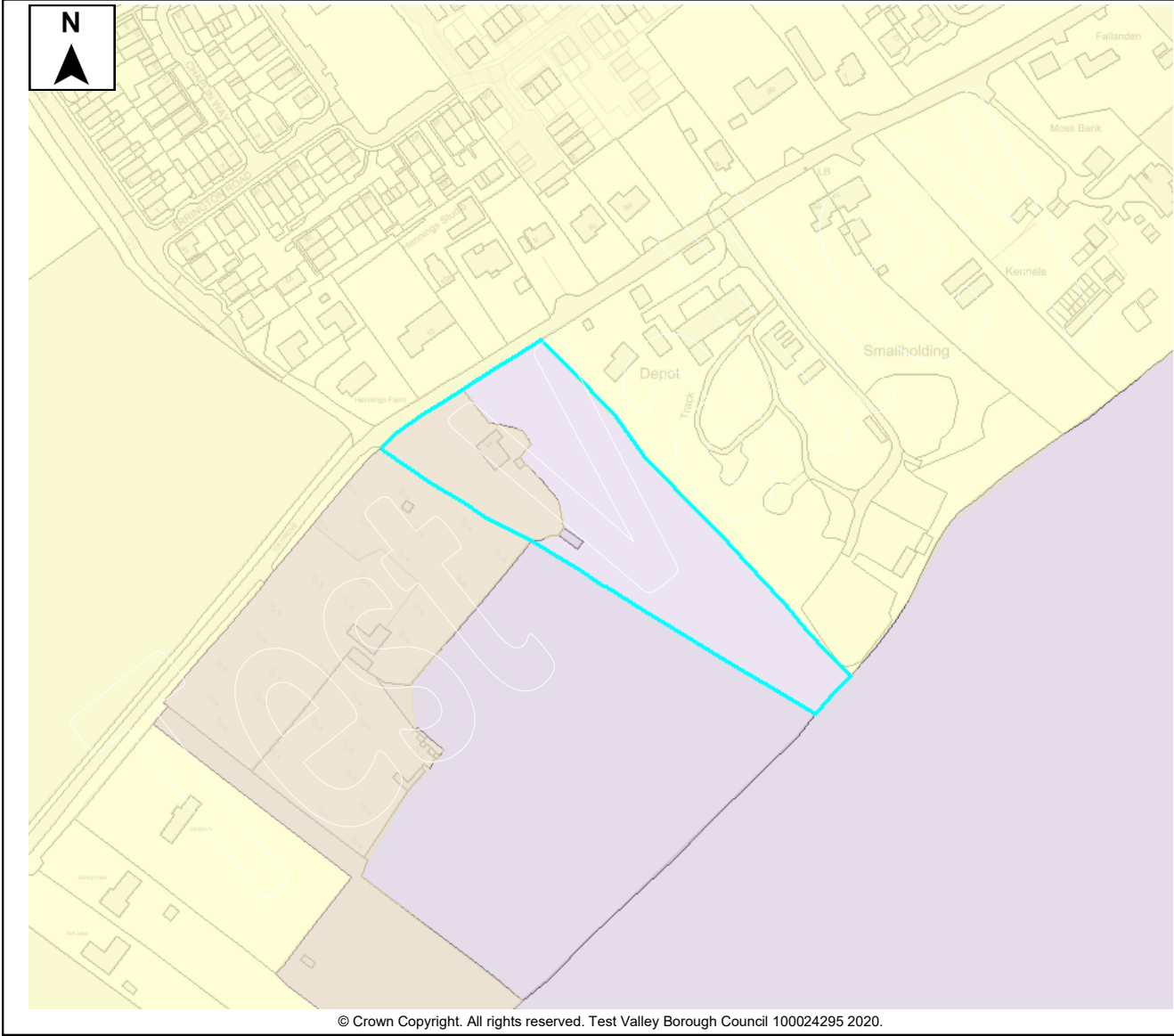
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the Picket Piece allocation boundary east of Andover. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

Hbic Local Ecological Network

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





Site Details

SHELAA Ref	14	Site Name	11 Ox Drove			
		Settlement	Picket Piece			
Parish/Ward	Andover: Downlands			Site Area	1.36 Ha	Developable Area 1.36 Ha
Current Land Use	Private house			Character of Surrounding	Residential and agricultural	
Brownfield/PDL	✓	Greenfield		Combined		
				Brownfield/PDL	Ha	Greenfield Ha

Site Constraints

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

Proposed Development

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

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

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

Summary

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

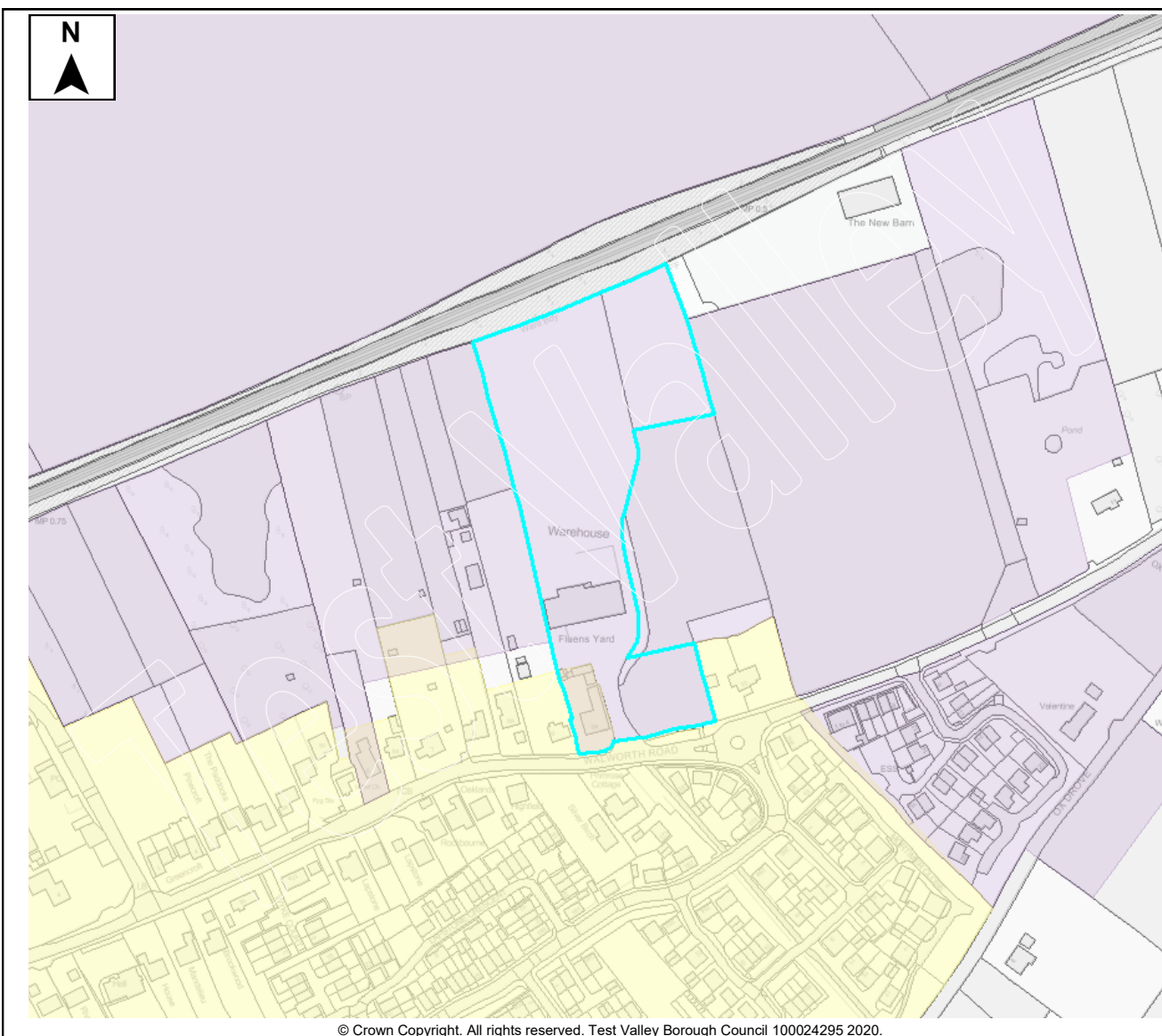
The site is located partially inside and outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Andover which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

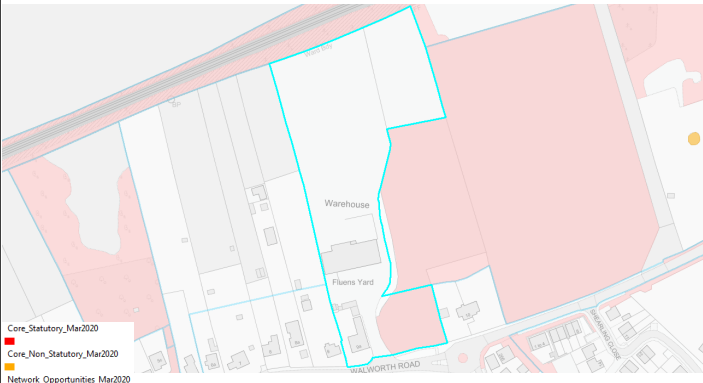
Hbic Local Ecological Network

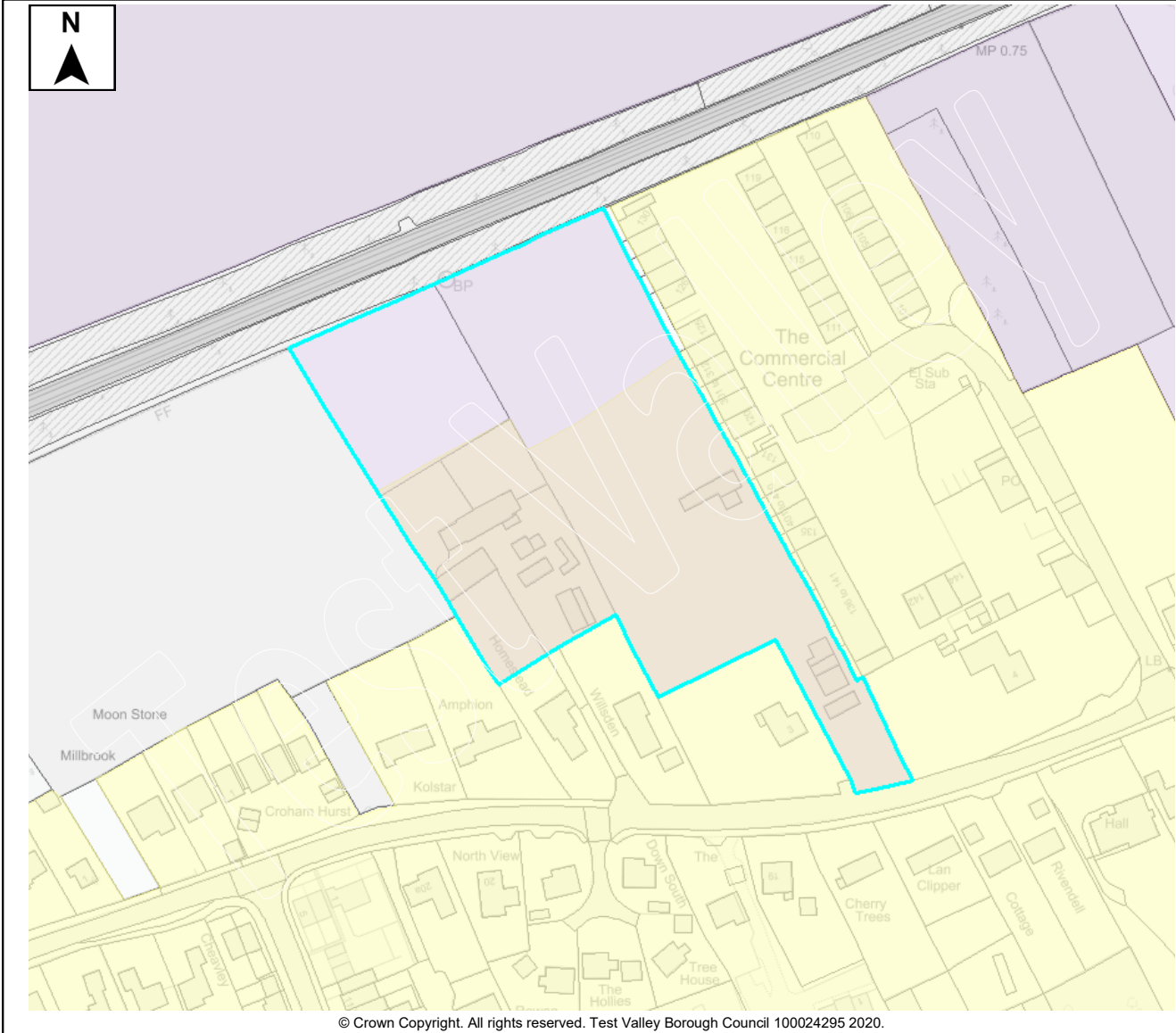
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.

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Site Details										
SHELAA Ref	31	Site Name	9a Walworth Road							
		Settlement	Picket Piece							
Parish/Ward	Andover: Downlands				Site Area	1.82 Ha	Developable Area	1.82 Ha		
Current Land Use	Commercial storage yard				Character of Surrounding	Dwellings, commercial and agriculture				
Brownfield/PDL	✓	Greenfield		Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)		SINC		Infrastructure/ Utilities		Other (details below)				
Local Gap (E3)		SSSI		Land Ownership						
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO		Pollution (E8)	✓					
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

Proposed Development					Summary																					
Availability					<p>The site is currently unavailable but is promoted for development by the land owner, with interest from a developer.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is within the Picket Piece allocation boundary east of Andover. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.</p> <p>Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.</p>																					
Promoted by land owner	✓																									
Site Available Immediately																										
Site Currently Unavailable	✓																									
Achievability/Developer Interest					<p>Hbic Local Ecological Network</p> <p>An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing “Woodland/ Scrub”, “Neutral Grassland” or “Calcareous Grassland”.</p> 																					
Promoted by developer																										
Developer interest	✓																									
No developer interest																										
Deliverability																										
Could commence in 5yrs																										
Unlikely to commence in 5yrs	✓																									
Possible self build plot provision																										
Yes/Element	✓																									
No																										
Residential		✓	50	Dwellings	<p>Phasing if permitted</p> <table><tr><td>Year 1</td><td></td></tr><tr><td>Year 2</td><td></td></tr><tr><td>Year 3</td><td></td></tr><tr><td>Year 4</td><td></td></tr><tr><td>Year 5</td><td></td></tr><tr><td>Years 6-10</td><td>50</td></tr><tr><td>Years 11-15</td><td></td></tr><tr><td>Years 15+</td><td></td></tr><tr><td>Total</td><td>50</td></tr><tr><td>Not Known</td><td></td></tr></table>		Year 1		Year 2		Year 3		Year 4		Year 5		Years 6-10	50	Years 11-15		Years 15+		Total	50	Not Known	
Year 1																										
Year 2																										
Year 3																										
Year 4																										
Year 5																										
Years 6-10	50																									
Years 11-15																										
Years 15+																										
Total	50																									
Not Known																										
Employment			Floor Space (m²)																							
Retail			Floor Space (m²)																							
Leisure			Floor Space (m²)																							
Traveller Site			Pitches																							
Other																										
Mixed Use Scheme																										
Residential			Dwellings																							
Employment			Floor Space (m²)																							
Retail			Floor Space (m²)																							
Leisure			Floor Space (m²)																							
Other																										
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Site Details

SHELAA Ref	195	Site Name	Land west of The Commercial Centre			
		Settlement	Picket Piece			
Parish/Ward	Andover: Downlands			Site Area	1.489 Ha	Developable Area 1.489 Ha
Current Land Use	Industrial Units			Character of Surrounding	Residential and commercial	
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL 0.869 Ha Greenfield 0.62 Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

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

Phasing if permitted	
Year 1	
Year 2	20
Year 3	15
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	35
Not Known	

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

Summary

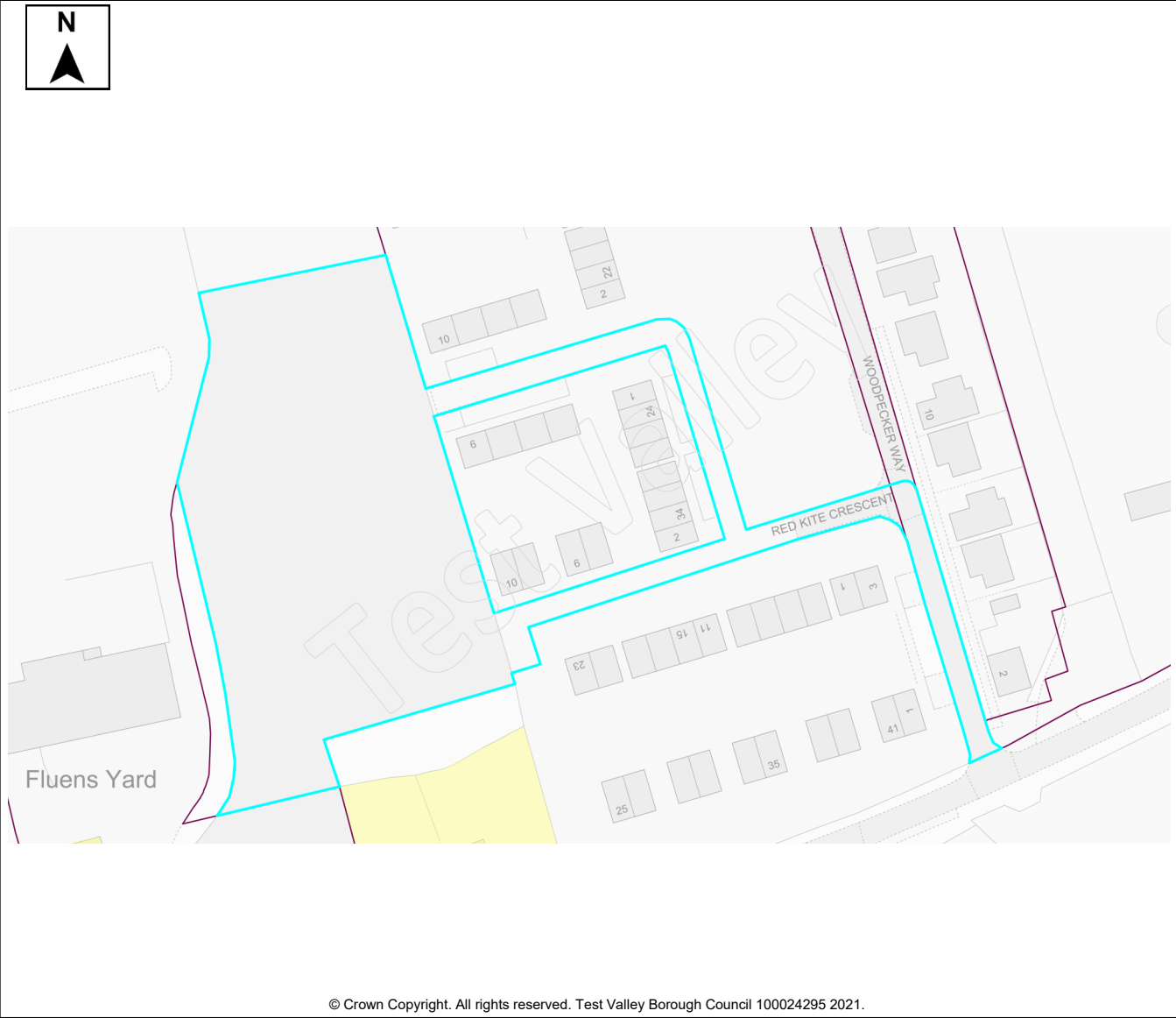
The site is available and promoted for development by the potential developer.

The site is located partially within and partially outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is within the Picket Piece allocation boundary east of Andover. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

Hbic Local Ecological Network

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



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Site Details

SHELAA Ref	197	Site Name	Land rear of 10 Walworth Road			
		Settlement	Picket Piece			
Parish/Ward	Andover: Downlands		Site Area	0.84 Ha	Developable Area	0.84 Ha
Current Land Use	Agricultural land		Character of Surrounding Area	Residential and agriculture		
Brownfield/PDL		Greenfield	✓	Combined	Brownfield/PDL	Ha
					Greenfield	Ha

Site Constraints

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

Proposed Development

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

Residential	✓	22	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted	
Year 1	17
Year 2	5
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	22
Not Known	

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

Summary

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

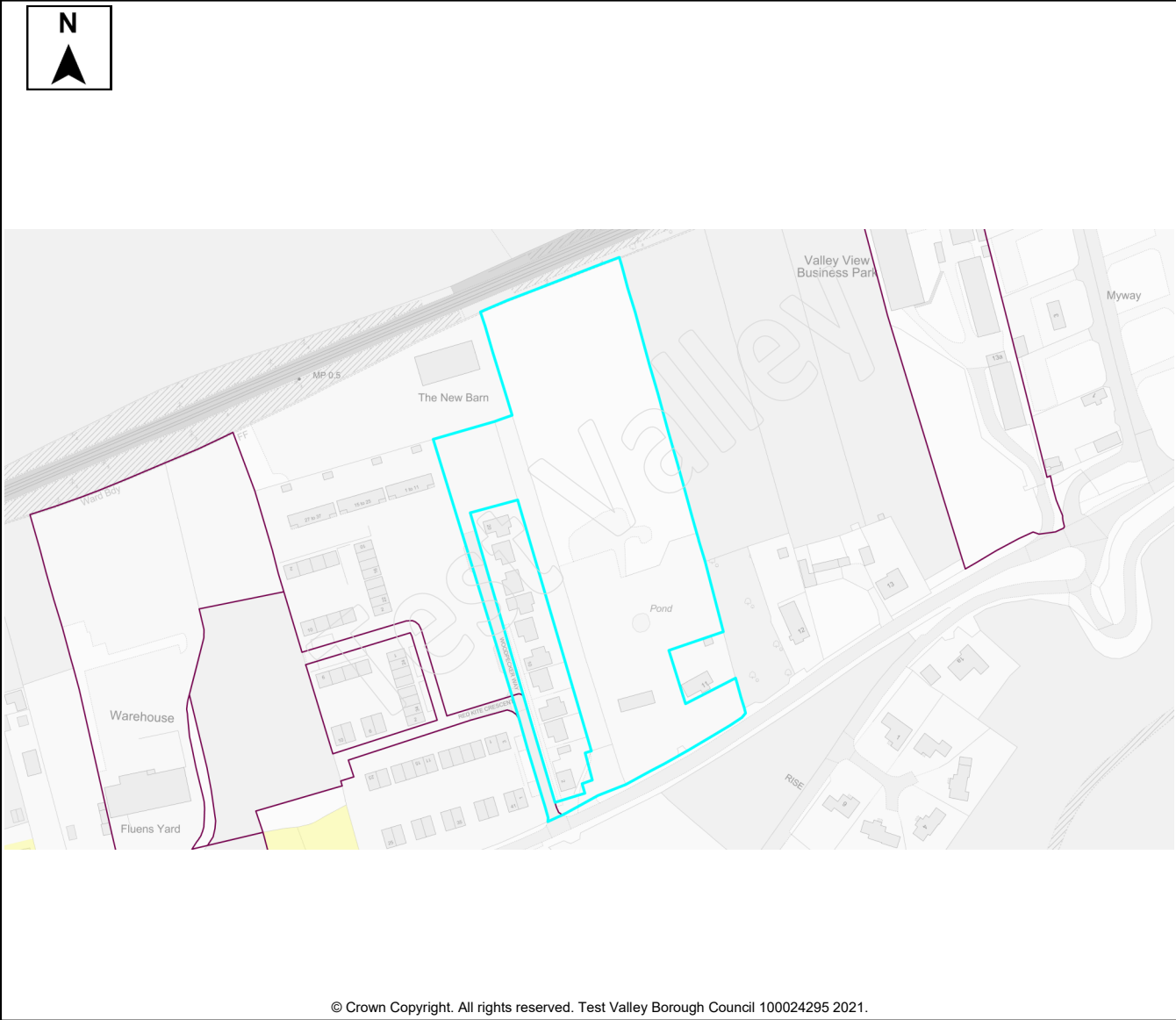
The site is located partially within and partially outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is within the Picket Piece allocation boundary east of Andover. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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Hbic Local Ecological Network

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Site Details

SHELAA Ref	197a	Site Name	Land north of 11 Walworth Road			
		Settlement	Picket Piece			
Parish/Ward	Andover: Downlands			Site Area	2.20 Ha	Developable Area 2.20 Ha
Current Land Use	Residential curtilage			Character of Surrounding Area	Residential, agriculture railway line to the north	
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL 0.5 Ha
						Greenfield 4.629 Ha

Site Constraints

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

Proposed Development

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

Residential	✓	64	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted	
Year 1	17
Year 2	47
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	64
Not Known	

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

Summary

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The site is located partially within and partially outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is within the Picket Piece allocation boundary east of Andover. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

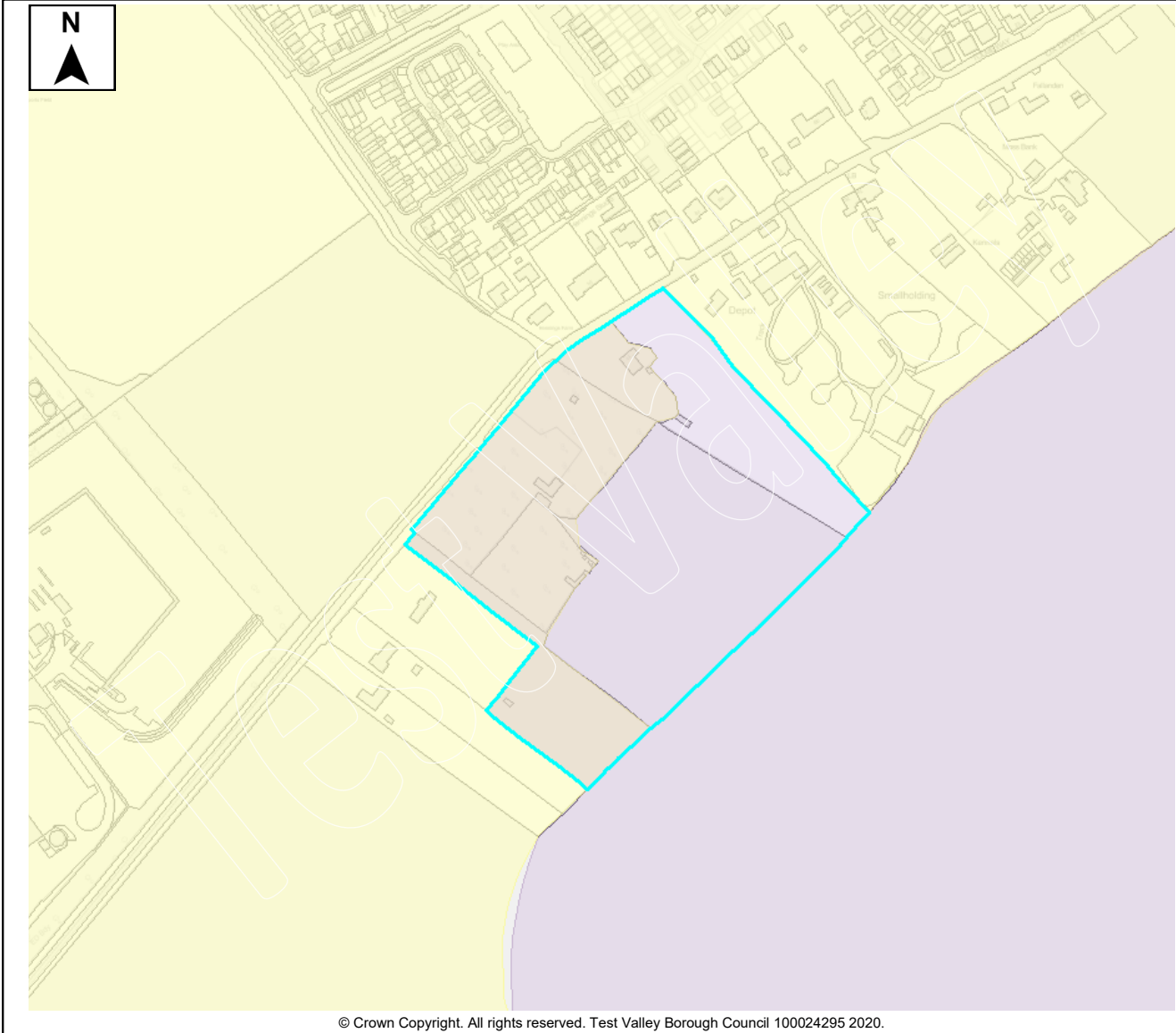
Pollution indicated above relates to noise of the adjacent railway

Hbic Local Ecological Network

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

Core_Statutory_Mar2020
Core_Non_Statutory_Mar2020
Network_Opportunities_Mar2020

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Site Details

SHELAA Ref	202	Site Name	Land south of Ox Drove			
		Settlement	Picket Piece			
Parish/Ward	Andover: Downlands			Site Area	5.053 Ha	Developable Area 5.053 Ha
Current Land Use	Agricultural Land/Residential Curtilage			Character of Surrounding	Residential and agriculture	
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL 2.613 Ha Greenfield 2.44 Ha

Site Constraints

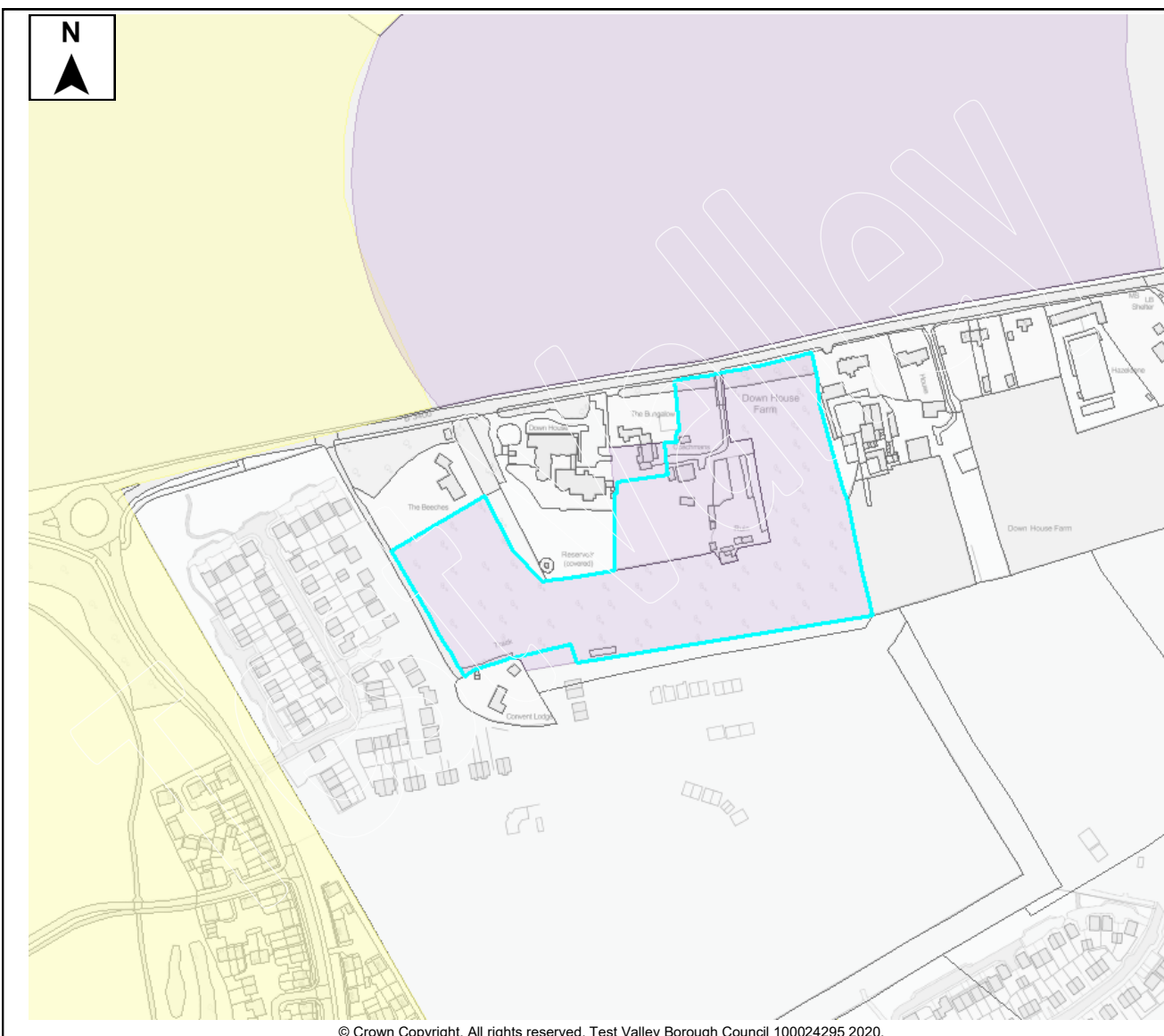
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)
Local Gap (E3)		SSSI		Land Ownership	✓	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		
Public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

Proposed Development

Availability		Residential	✓	152	Dwellings	Phasing if permitted
Promoted by land owner		Employment			Floor Space (m²)	Year 1
Site Available Immediately	✓	Retail			Floor Space (m²)	Year 2 26
Site Currently Unavailable		Leisure			Floor Space (m²)	Year 3 50
		Traveller Site			Pitches	Year 4 50
		Other				Year 5 26
Achievability/Developer Interest		Mixed Use Scheme				Years 6-10
Promoted by developer	✓	Residential			Dwellings	Years 11-15
Developer interest	✓	Employment			Floor Space (m²)	Years 15+
No developer interest		Retail			Floor Space (m²)	Total 152
		Leisure			Floor Space (m²)	Not Known
		Other				
Deliverability		This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.				
Could commence in 5yrs	✓					
Unlikely to commence in 5yrs						
Possible self build plot provision						
Yes						
No	✓					

Summary

The site is available and promoted for development by a potential developer.	Hbic Local Ecological Network
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the Picket Piece allocation boundary east of Andover. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.	An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing “Woodland/ Scrub”, “Neutral Grassland” or “Calcareous Grassland”.
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Site Details

SHELAA Ref	203	Site Name	Land at London Road								
		Settlement	Andover Down								
Parish/Ward	Andover: Downlands				Site Area	3.162 Ha		Developable Area	3.162 Ha		
Current Land Use	Agricultural Land/ Residential Curtilage				Character of Surrounding	Residential, agriculture and permitted residential development					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.872 Ha	Greenfield	2.29 Ha		

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	✓	Picket Twenty - Strategic Site Policy COM6A	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding			

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	95	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted

Year 1	
Year 2	26
Year 3	50
Year 4	19
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	95
Not Known	

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Summary

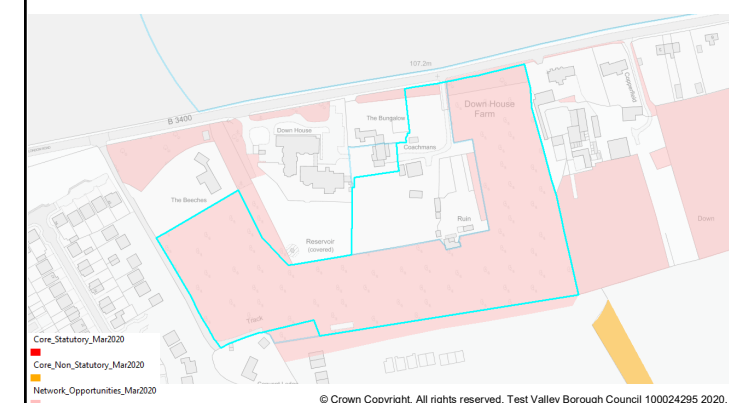
The site is available and promoted for development by a potential developer.

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

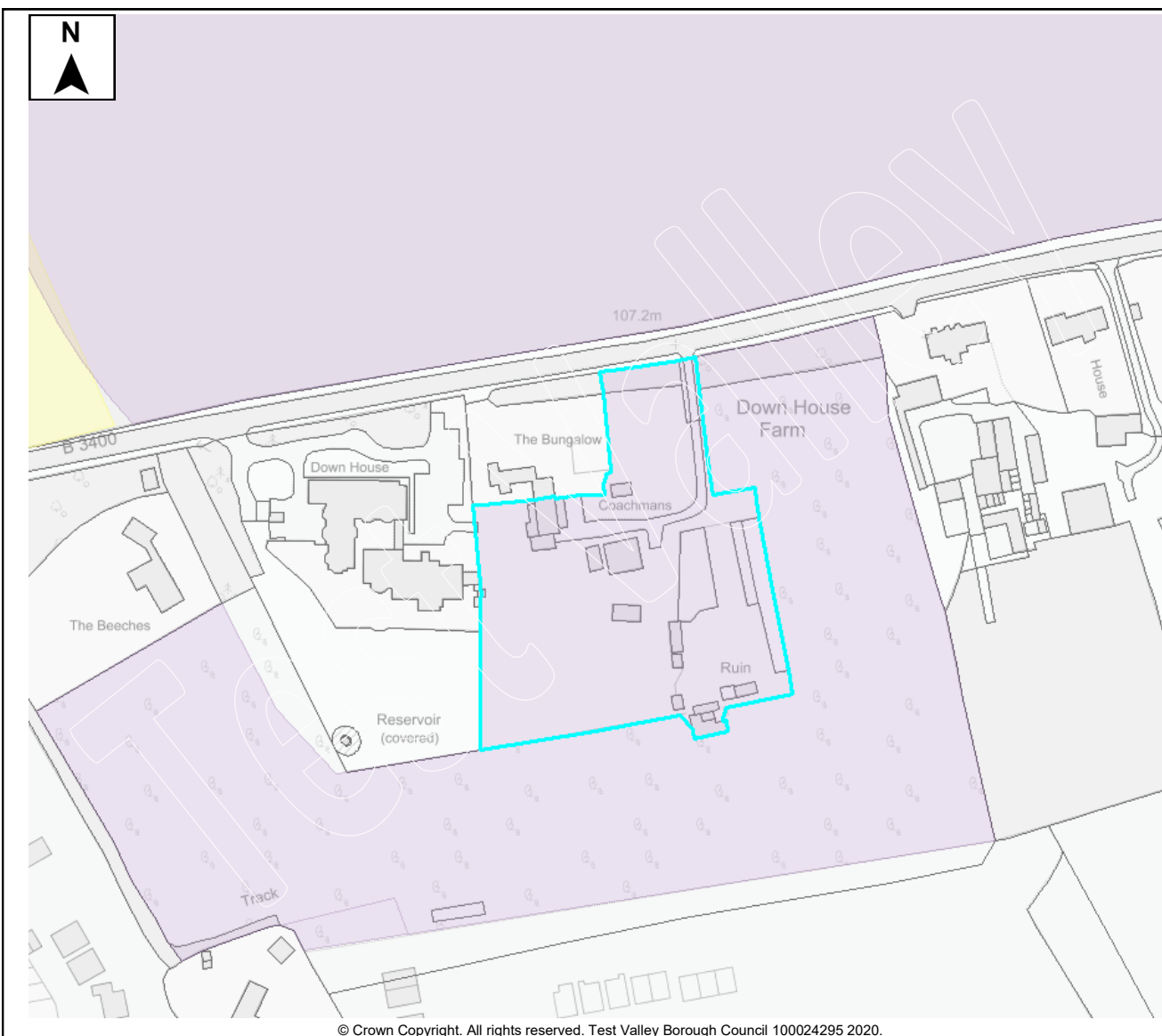
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Site Details

SHELAA Ref	258	Site Name	Coachmans						
		Settlement	Andover Down						
Parish/Ward	Andover: Downlands			Site Area	0.8 Ha	Developable Area	0.8 Ha		
Current Land Use	Private garden			Character of Surrounding	Residential and agriculture				
Brownfield/PDL	✓	Greenfield		Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

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

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Summary

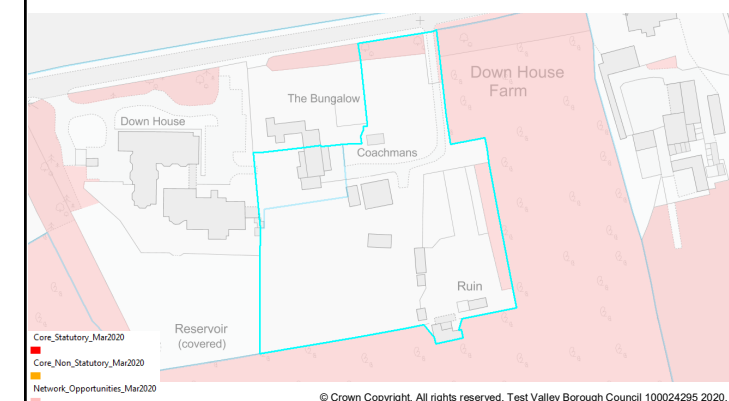
The site is available and promoted for development by the land owner, with interest from a developer.

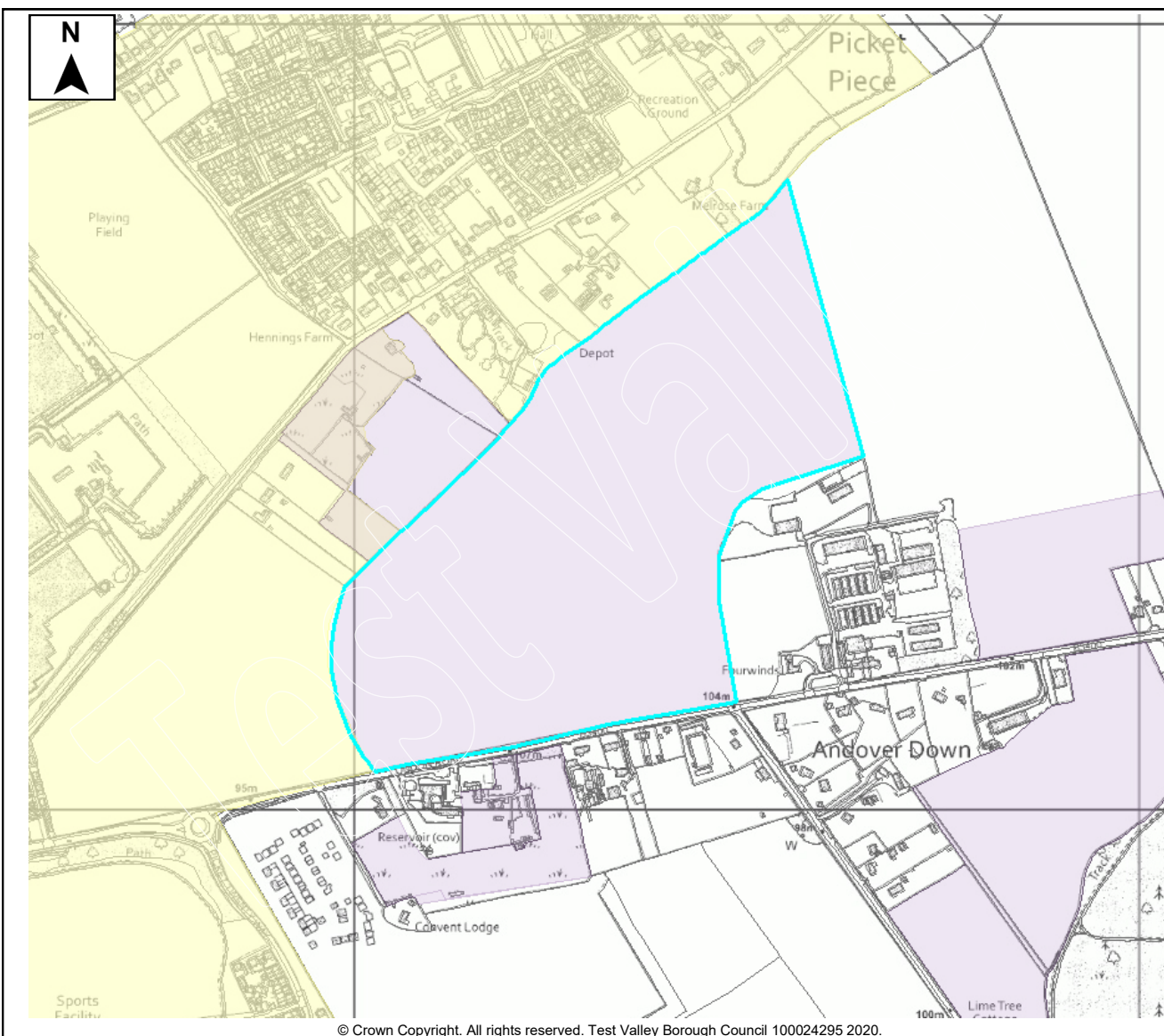
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Site Details

SHELAA Ref	322	Site Name	Land at Harewood Farm						
		Settlement	Andover Down						
Parish/Ward	Andover: Downlands			Site Area	27 Ha		Developable Area	16 Ha	
Current Land Use	Agricultural			Character of Surrounding	Existing and proposed residential, business and agricultural land uses				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	200	Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			

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

Phasing if permitted	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	200
Years 11-15	
Years 15+	
Total	200
Not Known	

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Summary

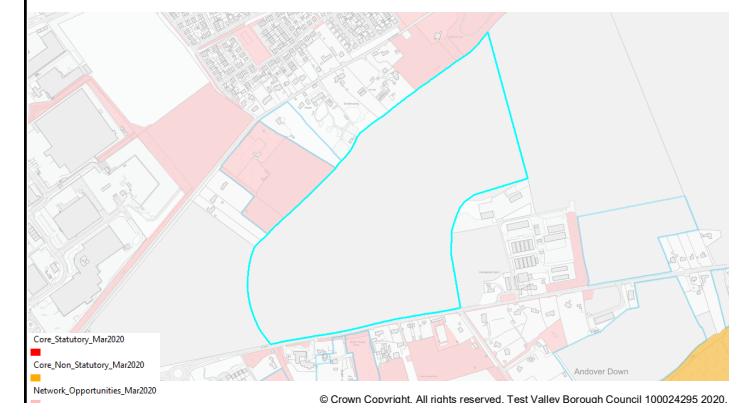
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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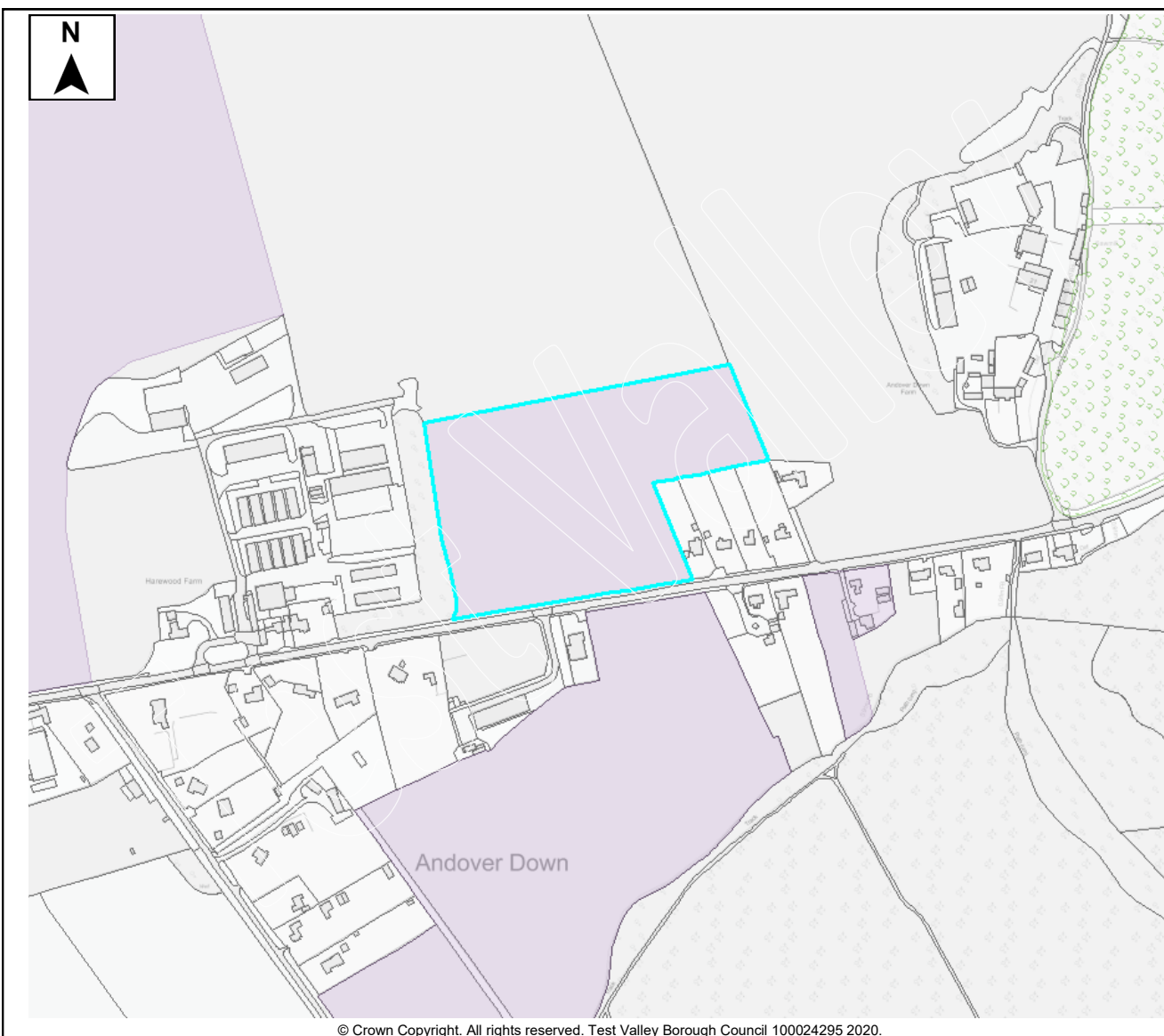
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Site Details

SHELAA Ref	323	Site Name	Land at Harewood Farm						
		Settlement	Andover Down						
Parish/Ward	Andover: Downlands			Site Area	4 Ha	Developable Area	2.4 Ha		
Current Land Use	Agricultural			Character of Surrounding	Existing residential, business and agricultural land				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	72	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted

Year 1	
Year 2	
Year 3	72
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	72
Not Known	

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Summary

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

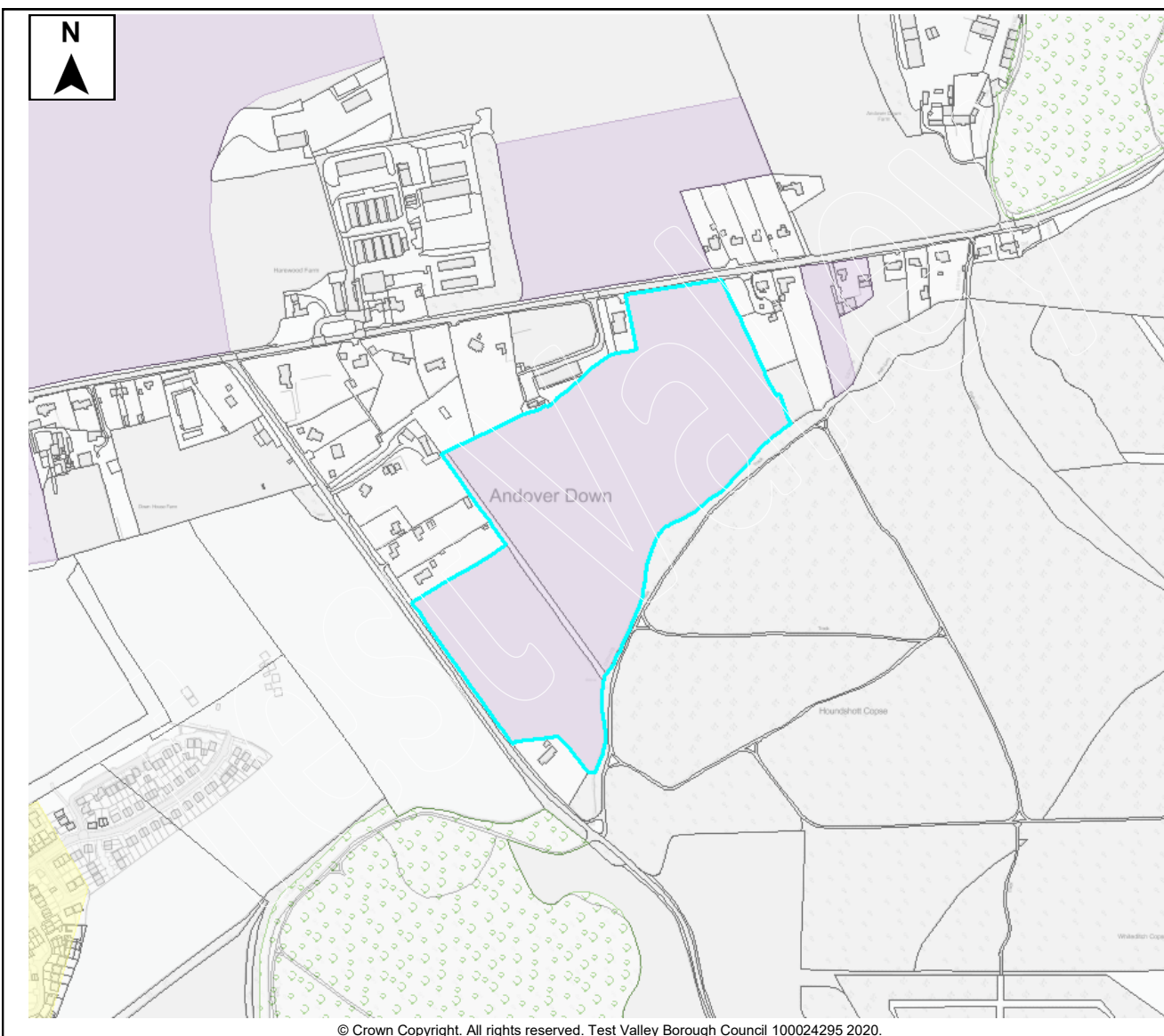
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Site Details

SHELAA Ref	340	Site Name	Land East of the Middleway						
		Settlement	Andover Down						
Parish/Ward	Andover: Downlands			Site Area	9.5 Ha	Developable Area	6.3 Ha		
Current Land Use	Agricultural			Character of Surrounding	Residential, woodland and commercial				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	SINC - SU41004550	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land		
Public Open Space (LHW1)		TPO	✓	Pollution (E8)		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	280	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted

Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	280
Years 11-15	
Years 15+	
Total	280
Not Known	

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Summary

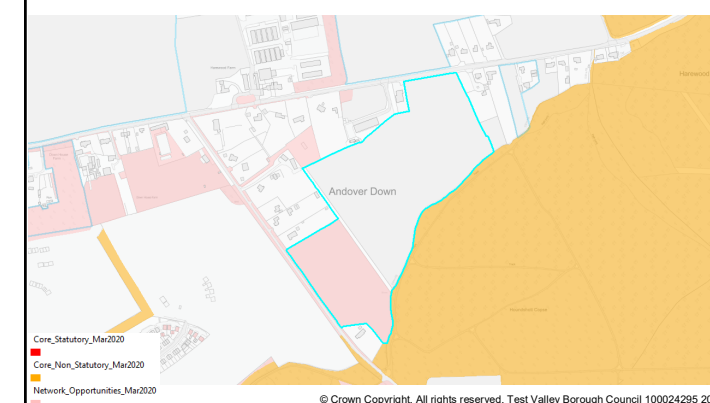
The site is available and promoted for development by the land owner, who is also the potential developer.

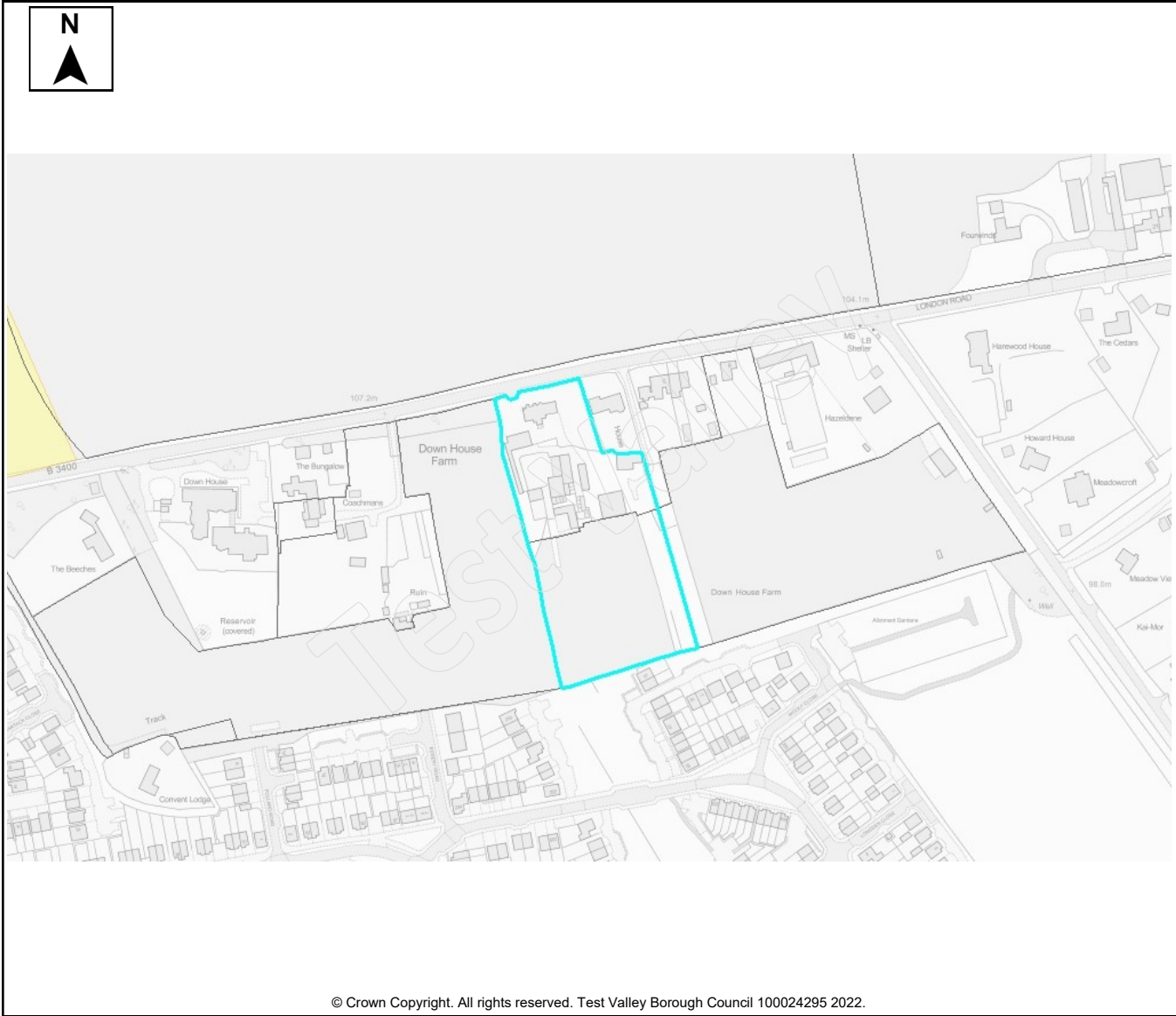
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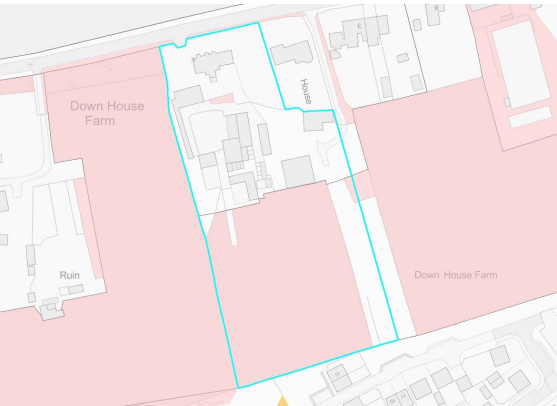
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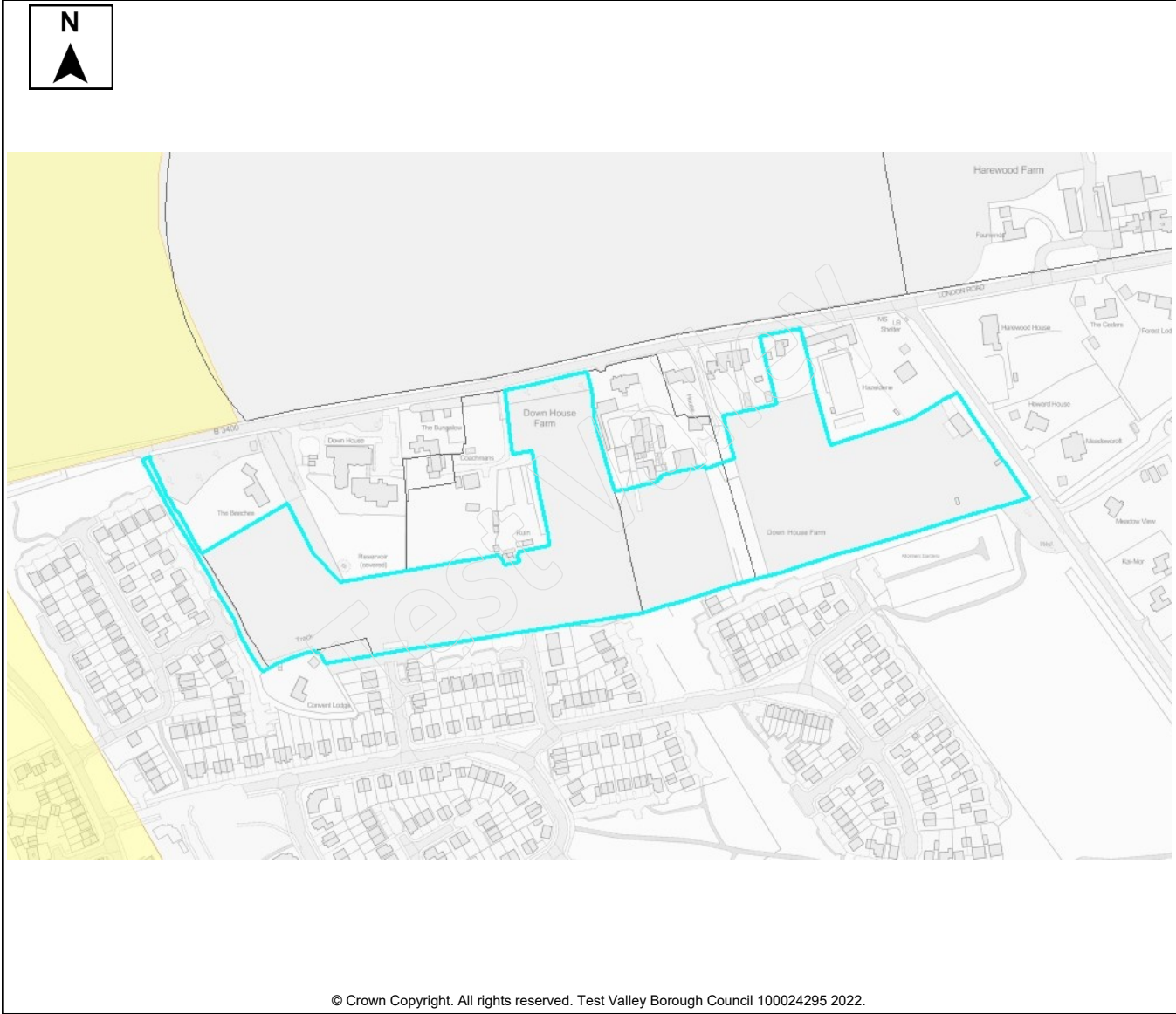
Site Details					
SHELAA Ref	404	Site Name	Land south of London Road		
		Settlement	Andover		
Parish/Ward	Andover: Downlands		Site Area	1.21Ha	Developable Area 1Ha
Current Land Use	Residential dwelling		Character of Surrounding Area	Residential	
Brownfield/PDL		Greenfield	✓	Combined	
				Brownfield/PDL	
				Greenfield	

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

Proposed Development				
Availability				
Promoted by land owner				
Site Available Immediately	✓			
Site Currently Unavailable				
Achievability/Developer Interest				
Promoted by developer				
Developer interest	✓			
No developer interest				
Deliverability				
Could commence in 5yrs	✓			
Unlikely to commence in 5yrs				
Possible self build plot provision				
Yes	✓			
No				
Residential				
Employment	✓	40	Dwellings	
Retail			Floor Space (m²)	
Leisure			Floor Space (m²)	
Traveller Site			Pitches	
Other				
Mixed Use Scheme				
Residential			Dwellings	
Employment			Floor Space (m²)	
Retail			Floor Space (m²)	
Leisure			Floor Space (m²)	
Other				
Phasing if permitted				
Year 1		20		
Year 2		20		
Year 3				
Year 4				
Year 5				
Years 6-10				
Years 11-15				
Years 15+				
Total		40		
Not Known				

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

Summary	
The site is available and promoted for development by the land owner, with interest from a developer.	
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the Picket Twenty development south east of Andover. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.	
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.	
Hbic Local Ecological Network	
An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Network Opportunity Areas containing “Woodland/ Scrub”, “Neutral Grassland” or “Calcareous Grassland”.	
	
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Site Details					
SHELAA Ref	441	Site Name	Land south of London Road		
		Settlement	Andover		
Parish/Ward	Andover: Downlands		Site Area	5.3Ha	Developable Area 3.1Ha
Current Land Use	Undeveloped vacant land, amenity space, grazing field		Character of Surrounding Area	Residential, commercial and woodland	
Brownfield/PDL		Greenfield	✓	Combined	
				Brownfield/PDL	Greenfield

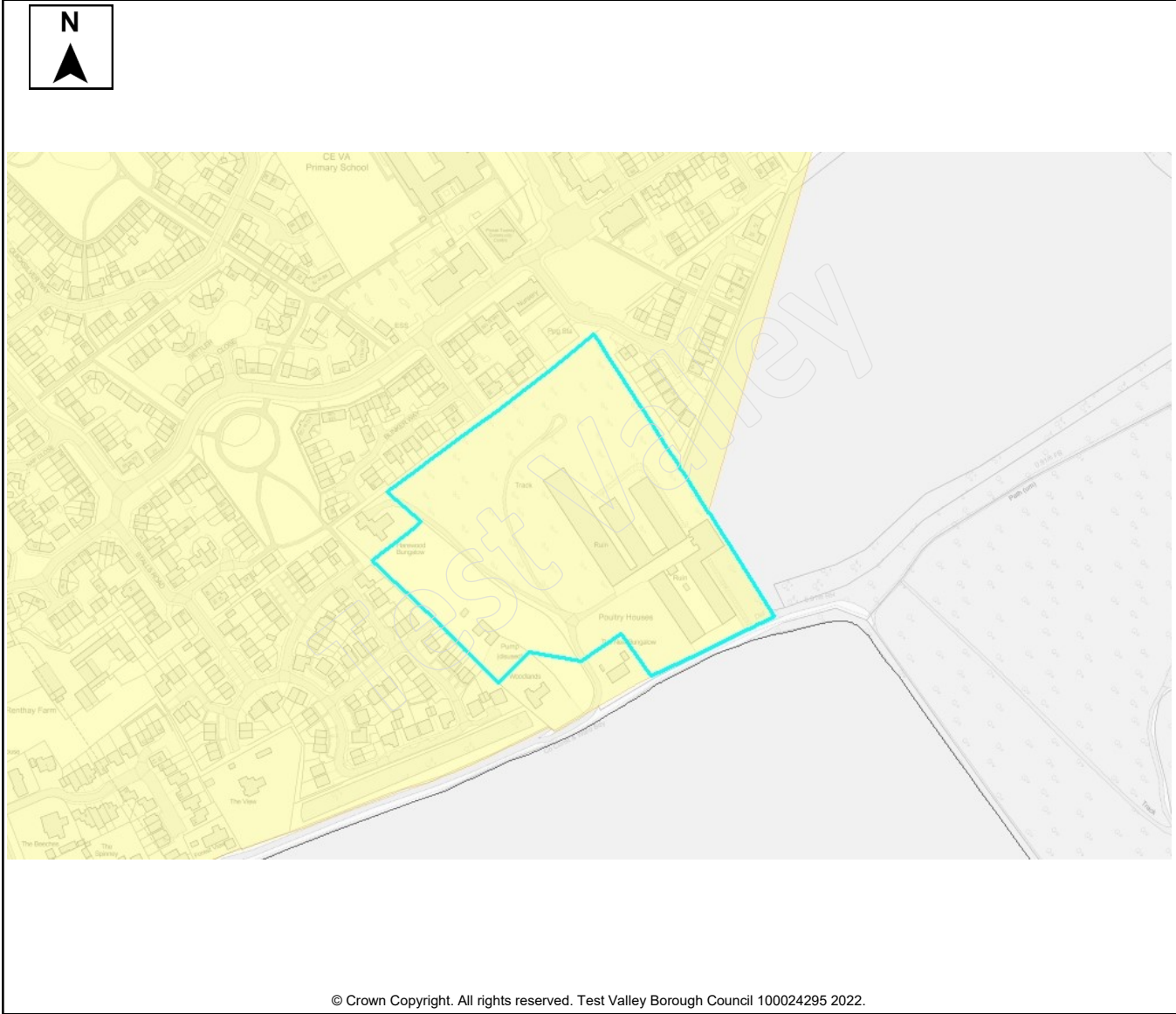
Site Constraints					
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	Other (details below) ✓
Local Gap (E3)		SSSI		Land Ownership	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated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

Proposed Development				
Availability				
Promoted by land owner	✓			
Site Available Immediately	✓			
Site Currently Unavailable				
Achievability/Developer Interest				
Promoted by developer				
Developer interest	✓			
No developer interest				
Deliverability				
Could commence in 5yrs	✓			
Unlikely to commence in 5yrs				
Possible self build plot provision				
Yes				
No	✓			
Residential	✓	140	Dwellings	
Employment			Floor Space (m²)	
Retail			Floor Space (m²)	
Leisure			Floor Space (m²)	
Traveller Site			Pitches	
Other				
Mixed Use Scheme				
Residential			Dwellings	
Employment			Floor Space (m²)	
Retail			Floor Space (m²)	
Leisure			Floor Space (m²)	
Other				
Phasing if permitted				
Year 1				
Year 2				
Year 3	47			
Year 4	47			
Year 5	46			
Years 6-10				
Years 11-15				
Years 15+				
Total	140			
Not Known				

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Summary	
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The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the Picket Twenty development south east of Andover. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.	
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Site Details										
SHELAA Ref	443	Site Name	Harewood Egg Farm							
		Settlement	Andover							
Parish/Ward	Andover: Downlands			Site Area	4.5Ha		Developable Area		3.8Ha	
Current Land Use	Former poultry farm			Character of Surrounding Area	Agricultural, residential and woodland					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.38Ha	Greenfield	4.12Ha	
Site Constraints										
Countryside (COM2)		SINC		Infrastructure/ Utilities	✓	Other (details below)		✓		
Local Gap (E3)		SSSI		Land Ownership		Public right of way				
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land	✓					
Public Open Space (LHW1)		TPO	✓	Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

Phasing if permitted	
Year 1	
Year 2	50
Year 3	50
Year 4	10
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	110
Not Known	

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Summary

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The site is located within the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the Picket Twenty development south east of Andover. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.

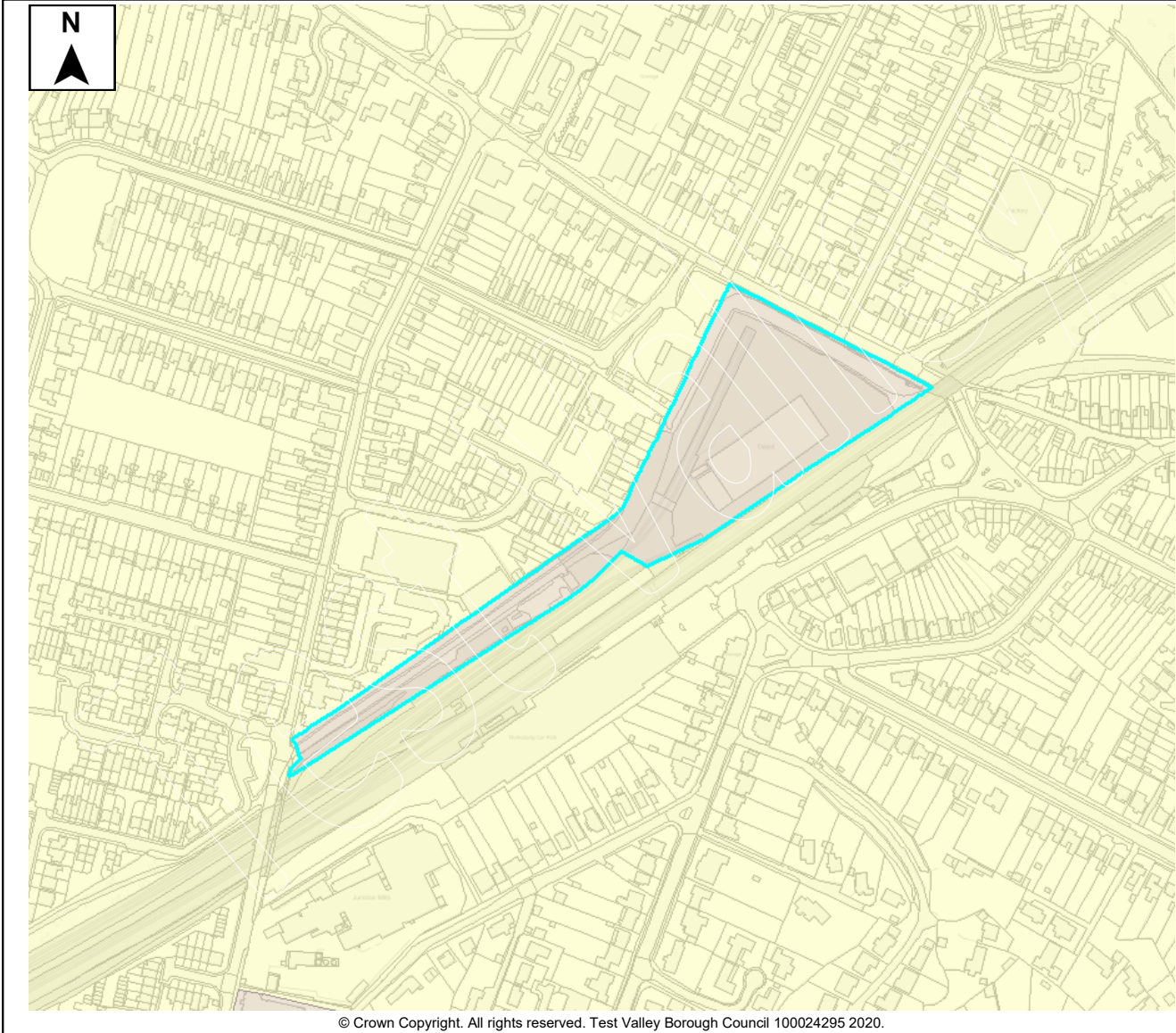
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Site Details

SHELAA Ref	28	Site Name	Andover Station Freight Yard			
		Settlement	Andover			
Parish/Ward	Andover: Harroway			Site Area	1.85 Ha	Developable Area 1.5 Ha
Current Land Use	Freight sidings retained by Network Rail			Character of Surrounding	Dwellings, commercial and railway	
Brownfield/PDL	✓	Greenfield		Combined		
				Brownfield/PDL	Ha	Greenfield Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	84	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted	
Year 1	
Year 2	21
Year 3	21
Year 4	21
Year 5	21
Years 6-10	
Years 11-15	
Years 15+	
Total	84
Not Known	

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Summary

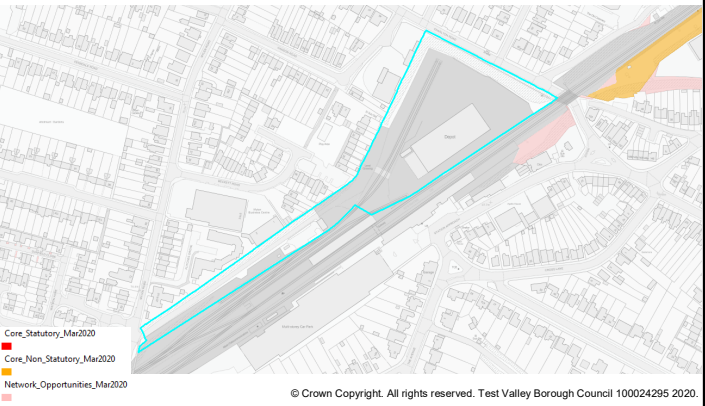
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The site is located within the settlement boundary of Andover identified by the TVBC Revised Local Plan DPD. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.

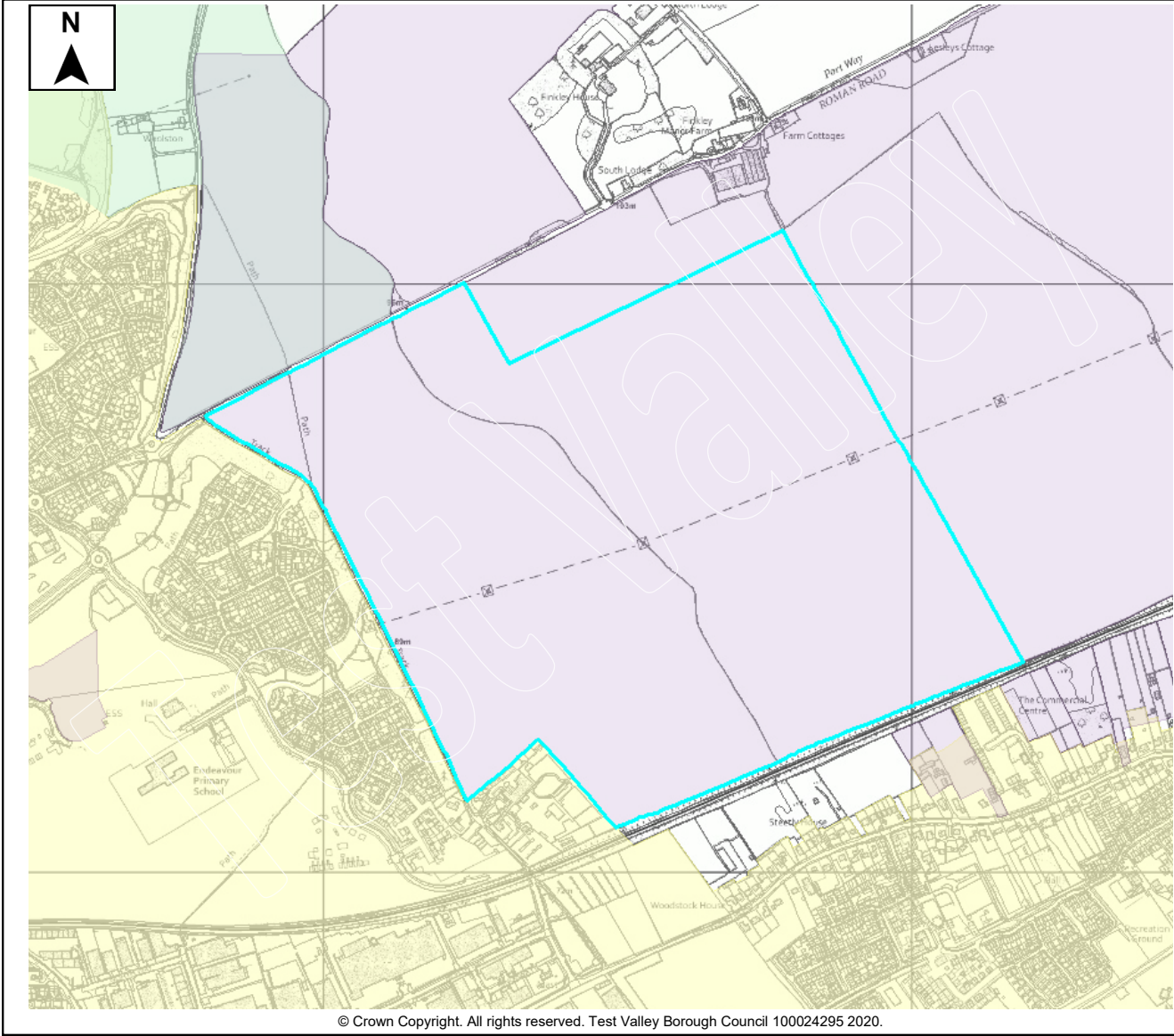
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Hbic Local Ecological Network

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



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Site Details

SHELAA Ref	165	Site Name	Land at Finkley Down Farm			
		Settlement	Andover			
Parish/Ward	Andover: Romans			Site Area	78.1 Ha	Developable Area 64.3 Ha
Current Land Use	Agriculture			Character of Surrounding	Residential and agricultural	
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes/Element	✓
No	

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	1600	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other	✓		Primary school

Phasing if permitted	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	350
Years 11-15	800
Years 15+	450
Total	1600
Not Known	

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Summary

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

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

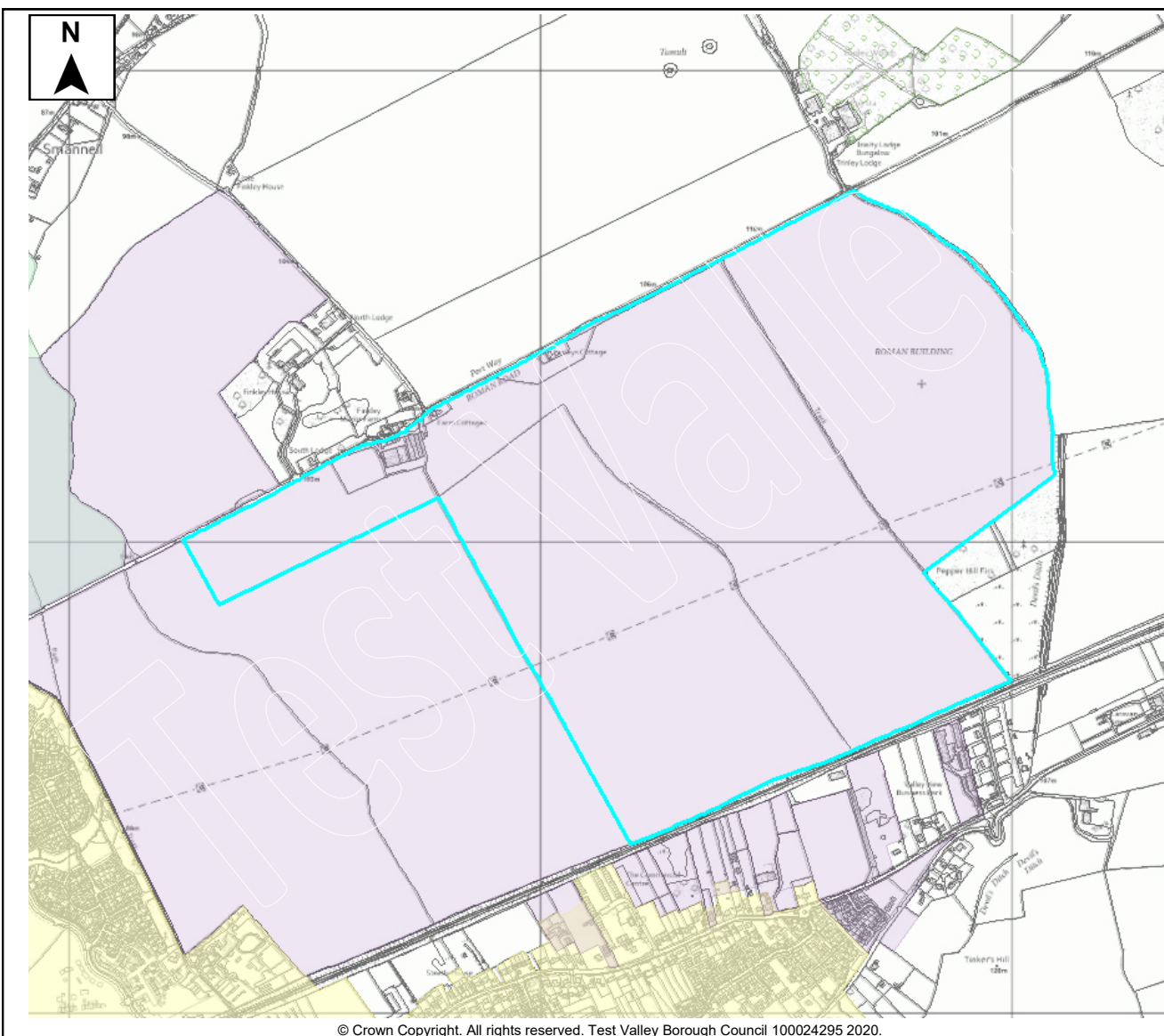
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Site Details									
SHELAA Ref	231	Site Name	Land south of Finkley Farm						
		Settlement	Finkley						
Parish/Ward	Andover: Romans					Site Area	130 Ha	Developable Area	80 Ha
Current Land Use	Agricultural land					Character of Surrounding	Agriculture and countryside		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha
Site Constraints									
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)			
Local Gap (E3)		SSSI		Land Ownership		Groundwater Source Protection			
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)		AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)		TPO		Pollution (E8)	✓				
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding					

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	2500	Dwellings
Employment	✓	100K	Floor Space (m²)
Retail	✓	Tbc	Floor Space (m²)
Leisure	✓	Tbc	Floor Space (m²)
Other	✓	Primary school	

Phasing if permitted	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	600
Years 11-15	500
Years 15+	1400
Total	2500
Not Known	

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

Summary

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

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

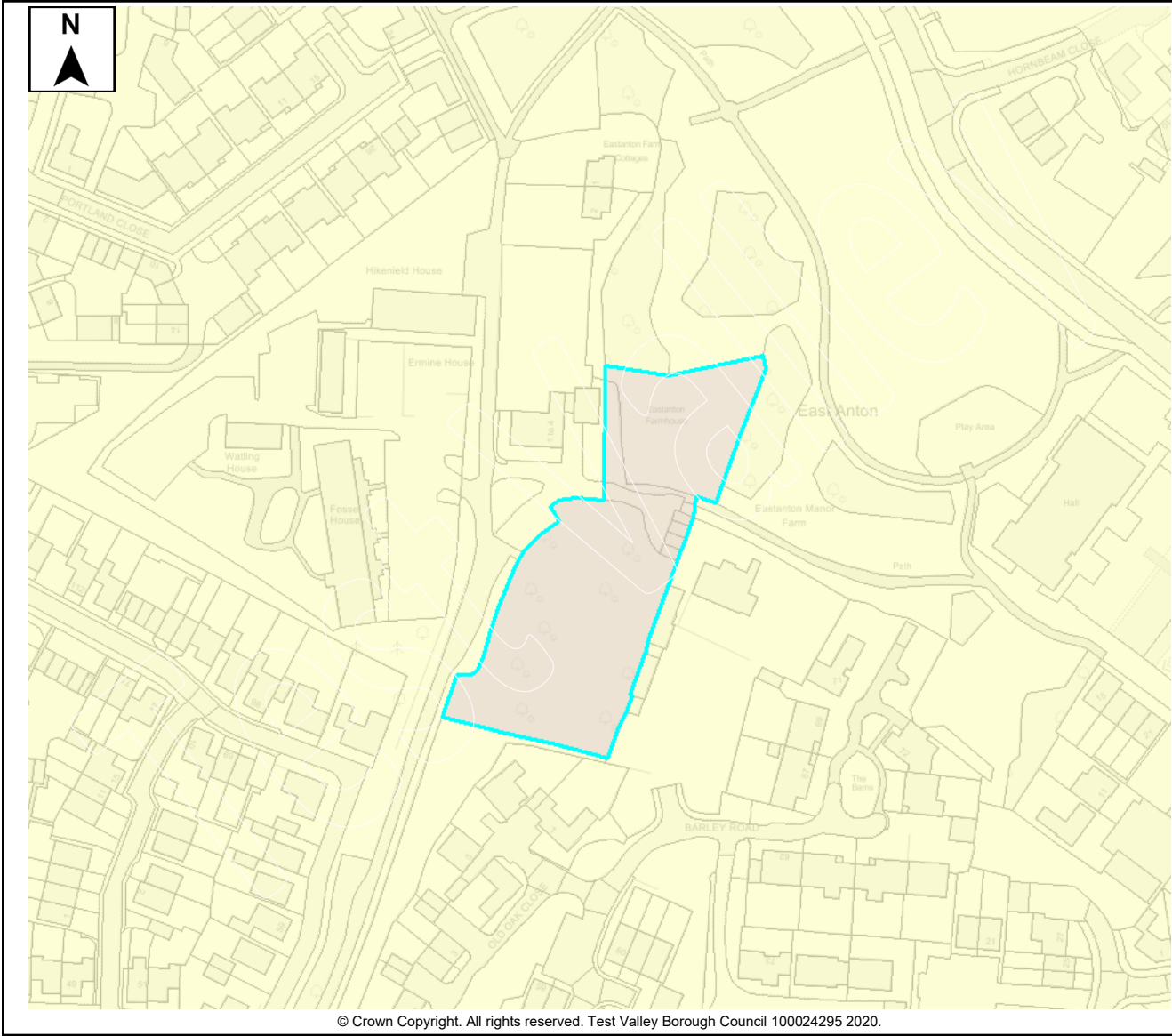
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

Hbic Local Ecological Network

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

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Site Details										
SHELAA Ref	311	Site Name	Land at East Anton							
		Settlement	Andover							
Parish/Ward	Andover: Romans				Site Area	0.25 Ha	Developable Area		0.25 Ha	
Current Land Use	Amenity land				Character of Surrounding	Residential, commercial and open space				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)		SINC		Infrastructure/ Utilities		Other (details below)		✓		
Local Gap (E3)		SSSI		Land Ownership		Groundwater Source Protection Archaeology Yellow (locally Or Regionally Important)				
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants						
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO	✓	Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

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

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

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

Summary

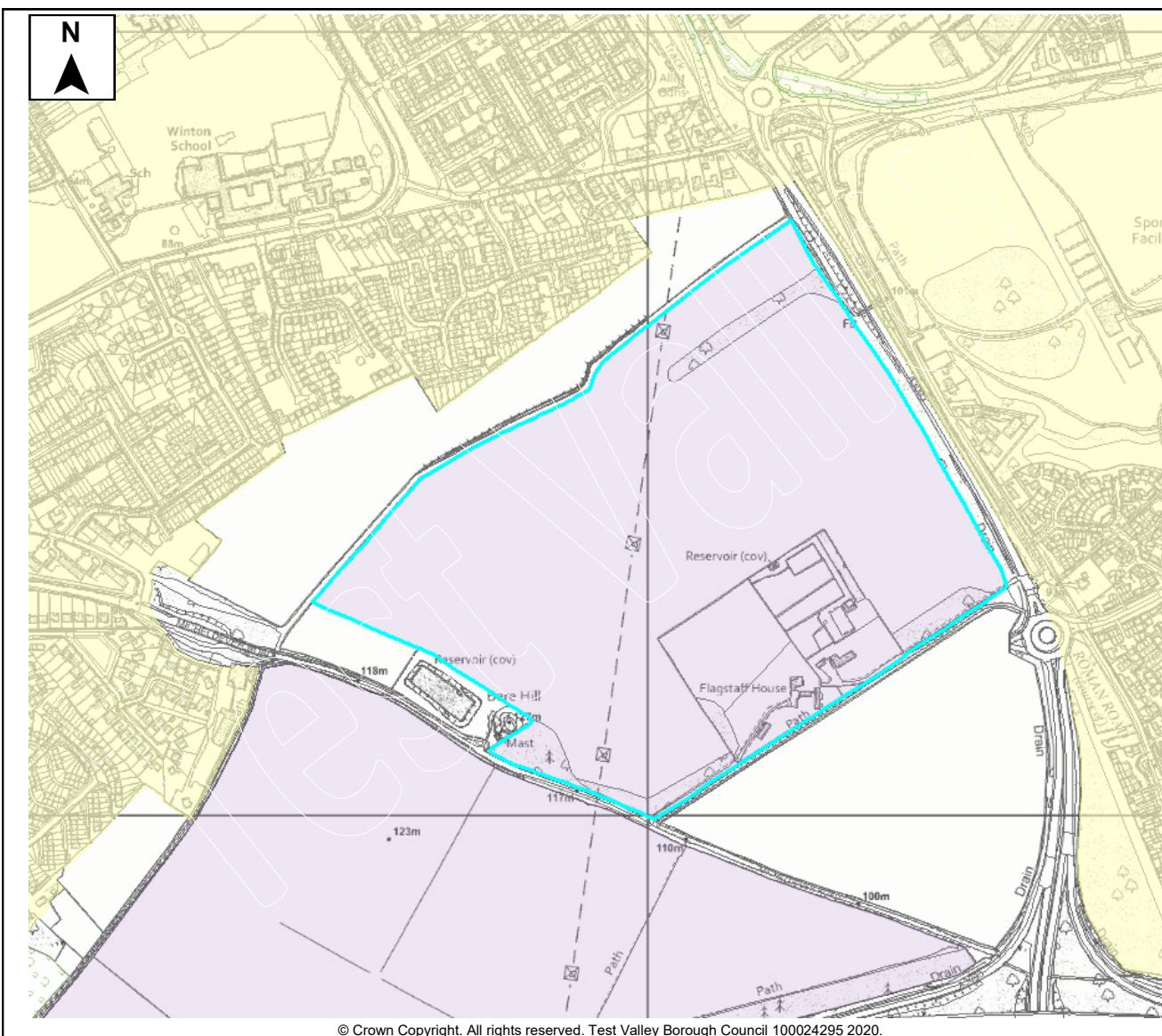
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

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

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Site Details							
SHELAA Ref	167	Site Name	Land at Bere Hill				
		Settlement	Andover				
Parish/Ward	Andover: St Mary's			Site Area	34.5 Ha	Developable Area	13.5 Ha
Current Land Use	Agricultural land			Character of Surrounding	Residential and agriculture		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha
						Greenfield	Ha

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

Proposed Development					Summary	
Availability		Residential	✓ 450	Dwellings	Phasing if permitted	
Promoted by land owner	✓	Employment		Floor Space (m²)		
Site Available Immediately	✓	Retail		Floor Space (m²)		
Site Currently Unavailable		Leisure		Floor Space (m²)		
Achievability/Developer Interest		Traveller Site		Pitches		
Promoted by developer		Other			Year 1	
Developer interest	✓	Mixed Use Scheme			Year 2	
No developer interest		Residential		Dwellings	Year 3	
Deliverability		Employment		Floor Space (m²)	Year 4	
Could commence in 5yrs		Retail		Floor Space (m²)	Year 5	
Unlikely to commence in 5yrs	✓	Leisure		Floor Space (m²)	Years 6-10	
Possible self build plot provision		Other			Years 11-15	
Yes/Element	✓	This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does</u> <u>not</u> allocate sites.			Years 15+	
No					Total	
					450	
					Not Known	

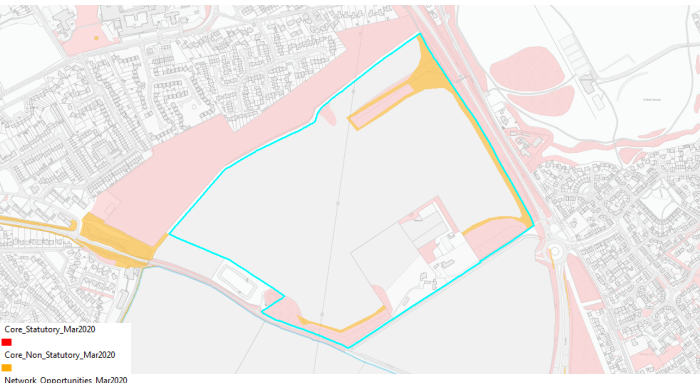
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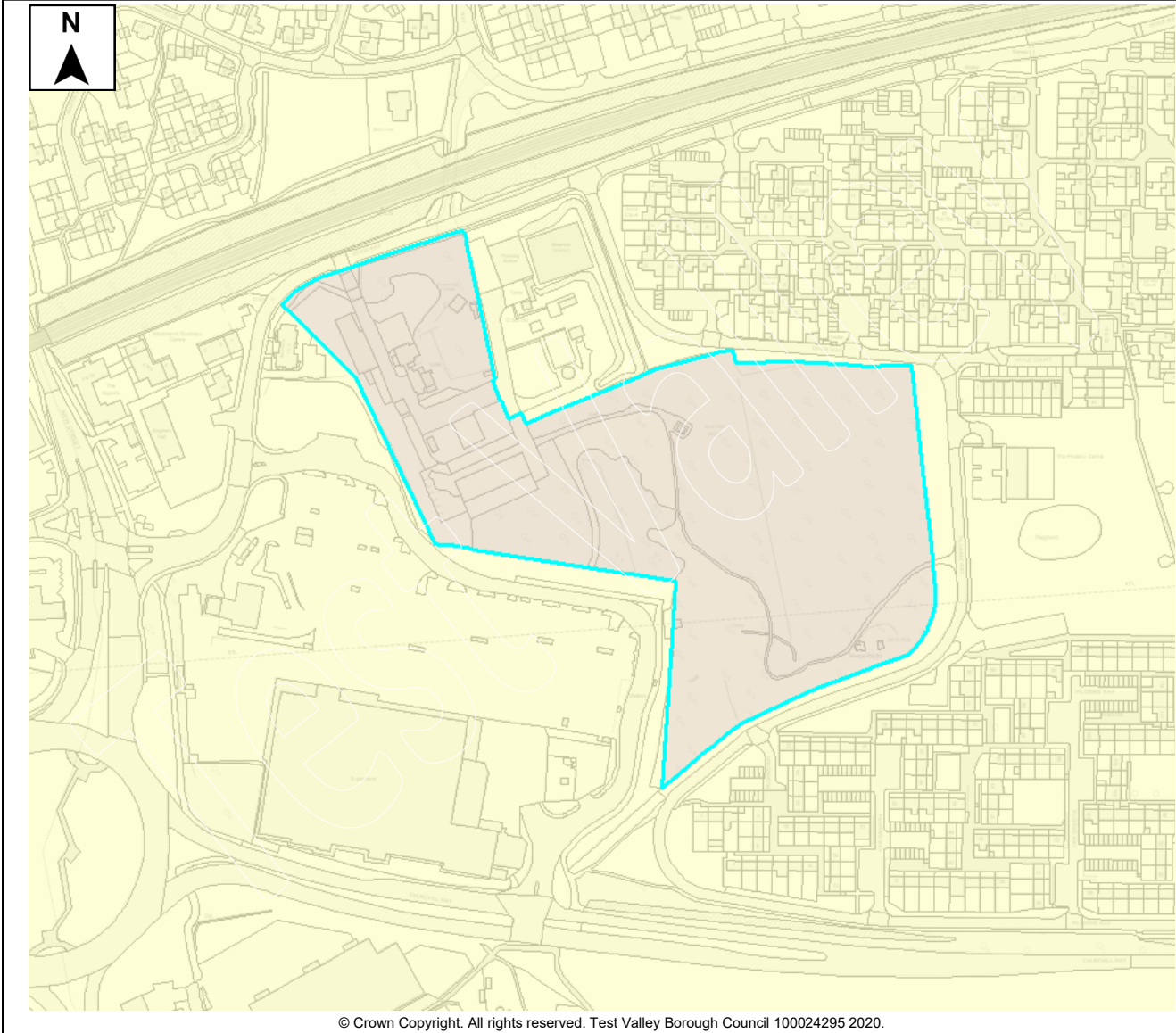
Hbic Local Ecological Network

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Site Details

SHELAA Ref	251	Site Name	Former Andover Pumping Station			
		Settlement	Andover			
Parish/Ward	Andover: St Mary's		Site Area	3.78 Ha	Developable Area	3.78 Ha
Current Land Use	Former water pumping station		Character of Surrounding	Commercial and residential		
Brownfield/PDL	✓	Greenfield		Combined		

Site Constraints

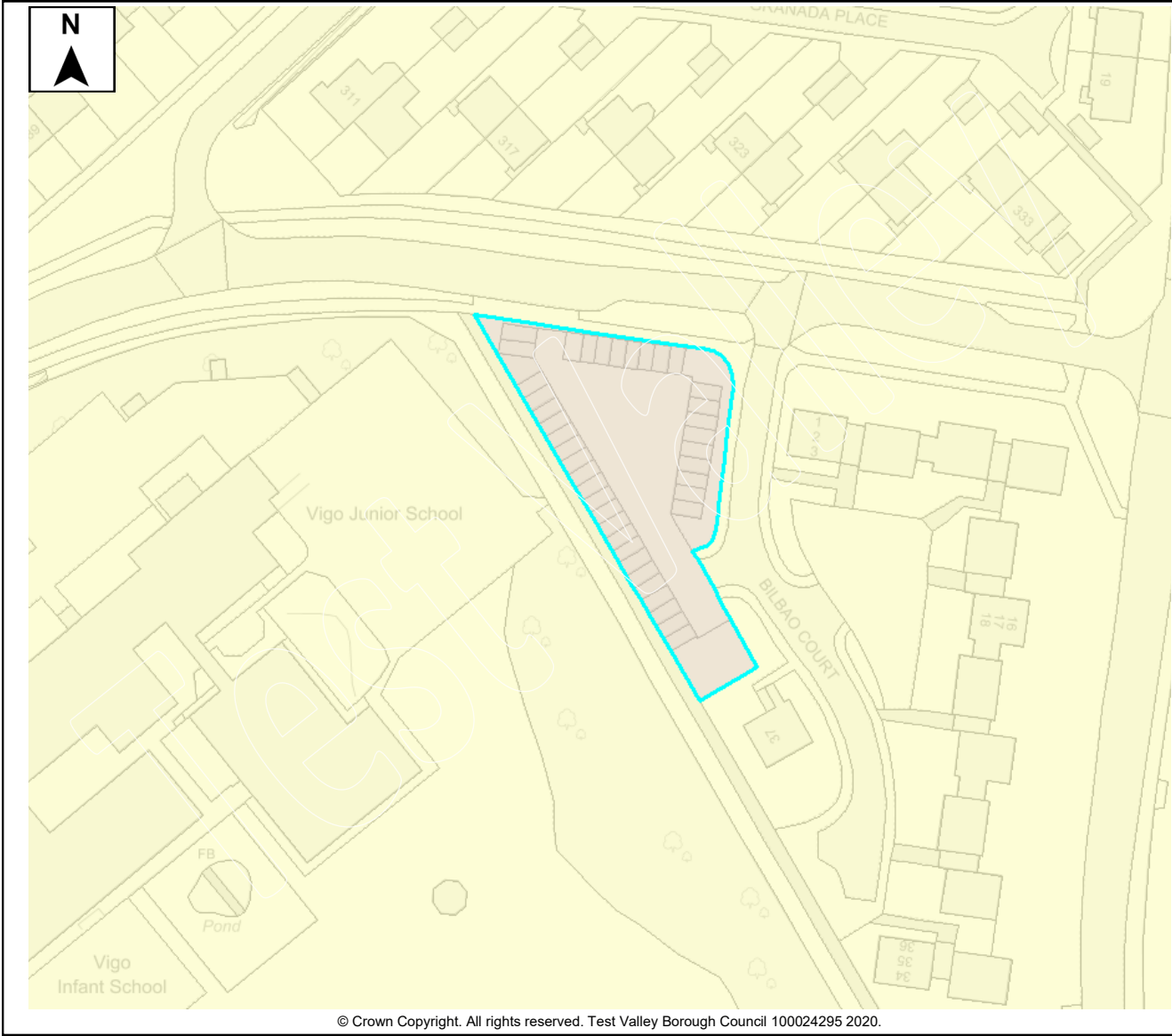
Countryside (COM2)	SINC	Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)	SSSI	Land Ownership		Groundwater Source Protection	
Conservation Area (E9)	SPA/SAC/Ramsar	Covenants/Tenants			
Listed Building (E9)	AONB (E2)	Access/Ransom Strips			
Historic Park & Garden (E9)	Ancient Woodland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

Proposed Development

Availability		Residential		✓	130	Dwellings	Phasing if permitted (Dwellings only)	
Promoted by land owner	✓	Employment				Floor Space (m²)	Year 1	
Site Available Immediately	✓	Retail				Floor Space (m²)	Year 2	
Site Currently Unavailable		Leisure				Floor Space (m²)	Year 3	
Achievability/Developer Interest		Traveller Site				Pitches	Year 4	
Promoted by developer		Other					Year 5	
Developer interest	✓	Mixed Use Scheme					Years 6-10	
No developer interest		Residential	✓	40		Dwellings	Years 11-15	
Deliverability		Employment				Floor Space (m²)	Years 15+	
Could commence in 5yrs	✓	Retail	✓	3000		Floor Space (m²)	Total	40/130
Unlikely to commence in 5yrs		Leisure				Floor Space (m²)	Not Known	✓
Other		Other						
Possible self build plot provision		This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.						
Yes								
No	✓							

Summary

The site is available and promoted for development by the land owner, with interest from a developer.		Hbic Local Ecological Network	
The site is located within the settlement boundary of Andover identified by the TVBC Revised Local Plan DPD. Andover is identified as a Major Centre in the Local Plan Settlement Hierarchy.		An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.	
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.			



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Site Details

SHELAA Ref	318	Site Name	Garages at Bilbao Court			
		Settlement	Andover			
Parish/Ward	Andover: St Mary's			Site Area	0.14 Ha	Developable Area 0.14 Ha
Current Land Use	Circa 40 lock-up garages			Character of Surrounding	Residential and Vigo Primary School	
Brownfield/PDL	✓	Greenfield		Combined		
				Brownfield/PDL	Ha	Greenfield Ha

Site Constraints

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

Proposed Development

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

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

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

Summary

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

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

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

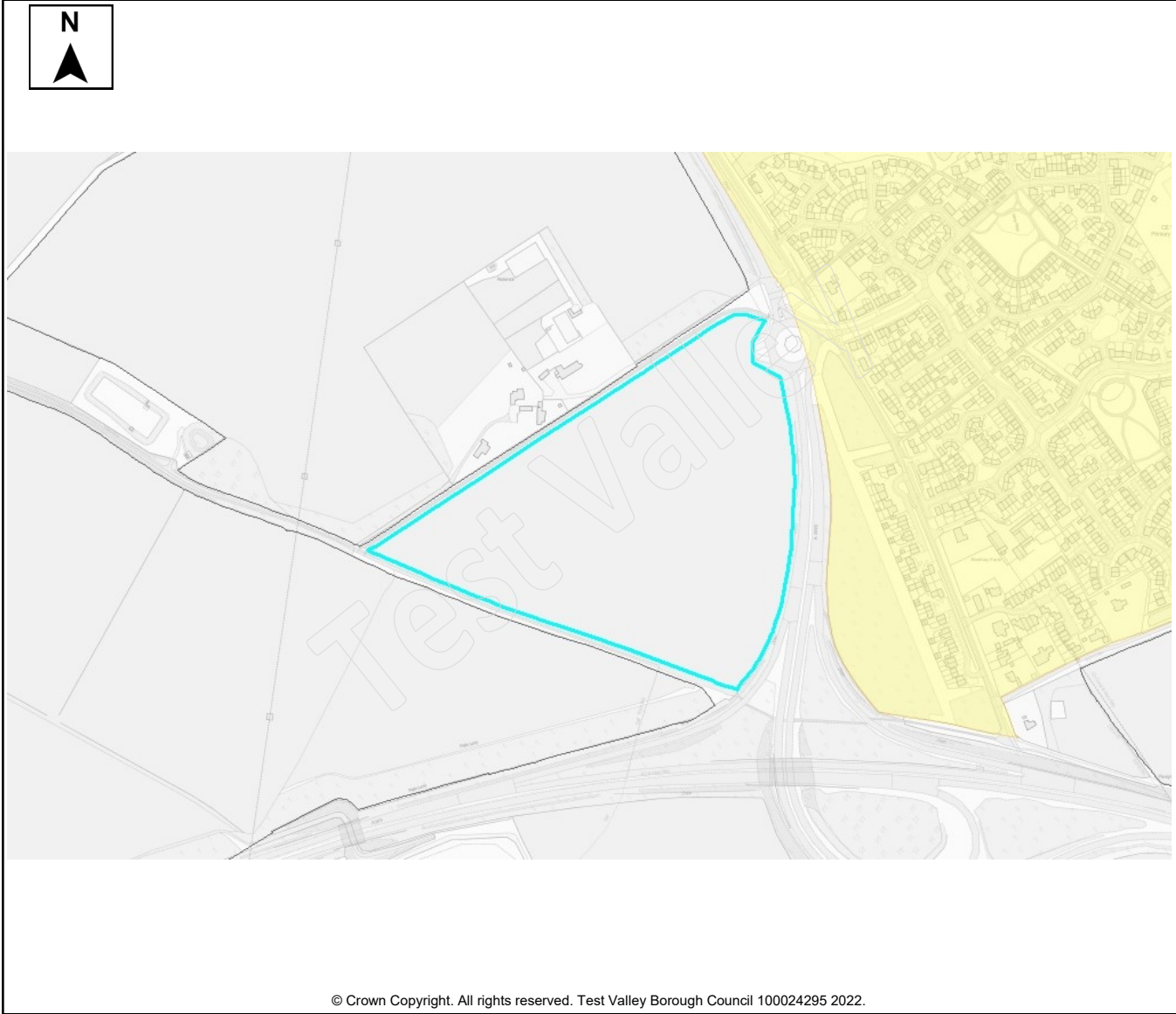
Hbic Local Ecological Network

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

Core_Statutory_Mar2020
Core_Non_Statutory_Mar2020
Network_Opportunities_Mar2020

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



Site Details										
SHELAA Ref	419	Site Name	Land at Bailiffs Bottom							
		Settlement	Andover							
Parish/Ward	Andover: St Mary's				Site Area	11.39Ha	Developable Area	11.39Ha		
Current Land Use	Agricultural cropping				Character of Surrounding Area	Residential and agricultural				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities	✓	Other (details below)			
Local Gap (E3)			SSSI		Land Ownership					
Conservation Area (E9)			SPA/SAC/Ramsar		Covenants/Tenants	✓				
Listed Building (E9)			AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO	✓	Pollution (E8)	✓				
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	342	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

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

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

Summary

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

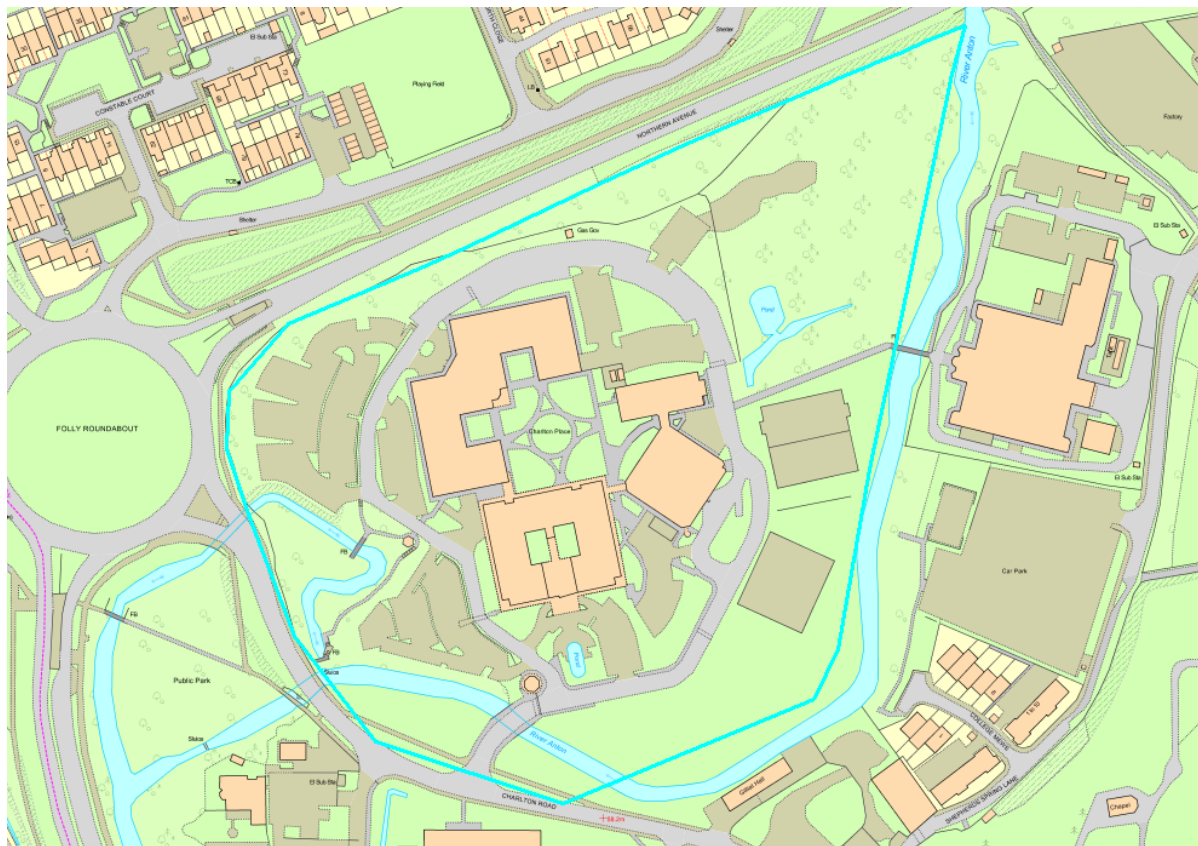
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the town of Andover which is identified as a Major Centre in the Local Plan Settlement Hierarchy.

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

Hbhc Local Ecological Network

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

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Site Details

SHELAA Ref	468	Site Name	Land at Charlton Place			
		Settlement	Andover			
Parish/Ward	Andover: St Mary's			Site Area	6.9 ha	Developable Area 6.9 ha
Current Land Use	Employment			Character of Surrounding Area	Mixed, employment, commercial education, residential	
Brownfield/PDL	✓	Greenfield		Combined		Brownfield/PDL Greenfield

Site Constraints

Countryside (COM2)		SINC	✓	Infrastructure/ Utilities	Other (details below)
Local Gap (E3)		SSSI		Land Ownership	Flood Zones 1, 2, 3 on site LE10 may apply
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	
Listed Building (E9)	✓	AONB (E2)		Access/Ransom Strips	
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land	
Public Open Space (LHW1)		TPO		Pollution (E8)	
Employment Land (LE10)	✓	Flood Risk Zone	✓	Mineral Safeguarding	

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	150	Dwellings
Employment			Floor Space (m ²)
Retail	✓	3,000	Floor Space (m ²)
Leisure	✓	6,000	Floor Space (m ²)
Traveller Site			Pitches
Other			

Mixed Use Scheme			
Residential	✓	150	Dwellings
Employment			Floor Space (m ²)
Retail	✓	3,000	Floor Space (m ²)
Leisure	✓	6,000	Floor Space (m ²)
Other			

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

Phasing if permitted

Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	150
Not Known	✓

Summary

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

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

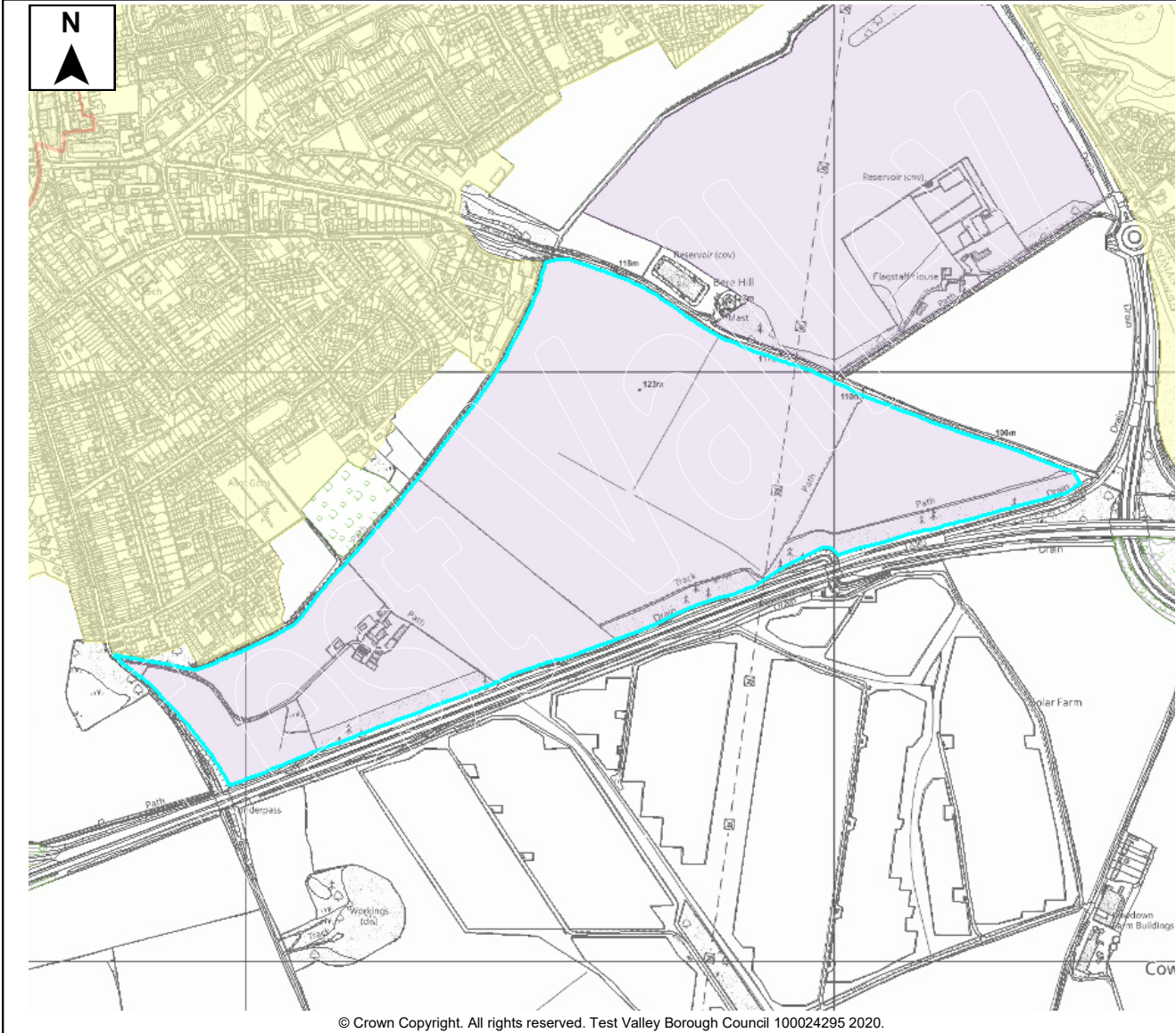
Major Centres are settlements with the widest range of facilities and services in the Borough and are more accessible due to better public transport provision.

Habitat Local Ecological Network

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



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Site Details

SHELAA Ref	247	Site Name	Land at Bere Hill Farm			
		Settlement	Andover			
Parish/Ward	Andover: Winton			Site Area	31.52 Ha	Developable Area 18.91 Ha
Current Land Use	Agricultural			Character of Surrounding	Dwellings, leisure, countryside and agriculture	
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL Ha Greenfield Ha

Site Constraints

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

Proposed Development

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

Residential	✓	700	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted	
Year 1	
Year 2	
Year 3	50
Year 4	50
Year 5	50
Years 6-10	250
Years 11-15	250
Years 15+	50
Total	700
Not Known	

Summary

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

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

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

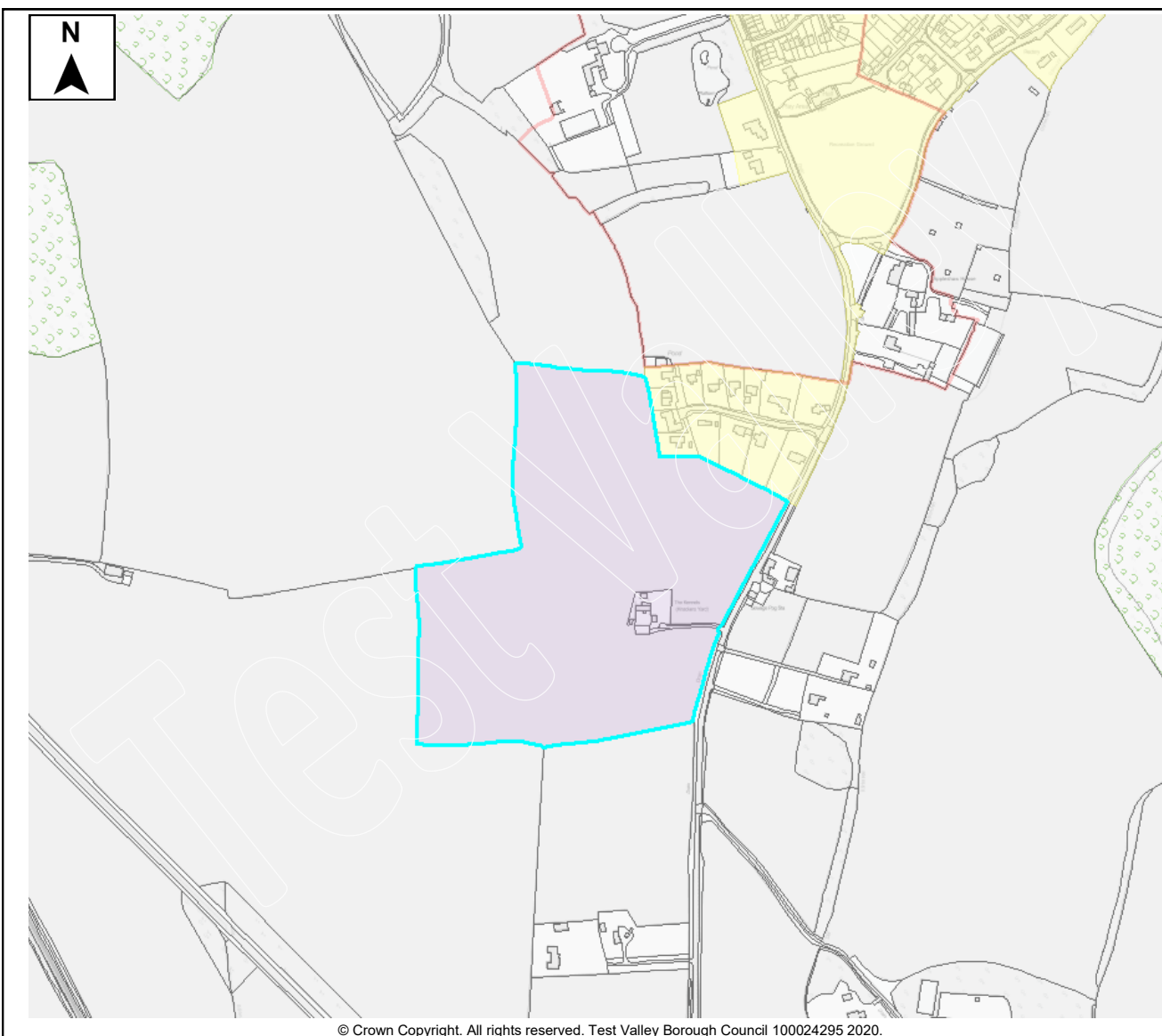
Hbic Local Ecological Network

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

Core_Statutory_Mar2020
Core_Non_Statutory_Mar2020
Network_Opportunities_Mar2020

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Site Details

SHELAA Ref	88	Site Name	Land south of Appleshaw						
		Settlement	Appleshaw						
Parish/Ward	Appleshaw			Site Area	10.2 Ha	Developable Area	10.2 Ha		
Current Land Use	Agricultural			Character of Surrounding	Dwellings and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	306	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted (Dwellings only)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	306
Not Known	✓

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

Summary

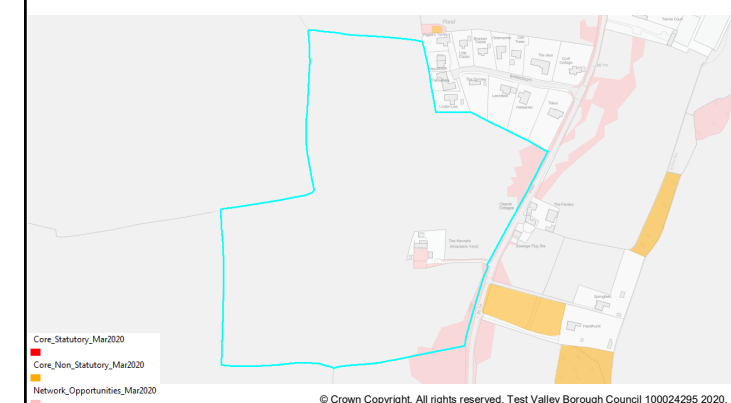
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

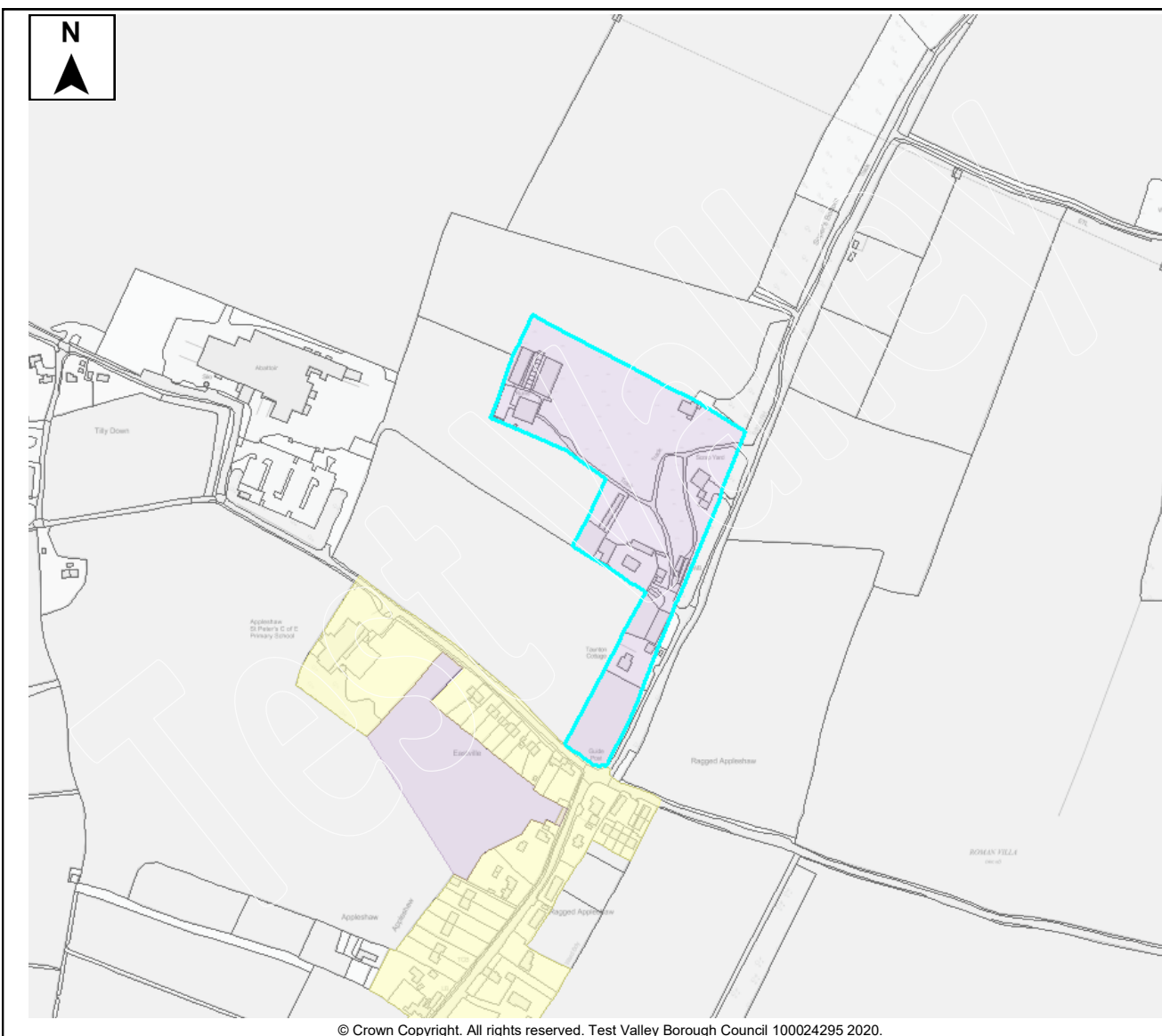
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Appleshaw which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

Hbic Local Ecological Network

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





Site Details

SHELAA Ref	89	Site Name	Land north of Eastville Road						
		Settlement	Appleshaw						
Parish/Ward	Appleshaw				Site Area	3.34 Ha	Developable Area	3.34 Ha	
Current Land Use	Agriculture and scrap yard				Character of Surrounding	Dwellings and agriculture			
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	1.25 Ha	Greenfield	2.09 Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

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

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

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

Summary

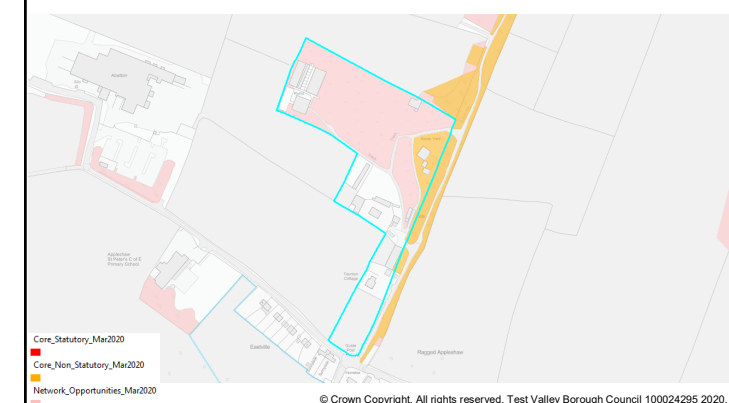
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

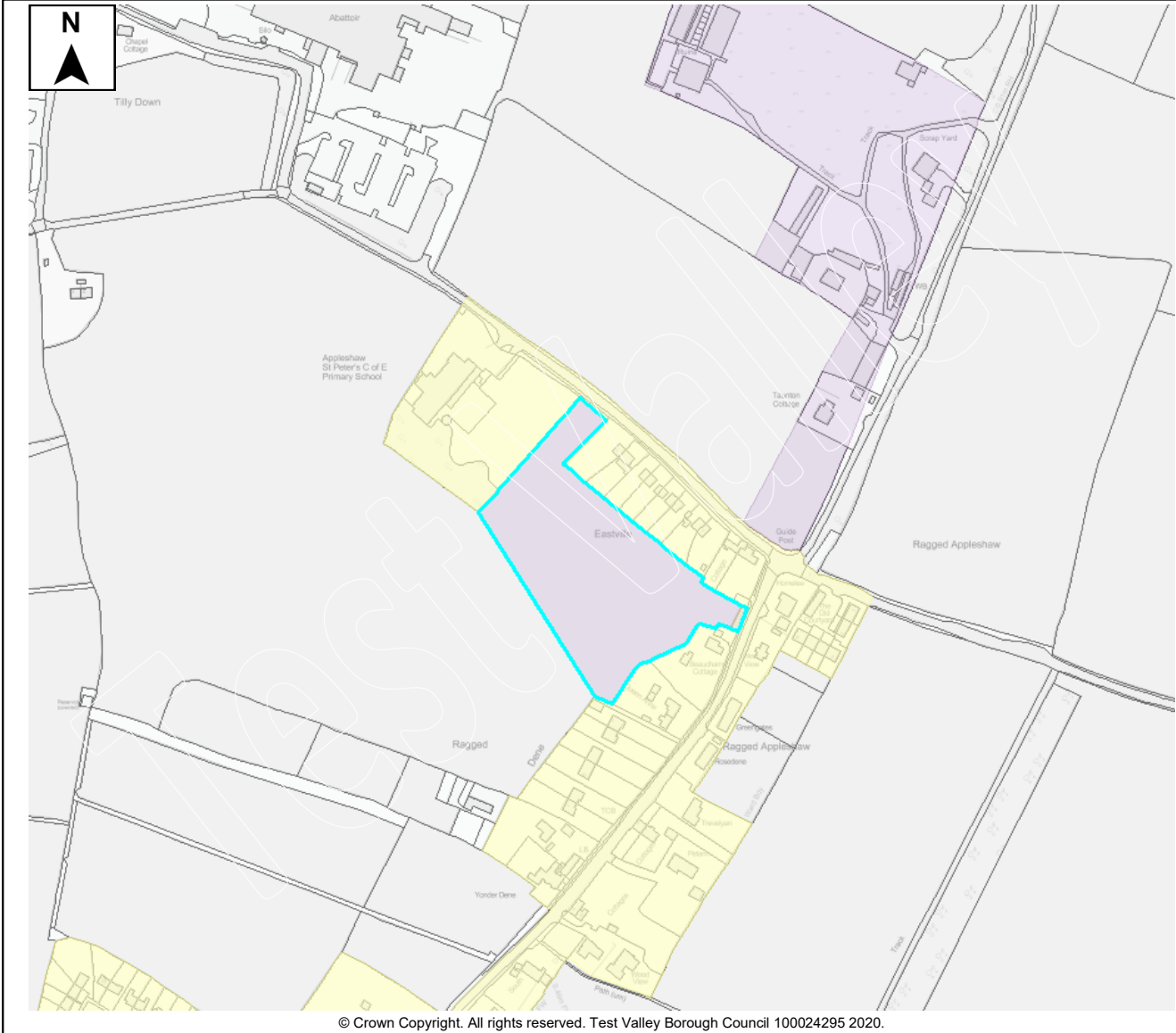
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Appleshaw which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

Hbic Local Ecological Network

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





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Site Details

SHELAA Ref	90	Site Name	Land south of Eastville Road			
		Settlement	Appleshaw			
Parish/Ward	Appleshaw		Site Area	1.32 Ha	Developable Area	1.32 Ha
Current Land Use	Agricultural		Character of Surrounding	Dwellings, school and agriculture		
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield
						Ha

Site Constraints

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

Proposed Development

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

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

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

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

Summary

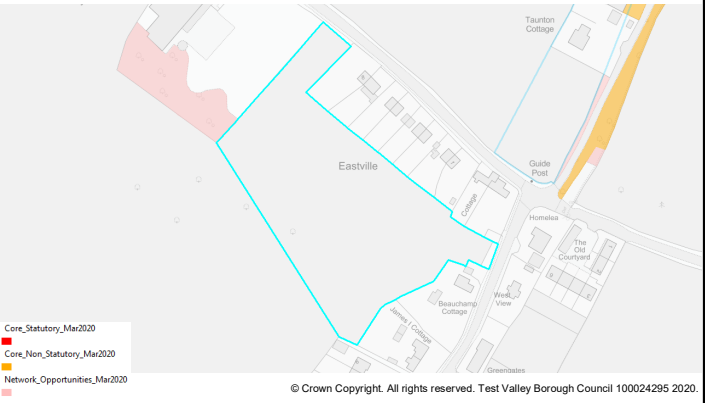
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

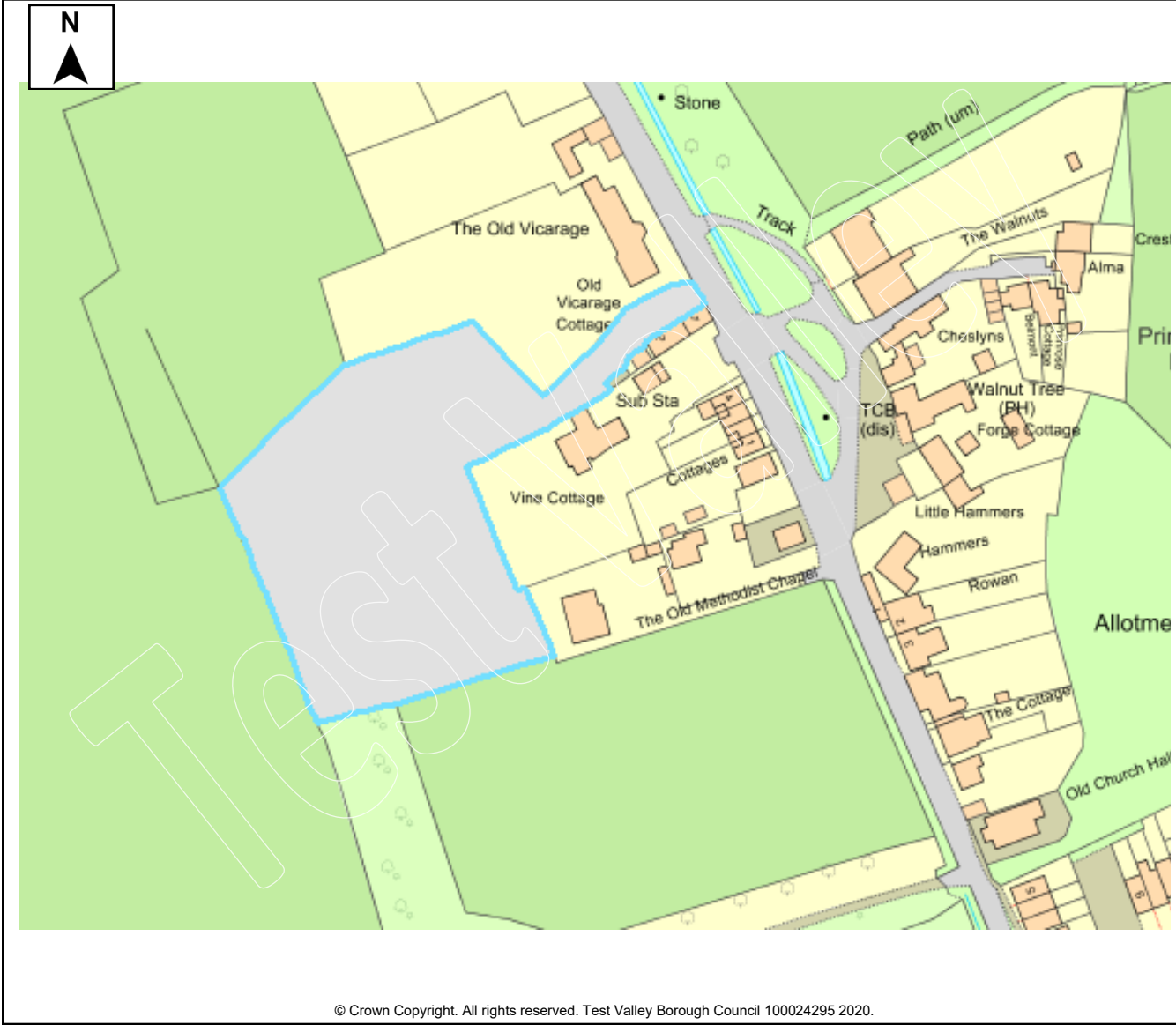
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

Hbic Local Ecological Network

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



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Site Details

SHELAA Ref	462	Site Name	Land west of Appleshaw						
		Settlement	Appleshaw						
Parish/Ward	Bellinger		Site Area	0.6 ha	Developable Area	0.6 ha			
Current Land Use	Agriculture		Character of Surrounding	Residential, public house, agriculture.					
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield	0.6 Ha

Site Constraints

Countryside (COM2)	✓	SINC	Infrastructure/ Utilities	Other (details below)
Local Gap (E3)		SSSI	Land Ownership	The site is in Flood Zone 1 and the adjacent road is in Flood Zones 3 and 2. Part of the site is also susceptible to groundwater flooding at surface level.
Conservation Area (E9)	✓	SPA/SAC/Ramsar	Covenants/Tenants	
Listed Building (E9)		AONB (E2)	Access/Ransom Strips	
Historic Park & Garden (E9)		Ancient Woodland	Contaminated Land	
Public Open Space (LHW1)		TPO	Pollution (E8)	
Employment Land (LE10)		Flood Risk Zone	Mineral Safeguarding	

Proposed Development

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

Residential	✓	17	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted	
Year 1	
Year 2	10
Year 3	7
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	
Not Known	

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

Summary

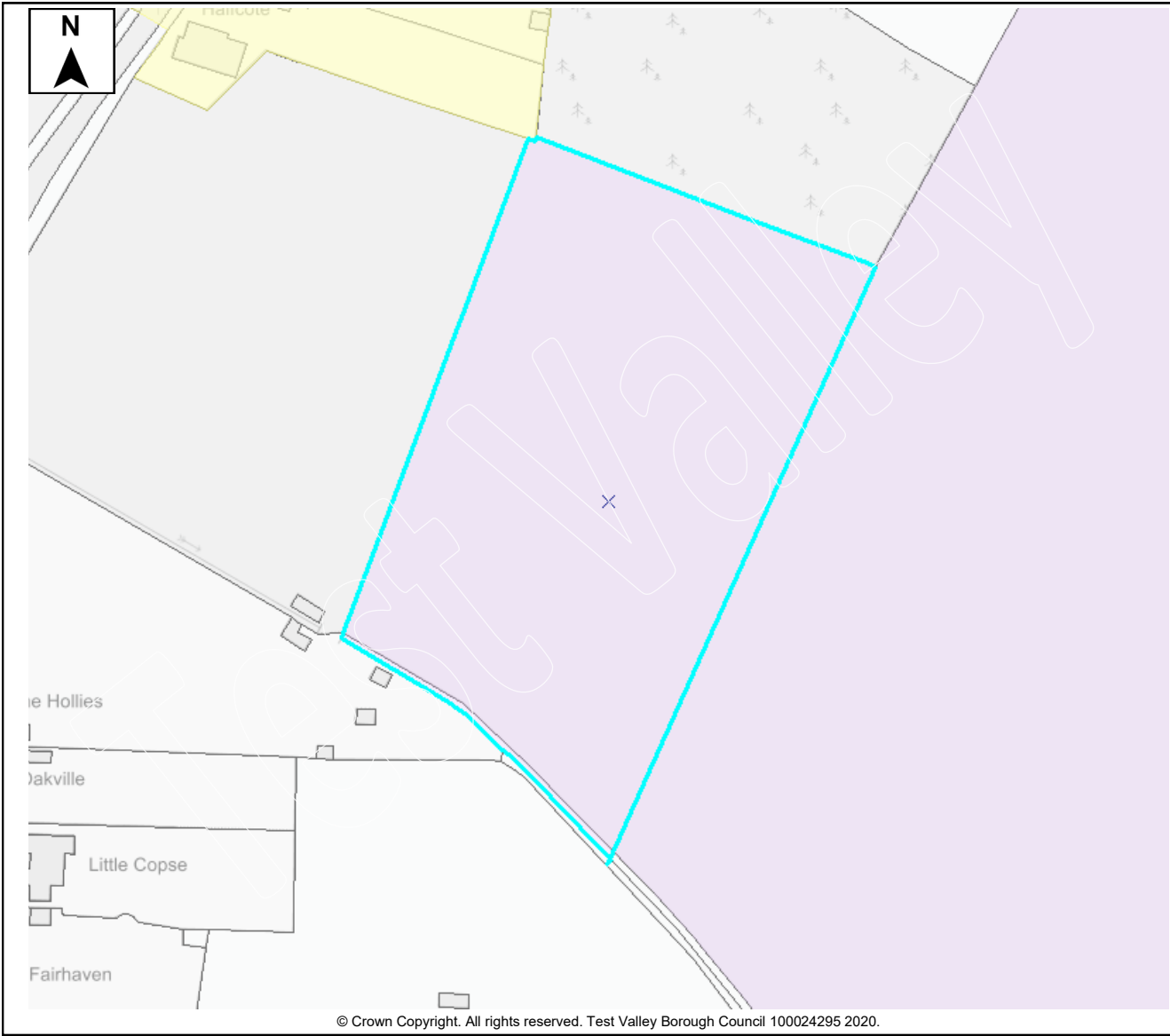
The site is promoted for residential development by the land owner. Interest from developers is not identified at this stage

The site is in the countryside, as defined in the TVBC Revised Local Plan DPD. The site is wholly within a conservation area and there are listed buildings nearby and neighbouring the site.

Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. The site adjoins a Local Ecologic Network Opportunity Area (yellow) and includes some boundary hedgerow (green line).

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Site Details							
SHELAA Ref	59	Site Name	Land by Orchards, Romsey Road				
		Settlement	Awbridge				
Parish/Ward	Awbridge			Site Area	7.02 Ha	Developable Area	0.8 Ha
Current Land Use	Agriculture			Character of Surrounding	Agriculture and dwellings		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha
						Greenfield	Ha

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

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

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

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

Summary

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

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

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

Hbic Local Ecological Network

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



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Site Details										
SHELAA Ref	101	Site Name	Land at Danes Road							
		Settlement	Awbridge							
Parish/Ward	Awbridge				Site Area	1 Ha		Developable Area	1 Ha	
Current Land Use					Character of Surrounding Area					
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)	✓			
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA Zone Mottisfont Bats SSSI/SAC Foraging Buffer				
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓					

Proposed Development

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

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

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

Summary

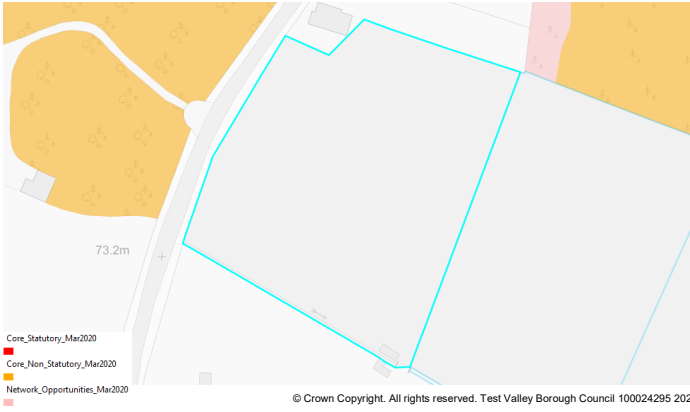
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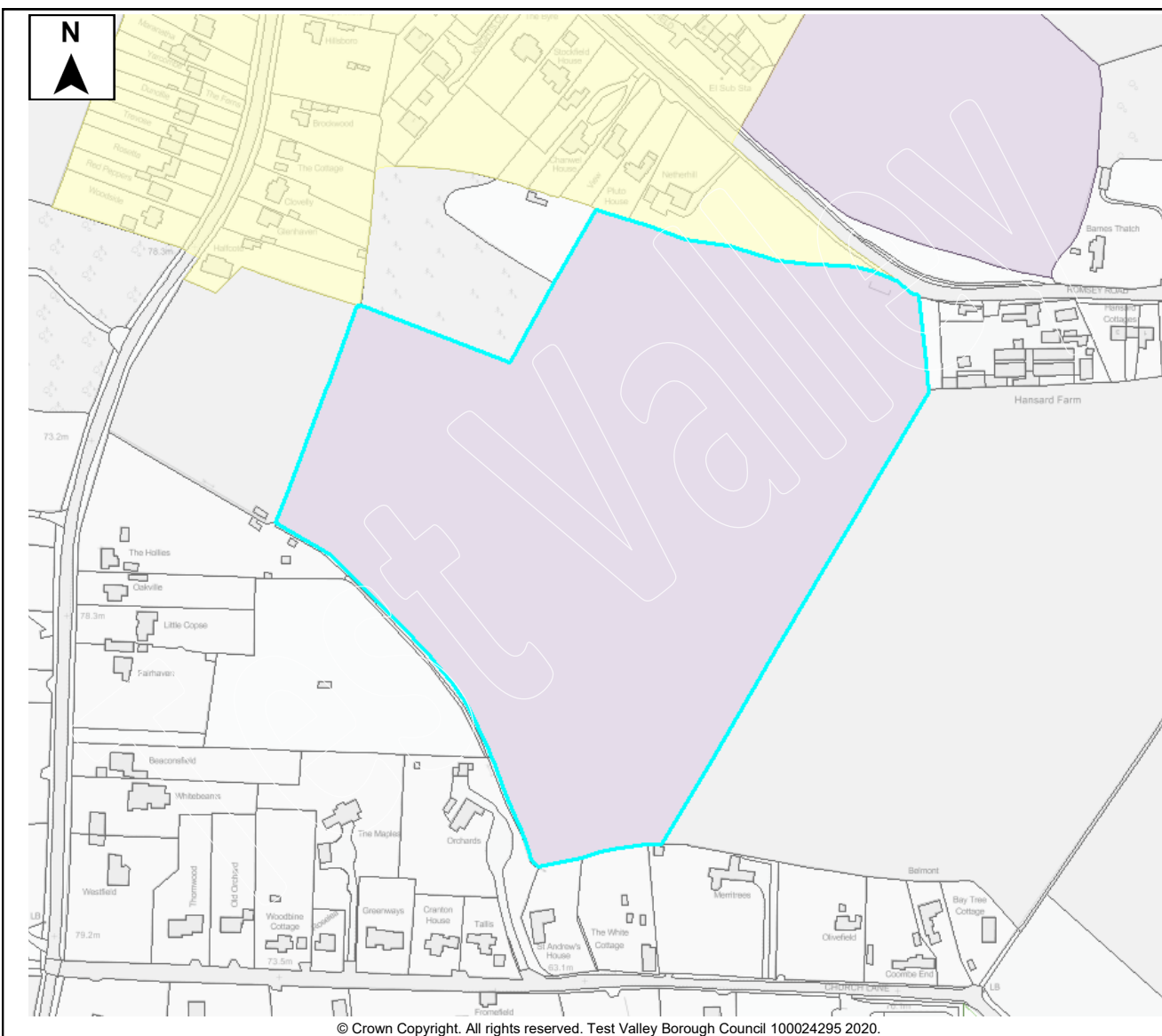
Hbic Local Ecological Network

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Site Details										
SHELAA Ref	342	Site Name	Land south of Romsey Road							
		Settlement	Awbridge							
Parish/Ward	Awbridge				Site Area	7 Ha		Developable Area	2.5 Ha	
Current Land Use	Agricultural				Character of Surrounding	Residential and agricultural				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓		
Local Gap (E3)		SSSI		Land Ownership		New Forest SPA Zone				
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		Mottisfont Bats SSSI/SAC Foraging Buffer				
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓					

Proposed Development

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

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

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

Possible self build plot provision	
Yes/Element	✓
No	

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

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

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

Summary

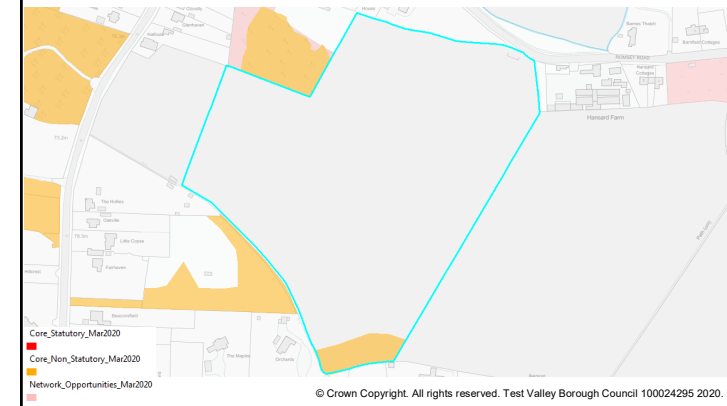
The site is available and promoted for development by the land owner, with interest from a developer.

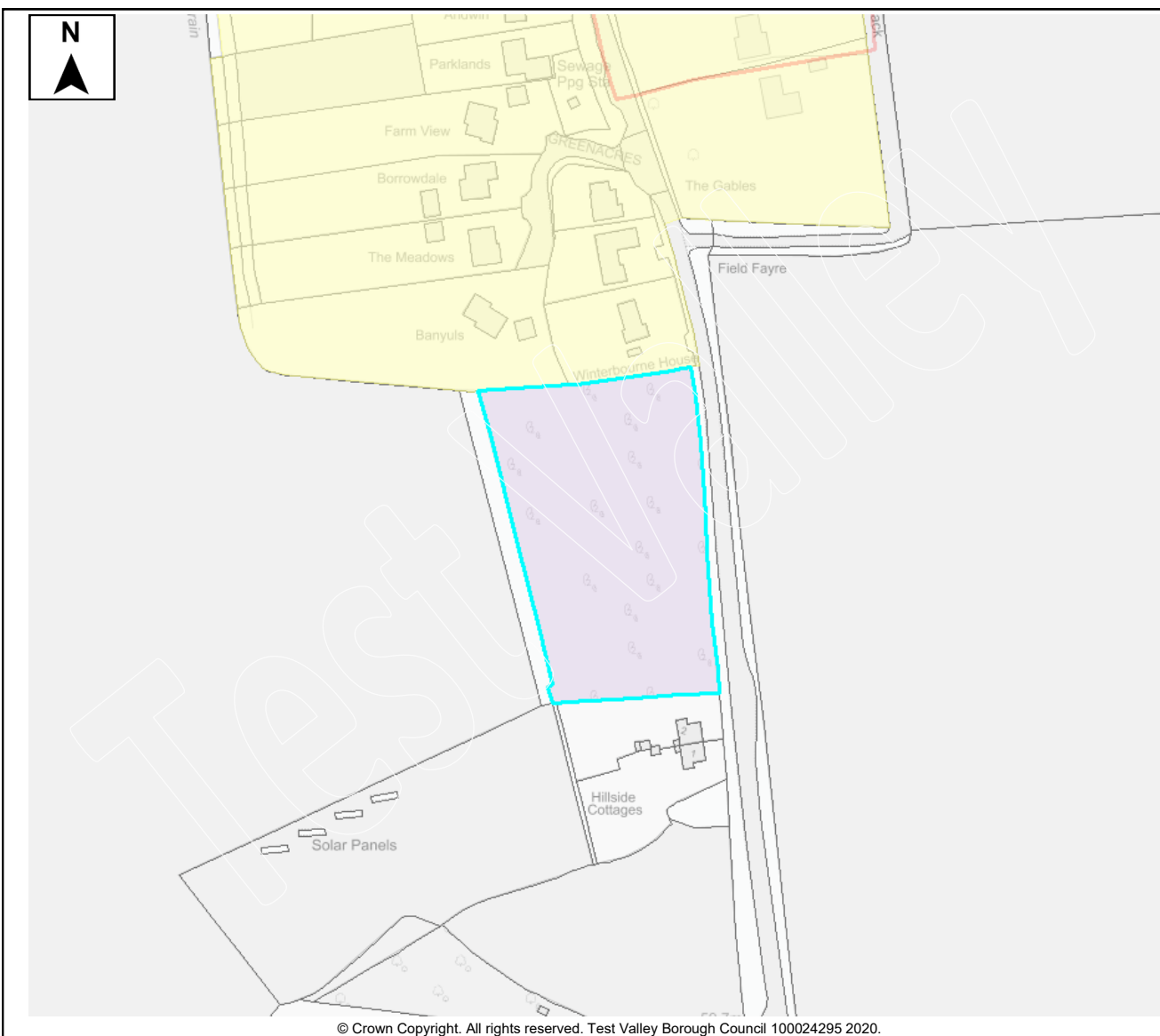
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Hbic Local Ecological Network

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Site Details

SHELAA Ref	280	Site Name	Land at The Street						
		Settlement	Barton Stacey						
Parish/Ward	Barton Stacey			Site Area	0.7 Ha		Developable Area	0.7 Ha	
Current Land Use	Vacant for over 30 years, previously used as tip for inert construction rubble			Character of Surrounding	Dwellings, agriculture and countryside				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

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

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Summary

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

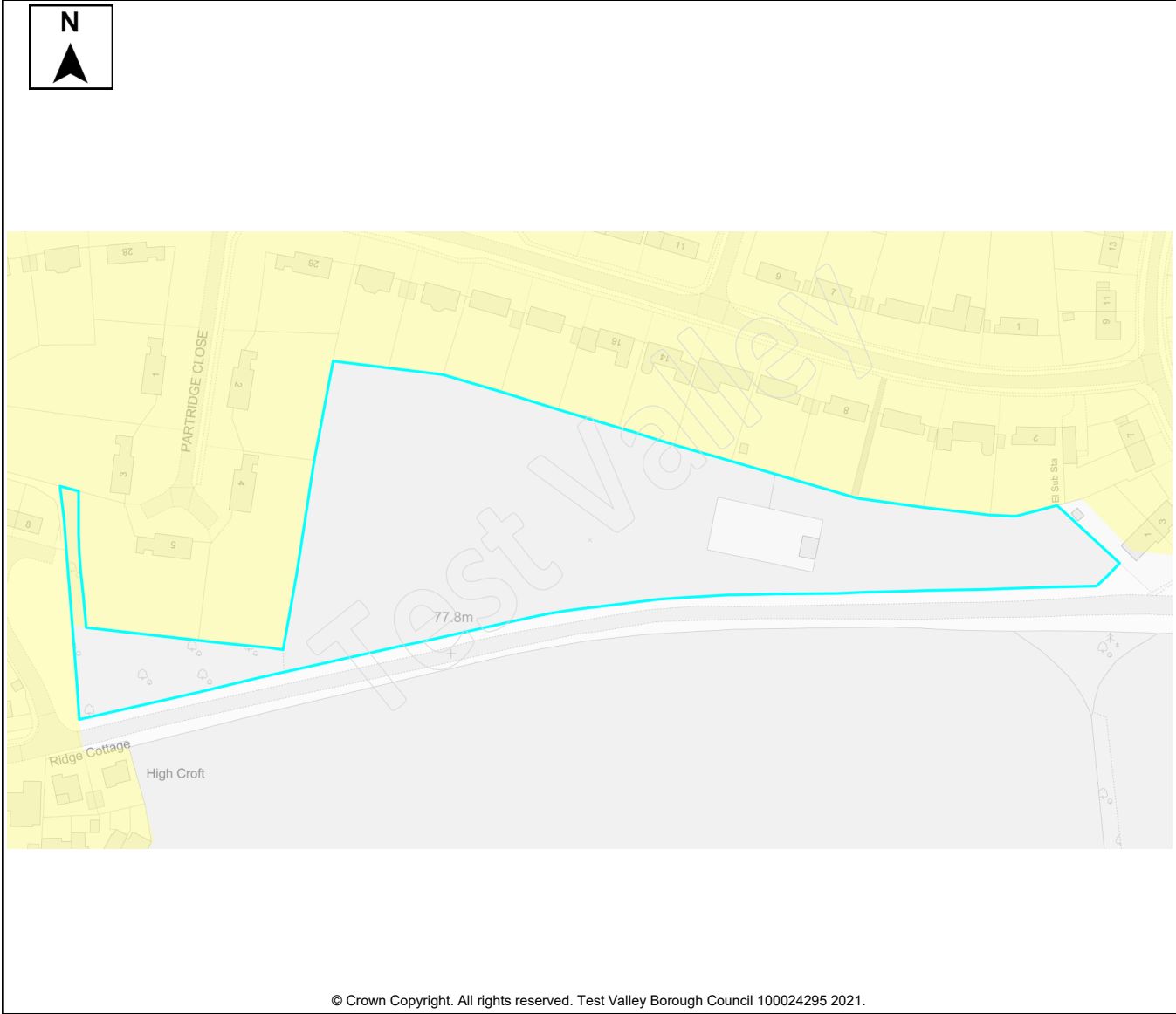
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Hbic Local Ecological Network

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Site Details										
SHELAA Ref	380	Site Name	Tennis Court Field							
		Settlement	Barton Stacey							
Parish/Ward	Barton Stacey				Site Area	1.65 Ha	Developable Area	1.65 Ha		
Current Land Use	Paddock and tennis court				Character of Surrounding Area	Residential and agricultural				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)				
Local Gap (E3)		SSSI		Land Ownership						
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)	✓	TPO	✓	Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

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

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

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Summary

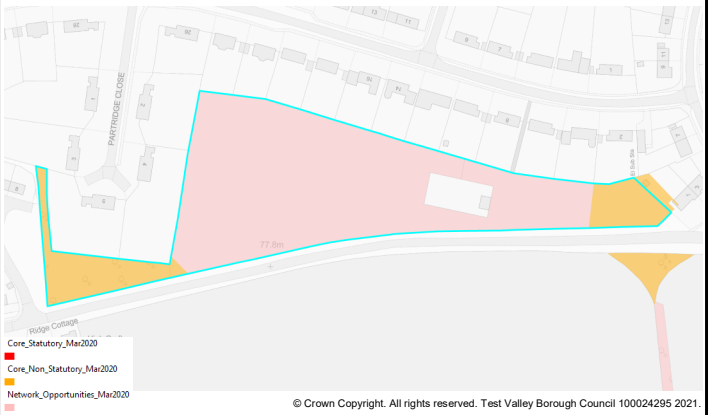
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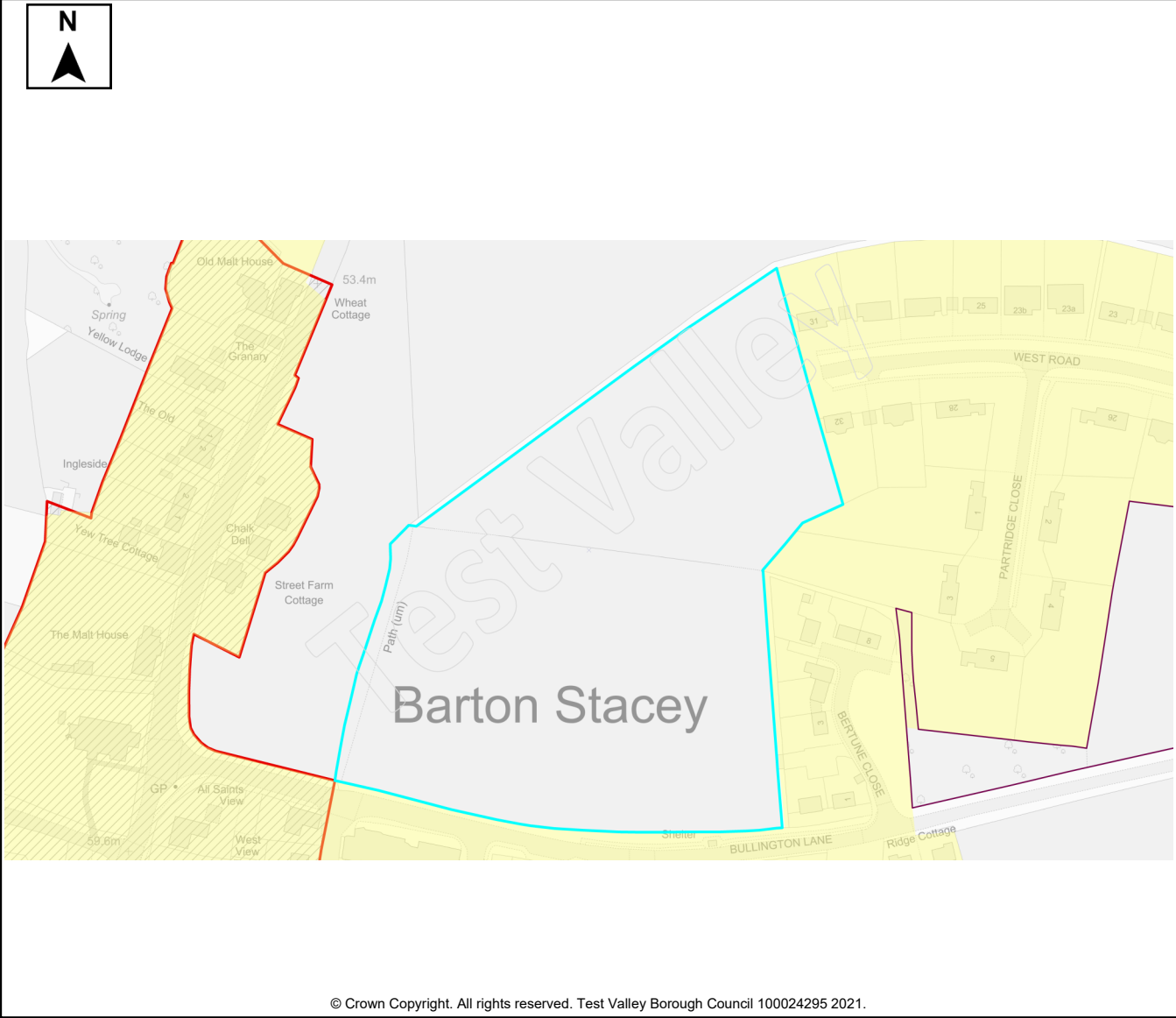
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Hbic Local Ecological Network

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Site Details										
SHELAA Ref	381	Site Name	Land north of Bullington Lane							
		Settlement	Barton Stacey							
Parish/Ward	Barton Stacey				Site Area	2.7 Ha	Developable Area	2.7 Ha		
Current Land Use	Grazing				Character of Surrounding Area	Residential, commercial, and agricultural				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)		✓
Local Gap (E3)			SSSI		Land Ownership			Public Right of Way Archaeology Yellow (locally Or Regionally Important)		
Conservation Area (E9)		✓	SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)			AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

Proposed Development

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

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

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

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Summary

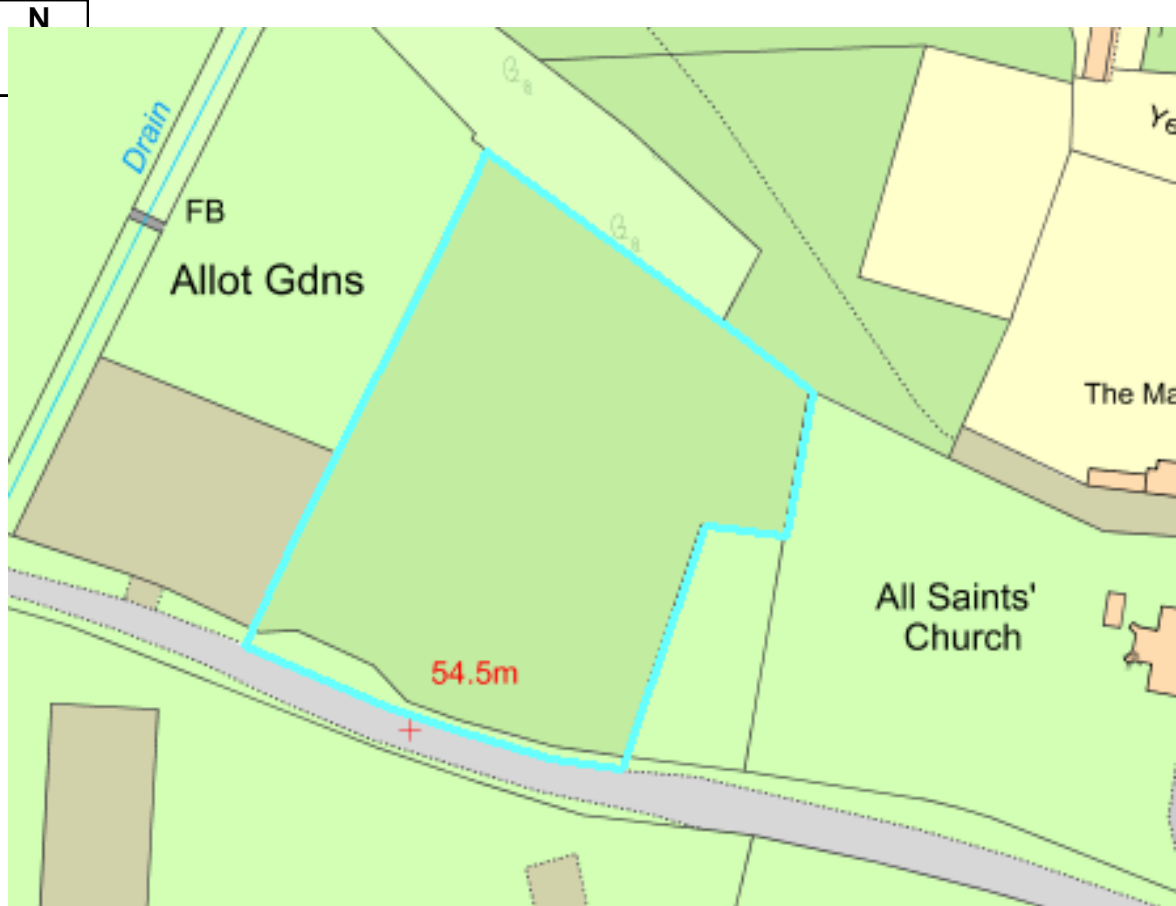
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Hbic Local Ecological Network

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Site Details

SHELAA Ref	483	Site Name	Land at Newton Lane			
		Settlement	Barton Stacey			
Parish/Ward	Barton Stacey			Site Area	0.44ha	Developable Area
Current Land Use	n/a			Character of Surrounding Area	Mixed, residential , agricultural, recreational, allotments	
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL
						Greenfield

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	

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

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

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

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Summary

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

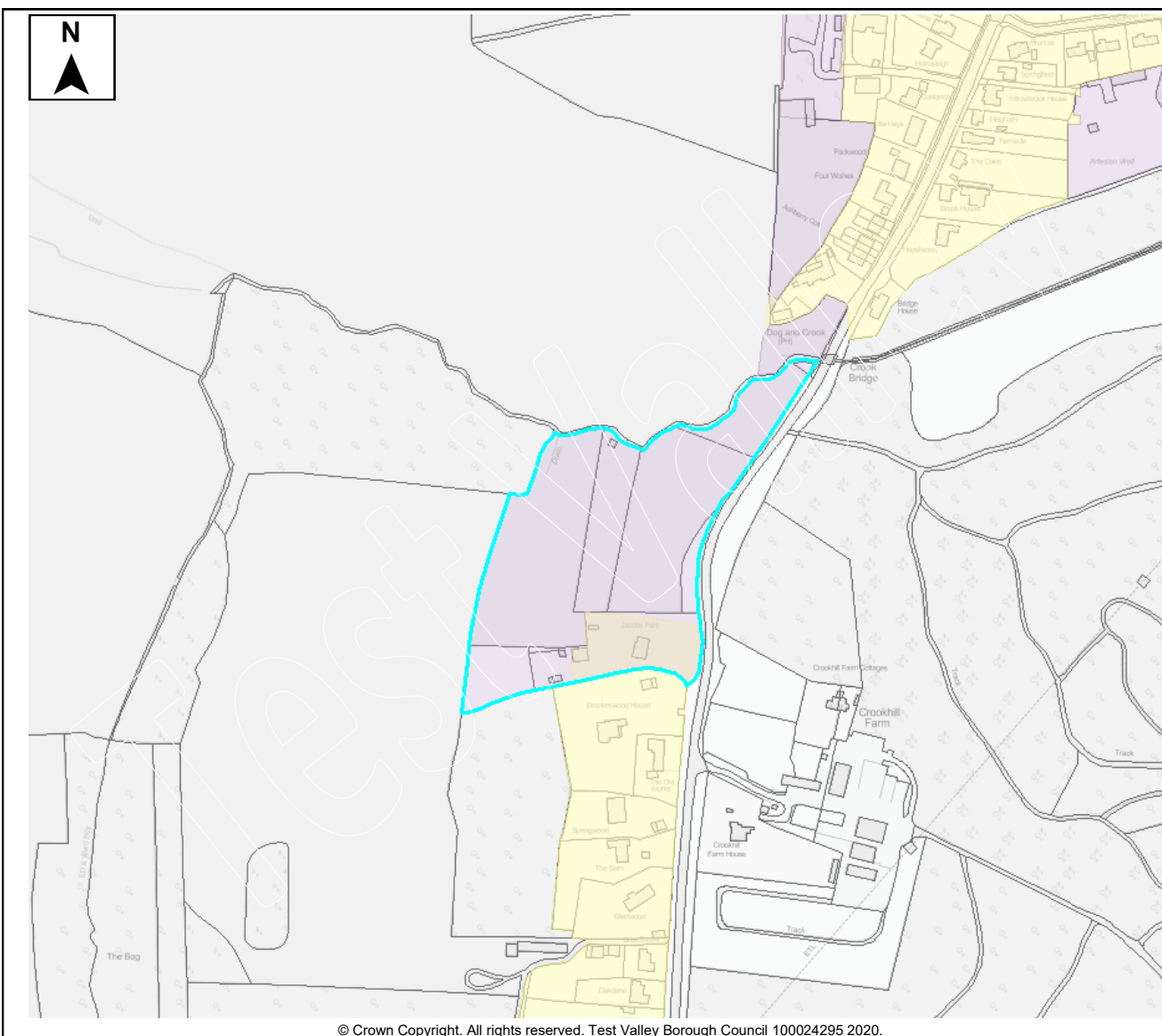
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Habitat Local Ecological Network

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





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Site Details

SHELAA Ref	46	Site Name	Land north of Jacobs Folly								
		Settlement	Braishfield								
Parish/Ward	Braishfield				Site Area	2.1 Ha		Developable Area	1.6 Ha		
Current Land Use	Part residential, part storage and part grazing				Character of Surrounding	Residential, agriculture and countryside					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.37 Ha	Greenfield	1.73 Ha		

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	✓
No	

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

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

Phasing if permitted

Year 1	
Year 2	20
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	20
Not Known	

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Summary

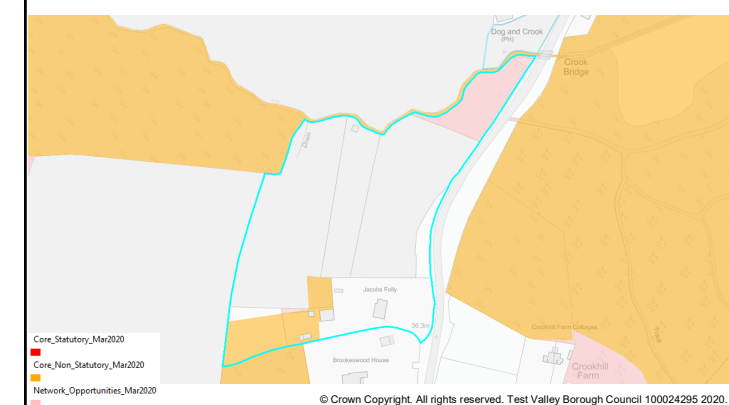
The site is available and promoted for development by the land owner, with interest from a developer.

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

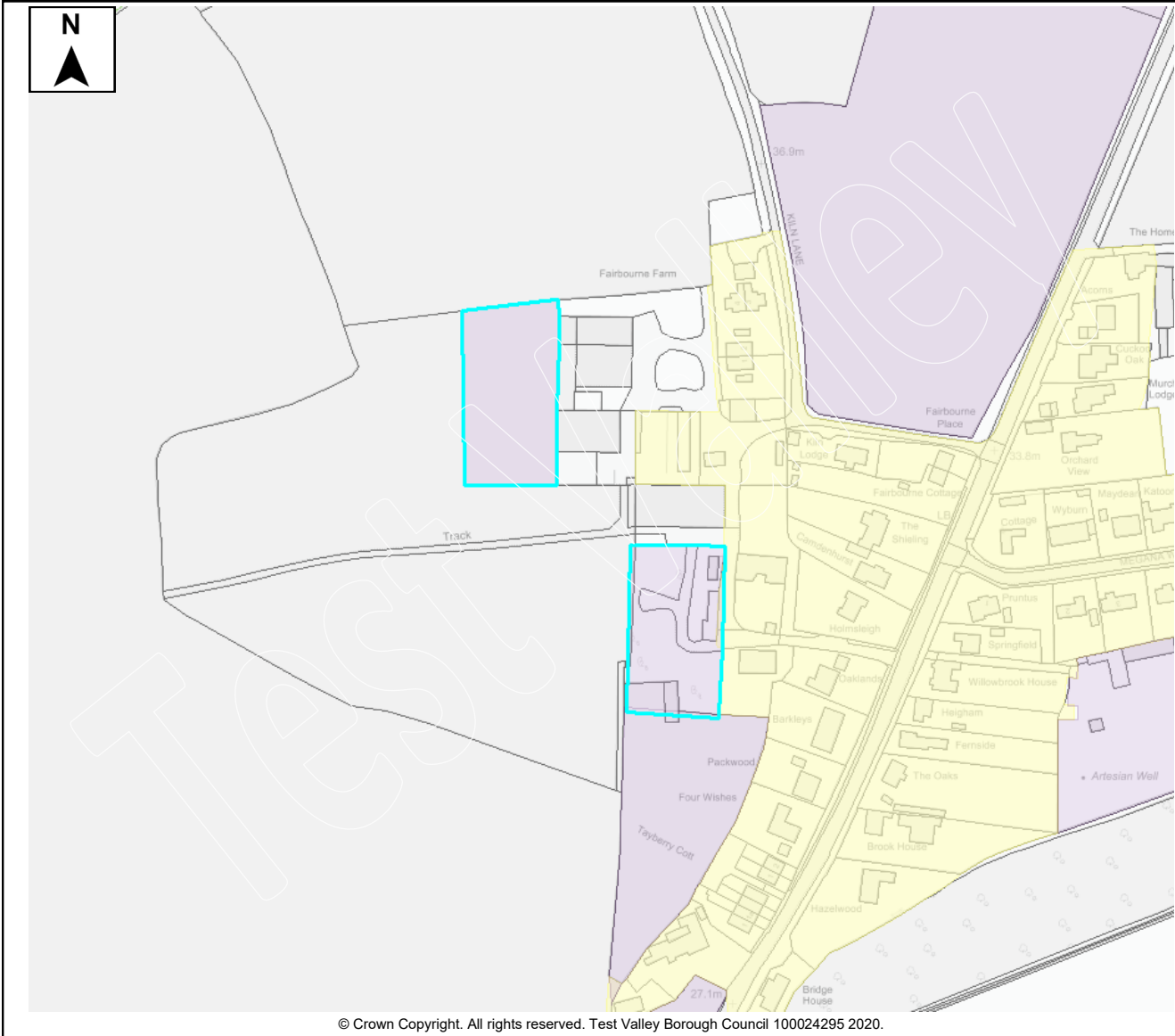
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Site Details										
SHELAA Ref	91	Site Name	Fairbournes Farm							
		Settlement	Braishfield							
Parish/Ward	Braishfield				Site Area	2.5 Ha	Developable Area	1.2 Ha		
Current Land Use	Farmland				Character of Surrounding	Dwellings and agriculture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

Proposed Development

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

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

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

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

Summary

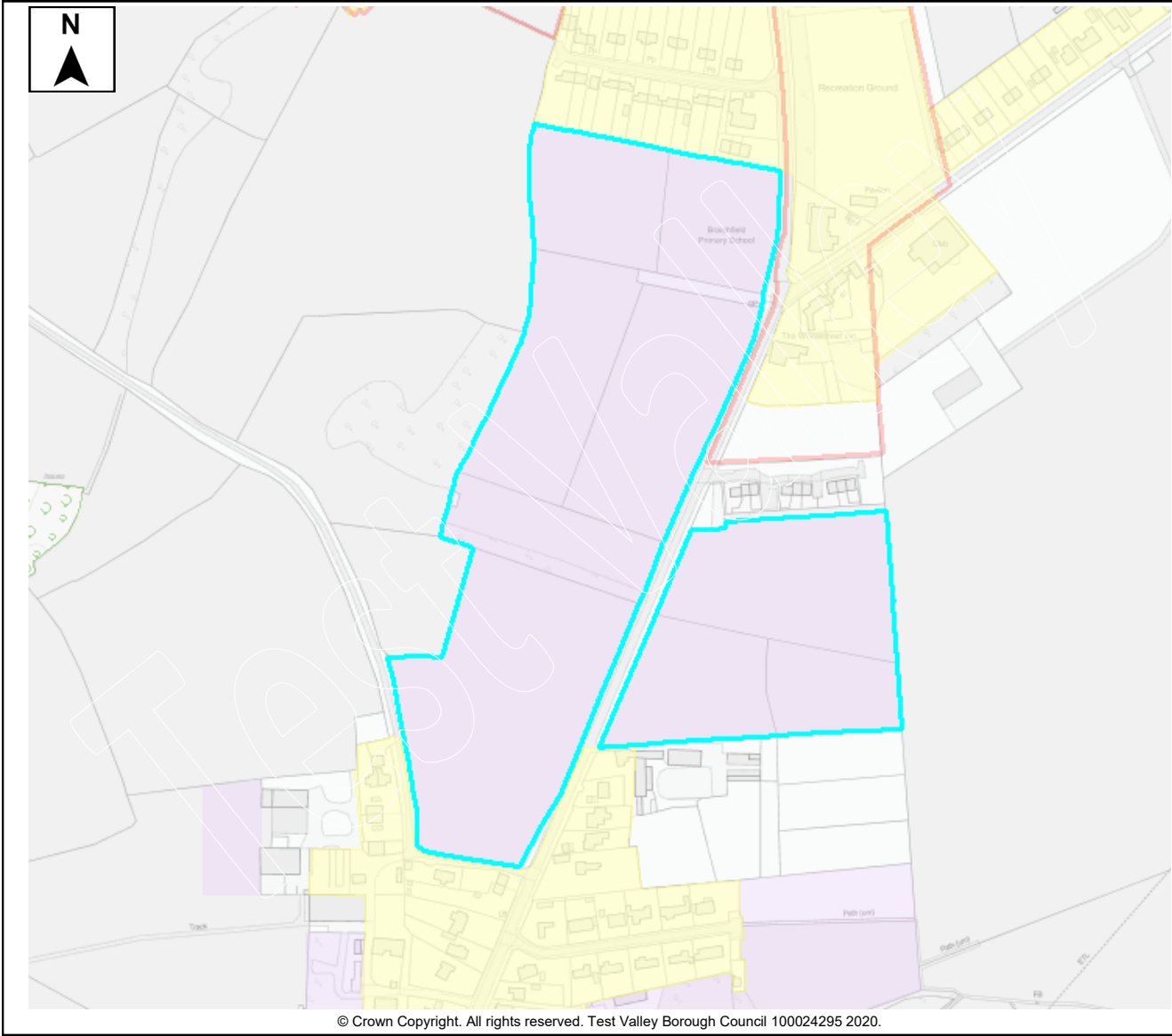
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

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

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Hbic Local Ecological Network

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Site Details

SHELAA Ref	115	Site Name	Land west & east of Braishfield Road						
		Settlement	Braishfield						
Parish/Ward	Braishfield			Site Area	9 Ha	Developable Area	8 Ha		
Current Land Use	Grazing			Character of Surrounding Area	Residential and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	160	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted	
Year 1	
Year 2	
Year 3	50
Year 4	60
Year 5	50
Years 6-10	
Years 11-15	
Years 15+	
Total	160
Not Known	

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Summary

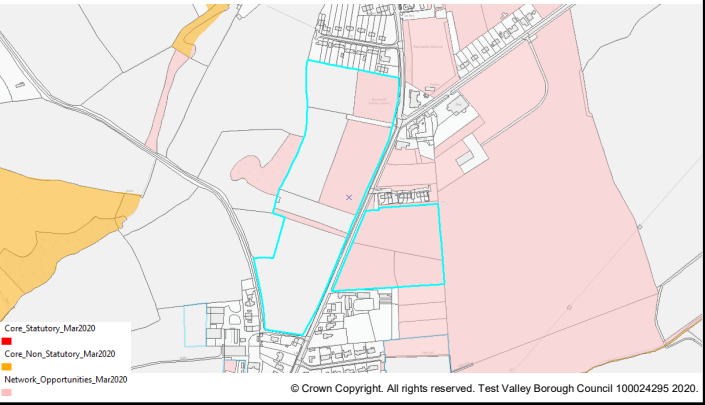
The site is available and promoted for development by the land owner, with interest from a developer.

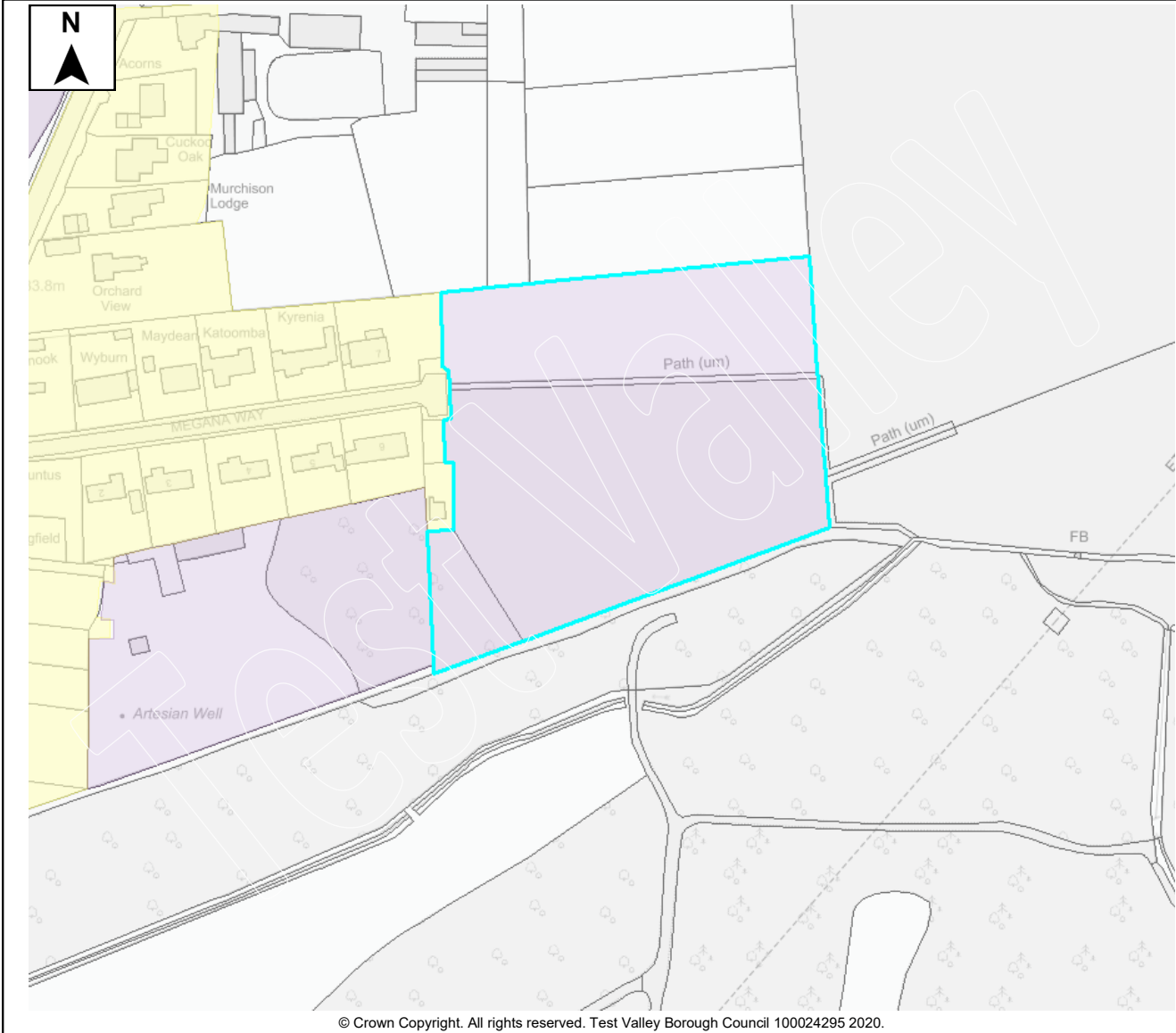
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Hbic Local Ecological Network

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Site Details

SHELAA Ref	119	Site Name	Land at Megana Way			
		Settlement	Braishfield			
Parish/Ward	Braishfield		Site Area	1 Ha	Developable Area	1 Ha
Current Land Use	Arable field		Character of Surrounding	Residential and agriculture		
Brownfield/PDL		Greenfield	✓	Combined		

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

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

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

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Summary

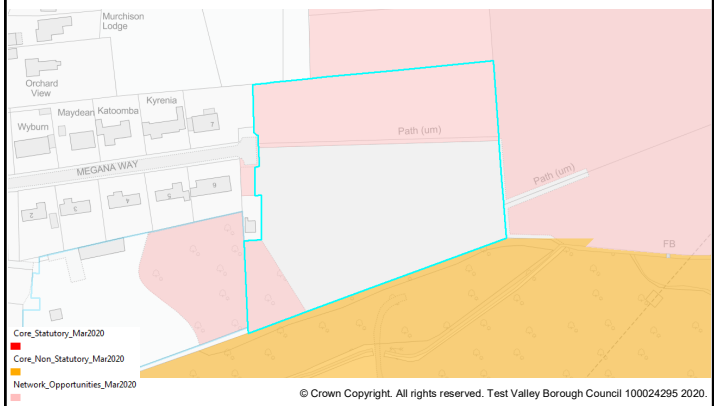
The site is available and promoted for development by the land owner, with interest from a developer.

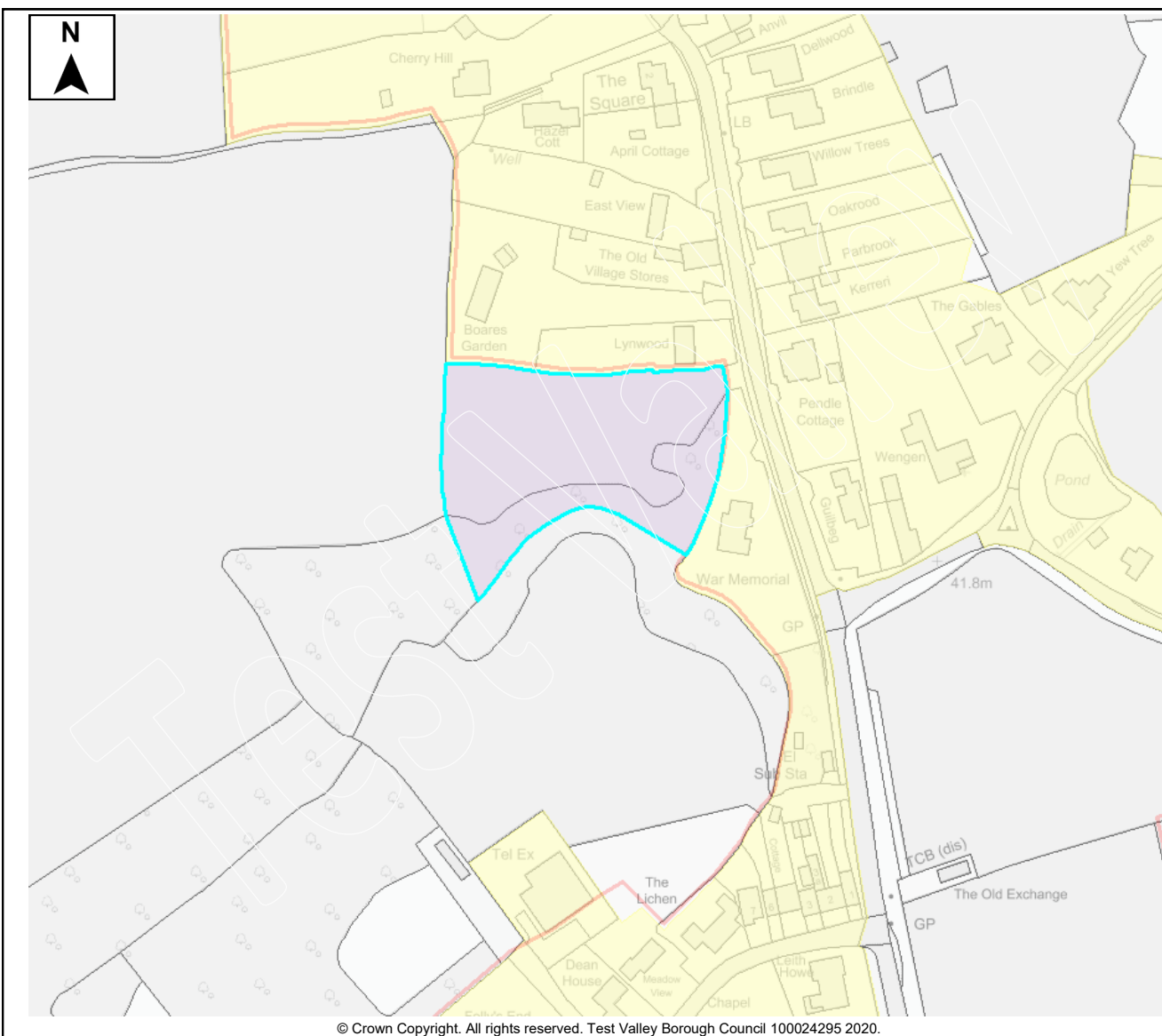
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Site Details										
SHELAA Ref	164	Site Name	Land south of Lynwood							
		Settlement	Braishfield							
Parish/Ward	Braishfield				Site Area	0.5 Ha		Developable Area	0.5 Ha	
Current Land Use	Pasture land				Character of Surrounding	Residential and countryside				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓		
Local Gap (E3)		SSSI	✓	Land Ownership		New Forest SPA Zone				
Conservation Area (E9)	✓	SPA/SAC/Ramsar	✓	Covenants/Tenants		Mottisfont Bats SSSI/SAC Foraging Buffer				
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Groundwater Source Protection				
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Village Design Statement				
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

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

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

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

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Summary

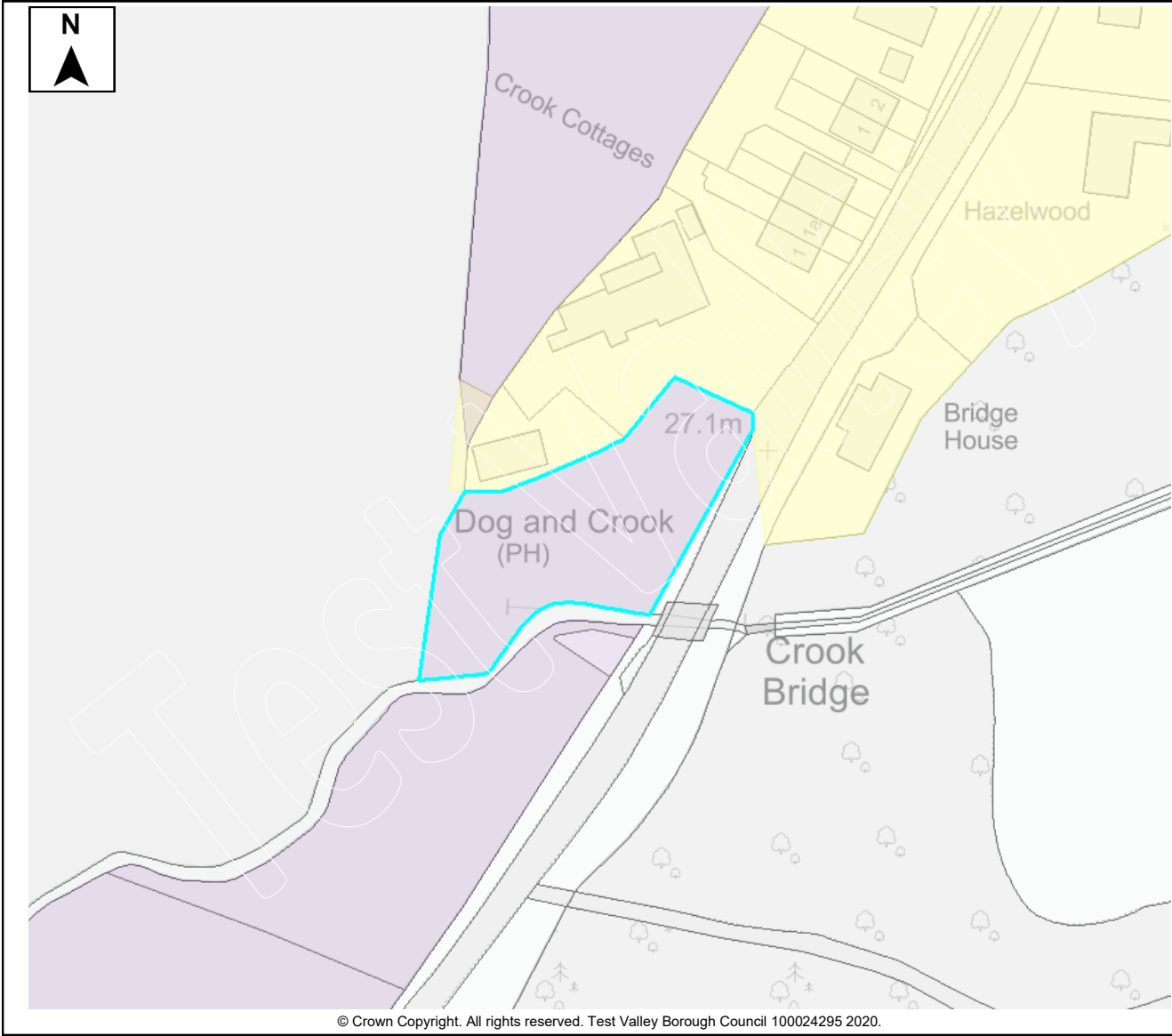
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Hbic Local Ecological Network

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Site Details

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

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	SINC - SU37702390	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants	New Forest SPA Zone	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	Mottisfont Bats SSSI/SAC Foraging Buffer	
Historic Park & Garden (E9)	✓	Ancient Woodland		Contaminated Land	Village Design Statement	
Public Open Space (LHW1)		TPO		Pollution (E8)		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		

Proposed Development

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

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

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

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Summary

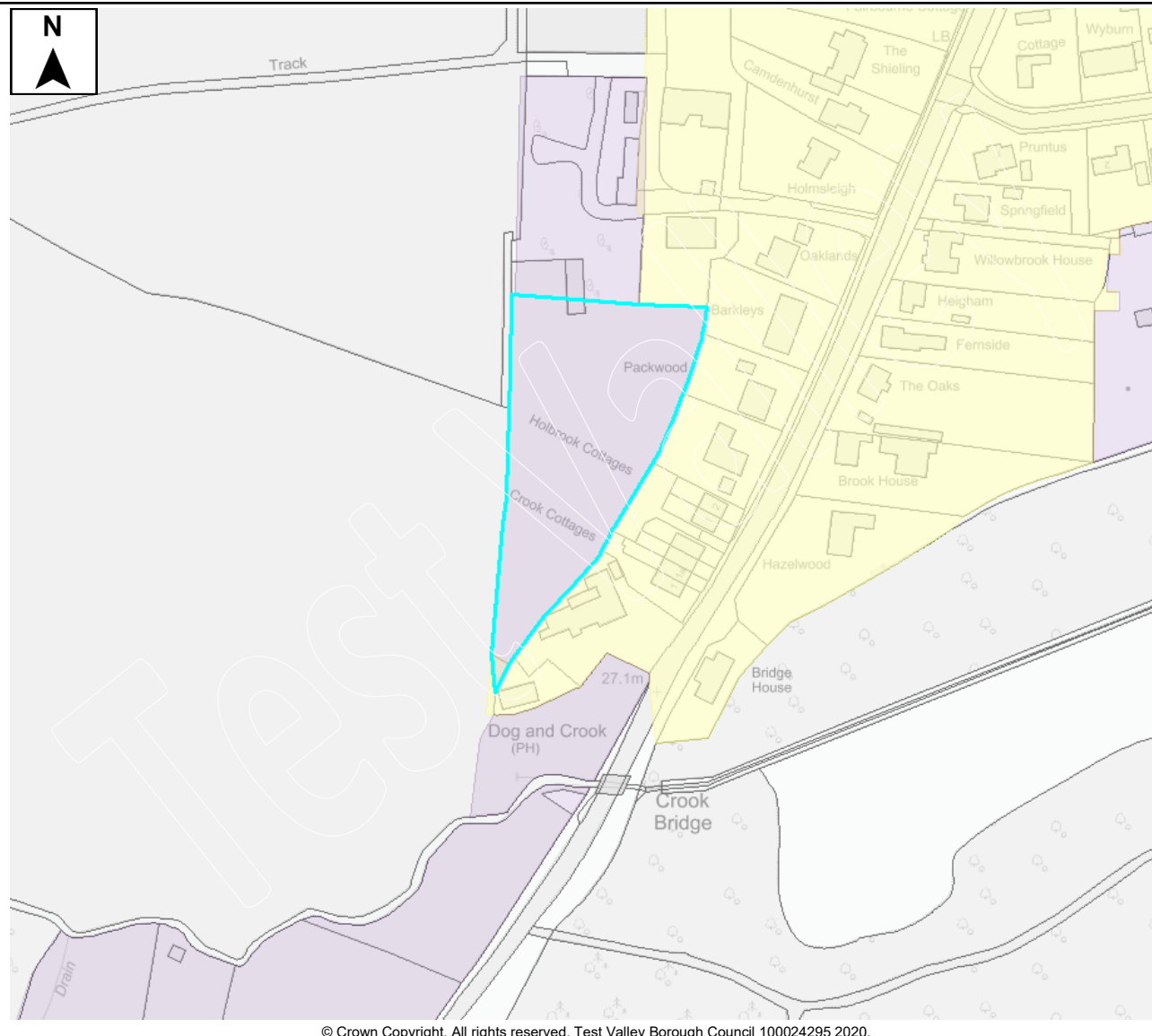
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

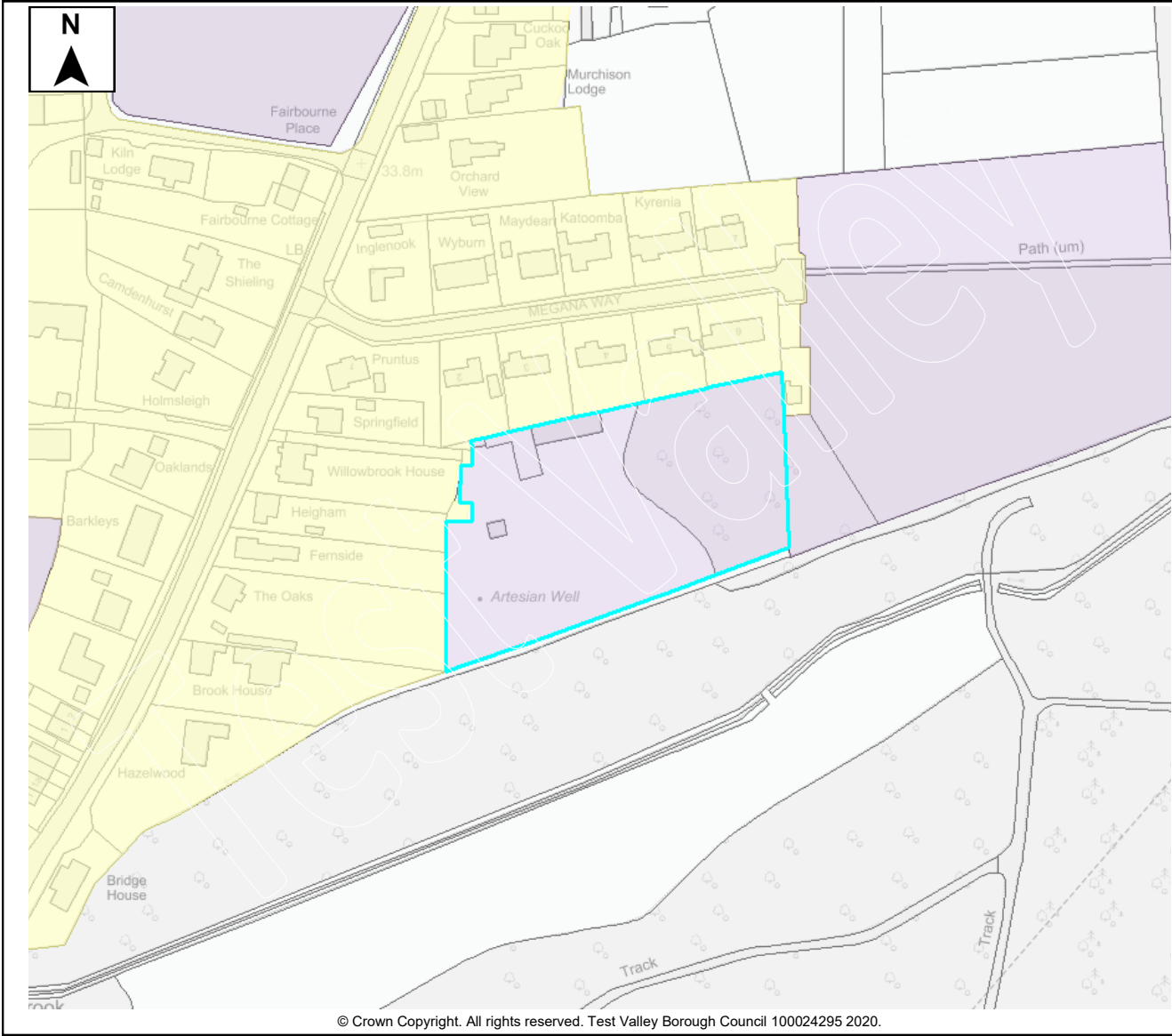
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Hbic Local Ecological Network

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





Site Details

SHELAA Ref	352	Site Name	Land rear of Willowbrook House			
		Settlement	Braishfield			
Parish/Ward	Braishfield			Site Area	0.8 Ha	Developable Area 0.8 Ha
Current Land Use	Previous pig farm			Character of Surrounding	Residential and countryside	
Brownfield/PDL		Greenfield	✓	Combined		

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership	SINC - SU37702390	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants	New Forest SPA Zone	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips	✓	Mottisfont Bats SSSI/SAC Foraging Buffer
Historic Park & Garden (E9)	✓	Ancient Woodland		Contaminated Land		Village Design Statement
Public Open Space (LHW1)		TPO	✓	Pollution (E8)		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		

Proposed Development

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

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

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

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Summary

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

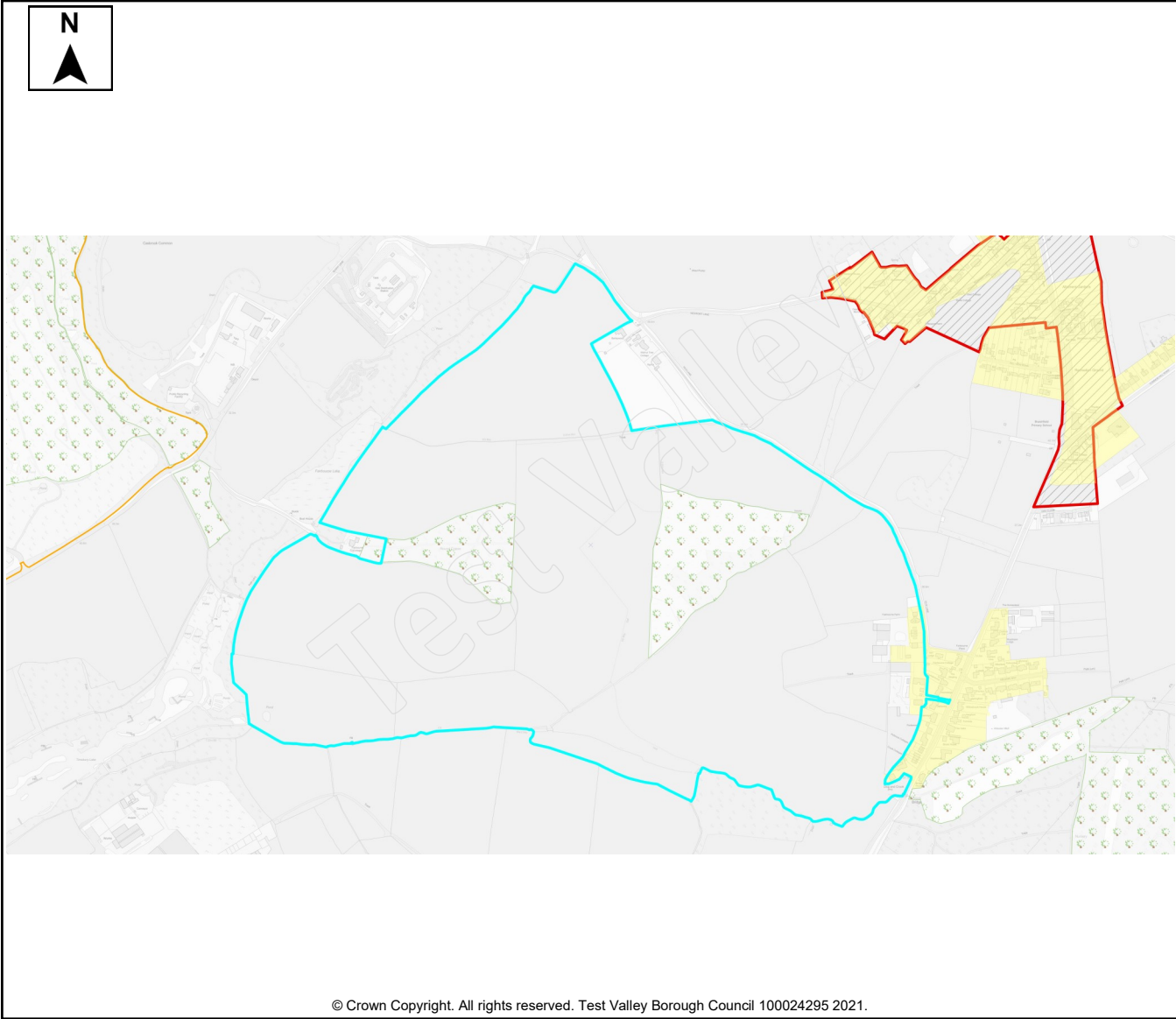
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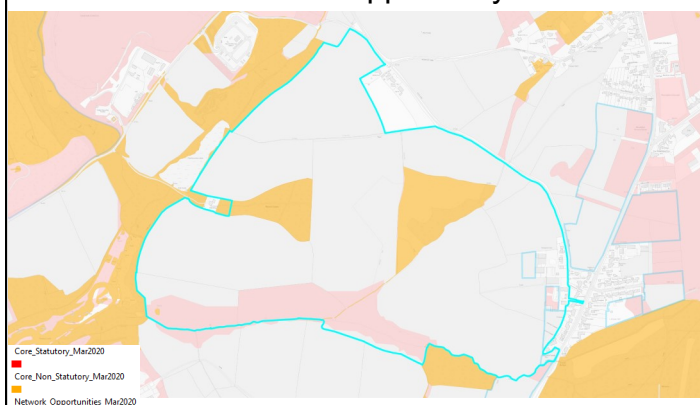
Core_Statutory_Mar2020
Core_Non_Statutory_Mar2020
Network_Opportunities_Mar2020

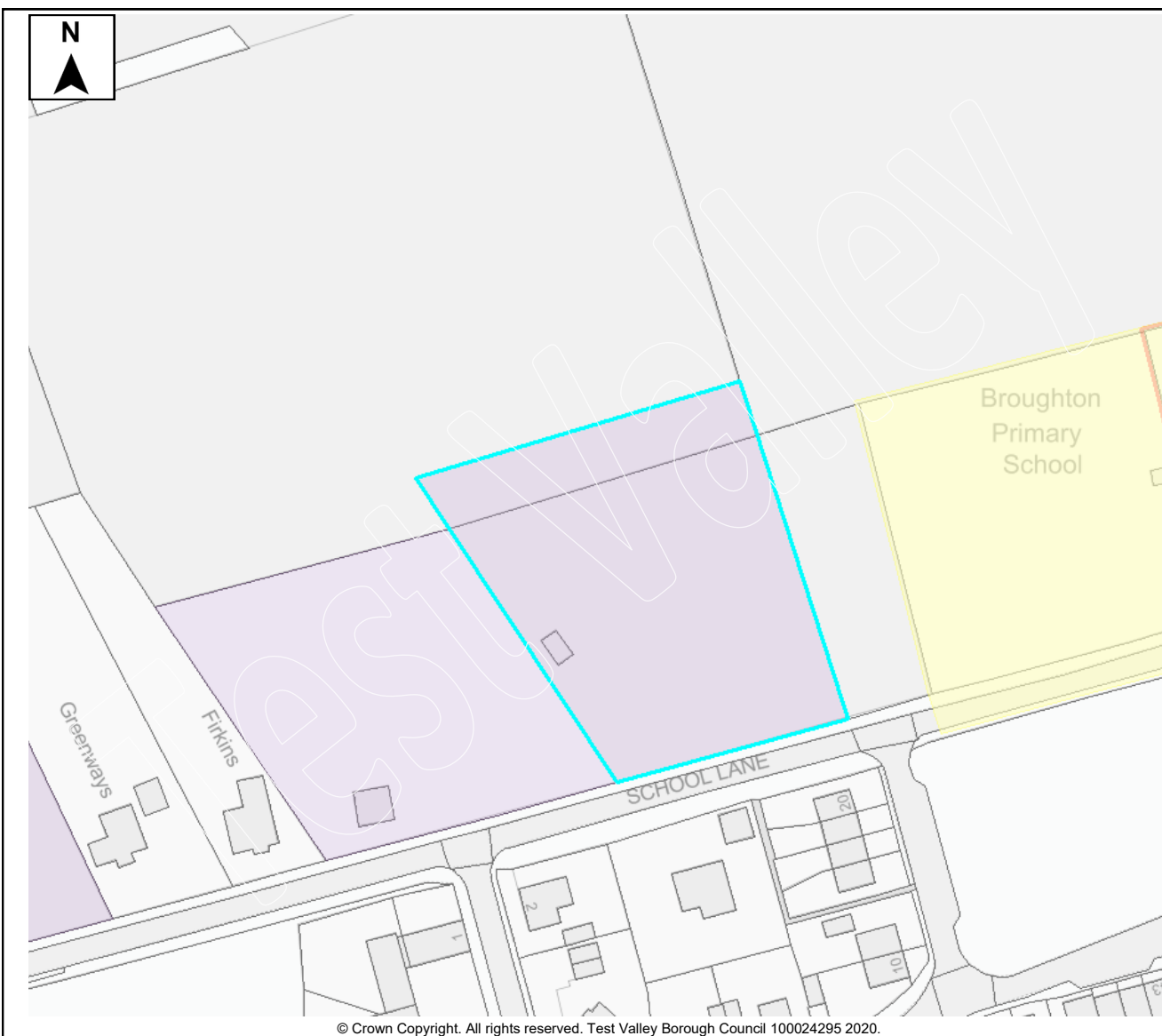
© Crown Copyright. All rights reserved. Test Valley Borough Council 100024295 2020.



Site Details											
SHELAA Ref	362	Site Name	Fairbournes Farm								
		Settlement	Braishfield								
Parish/Ward	Braishfield				Site Area	80 Ha		Developable Area	60 Ha		
Current Land Use	Cattle grazing				Character of Surrounding Area	Agricultural and residential					
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	5 Ha		Greenfield	75 Ha	
Site Constraints											
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities				Other (details below)		✓	
Local Gap (E3)		SSSI		Land Ownership				Public rights of way Ground Water Zone Of Special Interest Village Design Statement New Forest SPA Mottisfont Bats SSSI/SAC Foraging Buffer			
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants							
Listed Building (E9)		AONB (E2)		Access/Ransom Strips							
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land							
Public Open Space (LHW1)		TPO	✓	Pollution (E8)							
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding							

Proposed Development													
Availability		Residential				✓		Dwellings		Phasing if permitted			
Promoted by land owner	✓	Employment						Floor Space (m²)					
Site Available Immediately	✓	Retail						Floor Space (m²)					
Site Currently Unavailable		Leisure						Floor Space (m²)					
		Traveller Site						Pitches					
Achievability/Developer Interest		Other				✓	Green Infrastructure						
Promoted by developer													
Developer interest		✓											
No developer interest													
Deliverability		Mixed Use Scheme											
Could commence in 5yrs		Residential		✓	500	Dwellings							
Unlikely to commence in 5yrs		Employment				Floor Space (m²)							
		Retail				Floor Space (m²)							
		Leisure				Floor Space (m²)							
		Other		✓	Local Centre								
Possible self build plot provision													
Yes				✓									
No													
This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.													
										Year 1			
										Year 2		50	
										Year 3		50	
										Year 4		50	
										Year 5		50	
										Years 6-10		300	
										Years 11-15			
										Years 15+			
										Total		500	
										Not Known			

Summary									
Phasing if permitted					The site is available and promoted for development by the land owner, with interest from a developer.				
Year 1									
Year 2	50				The site is located predominantly outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Braishfield which is identified as a Rural Village in the Local Plan Settlement Hierarchy.				
Year 3	50								
Year 4	50								
Year 5	50								
Years 6-10	300				Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.				
Years 11-15									
Years 15+									
Total	500				<h3>Hbic Local Ecological Network</h3> <p>An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes both Core Non-Statutory Areas containing “Ancient Woodlands” “All Local Wildlife Sites (SINCs)” or “Priority Habitats” and Network Opportunity Areas.</p> 				
Not Known									



Site Details

SHELAA Ref	20	Site Name	Land north of School Lane						
		Settlement	Broughton						
Parish/Ward	Broughton			Site Area	0.49 Ha	Developable Area	0.49 Ha		
Current Land Use	Grazing			Character of Surrounding	Residential and countryside				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	✓
No	

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

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

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

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Summary

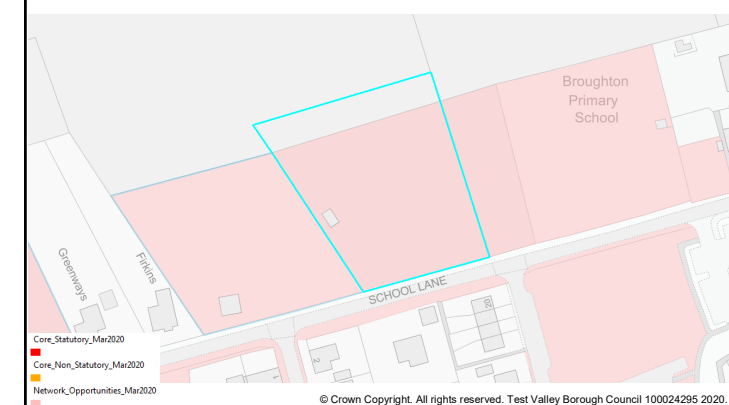
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

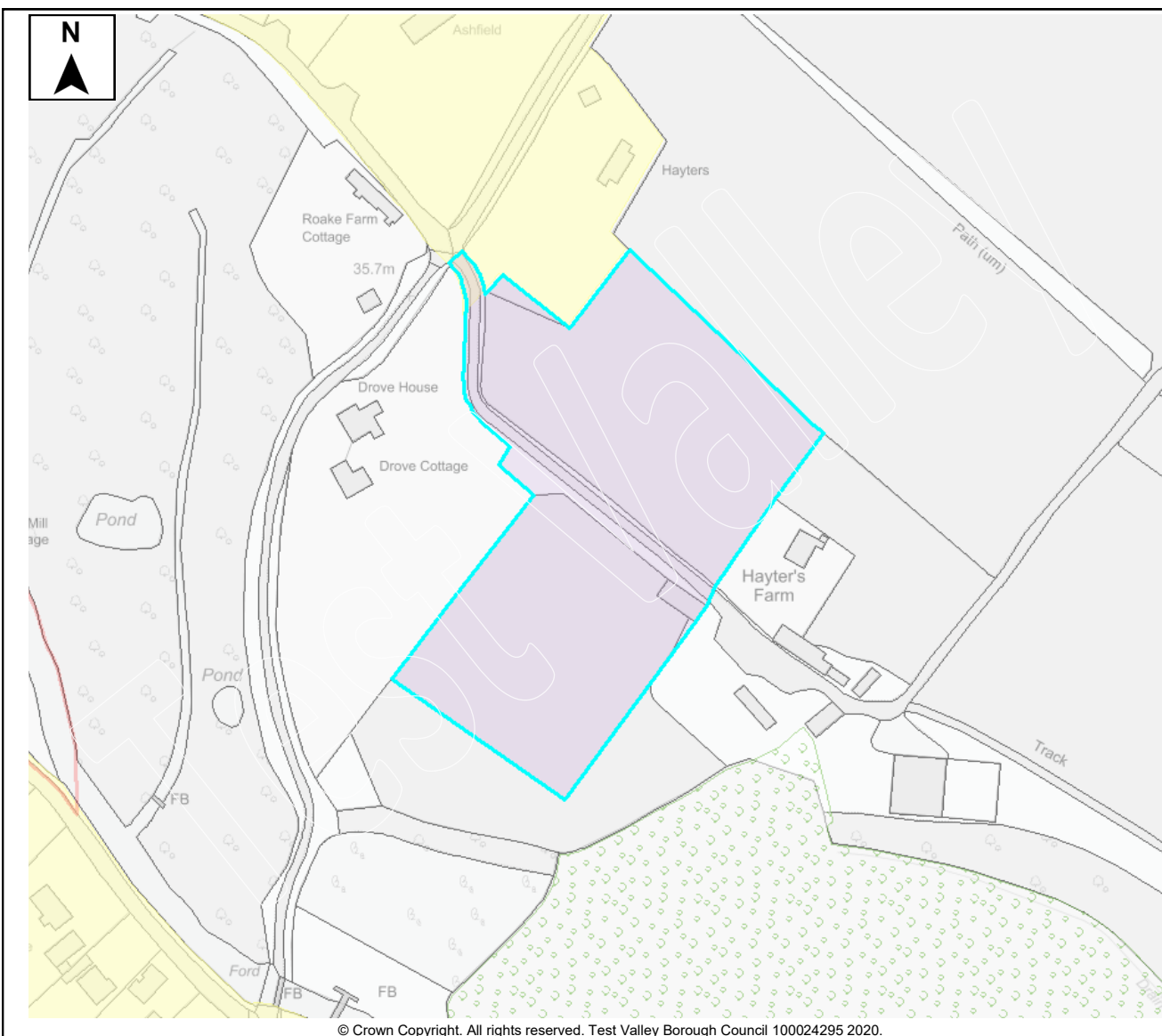
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Broughton which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	✓
No	

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

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

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Summary

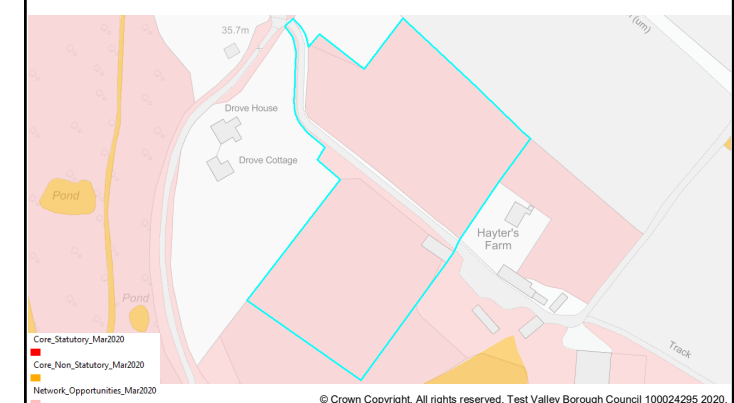
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

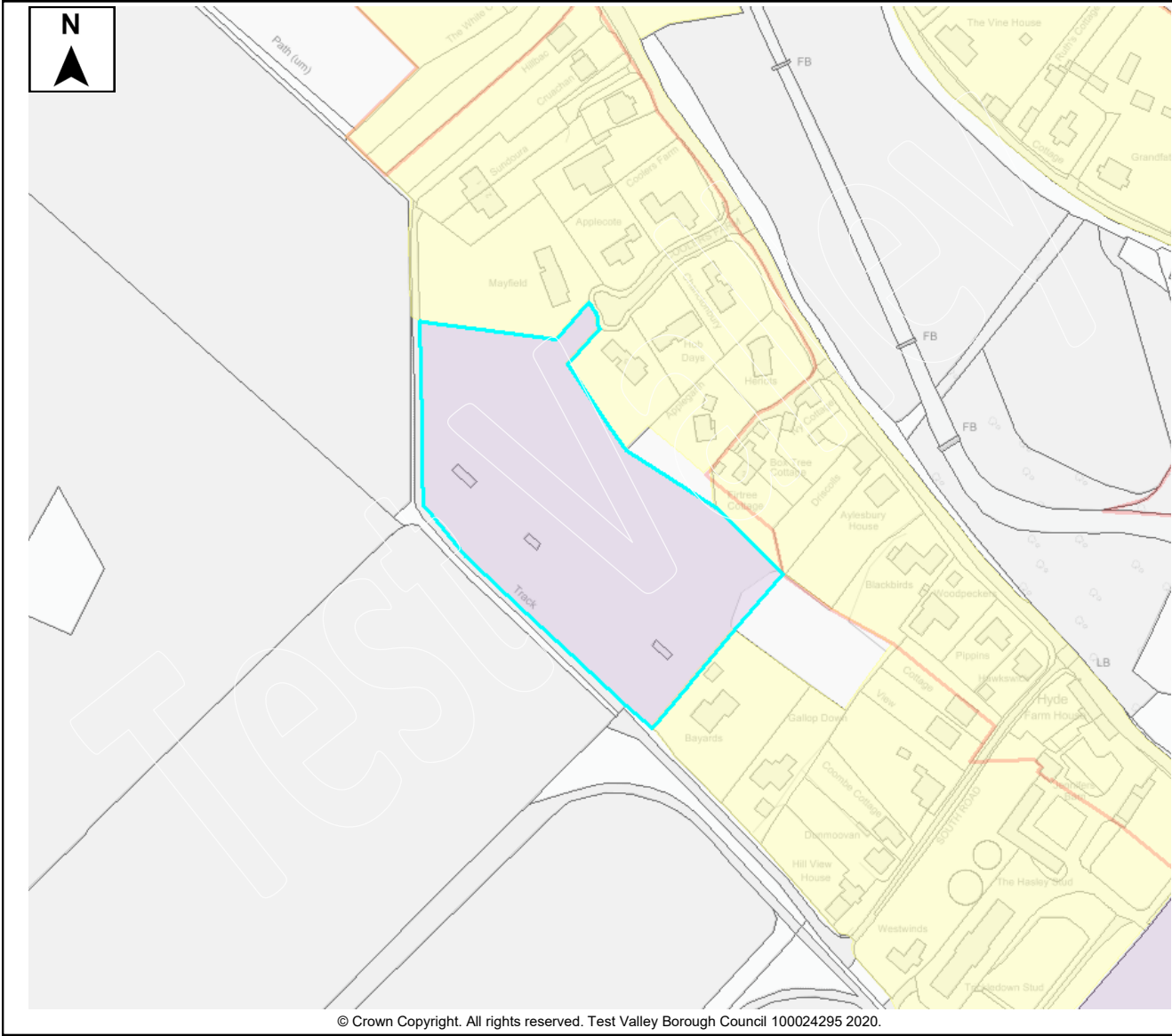
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the village of Broughton which is identified as a Rural Village in the Local Plan Settlement Hierarchy.

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

Hbic Local Ecological Network

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





Site Details										
SHELAA Ref	107	Site Name	Coolers Farm Field							
		Settlement	Broughton							
Parish/Ward	Broughton				Site Area	1.25 Ha	Developable Area	1.25 Ha		
Current Land Use	Vacant undeveloped land				Character of Surrounding Area	Dwellings and agricultural				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓		
Local Gap (E3)		SSSI	✓	Land Ownership		Mottisfont Bats SSSI/SAC Foraging Buffer Flood Alert Areas Village Design Statement				
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO	✓	Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

Proposed Development

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

Residential	✓	19	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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

Summary

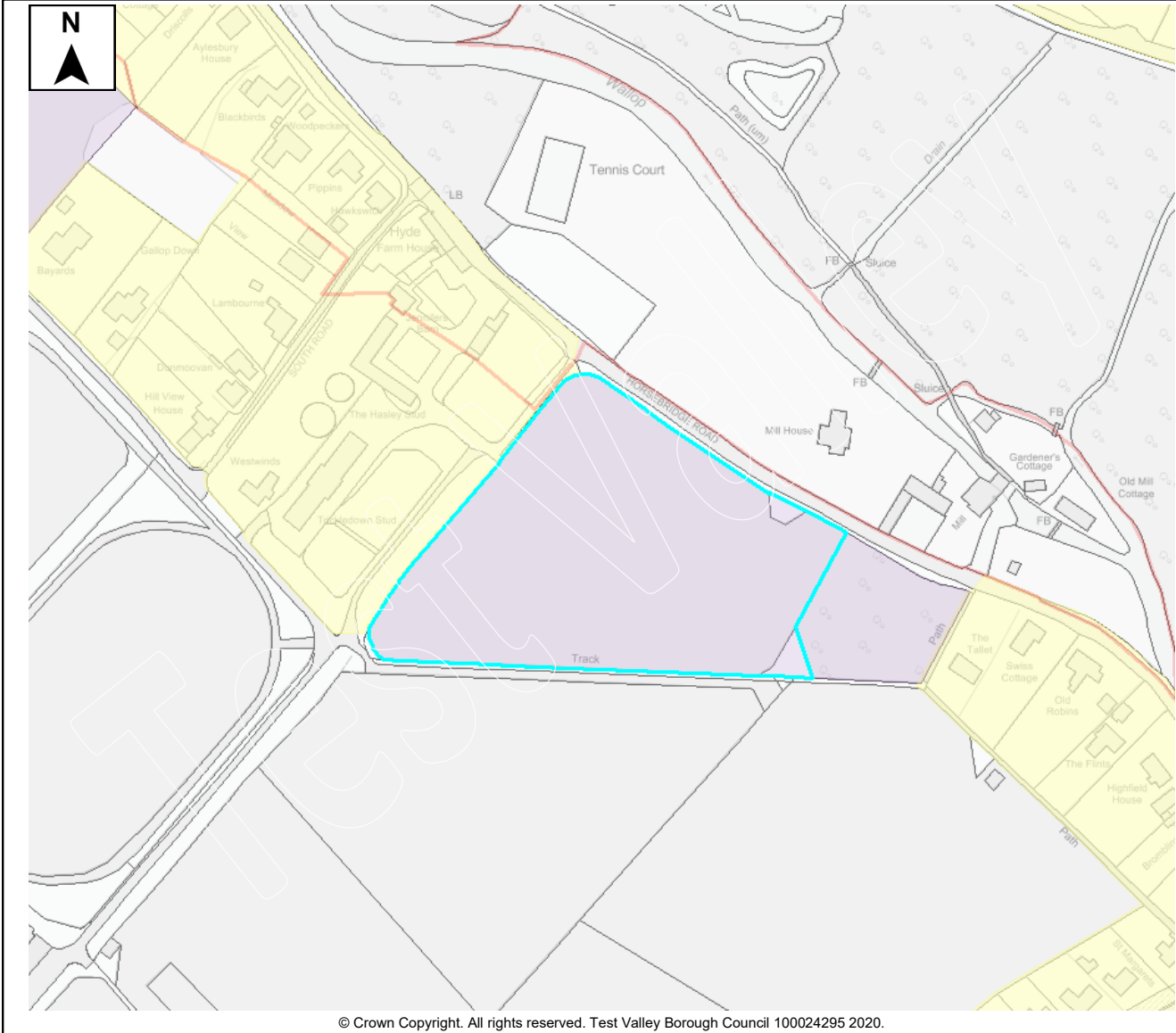
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Site Details

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

Site Constraints

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

Proposed Development

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

Residential	✓	45	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted	
Year 1	
Year 2	45
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	45
Not Known	

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Summary

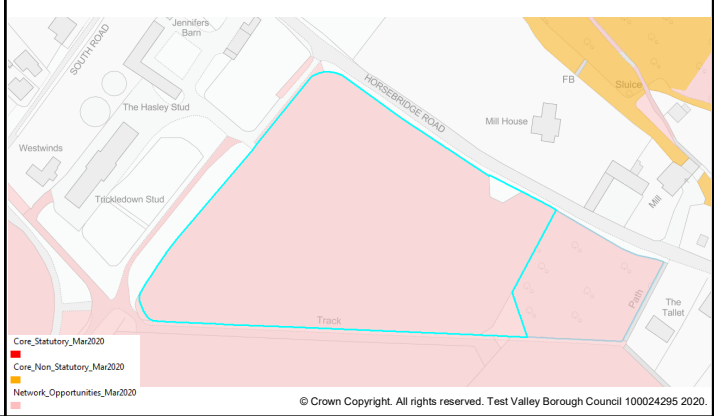
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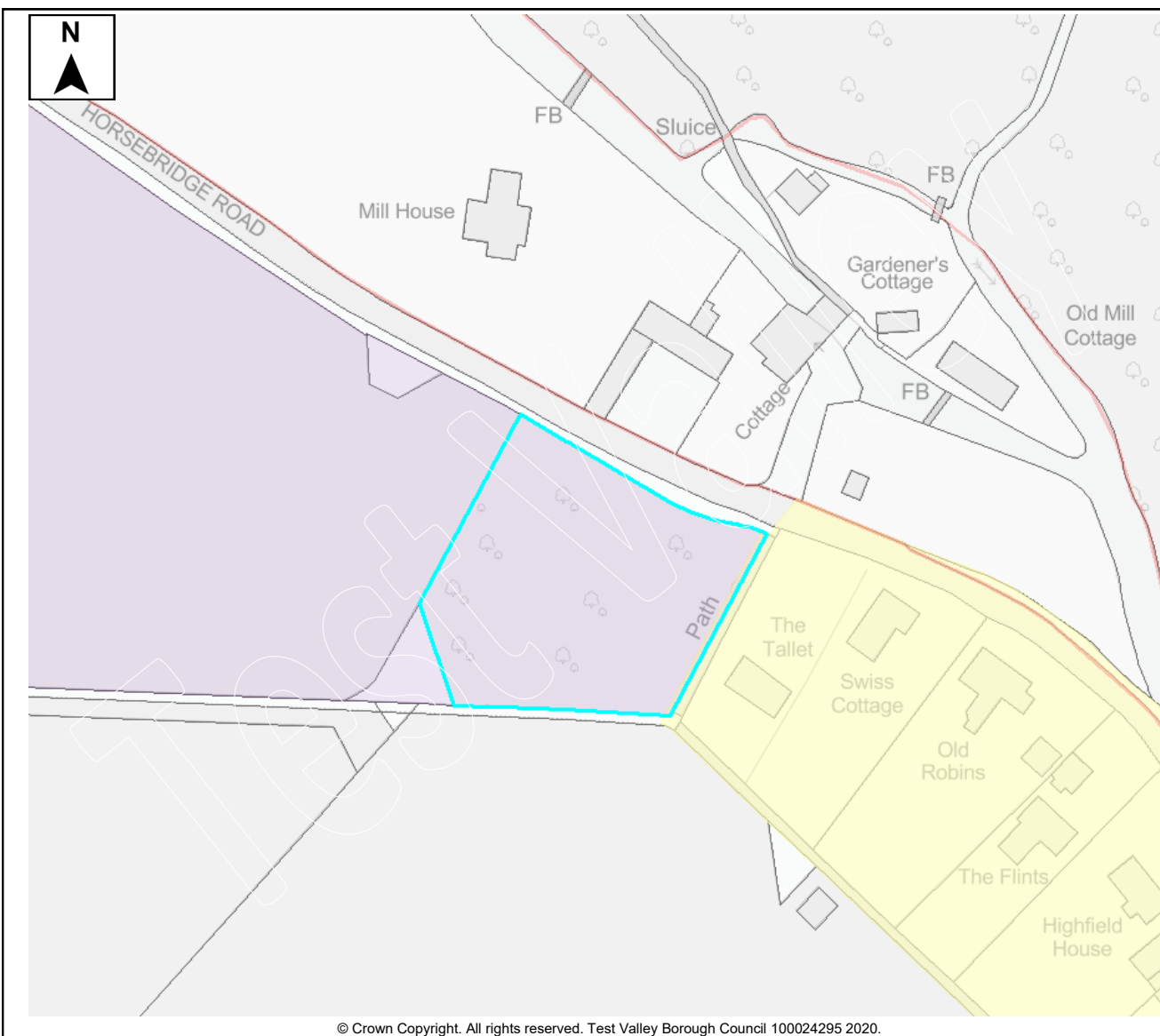
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Site Details

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

Site Constraints

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

Proposed Development

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

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

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

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Summary

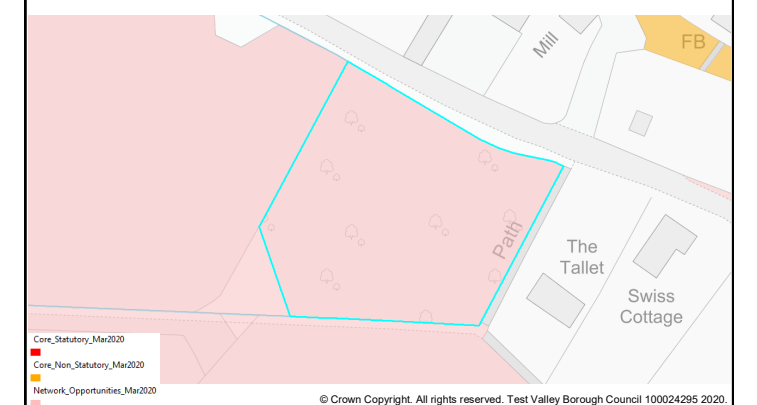
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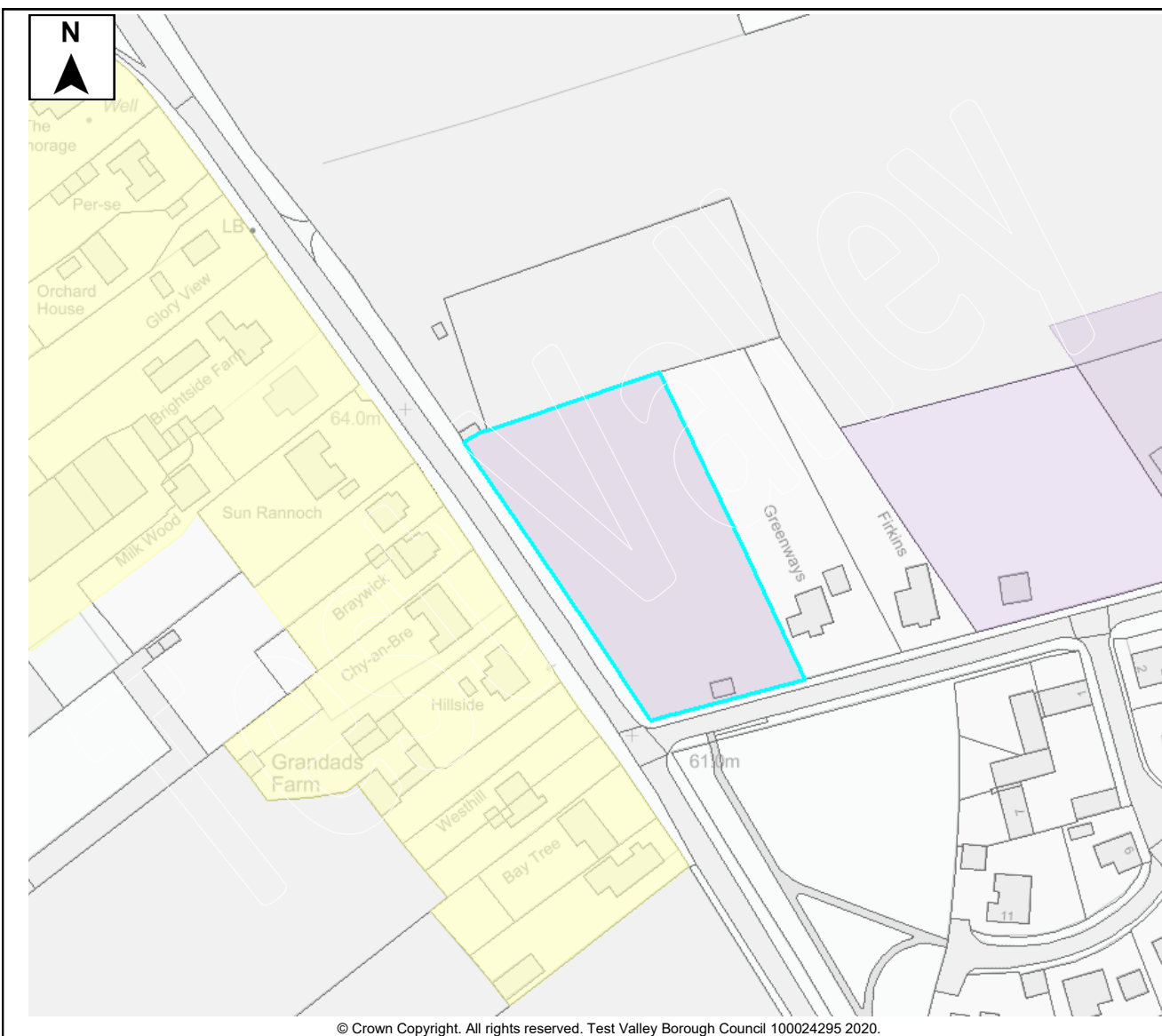
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Site Details										
SHELAA Ref	225	Site Name	Land at Brightside Farm							
		Settlement	Broughton							
Parish/Ward	Broughton				Site Area	0.4 Ha	Developable Area	0.4 Ha		
Current Land Use	Paddocks				Character of Surrounding	Dwellings and agriculture				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓		
Local Gap (E3)		SSSI	✓	Land Ownership		Mottisfont Bats SSSI/SAC Foraging Buffer Village Design Statement				
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land						
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

Proposed Development				Summary	
Availability		Residential		Phasing if permitted	
Promoted by land owner	✓	✓ 6	Dwellings	Year 1	
Site Available Immediately	✓		Floor Space (m²)	Year 2	
Site Currently Unavailable			Floor Space (m²)	Year 3	6
			Floor Space (m²)	Year 4	
			Pitches	Year 5	
				Years 6-10	
				Years 11-15	
				Years 15+	
				Total	6
				Not Known	
Achievability/Developer Interest		Mixed Use Scheme			
Promoted by developer		Residential	Dwellings		
Developer interest		Employment	Floor Space (m²)		
No developer interest	✓	Retail	Floor Space (m²)		
		Leisure	Floor Space (m²)		
		Other			
Deliverability					
Could commence in 5yrs					
Unlikely to commence in 5yrs	✓				
Possible self build plot provision					
Yes	✓				
No					
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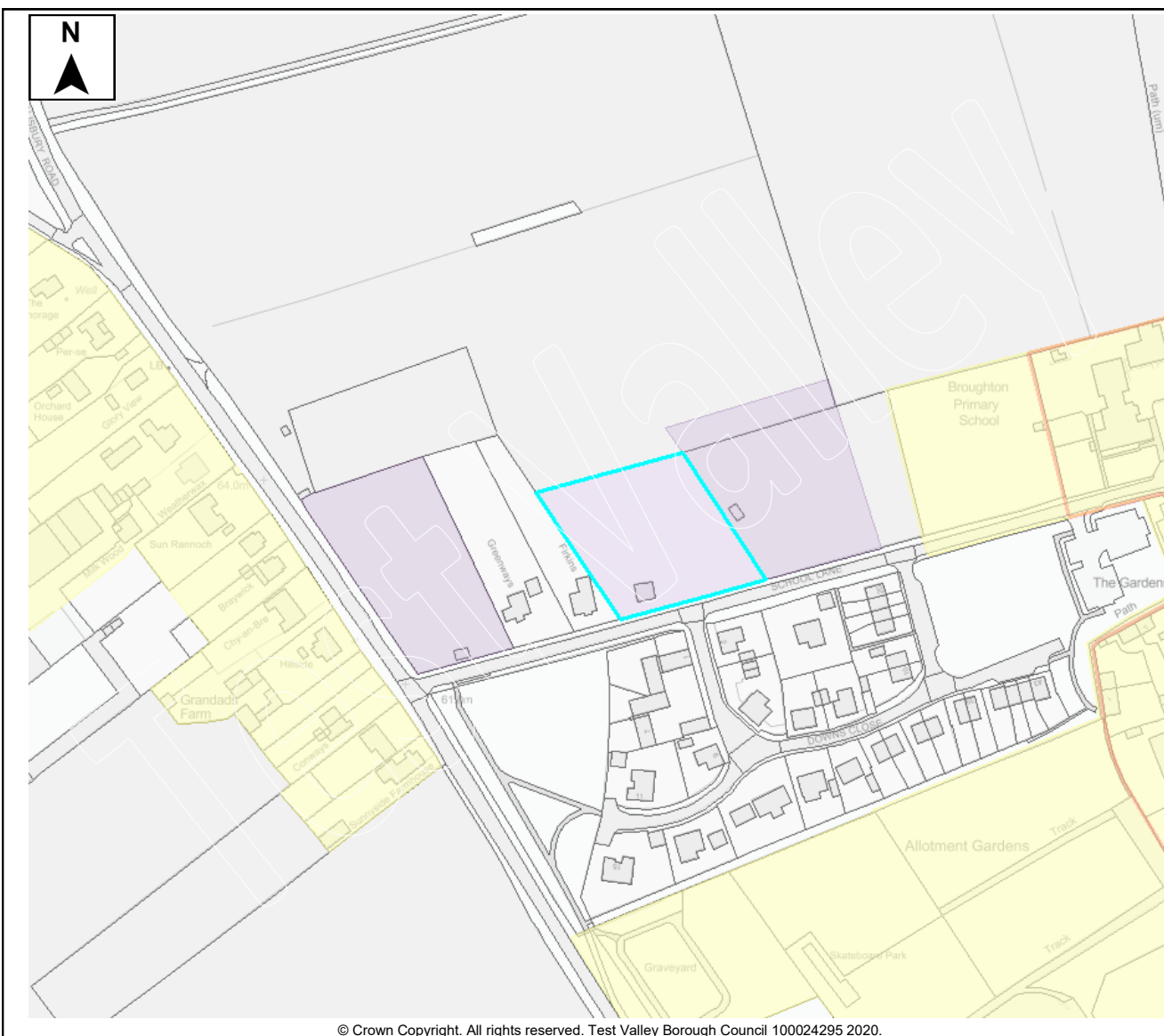
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Core_Statutory_Mar2020
Core_Non_Statutory_Mar2020
Network_Opportunities_Mar2020

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Site Details

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

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes/Element	✓
No	

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

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

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

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Summary

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

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

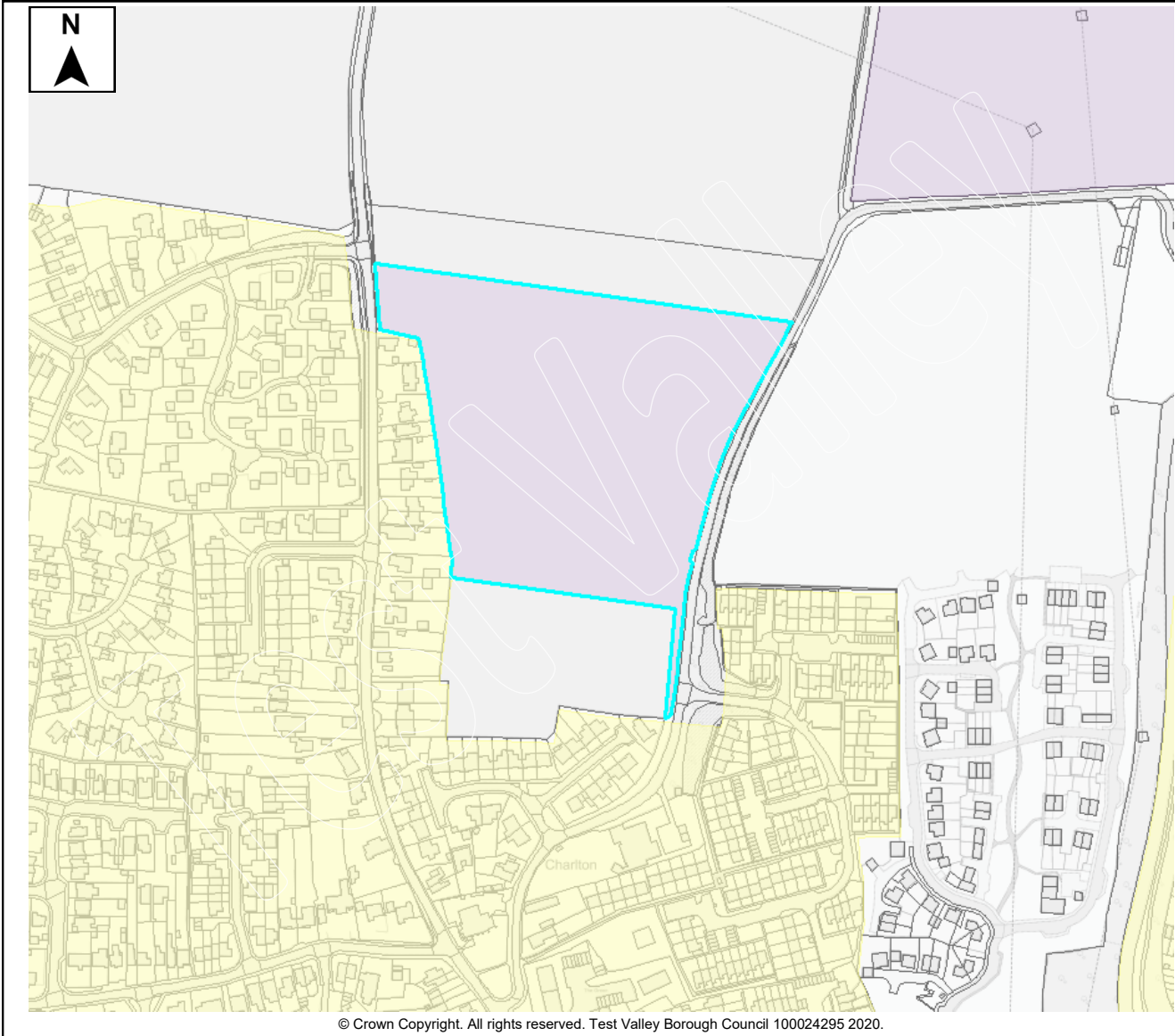
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Site Details

SHELAA Ref	242	Site Name	Land at Charlton			
		Settlement	Charlton			
Parish/Ward	Charlton			Site Area	3.839 Ha	Developable Area 3.839 Ha
Current Land Use	Arable land			Character of Surrounding	Dwellings and agriculture	
Brownfield/PDL		Greenfield	✓	Combined		
				Brownfield/PDL	Ha	Greenfield Ha

Site Constraints

Countryside (COM2)	✓	SINC		Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)		SSSI		Land Ownership		HCC Land Interest: 2618 (GRAZING LAND CHARLTON)	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding			

Proposed Development

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

Residential	✓	115	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

Phasing if permitted	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Years 6-10	115
Years 11-15	
Years 15+	
Total	115
Not Known	

Summary

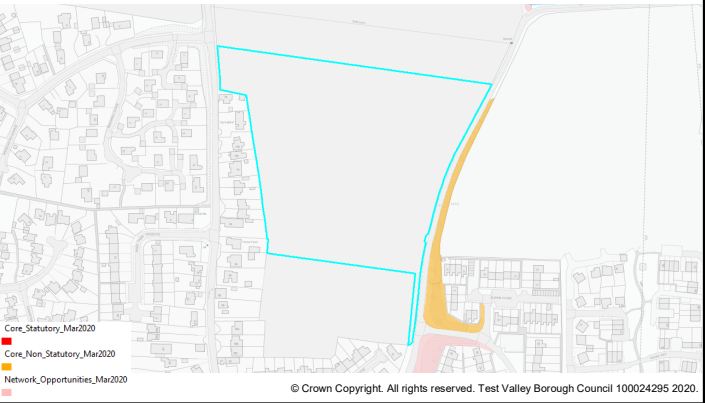
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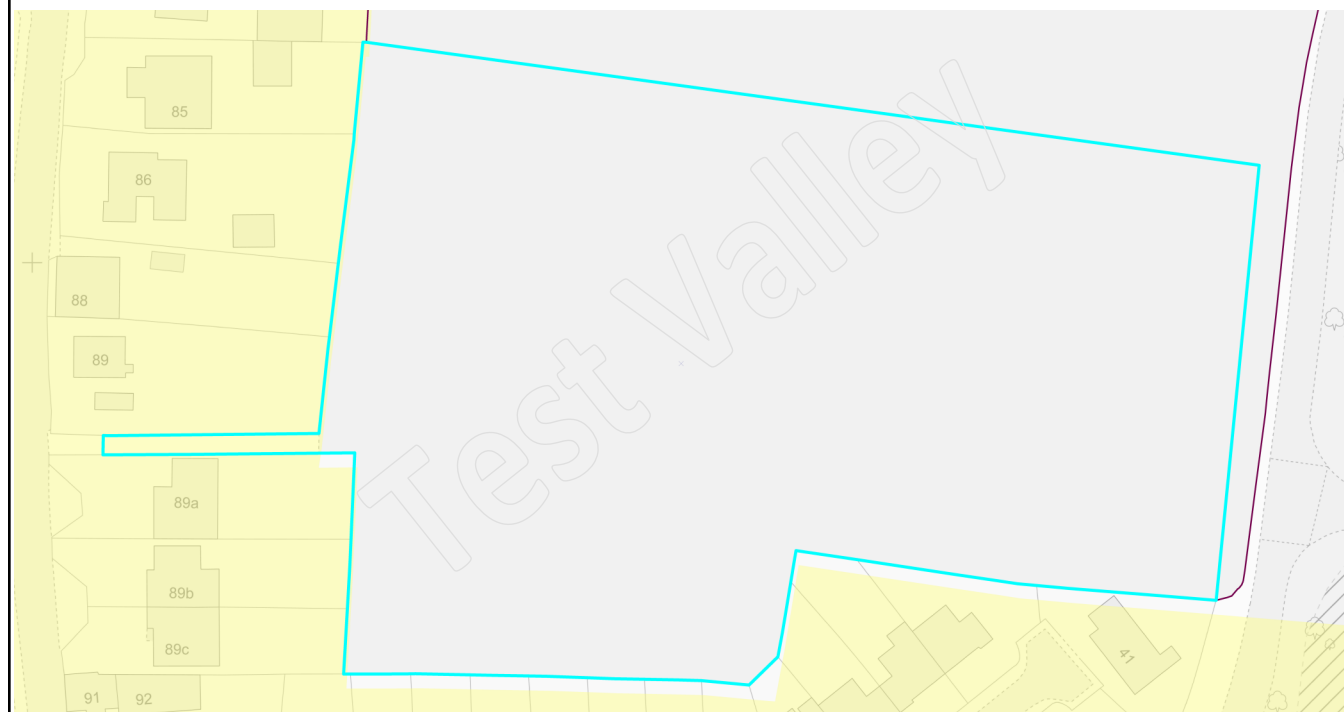
Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.

Hbic Local Ecological Network

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Site Details

SHELAA Ref	390	Site Name	Land off Enham Lane					
		Settlement	Charlton					
Parish/Ward	Charlton			Site Area	1.32 Ha	Developable Area	1.32 Ha	
Current Land Use	Arable land			Character of Surrounding Area	Dwellings and agriculture			
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	✓
No	

Residential	✓	52	Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			

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

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

Summary

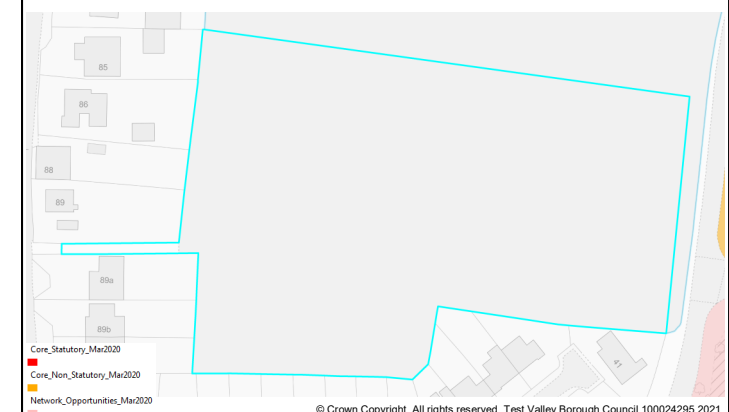
The site is available and promoted for development by the land owner, with interest from potential developers.

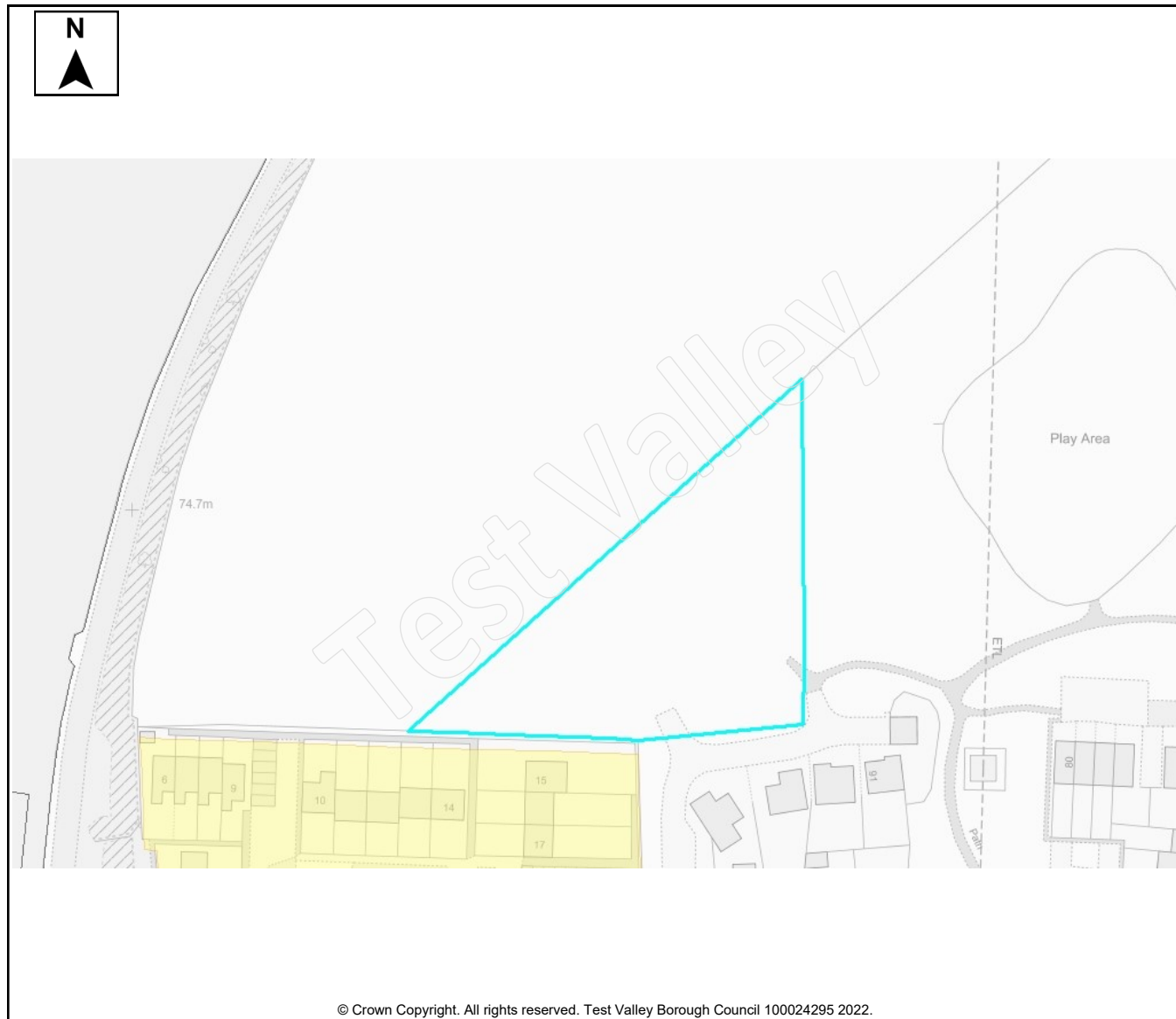
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Site Details

SHELAA Ref	423	Site Name	Land north-west of Peake Way					
		Settlement	Charlton					
Parish/Ward	Charlton			Site Area	0.3Ha	Developable Area	0.3Ha	
Current Land Use	Grassland			Character of Surrounding Area	Agricultural and residential			
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	✓
No	

Residential	✓	6	Dwellings
Employment			Floor Space (m ²)
Retail			Floor Space (m ²)
Leisure			Floor Space (m ²)
Traveller Site			Pitches
Other			

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

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Summary

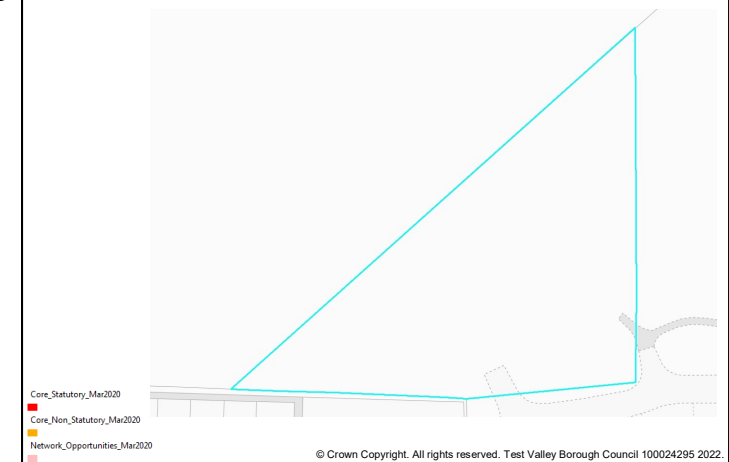
The site is available and promoted for development by the land owner, who is also the developer.

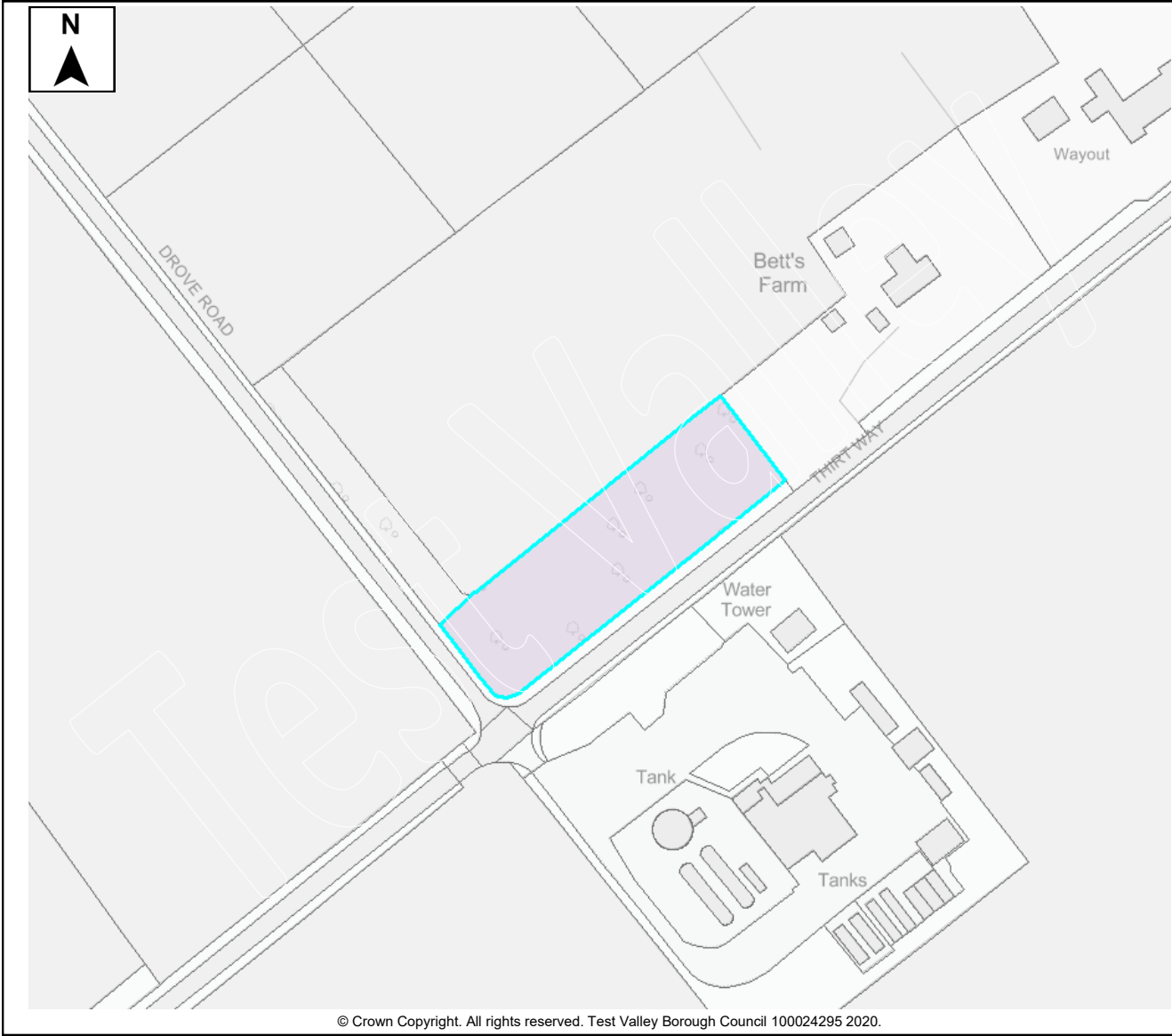
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Site Details

SHELAA Ref	287	Site Name	Thirt Way						
		Settlement	Chilbolton						
Parish/Ward	Chilbolton			Site Area	0.3 Ha	Developable Area	0.3 Ha		
Current Land Use	Grazing			Character of Surrounding Area	Water Treatment Works, Agriculture, Residential and Industrial uses				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

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

Proposed Development

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

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

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

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

Summary

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

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

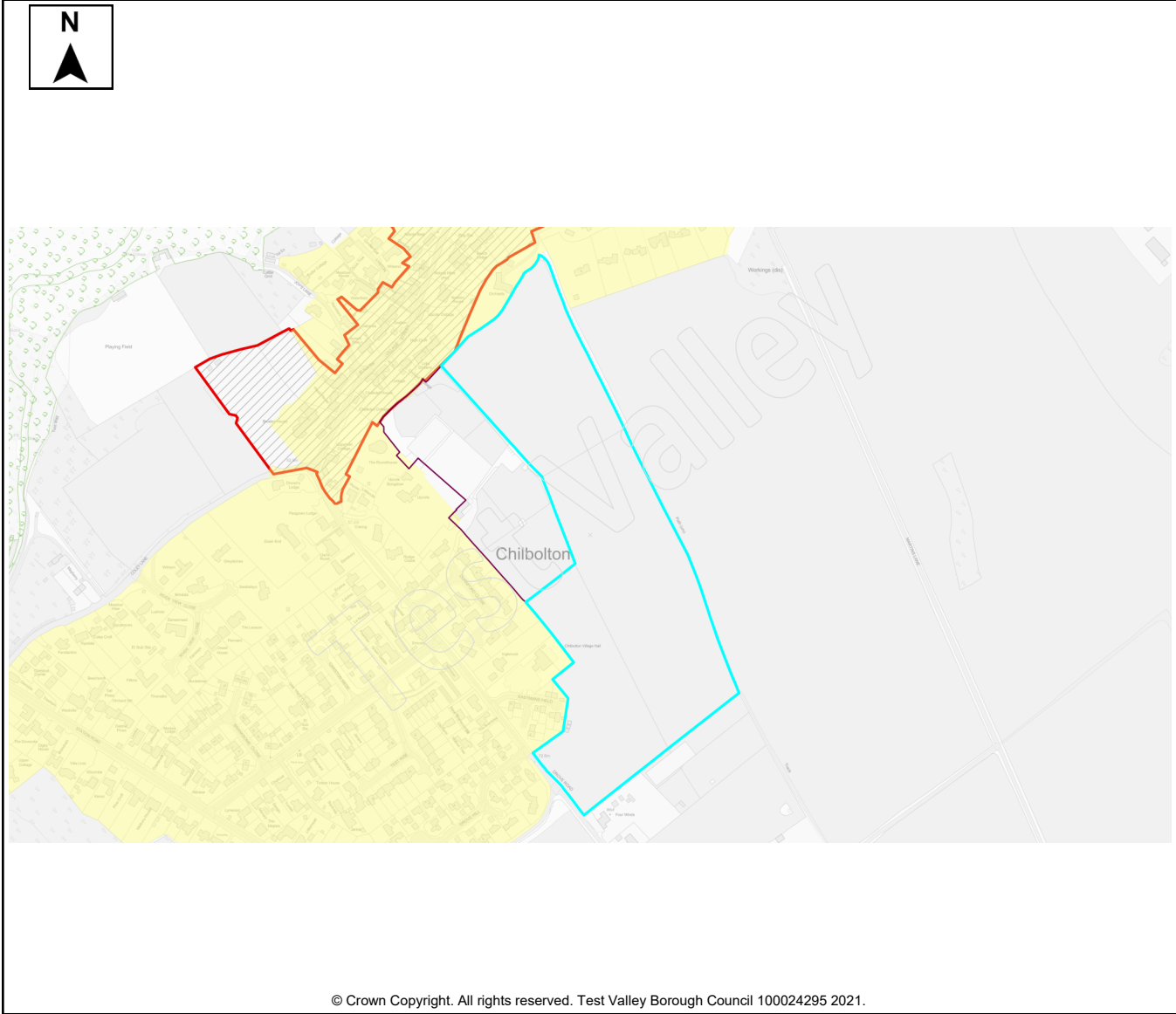
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

Hbic Local Ecological Network

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

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Network_Opportunities_Mar2020

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Site Details							
SHELAA Ref	389	Site Name	Land to the North East of Drove Road				
		Settlement	Chilbolton				
Parish/Ward	Chilbolton				Site Area	9.2 Ha	Developable Area 6.9 Ha
Current Land Use	Grazing				Character of Surrounding Area	Residential and community hall	
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Greenfield
Site Constraints							
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities		Other (details below) ✓
Local Gap (E3)			SSSI		Land Ownership		Archaeology Yellow (locally Or Regionally Important) Village Design Statement
Conservation Area (E9)		✓	SPA/SAC/Ramsar		Covenants/Tenants		
Listed Building (E9)			AONB (E2)		Access/Ransom Strips		
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land		
Public Open Space (LHW1)			TPO		Pollution (E8)		
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding	✓	

Proposed Development

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

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

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

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

Summary

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

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

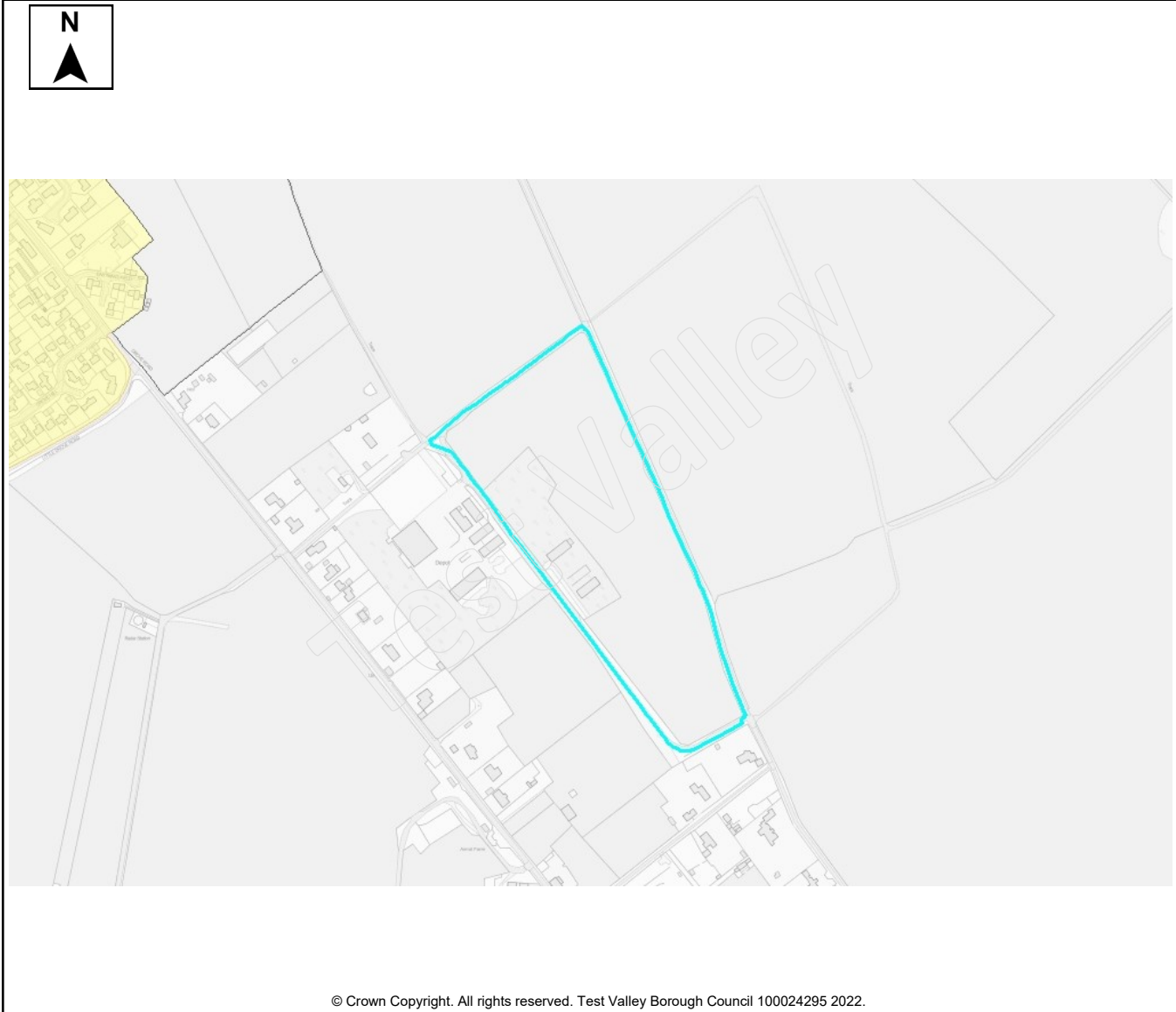
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

Hbic Local Ecological Network

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

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Site Details										
SHELAA Ref	431	Site Name	Land south west of Martins Lane							
		Settlement	Chilbolton							
Parish/Ward	Chilbolton				Site Area	7.3Ha		Developable Area	7.3Ha	
Current Land Use	Agricultural land and buildings				Character of Surrounding Area	Agricultural, commercial and residential				
Brownfield/PDL		Greenfield		Combined	✓	Brownfield/PDL	0.5Ha		Greenfield	6.8Ha
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)		✓		
Local Gap (E3)		SSSI		Land Ownership		Adjacent public right of way				
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land	✓					
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

Proposed Development

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

Residential			Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			
Mixed Use Scheme			
Residential	✓	140	Dwellings
Employment	✓	20,000	Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Other			

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

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

Summary

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

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

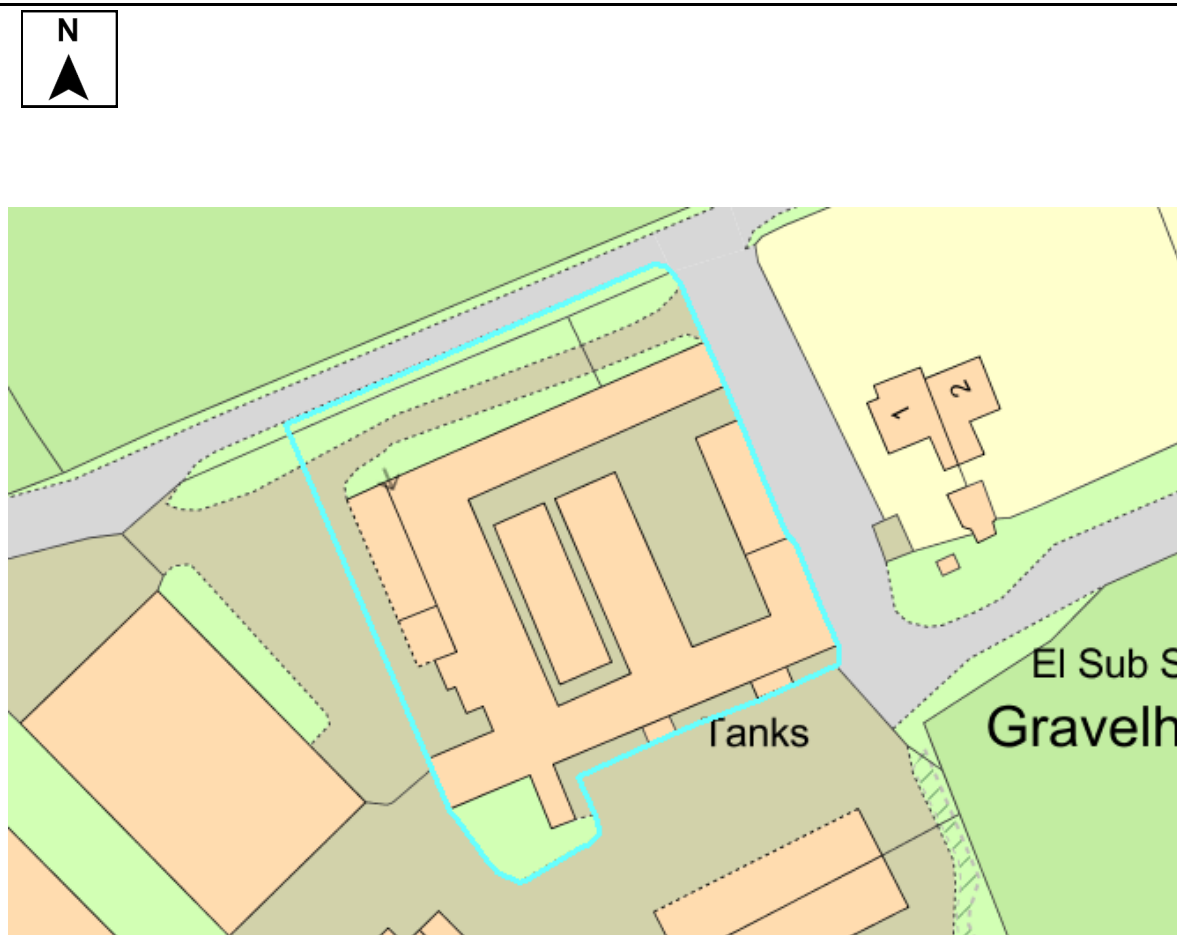
Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.

Hbic Local Ecological Network

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

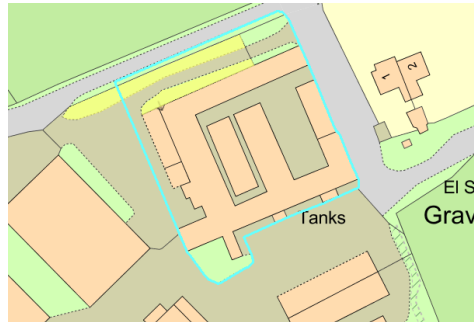
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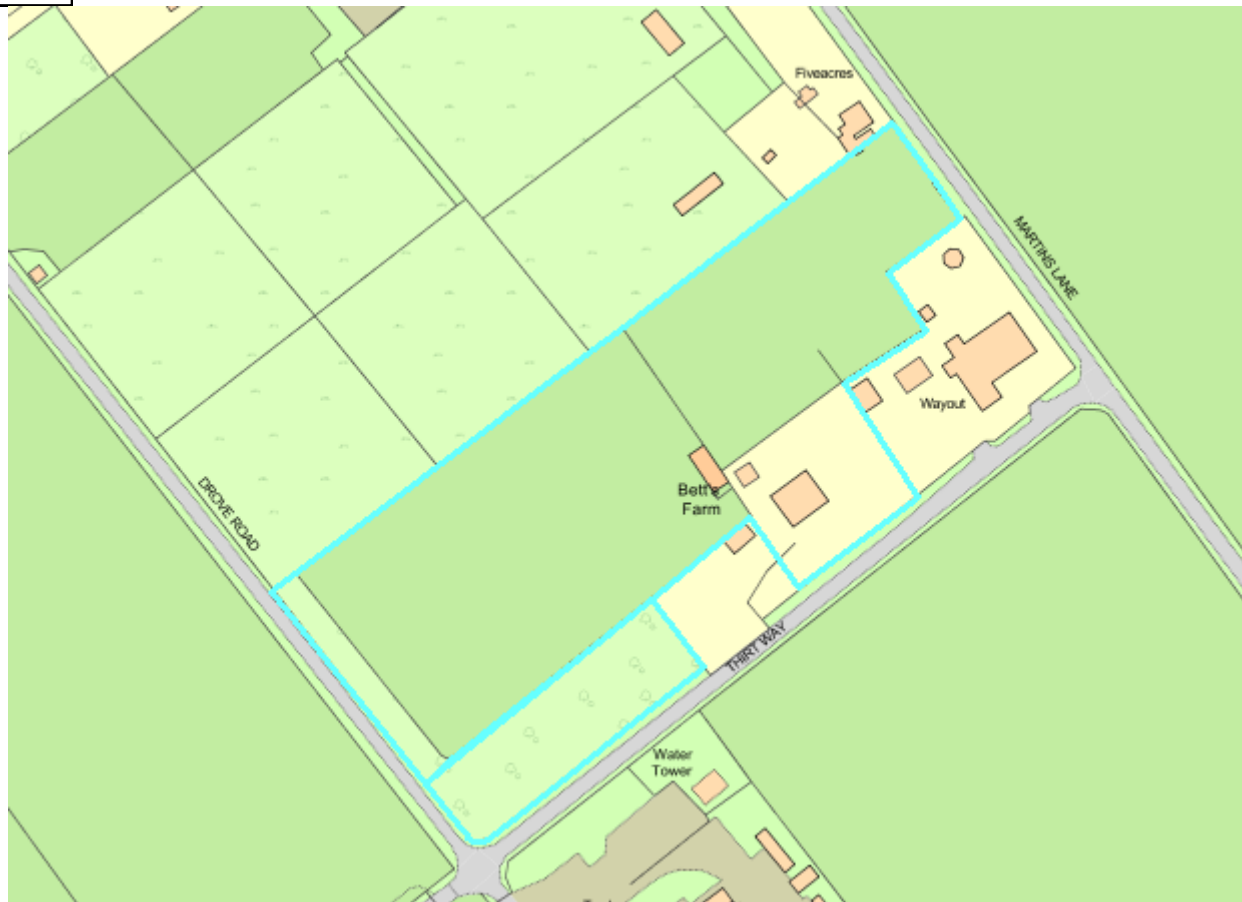
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Site Details										
SHELAA Ref	465	Site Name	Land at Gravel Hill Buildings							
		Settlement	Chilbolton							
Parish/Ward	Chilbolton				Site Area	0.3 ha		Developable Area	0.3 ha	
Current Land Use	Agricultural buildings				Character of Surrounding Area	Farm buildings, agricultural				
Brownfield/PDL	✓	Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)	✓	SINC		Infrastructure/ Utilities		Other (details below)				
Local Gap (E3)		SSSI		Land Ownership						
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants						
Listed Building (E9)		AONB (E2)		Access/Ransom Strips						
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land	✓					
Public Open Space (LHW1)		TPO		Pollution (E8)						
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding						

Proposed Development					Summary	
Availability		Residential			Phasing if permitted	
Promoted by land owner	✓	✓	5	Dwellings	Year 1	5
Site Available Immediately	✓	Employment		Floor Space (m²)	Year 2	
Site Currently Unavailable		Retail		Floor Space (m²)	Year 3	
Achievability/Developer Interest		Leisure		Floor Space (m²)	Year 4	
Promoted by developer		Traveller Site		Pitches	Year 5	
Developer interest		Other			Years 6-10	
No developer interest	✓	Mixed Use Scheme			Years 11-15	
Deliverability		Residential		Dwellings	Years 15+	
Could commence in 5yrs	✓	Employment		Floor Space (m²)	Total	5
Unlikely to commence in 5yrs		Retail		Floor Space (m²)	Not Known	
Possible self build plot provision		Leisure		Floor Space (m²)		
Yes		Other				
No						
<div>This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.</div>						
					<div><div><div>The site is available and promoted for development by the land owner.</div><div>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is close to the village of Chilbolton which is identified as a Rural Village in the Local Plan Settlement Hierarchy.</div><div>Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</div></div></div>	
					<div><div>Hbhc Local Ecological Network</div><div><div>An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site adjoins a Non-Statutory Network Opportunity Area.</div><div></div></div></div>	



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Site Details

SHELAA Ref	484	Site Name	Land at Betts Farm			
		Settlement	Chilbolton			
Parish/Ward	Chilbolton		Site Area	2.43 ha	Developable Area	2.43 ha
Current Land Use	Grazing, leisure		Character of Surrounding Area	Residential, industrial, equine business, agricultural.		
Brownfield/PDL	✓	Greenfield	✓	Combined		
				Brownfield/PDL	0.4 ha	Greenfield 2.0 ha

Site Constraints

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

Proposed Development

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

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

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

Possible self build plot provision	
Yes	✓
No	

Residential	✓	18-90	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted	
Year 1	
Year 2	✓
Year 3	
Year 4	
Year 5	
Years 6-10	
Years 11-15	
Years 15+	
Total	18-90
Not Known	

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

Summary

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

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

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

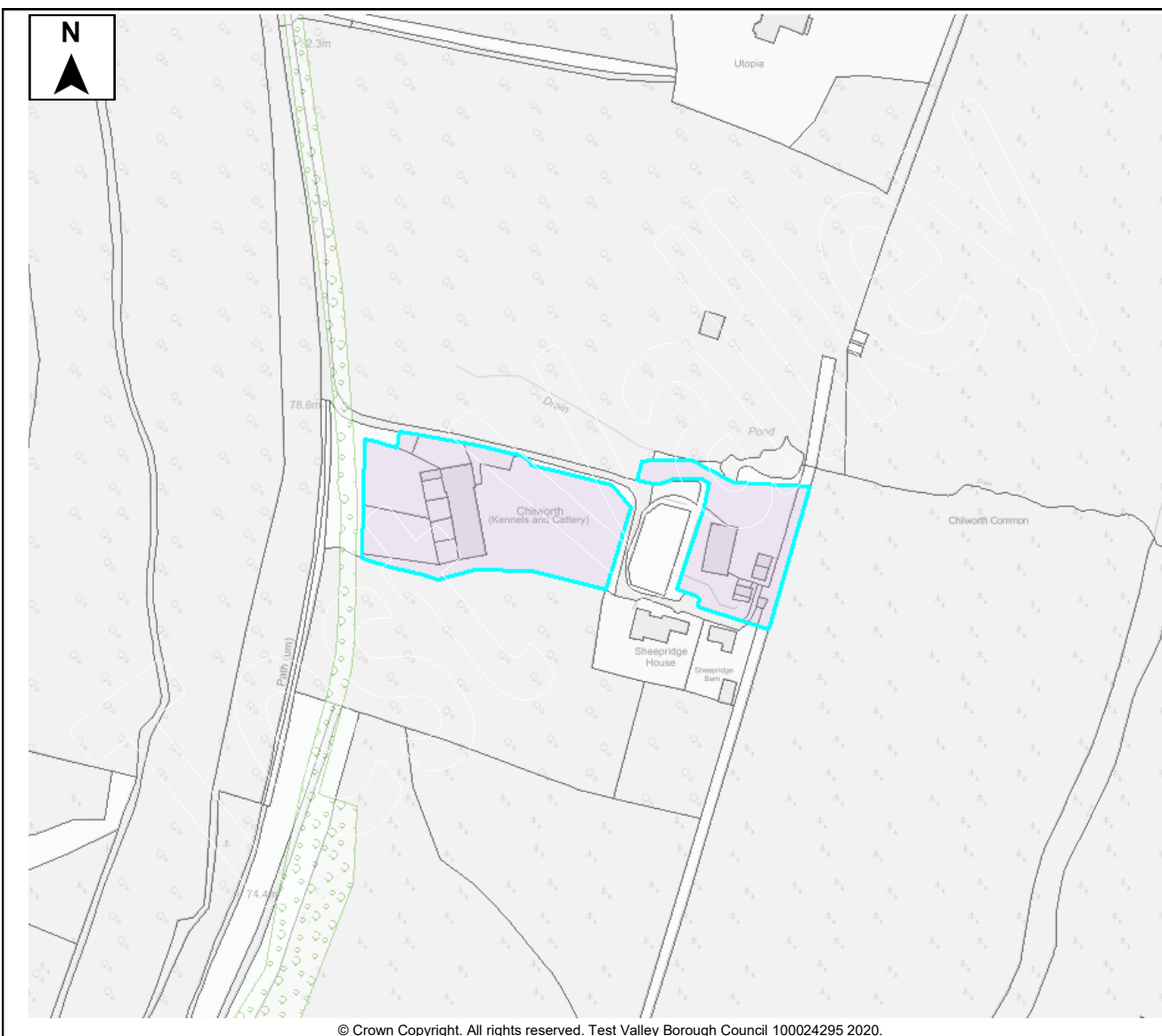
Hbhc Local Ecological Network

..An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site adjoins a Non-Statutory Network Opportunity Area.

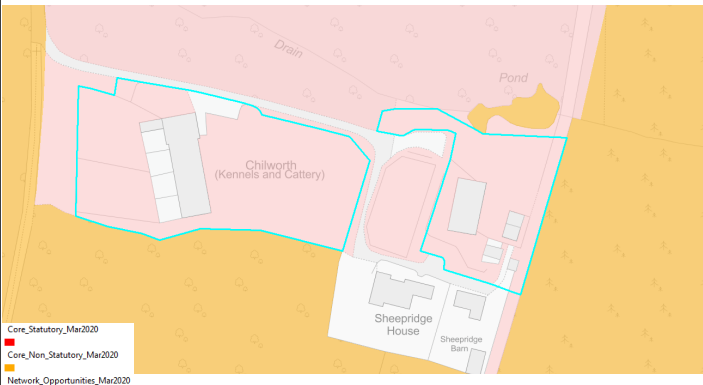


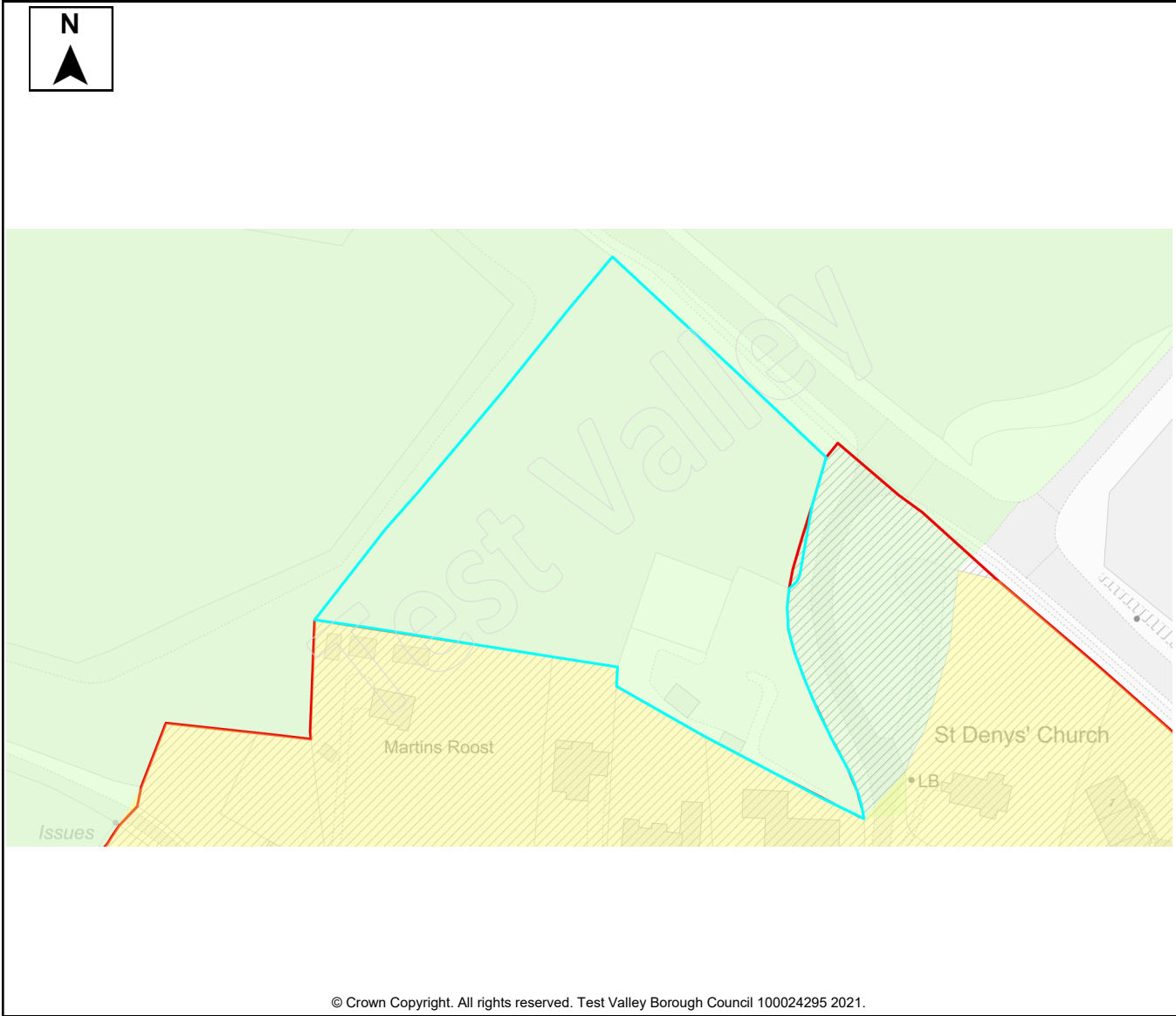
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Network_Opportunities_Mar2020

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Site Details											
SHELAA Ref	24	Site Name	Chilworth Kennels & Cattery								
		Settlement	Chilworth								
Parish/Ward	Chilworth				Site Area	1.5 Ha		Developable Area	1.1 Ha		
Current Land Use	Kennels & Cattery				Character of Surrounding	Dwellings and woodland					
Brownfield/PDL	✓	Greenfield			Combined		Brownfield/PDL	Ha	Greenfield	Ha	
Site Constraints											
Countryside (COM2)		✓	SINC		✓	Infrastructure/ Utilities		✓	Other (details below)		✓
Local Gap (E3)			SSSI			Land Ownership			New Forest SPA Zone		
Conservation Area (E9)			SPA/SAC/Ramsar		✓	Covenants/Tenants			Solent SPA Recreation Zone		
Listed Building (E9)			AONB (E2)			Access/Ransom Strips			Village Design Statement		
Historic Park & Garden (E9)			Ancient Woodland			Contaminated Land					
Public Open Space (LHW1)			TPO			Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone			Mineral Safeguarding					

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



Site Details										
SHELAA Ref	146	Site Name	Land at Chilworth Old Village							
		Settlement	Chilworth							
Parish/Ward	Chilworth				Site Area	0.9 Ha	Developable Area	0.9 Ha		
Current Land Use	Pasture				Character of Surrounding Area	Agricultural and residential				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC		Infrastructure/ Utilities			Other (details below)		✓
Local Gap (E3)		✓	SSSI		Land Ownership			New Forest SPA Solent SPA Village Design Statement		
Conservation Area (E9)		✓	SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)		✓	AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land					
Public Open Space (LHW1)			TPO		Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

Proposed Development

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

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

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

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

Summary

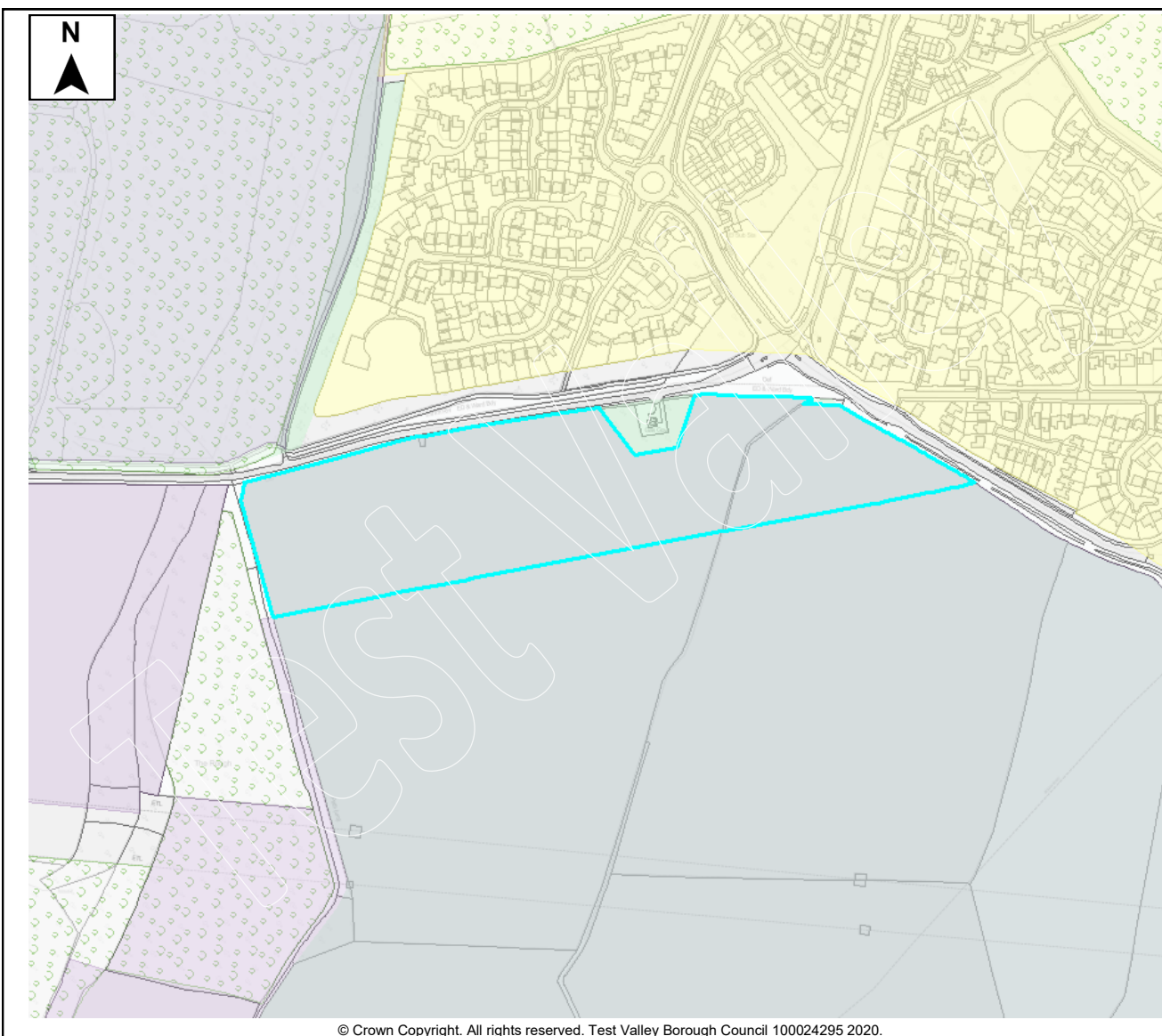
The site is available and promoted for development by the land owner, with interest from a developer.

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

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

Hbic Local Ecological Network

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



Site Details

SHELAA Ref	285	Site Name	Land at Castle Lane						
		Settlement	Valley Park						
Parish/Ward	Chilworth			Site Area	6.23 Ha	Developable Area	6.23 Ha		
Current Land Use	Agriculture			Character of Surrounding	Agriculture and dwellings				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	✓	Other (details below)	✓
Local Gap (E3)	✓	SSSI		Land Ownership		SINC - SU41401930 New Forest SPA Zone Archaeology Yellow (locally Or Regionally Important)	
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding			

Proposed Development

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

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

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

Possible self build plot provision	
Yes	
No	✓

Residential	✓	220	Dwellings
Employment			Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site			Pitches
Other			

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

Phasing if permitted	
Year 1	
Year 2	
Year 3	
Year 4	50
Year 5	50
Years 6-10	120
Years 11-15	
Years 15+	
Total	220
Not Known	

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

Summary

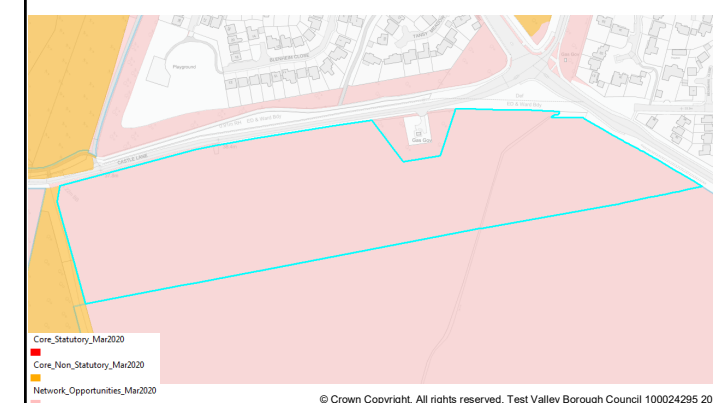
The site is available and promoted for development by the land owner, with interest from a developer.

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

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

Hbic Local Ecological Network

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





Site Details									
SHELAA Ref	371	Site Name	Land adjoining "Nattadon"						
		Settlement	Chilworth						
Parish/Ward	Chilworth					Site Area	1.6 Ha	Developable Area	1.6 Ha
Current Land Use	Grazing					Character of Surrounding Area	Residential and woodalnd		
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL	Ha	Greenfield	Ha
Site Constraints									
Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities		Other (details below)	✓		
Local Gap (E3)		SSSI		Land Ownership		Public Right of Way			
Conservation Area (E9)		SPA/SAC/Ramsar	✓	Covenants/Tenants		New Forest SPA			
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		Solent SPA			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land		Village Design Statement			
Public Open Space (LHW1)		TPO		Pollution (E8)					
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding	✓				

Proposed Development

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

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

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

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Summary

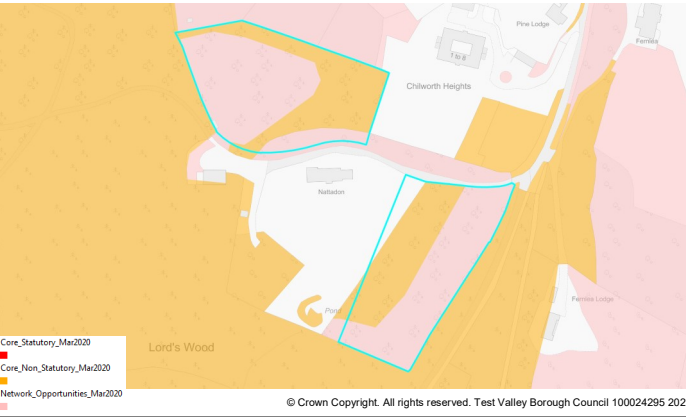
The site is available and promoted for development by the land owner, but to date has had no interest from developers.

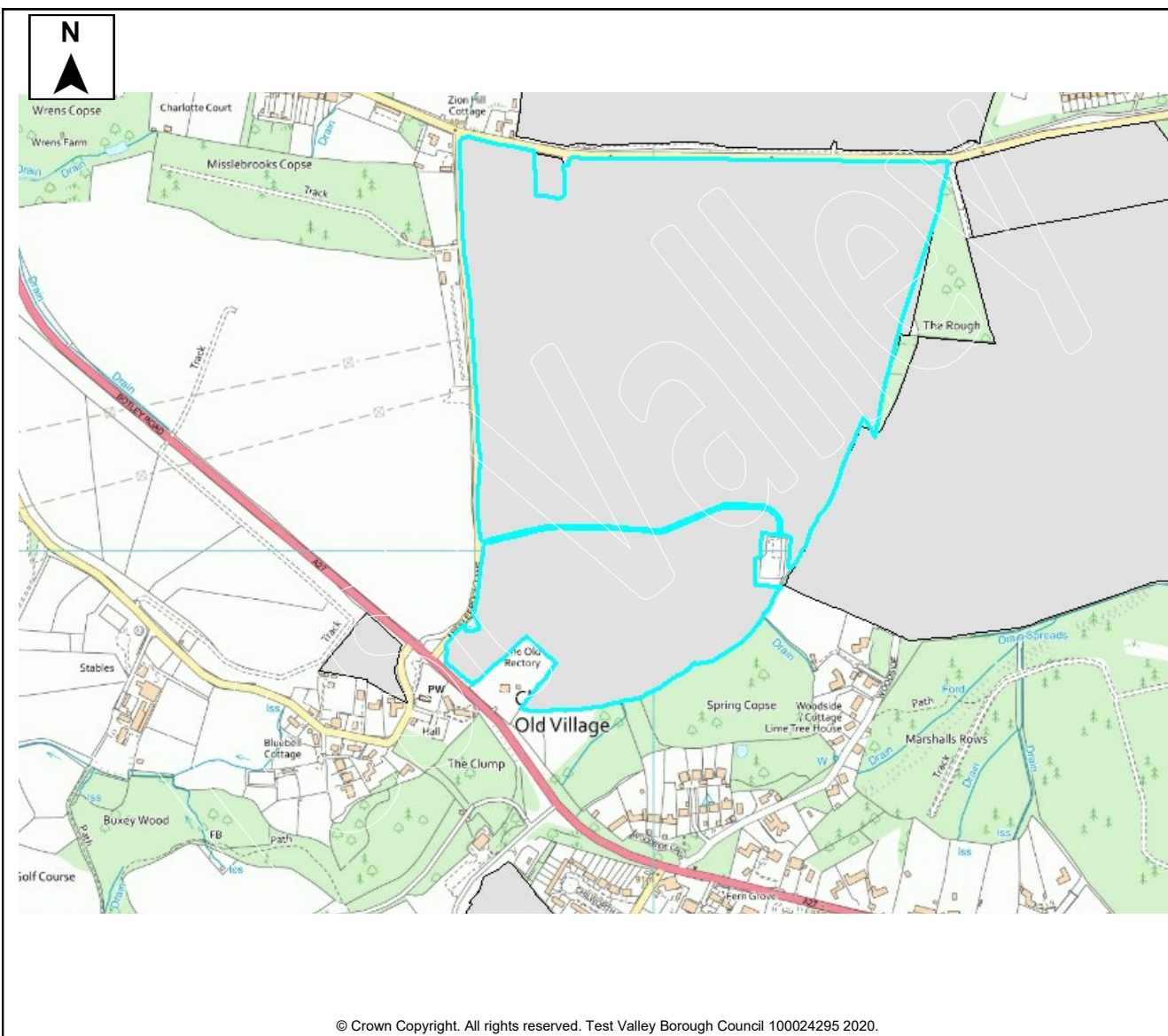
The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the Southampton University Science Park near Chilworth which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.

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

Hbic Local Ecological Network

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





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Site Details

SHELAA Ref	458	Site Name	Land at Castle Lane Farm						
		Settlement	North Baddesley						
Parish/Ward	Chilworth			Site Area	52 ha		Developable Area	48ha	
Current Land Use	Grazing, arable, caravan storage and some B1 employment in buildings. Woodland (12ha)			Character of Surrounding Area	Forestry, some amenity land and housing, agriculture				
Brownfield/PDL		Greenfield	✓	Combined	✓	Brownfield/PDL		Greenfield	48 Ha

Site Constraints

Countryside (COM2)	✓	SINC	✓	Infrastructure/ Utilities	✓	Other (details below) The site adjoins TPO woodland and Conservation Area. Stream to east of site draining to Monks Brook. 2 overhead power cables cross site.
Local Gap (E3)	✓	SSSI		Land Ownership		
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		
Listed Building (E9)		AONB (E2)		Access/Ransom Strips		
Historic Park & Garden (E9)		Ancient Woodland	✓	Contaminated Land		
Public Open Space (LHW1)		TPO		Pollution (E8)		
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding		

Proposed Development

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

Residential	✓	200-400	Dwellings
Employment	✓		Floor Space (m²)
Retail			Floor Space (m²)
Leisure			Floor Space (m²)
Traveller Site	✓		Pitches
Other			
Mixed Use Scheme			
Residential	✓		Dwellings
Employment	✓		Floor Space (m²)
Retail			Floor Space (m²)
Leisure	✓		Floor Space (m²)
Other			

Phasing if permitted

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

Summary

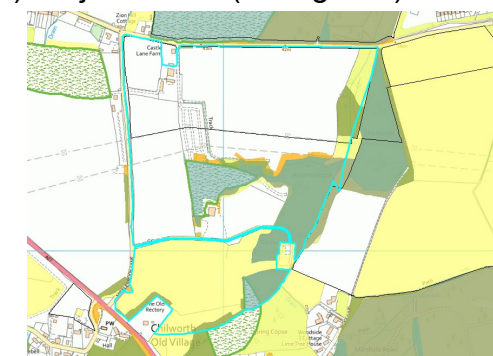
The site is promoted for development by the land owner. Interest from developers is not identified at this stage

The site is located outside of any settlement boundary and is in the defined countryside, as delineated in the TVBC Revised Local Plan DPD. It is also within the North Baddesley-Chilworth Local Gap.

The site is close to, but not adjoining, the villages of Chilworth and North Baddesley, which are both identified as Key Service Centres in the Local Plan Settlement Hierarchy.

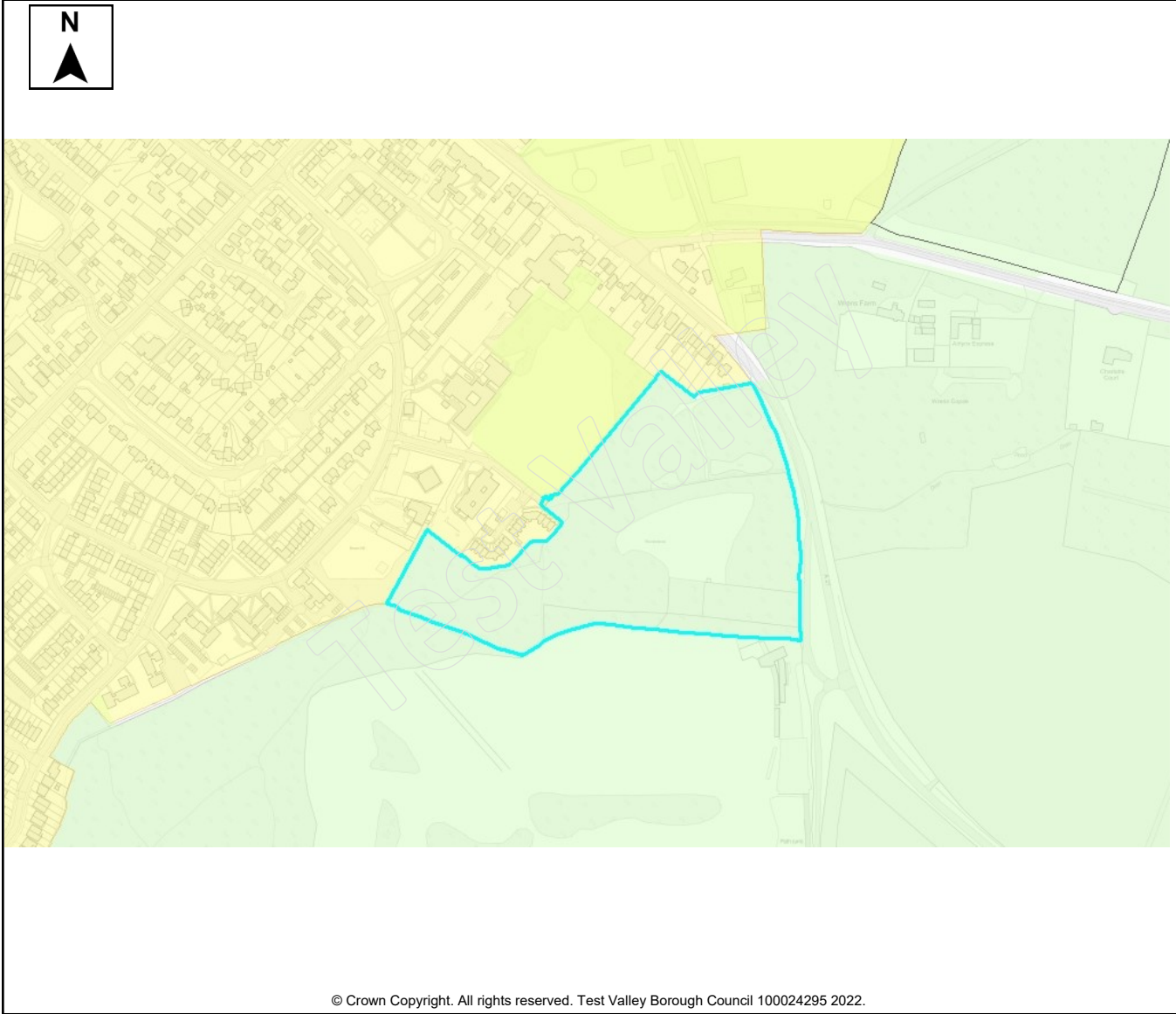
Hbic Local Ecological Network

An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some statutory and non statutory Local Ecologic Network Areas (orange / yellow), BAP priority habitat (mid green), ancient woodland, (hatched) SINC (blue-green) Adjoins TPO (dark green).



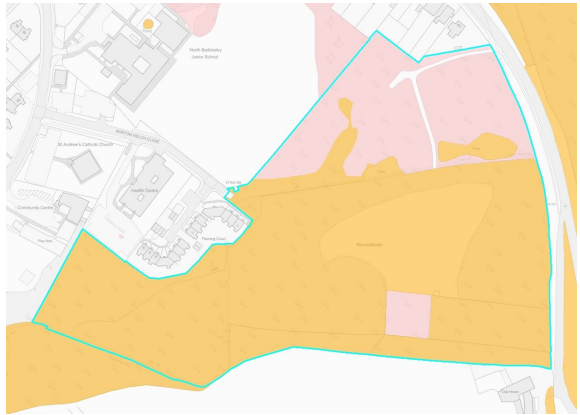
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This document forms part of the evidence base for the New Local Plan DPD. It provides information on available land, it does not allocate sites.



Site Details										
SHELAA Ref	406	Site Name	Roundabout Copse							
		Settlement	North Baddesley							
Parish/Ward	North Baddesley				Site Area	5.6Ha	Developable Area	1.8Ha		
Current Land Use	Former land fill				Character of Surrounding Area	Residential, North Baddesley Primary School and woodland				
Brownfield/PDL		Greenfield	✓	Combined		Brownfield/PDL		Greenfield		
Site Constraints										
Countryside (COM2)		✓	SINC	✓	Infrastructure/ Utilities		✓	Other (details below)		✓
Local Gap (E3)		✓	SSSI		Land Ownership			SINC - Roundabouts Copse New Forest SPA Zone Solent SPA Recreation Zone		
Conservation Area (E9)			SPA/SAC/Ramsar		Covenants/Tenants					
Listed Building (E9)			AONB (E2)		Access/Ransom Strips					
Historic Park & Garden (E9)			Ancient Woodland		Contaminated Land		✓			
Public Open Space (LHW1)			TPO	✓	Pollution (E8)					
Employment Land (LE10)			Flood Risk Zone		Mineral Safeguarding					

Proposed Development											
Availability		Residential				✓	30	Dwellings		Phasing if permitted	
Promoted by land owner	✓	Employment						Floor Space (m²)			
Site Available Immediately	✓	Retail						Floor Space (m²)			
Site Currently Unavailable		Leisure						Floor Space (m²)			
		Traveller Site						Pitches			
		Other									
Achievability/Developer Interest											
Promoted by developer											
Developer interest	✓										
No developer interest											
Deliverability											
Could commence in 5yrs	✓										
Unlikely to commence in 5yrs											
Possible self build plot provision											
Yes											
No	✓										
This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.											

Summary		Hbic Local Ecological Network	
<p>The site is available and promoted for development by the land owner, with interest from a developer.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The site is adjacent to the settlement of North Baddesley which is identified as a Key Service Centre in the Local Plan Settlement Hierarchy.</p> <p>Key Service Centres have access to identified services and facilities including shops, bus routes, primary schools, employment and public houses.</p>		<p>An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.</p>	
			
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