

Test Valley Borough Council

Strategic Housing and Economic Land Availability Assessment (SHELAA)

Appendix 6

Rural Sites submitted for the SHELAA

Extract for Wellow Parish only

Final Version as at February 2018
SHELAA Figures as at October 2017

i Disclaimer

- i) The SHELAA document is an important component of the evidence base for the Test Valley Local Development Framework (LDF). It seeks to identify and assess land available with housing and economic potential to inform future allocations for housing and employment. The Council is required to carry out, maintain and update its SHELAA's.
- ii) The key points that should be acknowledged when referring to this document are:
- The SHELAA only identifies sites with development potential, it does not allocate sites.
 - The SHELAA is based on the most up to date information available (supplied and researched) at the time of the document's preparation. Therefore factors may be subject to change over time and may have an effect on any site. The may include (but are not limited to):
 - Site boundaries
 - Assessment information
 - Constraint may be mitigated/overcome or additional factors may be identified
 - Likely development timescales may be subject to change
 - Site capacity or densities may be subject to change as additional information is developed and masterplanning detail takes place.
 - The availability of the site may be reassessed by the landowner
 - The inclusion of a site within this document does not imply that the Council would necessarily grant planning permission for residential or employment use.
 - The inclusion of a site within the document does not preclude them for being developed for other uses.
 - The sites which are considered to have potential for strategic housing allocation would be assessed separately in a Sustainability Appraisal before policy decisions are made in the Local Plan.
 - SHELAA sites have not been ranked or discounted for existing constraints or potential delivery delays. The most appropriate development sites given the balance of constraints will be assessed separately in a Sustainability Appraisal before policy decisions are made in the Local Plan.
- iii) The information is based on submissions received from landowners and agents. Where information has not been provided in relation to site capacity or expected delivery the Council has estimated supply. These are marked with an asterisk.
- iv) The base date of this document is at February 2018

Table A6: Northern Test Valley Rural Sites submitted for the SHELAA

No.	Site Name	Settlement	Parish/ Ward	Capacity	Potential Use	Housing Completions in Year Categories		
						1-5	5-10	10-15+
10	Land south west of Halls Wood, Gardeners Lane	East Wellow	Wellow	3	Travellers Plots	3		
16	Pottery Farm	East Wellow	Wellow	135	Residential/ Mixed	75	60	
37	Land to rear of "Iona" & "Bellevue Garage", Crawley Hill	East Wellow	Wellow	26	Residential	26		
177	Blue Hayes, Salisbury Road	Shootash	Wellow	6	Residential	6		
178	Tanners Court, Tanners Lane	Shootash	Wellow	20	Residential	20		
6	The Field at Crawley Hill	West Wellow	Wellow	40-50	Residential	40-50		
75	Land east of School Road	West Wellow	Wellow	35	Residential	35		
134	Land at Maurys Mount, Slab Lane	West Wellow	Wellow	26	Residential	26		
171	Land south of Romsey Road	West Wellow	Wellow	115	Residential	115		
209	Land south of Maurys Lane	West Wellow	Wellow	95	Residential	95		
221	Bridge Farm	West Wellow	Wellow	182	Residential	182		
222	Land south of Bottom Lane	West Wellow	Wellow	54	Residential	54		
223	Land west of Slab Farm	West Wellow	Wellow	15	Residential	15		
224	Land north of Maurys Mount	West Wellow	Wellow	15	Residential	15		
228	Land at Warner's Farm, east of Whinwhistle Road	East Wellow	Wellow	40-50	Residential/ Mixed	40-50		
229	Land at Warner's Farm, west of Whinwhistle Road	East Wellow	Wellow	60-70	Residential/ Mixed	30-35	30-35	
230	Oakdene Farm, Whinwhistle Road	East Wellow	Wellow	100-120	Residential/ Mixed	50-60	50-60	

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: Land south west of Halls Wood, Gardeners Lane
SHELAA ID: SHELAA10

Site Details

Parish: Wellow
North ☒ South ☐

Gross Site Area (ha): 0.5
Developable Area (ha): 0.45

Ownership: Single ☒
Joint ☐

Current Site Use: Woodland

Brownfield ☐
Greenfield ☒
Combined ☐

Availability

Site Available Immediately ☒
Site Currently Unavailable ☐

Existing Planning Permission: Yes ☐ No ☒
If Yes: Application Number:

Developer Interest: Yes ☐ No ☒

Thought Economically Viable: Yes ☒ No ☐

Proposal

Residential ☐ Dwellings
Employment ☐ Floor Space (m²)
Mixed ☐ Residential ☐ (Dwgs)
Employment ☐ (m²)
Retail/Leisure ☐ (m²)
Other ☐
Traveller Site ☒ 3 Pitches/Plots
Retail ☐ Floor Space (m²)
Leisure ☐ Floor Space (m²)
Self-build ☐
Other ☐

Constraints

Environmental: AONB ☐
Flood Risk ☐ (Zone)
Contamination ☐
Drainage ☐
Hazardous Waste ☐
Air Quality ☐
Significant Noise ☐
Pollution ☐
Other ☐

Constraints cont.

Physical: Access ☐
Trees (TPOs) ☒
Topography ☐
Local Character ☐

Infrastructure: Utilities (supply) ☐
Physical (Pylons) ☐

Policy: Planning Policies ☐ -> -> -> COM2 ☒
Open Space ☐
Local Gap ☐

Heritage: Conservation Area ☐
Listed Buildings ☐
Historic Park & Garden ☒

Wildlife Sites: Within Adjacent
SSSI ☐ ☐
SINC ☐ ☐
SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
Covenants/Tenants ☐
Ransom Strips ☐
Market Viability ☐
Other ☒ Ancient Woodland

OVERALL ASSESSMENT:

Proposal: 3 Travelling Show People Plots

0-5 Years (2017-22): 3
5-10 Years (2022-27):
10-15 Years (2027-32):
15 + Years (2032-):
Total: 3

Is site **suitable** for development?
Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
Yes ☐ No ☐ Possibly ☒

Is the site likely to be **deliverable**?
Yes ☐ No ☒ Possibly ☐

Additional Information

New Forest SPA Zone
Mottisfont Bats SSSI/SAC Foraging Buffer
Mineral Consultation Area



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Summary

The site is located within the countryside to the north of the village of Wellow.

The site lies within the Historic Park and Garden of Embley Park.

There are existing dwellings to the north and south of the site.

There are no local amenities within walking distance of the site and no access to public transport.

The site entrance along Gardeners Lane is within easy reach of the A3090 to the south east, this grants access to Romsey in the north and Ower in the south. Gardeners Lane also meets up with the A27 north of the site.

The site is available and promoted for development by the land owner, but to date has had no interest from developers. Development of 3 plots for Travelling Showpeople is proposed within 5 years.

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: Pottery Farm, School Lane
SHELAA ID: SHELAA16

Site Details

Parish: Wellow
North ☒ South ☐

Gross Site Area (ha): 9.5
Developable Area (ha): 7

Ownership: Single ☒
Joint ☐

Current Site Use: Agriculture

Brownfield ☐
Greenfield ☒
Combined ☐

Availability

Site Available Immediately ☒
Site Currently Unavailable ☐

Existing Planning Permission: Yes ☐ No ☒
If Yes: Application Number:

Developer Interest: Yes ☐ No ☒

Thought Economically Viable: Yes ☒ No ☐

Proposal

Residential ☒ 135 Dwellings
Employment ☐ Floor Space (m²)
Mixed ☐ Residential ☐ (Dwgs)
Employment ☐ (m²)
Retail/Leisure ☐ (m²)
Other ☐
Traveller Site ☐ Pitches/Plots
Retail ☐ Floor Space (m²)
Leisure ☐ Floor Space (m²)
Self-build ☐
Other ☒ Lower land could be suitable for a nature reserve

Constraints

Environmental: AONB ☐
Flood Risk ☒ 2/3 (Zone)
Contamination ☐
Drainage ☐
Hazardous Waste ☐
Air Quality ☐
Significant Noise ☐
Pollution ☐
Other ☐

Constraints cont.

Physical: Access ☐
Trees (TPOs) ☐
Topography ☐
Local Character ☐

Infrastructure: Utilities (supply) ☐
Physical (Pylons) ☐

Policy: Planning Policies ☒ -> -> -> COM2 ☒
Open Space ☐
Local Gap ☐

Heritage: Conservation Area ☐
Listed Buildings ☐
Historic Park & Garden ☐

Wildlife Sites: Within Adjacent
SSSI ☐ ☐
SINC ☐ ☐
SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
Covenants/Tenants ☐
Ransom Strips ☐
Market Viability ☐
Other ☒ Village Design Statement

OVERALL ASSESSMENT:

Proposal: 135 dwellings

0-5 Years (2017-22):	75
5-10 Years (2022-27):	60
10-15 Years (2027-32):	
15 + Years (2032-):	
Total:	135

Is site **suitable** for development?
Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
Yes ☐ No ☐ Possibly ☒

Is the site likely to be **deliverable**?
Yes ☐ No ☒ Possibly ☐

Additional Information

New Forest SPA Zone
Mottisfont Bats SSSI/SAC Foraging Buffer

Pottery Farm, School Lane (Residential)



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Summary

The site is located within the countryside on the edge of the village of West Wellow.

There are existing dwellings to the south and east of the site and a school to the north east.

There are local amenities within walking distance; as well as a bus stop within the village close to the site on Crawley Hill.

The site can be accessed School Road from the south and Romsey Road from the north. Romsey Road allows access to the rest of Wellow to the west and other settlements to the east via Whinwhistle Road. The A36 is accessible to the south via School Road.

The site is available and promoted for development by the land owner, and there is interest from a developer. Development of 135 dwellings (at 19dph) is proposed within 10 years.

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: Land to rear of "Iona"/"Bellevue Garage",
Crawley Hill
SHELAA ID: SHELAA37

Site Details

Parish: Wellow
North ☒ South ☐

Gross Site Area (ha): 2.64
Developable Area (ha): 2.64

Ownership: Single ☒
Joint ☐

Current Site Use: Paddock

Brownfield ☐
Greenfield ☒
Combined ☐

Availability

Site Available Immediately ☒
Site Currently Unavailable ☐

Existing Planning Permission: Yes ☐ No ☒
If Yes: Application Number:

Developer Interest: Yes ☒ No ☐

Thought Economically Viable: Yes ☒ No ☐

Proposal

Residential ☒ 26 Dwellings
Employment ☐ Floor Space (m²)
Mixed ☐ Residential ☐ (Dwgs)
Employment ☐ (m²)
Retail/Leisure ☐ (m²)
Other ☐
Traveller Site ☐ Pitches/Plots
Retail ☐ Floor Space (m²)
Leisure ☐ Floor Space (m²)
Self-build ☐
Other ☐

Constraints

Environmental: AONB ☐
Flood Risk ☐ (Zone)
Contamination ☐
Drainage ☐
Hazardous Waste ☐
Air Quality ☐
Significant Noise ☐
Pollution ☐
Other ☐

Constraints cont.

Physical: Access ☐
Trees (TPOs) ☒
Topography ☐
Local Character ☐

Infrastructure: Utilities (supply) ☐
Physical (Pylons) ☐

Policy: Planning Policies ☒->->- COM2 ☒
Open Space ☐
Local Gap ☐

Heritage: Conservation Area ☐
Listed Buildings ☐
Historic Park & Garden ☐

Wildlife Sites: Within Adjacent
SSSI ☐ ☐
SINC ☐ ☐
SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
Covenants/Tenants ☐
Ransom Strips ☐
Market Viability ☐
Other ☒ Village Design Statement

OVERALL ASSESSMENT:

Proposal: 26 dwellings

0-5 Years (2017-22): 26
5-10 Years (2022-27):
10-15 Years (2027-32):
15 + Years (2032-):
Total: 26

Is site **suitable** for development?
Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
Yes ☒ No ☐ Possibly ☐

Is the site likely to be **deliverable**?
Yes ☐ No ☐ Possibly ☒

Additional Information

New Forest SPA Zone



Summary

The site is located within the countryside on the edge of the village of Wellow.

There are existing dwellings to the north-east and south of the site.

There are no local amenities within walking distance; however there is a bus stop close to the site on Crawley Hill.

There is a TPO area running along the north-east boundary of the site.

The site entrance would be located off of the A36. This allows access to Southampton and the M27 in the east and to Salisbury to the west. Access to the remainder of the village and the New Forest National Park is also off of this road.

The site is available and promoted for development by the land owner, and has had interest from developers. Development of up to 26 dwellings (at 10dph) is proposed within 5 years.

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: Blue Hayes, Salisbury Road
SHELAA ID: SHELAA177

Site Details

Parish: Wellow
North ☒ South ☐

Gross Site Area (ha): 0.26
Developable Area (ha): 0.26

Ownership: Single ☒
Joint ☐

Current Site Use: Restaurant

Brownfield ☒
Greenfield ☐
Combined ☐

Availability

Site Available Immediately ☒
Site Currently Unavailable ☐

Existing Planning Permission: Yes ☐ No ☒
If Yes: Application Number:

Developer Interest: Yes ☒ No ☐

Thought Economically Viable: Yes ☐ No ☐

Proposal

Residential ☒ 6 Dwellings
Employment ☐ Floor Space (m²)
Mixed ☐
Residential ☐ (Dwgs)
Employment ☐ (m²)
Retail/Leisure ☐ (m²)
Other ☐
Traveller Site ☐ Pitches/Plots
Retail ☐ Floor Space (m²)
Leisure ☐ Floor Space (m²)
Self-build ☒
Other ☐

Constraints

Environmental: AONB ☐
Flood Risk ☐ (Zone)
Contamination ☐
Drainage ☐
Hazardous Waste ☐
Air Quality ☐
Significant Noise ☐
Pollution ☐
Other ☐

Constraints cont.

Physical: Access ☐
Trees (TPOs) ☐
Topography ☐
Local Character ☐

Infrastructure: Utilities (supply) ☐
Physical (Pylons) ☐

Policy: Planning Policies ☒->->- COM2 ☒
Open Space ☐
Local Gap ☐

Heritage: Conservation Area ☐
Listed Buildings ☐
Historic Park & Garden ☐

Wildlife Sites: Within Adjacent
SSSI ☐ ☒
SINC ☐ ☐
SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
Covenants/Tenants ☐
Ransom Strips ☐
Market Viability ☐
Other ☐

OVERALL ASSESSMENT:

Proposal: 6 dwellings

0-5 Years (2017-22): 6
5-10 Years (2022-27):
10-15 Years (2027-32):
15 + Years (2032-):
Total: 6

Is site **suitable** for development?
Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
Yes ☐ No ☐ Possibly ☒

Is the site likely to be **deliverable**?
Yes ☐ No ☒ Possibly ☐

Additional Information

New Forest SPA Zone
Mineral Consultation Area
Mottisfont Bats SSSI/SAC Foraging Buffer



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Summary

The site is located within the countryside on the outskirts of Romsey.

The site lies immediately adjacent to the A27.

There are existing dwellings to the north west of the site.

There are no local amenities within walking distance; and no access to public transport to or from the site.

The site entrance is off the A27 which allows for easy access to Salisbury to the north west and Romsey to the south east.

The site is available and promoted for development by the land owner, and there is interest from a developer. Development of 6 dwellings (at 23dph) is proposed within 5 years.

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: Tanners Court, Tanners Lane
SHELAA ID: SHELAA178

Site Details

Parish: Wellow
North ☒ South ☐

Gross Site Area (ha): 1.15
Developable Area (ha): 1.15

Ownership: Single ☐
Joint ☒

Current Site Use: Industrial Units

Brownfield ☒
Greenfield ☐
Combined ☐

Availability

Site Available Immediately ☒
Site Currently Unavailable ☐

Existing Planning Permission: Yes ☐ No ☒
If Yes: Application Number:

Developer Interest: Yes ☐ No ☒

Thought Economically Viable: Yes ☒ No ☐

Proposal

Residential ☒ 20 Dwellings
Employment ☐ Floor Space (m²)
Mixed ☐
Residential ☐ (Dwgs)
Employment ☐ (m²)
Retail/Leisure ☐ (m²)
Other ☐
Traveller Site ☐ Pitches/Plots
Retail ☐ Floor Space (m²)
Leisure ☐ Floor Space (m²)
Self-build ☐
Other ☐

Constraints

Environmental: AONB ☐
Flood Risk ☐ (Zone)
Contamination ☐
Drainage ☐
Hazardous Waste ☐
Air Quality ☐
Significant Noise ☐
Pollution ☐
Other ☐

Constraints cont.

Physical: Access ☐
Trees (TPOs) ☐
Topography ☐
Local Character ☐

Infrastructure: Utilities (supply) ☐
Physical (Pylons) ☐

Policy: Planning Policies ☒->->- COM2 ☒
Open Space ☐
Local Gap ☐

Heritage: Conservation Area ☐
Listed Buildings ☐
Historic Park & Garden ☐

Wildlife Sites: Within Adjacent
SSSI ☐ ☒
SINC ☐ ☒
SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
Covenants/Tenants ☐
Ransom Strips ☐
Market Viability ☐
Other ☒ Ancient Woodland

OVERALL ASSESSMENT:

Proposal: 20 dwellings

0-5 Years (2017-22): 20
5-10 Years (2022-27):
10-15 Years (2027-32):
15 + Years (2032-):
Total: 20

Is site **suitable** for development?
Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
Yes ☐ No ☐ Possibly ☒

Is the site likely to be **deliverable**?
Yes ☐ No ☒ Possibly ☐

Additional Information

New Forest SPA Zone
Mineral Consultation Area
Mottisfont Bats SSSI/SAC Foraging Buffer



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Summary

The site is located within the countryside on the outskirts of Romsey.

The site lies immediately adjacent to Site of Important Nature Conservation - SU31602150, which is also classified as Ancient Woodland.

There are existing dwellings to the south of the site.

There are no local amenities within walking distance; and no access to public transport to or from the site.

The site entrance is off Tanners Lane. This allows access to Wellow in the south and north it joins up to the A27 which allows for easy access to Salisbury to the north west and Romsey to the south east.

The site is available and promoted for development by the land owner, but to date has had no interest from developers. Development of 20 dwellings (at 17dph) is proposed within 5 years.

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: The Field at Crawley Hill
SHELAA ID: SHELAA6

Site Details

Parish: Wellow
North ☒ South ☐

Gross Site Area (ha): 1.86
Developable Area (ha): 1.86

Ownership: Single ☐
Joint ☒

Current Site Use: Paddocks

Brownfield ☐
Greenfield ☒
Combined ☐

Availability

Site Available Immediately ☒
Site Currently Unavailable ☐

Existing Planning Permission: Yes ☐ No ☒
If Yes: Application Number:

Developer Interest: Yes ☒ No ☐

Thought Economically Viable: Yes ☒ No ☐

Proposal

Residential ☒ 40-50 Dwellings
Employment ☐ Floor Space (m²)
Mixed ☐ Residential ☐ (Dwgs)
Employment ☐ (m²)
Retail/Leisure ☐ (m²)
Other ☐
Traveller Site ☐ Pitches/Plots
Retail ☐ Floor Space (m²)
Leisure ☐ Floor Space (m²)
Self-build ☐
Other ☐

Constraints

Environmental: AONB ☐
Flood Risk ☐ (Zone)
Contamination ☐
Drainage ☐
Hazardous Waste ☐
Air Quality ☐
Significant Noise ☐
Pollution ☐
Other ☐

Constraints cont.

Physical: Access ☐
Trees (TPOs) ☒
Topography ☐
Local Character ☐

Infrastructure: Utilities (supply) ☐
Physical (Pylons) ☐

Policy: Planning Policies ☒->->->- COM2 ☒
Open Space ☐
Local Gap ☐

Heritage: Conservation Area ☐
Listed Buildings ☐
Historic Park & Garden ☐

Wildlife Sites: Within Adjacent
SSSI ☐ ☐
SINC ☐ ☐
SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
Covenants/Tenants ☐
Ransom Strips ☐
Market Viability ☐
Other ☒ Village Design Statement

OVERALL ASSESSMENT:

Proposal: 40-50 dwellings

0-5 Years (2017-22):	40-50
5-10 Years (2022-27):	
10-15 Years (2027-32):	
15 + Years (2032-):	
Total:	40-50

Is site **suitable** for development?
Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
Yes ☒ No ☐ Possibly ☐

Is the site likely to be **deliverable**?
Yes ☐ No ☐ Possibly ☒

Additional Information

New Forest SPA Zone

The Field at Crawley Hill (Residential)



Summary

The site is located within the countryside on the edge of the village of Wellow.

This site lies immediately adjacent to the New Forest National Park

There are existing dwellings to the north-east and west of the site.

There are no local amenities within walking distance; however there is a bus stop close to the site on Crawley Hill.

There is a TPO area running along the north-east boundary of the site.

The site is within easy reach to the A36 with access to Southampton, Salisbury and the M27 motorway.

The site entrance would be located off of the A36. This allows access to Southampton and the M27 in the east and to Salisbury to the west. Access to the remainder of the village and the New Forest National Park is also off of this road.

The site is available and promoted for development by the land owner, and has had interest from developers. Development of up to 50 dwellings (at 27dph) is proposed within 5 years.

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: Land east of School Road
SHELAA ID: SHELAA75

Site Details

Parish: Wellow
North ☐ South ☒

Gross Site Area (ha): 2.4
Developable Area (ha): 2.4

Ownership: Single ☐
Joint ☒

Current Site Use: Paddock

Brownfield ☐
Greenfield ☒
Combined ☐

Availability

Site Available Immediately ☒
Site Currently Unavailable ☐

Existing Planning Permission: Yes ☐ No ☒
If Yes: Application Number:

Developer Interest: Yes ☐ No ☒

Thought Economically Viable: Yes ☒ No ☐

Proposal

Residential ☒ 35 Dwellings
Employment ☐ Floor Space (m²)
Mixed ☐ Residential ☐ (Dwgs)
Employment ☐ (m²)
Retail/Leisure ☐ (m²)
Other ☐
Traveller Site ☐ Pitches/Plots
Retail ☐ Floor Space (m²)
Leisure ☐ Floor Space (m²)
Self-build ☒
Other ☐

Constraints

Environmental: AONB ☐
Flood Risk ☐ (Zone)
Contamination ☐
Drainage ☐
Hazardous Waste ☐
Air Quality ☐
Significant Noise ☐
Pollution ☐
Other ☐

Constraints cont.

Physical: Access ☐
Trees (TPOs) ☐
Topography ☐
Local Character ☐

Infrastructure: Utilities (supply) ☐
Physical (Pylons) ☐

Policy: Planning Policies ☒->->- COM2 ☒
Open Space ☐
Local Gap ☐

Heritage: Conservation Area ☐
Listed Buildings ☐
Historic Park & Garden ☐

Wildlife Sites: Within Adjacent
SSSI ☐ ☐
SINC ☐ ☐
SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
Covenants/Tenants ☐
Ransom Strips ☐
Market Viability ☐
Other ☒ Village Design Statement

OVERALL ASSESSMENT:

Proposal: 35 dwellings

0-5 Years (2017-22): 35
5-10 Years (2022-27):
10-15 Years (2027-32):
15 + Years (2032-):
Total: 35

Is site **suitable** for development?
Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
Yes ☐ No ☐ Possibly ☒

Is the site likely to be **deliverable**?
Yes ☐ No ☐ Possibly ☒

Additional Information

New Forest SPA Zone

Land east of School Road (Residential)



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Summary

The site is located within the countryside on the edge of the settlement boundary of Wellow.

The site lies immediately adjacent to New Forest National Park.

There are existing dwellings to the east and west of the site.

There are local amenities within walking distance; as well as a bus stop close to the site located on Crawley Hill.

The site is within easy reach to the A36 with access to Southampton, Salisbury and the M27 motorway.

The site is available and promoted for development by the land owner, but to date has had no interest from developers. Development of 35 dwellings (at 15dph) is proposed within 5 years.

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: Land at Maurys Mount, Slab Lane
SHELAA ID: SHELAA134

Site Details

Parish: Wellow
North ☒ South ☐

Gross Site Area (ha): 1.4
Developable Area (ha): 1

Ownership: Single ☐
Joint ☒

Current Site Use: Open field & woodland

Brownfield ☐
Greenfield ☒
Combined ☐

Availability

Site Available Immediately ☒
Site Currently Unavailable ☐

Existing Planning Permission: Yes ☐ No ☒
If Yes: Application Number:

Developer Interest: Yes ☒ No ☐

Thought Economically Viable: Yes ☒ No ☐

Proposal

Residential ☒ 26 Dwellings
Employment ☐ Floor Space (m²)
Mixed ☐
Residential ☐ (Dwgs)
Employment ☐ (m²)
Retail/Leisure ☐ (m²)
Other ☐
Traveller Site ☐ Pitches/Plots
Retail ☐ Floor Space (m²)
Leisure ☐ Floor Space (m²)
Self-build ☐
Other ☐

Constraints

Environmental: AONB ☐
Flood Risk ☐ (Zone)
Contamination ☐
Drainage ☐
Hazardous Waste ☐
Air Quality ☐
Significant Noise ☐
Pollution ☐
Other ☐

Constraints cont.

Physical: Access ☐
Trees (TPOs) ☒
Topography ☐
Local Character ☐

Infrastructure: Utilities (supply) ☒
Physical (Pylons) ☐

Policy: Planning Policies ☒->->- COM2 ☒
Open Space ☐
Local Gap ☐

Heritage: Conservation Area ☐
Listed Buildings ☐
Historic Park & Garden ☐

Wildlife Sites: Within Adjacent
SSSI ☐ ☒
SINC ☐ ☐
SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
Covenants/Tenants ☐
Ransom Strips ☐
Market Viability ☐
Other ☒ Village Design Statement

OVERALL ASSESSMENT:

Proposal: 26 dwellings

0-5 Years (2017-22): 26
5-10 Years (2022-27):
10-15 Years (2027-32):
15 + Years (2032-):
Total: 26

Is site **suitable** for development?
Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
Yes ☐ No ☐ Possibly ☒

Is the site likely to be **deliverable**?
Yes ☐ No ☐ Possibly ☒

Additional Information

New Forest SPA Zone
Mottisfont Bats SSSI/SAC Foraging Buffer



Summary

The site is located within the countryside on the edge of the village of West Wellow.

The site is partially covered by a number of TPO areas.

There are existing dwellings to the north, south and east of the site.

There are local amenities within walking distance; as well as a bus stop close to the site located on Salisbury Road.

A southern water sewer runs along the north of the site.

The site entrance is along Slab Lane and is within easy reach of the A36 with access to Southampton and the M27 in the east and Salisbury in the west.

The site is available and promoted for development by the land owner, and there is interest from a developer. Development of 26 dwellings (at 26dph) is proposed within 5 years.

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: Land south of Romsey Road
SHELAA ID: SHELAA171

Site Details

Parish: Wellow
North ☒ South ☐

Gross Site Area (ha): 5.82
Developable Area (ha): 5.82

Ownership: Single ☒
Joint ☐

Current Site Use: Paddock

Brownfield ☐
Greenfield ☒
Combined ☐

Availability

Site Available Immediately ☒
Site Currently Unavailable ☐

Existing Planning Permission: Yes ☐ No ☒
If Yes: Application Number:

Developer Interest: Yes ☒ No ☐

Thought Economically Viable: Yes ☒ No ☐

Proposal

Residential ☒ 115 Dwellings
Employment ☐ Floor Space (m²)
Mixed ☐ Residential ☐ (Dwgs)
Employment ☐ (m²)
Retail/Leisure ☐ (m²)
Other ☐
Traveller Site ☐ Pitches/Plots
Retail ☐ Floor Space (m²)
Leisure ☐ Floor Space (m²)
Self-build ☐
Other ☐

Constraints

Environmental: AONB ☐
Flood Risk ☒ 2(Zone)
Contamination ☐
Drainage ☐
Hazardous Waste ☐
Air Quality ☐
Significant Noise ☒ Timber Yard
Pollution ☐
Other ☐

Constraints cont.

Physical: Access ☐
Trees (TPOs) ☐
Topography ☐
Local Character ☐

Infrastructure: Utilities (supply) ☐
Physical (Pylons) ☐

Policy: Planning Policies ☒->->- COM2 ☒
Open Space ☐
Local Gap ☐

Heritage: Conservation Area ☐
Listed Buildings ☒
Historic Park & Garden ☐

Wildlife Sites: Within Adjacent
SSSI ☐ ☒
SINC ☐ ☐
SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
Covenants/Tenants ☐
Ransom Strips ☐
Market Viability ☐
Other ☒ Village Design Statement

OVERALL ASSESSMENT:

Proposal: 115 dwellings

0-5 Years (2017-22): 115
5-10 Years (2022-27):
10-15 Years (2027-32):
15 + Years (2032-):
Total: 115

Is site **suitable** for development?
Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
Yes ☐ No ☐ Possibly ☒

Is the site likely to be **deliverable**?
Yes ☐ No ☐ Possibly ☒

Additional Information

New Forest SPA Zone
Mottisfont Bats SSSI/SAC Foraging Buffer



Summary

The site is located within the countryside on the edge of the village of West Wellow.

There are a number of listed buildings within neighbouring plots surrounding the site.

There are existing dwellings to the north, south and west of the site. To the north there is a timber merchant and Wellow Village Hall is to the south west of the site.

There are local amenities within walking distance; as well as a bus stop close to the site located on Romsey Road.

While the site entrance has not been specified it is likely to be along Buttons Lane, this grants access to the A36 linking Wellow to Salisbury in the west and Romsey, Southampton and the M27 in the east.

The site is available and promoted for development by the land owner, and there is interest from a developer. Development of 115 dwellings (at 20dph) is proposed within 5 years.

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: Land south of Maurys Lane
SHELAA ID: SHELAA209

Site Details

Parish: Wellow
North ☒ South ☐

Gross Site Area (ha): 3.19
Developable Area (ha): 3.19

Ownership: Single ☒
Joint ☐

Current Site Use: Grazing

Brownfield ☐
Greenfield ☒
Combined ☐

Availability

Site Available Immediately ☒
Site Currently Unavailable ☐

Existing Planning Permission: Yes ☐ No ☒
If Yes: Application Number:

Developer Interest: Yes ☒ No ☐

Thought Economically Viable: Yes ☒ No ☐

Proposal

Residential ☒ 95 Dwellings
Employment ☐ Floor Space (m²)
Mixed ☐
Residential ☐ (Dwgs)
Employment ☐ (m²)
Retail/Leisure ☐ (m²)
Other ☐
Traveller Site ☐ Pitches/Plots
Retail ☐ Floor Space (m²)
Leisure ☐ Floor Space (m²)
Self-build ☐
Other ☐

Constraints

Environmental: AONB ☐
Flood Risk ☐ (Zone)
Contamination ☐
Drainage ☐
Hazardous Waste ☐
Air Quality ☐
Significant Noise ☐
Pollution ☐
Other ☐

Constraints cont.

Physical: Access ☐
Trees (TPOs) ☐
Topography ☐
Local Character ☐

Infrastructure: Utilities (supply) ☐
Physical (Pylons) ☐

Policy: Planning Policies ☒->->- COM2 ☒
Open Space ☐
Local Gap ☐

Heritage: Conservation Area ☐
Listed Buildings ☐
Historic Park & Garden ☐

Wildlife Sites: Within Adjacent
SSSI ☐ ☒
SINC ☐ ☐
SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
Covenants/Tenants ☐
Ransom Strips ☐
Market Viability ☐
Other ☒ Village Design Statement

OVERALL ASSESSMENT:

Proposal: 95 dwellings

0-5 Years (2017-22): 95
5-10 Years (2022-27):
10-15 Years (2027-32):
15 + Years (2032-):
Total: 95

Is site **suitable** for development?
Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
Yes ☐ No ☐ Possibly ☒

Is the site likely to be **deliverable**?
Yes ☐ No ☐ Possibly ☒

Additional Information

New Forest SPA Zone
Mottisfont Bats SSSI/SAC Foraging Buffer



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Summary

The site is located within the countryside on the edge of the village of West Wellow.

There are existing dwellings to the north, east and west of the site.

There are local amenities within walking distance; as well as a bus stop close to the site located on Salisbury Road.

The site entrance would be off of Maurys Lane which connects to Salisbury Road (A36) allowing for access to Salisbury in the west and the A3090 and M27 to the east which grant access to Romsey and Southampton respectively. The New Forest is to the south of Wellow.

The site is available and promoted for development by the land owner, and there is interest from a developer. Development of 95 dwellings (at 30dph) is proposed within 5 years.

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: Bridge Farm
SHELAA ID: SHELAA221

Site Details

Parish: Wellow
North ☒ South ☐

Gross Site Area (ha): 6.08
Developable Area (ha): 6.08

Ownership: Single ☒
Joint ☐

Current Site Use: Grazing

Brownfield ☐
Greenfield ☒
Combined ☐

Availability

Site Available Immediately ☒
Site Currently Unavailable ☐

Existing Planning Permission: Yes ☐ No ☒
If Yes: Application Number:

Developer Interest: Yes ☒ No ☐

Thought Economically Viable: Yes ☒ No ☐

Proposal

Residential ☒ 182 Dwellings
Employment ☐ Floor Space (m²)
Mixed ☐
Residential ☐ (Dwgs)
Employment ☐ (m²)
Retail/Leisure ☐ (m²)
Other ☐
Traveller Site ☐ Pitches/Plots
Retail ☐ Floor Space (m²)
Leisure ☐ Floor Space (m²)
Self-build ☐
Other ☐

Constraints

Environmental: AONB ☐
Flood Risk ☒ 2(Zone)
Contamination ☐
Drainage ☐
Hazardous Waste ☐
Air Quality ☐
Significant Noise ☒ Timber yard
Pollution ☐
Other ☐

Constraints cont.

Physical: Access ☐
Trees (TPOs) ☐
Topography ☐
Local Character ☐

Infrastructure: Utilities (supply) ☐
Physical (Pylons) ☐

Policy: Planning Policies ☒->->- COM2 ☒
Open Space ☐
Local Gap ☐

Heritage: Conservation Area ☐
Listed Buildings ☒
Historic Park & Garden ☐

Wildlife Sites: Within Adjacent
SSSI ☐ ☒
SINC ☐ ☐
SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
Covenants/Tenants ☐
Ransom Strips ☐
Market Viability ☐
Other ☒ Village Design Statement

OVERALL ASSESSMENT:

Proposal: 182 dwellings

0-5 Years (2017-22): 182
5-10 Years (2022-27):
10-15 Years (2027-32):
15 + Years (2032-):
Total: 182

Is site **suitable** for development?
Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
Yes ☐ No ☐ Possibly ☒

Is the site likely to be **deliverable**?
Yes ☐ No ☐ Possibly ☒

Additional Information

New Forest SPA Zone
Mottisfont Bats SSSI/SAC Foraging Buffer

The site is located within the countryside on the edge of the village of West Wellow.

There are existing dwellings to the north, south and west of the site. To the north there is a timber merchant and Wellow Village Hall is to the south west of the site.

While the site entrance has not been specified it is likely to be along Buttons Lane, this grants access to the A36 linking Wellow to Salisbury in the west and Romsey, Southampton and the M27 in the east.

The site is available and promoted for development by the land owner, and there is interest from a developer. Development of 182 dwellings (at 30dph) is proposed within 5 years.

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: Land south of Bottom Lane
SHELAA ID: SHELAA222

Site Details

Parish: Wellow
North ☒ South ☐

Gross Site Area (ha): 1.8
Developable Area (ha): 1.8

Ownership: Single ☒
Joint ☐

Current Site Use: Grazing

Brownfield ☐
Greenfield ☒
Combined ☐

Availability

Site Available Immediately ☒
Site Currently Unavailable ☐

Existing Planning Permission: Yes ☐ No ☒
If Yes: Application Number:

Developer Interest: Yes ☒ No ☐

Thought Economically Viable: Yes ☒ No ☐

Proposal

Residential ☒ 54 Dwellings
Employment ☐ Floor Space (m²)
Mixed ☐ Residential ☐ (Dwgs)
Employment ☐ (m²)
Retail/Leisure ☐ (m²)
Other ☐
Traveller Site ☐ Pitches/Plots
Retail ☐ Floor Space (m²)
Leisure ☐ Floor Space (m²)
Self-build ☐
Other ☐

Constraints

Environmental: AONB ☐
Flood Risk ☐ (Zone)
Contamination ☐
Drainage ☐
Hazardous Waste ☐
Air Quality ☐
Significant Noise ☐
Pollution ☐
Other ☐

Constraints cont.

Physical: Access ☐
Trees (TPOs) ☐
Topography ☐
Local Character ☐

Infrastructure: Utilities (supply) ☐
Physical (Pylons) ☒

Policy: Planning Policies ☒->->- COM2 ☒
Open Space ☐
Local Gap ☐

Heritage: Conservation Area ☐
Listed Buildings ☒
Historic Park & Garden ☐

Wildlife Sites: Within Adjacent
SSSI ☐ ☒
SINC ☐ ☐
SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
Covenants/Tenants ☐
Ransom Strips ☐
Market Viability ☐
Other ☒ Village Design Statement

OVERALL ASSESSMENT:

Proposal: 54 dwellings

0-5 Years (2017-22): 54
5-10 Years (2022-27):
10-15 Years (2027-32):
15 + Years (2032-):
Total: 54

Is site **suitable** for development?
Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
Yes ☐ No ☐ Possibly ☒

Is the site likely to be **deliverable**?
Yes ☐ No ☐ Possibly ☒

Additional Information

New Forest SPA Zone
Mottisfont Bats SSSI/SAC Foraging Buffer



Summary

The site is located within the countryside on the edge of the village of West Wellow.

There are a number of listed buildings within neighbouring plots surrounding the site.

There are existing dwellings to the north south and east of the site. A public right of way runs along the northern boundary of the site.

Overhead cables run through the site from north to south.

There are local amenities within walking distance; as well as a bus stop close to the site located on Romsey Road.

While the site entrance has not been specified it is likely to be along Bottom Lane, this grants access to the A36 via Slab Lane linking Wellow to Salisbury in the west and Romsey, Southampton and the M27 in the east.

The site is available and promoted for development by the land owner, and there is interest from a developer. Development of 54 dwellings (at 30dph) is proposed within 5 years.

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: Land west of Slab Farm
SHELAA ID: SHELAA223

Site Details

Parish: Wellow
North ☒ South ☐

Gross Site Area (ha): 0.51
Developable Area (ha): 0.51

Ownership: Single ☒
Joint ☐

Current Site Use: Grazing

Brownfield ☐
Greenfield ☒
Combined ☐

Availability

Site Available Immediately ☒
Site Currently Unavailable ☐

Existing Planning Permission: Yes ☐ No ☒
If Yes: Application Number:

Developer Interest: Yes ☒ No ☐

Thought Economically Viable: Yes ☒ No ☐

Proposal

Residential ☒ 15 Dwellings
Employment ☐ Floor Space (m²)
Mixed ☐
Residential ☐ (Dwgs)
Employment ☐ (m²)
Retail/Leisure ☐ (m²)
Other ☐
Traveller Site ☐ Pitches/Plots
Retail ☐ Floor Space (m²)
Leisure ☐ Floor Space (m²)
Self-build ☐
Other ☐

Constraints

Environmental: AONB ☐
Flood Risk ☐ (Zone)
Contamination ☐
Drainage ☐
Hazardous Waste ☐
Air Quality ☐
Significant Noise ☐
Pollution ☐
Other ☐

Constraints cont.

Physical: Access ☒
Trees (TPOs) ☐
Topography ☐
Local Character ☐

Infrastructure: Utilities (supply) ☐
Physical (Pylons) ☒

Policy: Planning Policies ☒->->->- COM2 ☒
Open Space ☐
Local Gap ☐

Heritage: Conservation Area ☐
Listed Buildings ☐
Historic Park & Garden ☐

Wildlife Sites: Within Adjacent
SSSI ☐ ☒
SINC ☐ ☐
SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
Covenants/Tenants ☐
Ransom Strips ☐
Market Viability ☐
Other ☒ Village Design Statement

OVERALL ASSESSMENT:

Proposal: 15 dwellings

0-5 Years (2017-22): 15
5-10 Years (2022-27):
10-15 Years (2027-32):
15 + Years (2032-):
Total: 15

Is site **suitable** for development?
Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
Yes ☐ No ☐ Possibly ☒

Is the site likely to be **deliverable**?
Yes ☐ No ☒ Possibly ☐

Additional Information

New Forest SPA Zone
Mottisfont Bats SSSI/SAC Foraging Buffer

Land west of Slab Farm (Residential)



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Summary

The site is located within the countryside on the edge of the village of West Wellow.

There are existing dwellings surrounding the site.

Overhead cables run through the site from north to south.

There are local amenities within walking distance; as well as a bus stop close to the site located on Romsey Road.

The site entrance has not been specified; there does not seem to be any access to the site, the closest driveway is to Slab Farm to the east of the site, this grants access to the A36 via Slab Lane and links Wellow to Salisbury in the west and Romsey, Southampton and the M27 in the east.

The site is available and promoted for development by the land owner, and there is interest from a developer. Development of 15 dwellings (at 30dph) is proposed within 5 years.

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: Land north of Maurys Mount
SHELAA ID: SHELAA224

Site Details

Parish: Wellow
North ☒ South ☐

Gross Site Area (ha): 0.5
Developable Area (ha): 0.5

Ownership: Single ☒
Joint ☐

Current Site Use: Grazing

Brownfield ☐
Greenfield ☒
Combined ☐

Availability

Site Available Immediately ☒
Site Currently Unavailable ☐

Existing Planning Permission: Yes ☐ No ☒
If Yes: Application Number:

Developer Interest: Yes ☒ No ☐

Thought Economically Viable: Yes ☐ No ☐

Proposal

Residential ☒ 15 Dwellings
Employment ☐ Floor Space (m²)
Mixed ☐ Residential ☐ (Dwgs)
Employment ☐ (m²)
Retail/Leisure ☐ (m²)
Other ☐
Traveller Site ☐ Pitches/Plots
Retail ☐ Floor Space (m²)
Leisure ☐ Floor Space (m²)
Self-build ☐
Other ☐

Constraints

Environmental: AONB ☐
Flood Risk ☐ (Zone)
Contamination ☐
Drainage ☐
Hazardous Waste ☐
Air Quality ☐
Significant Noise ☐
Pollution ☐
Other ☐

Constraints cont.

Physical: Access ☐
Trees (TPOs) ☐
Topography ☐
Local Character ☐

Infrastructure: Utilities (supply) ☐
Physical (Pylons) ☐

Policy: Planning Policies ☒->->- COM2 ☒
Open Space ☐
Local Gap ☐

Heritage: Conservation Area ☐
Listed Buildings ☐
Historic Park & Garden ☐

Wildlife Sites: Within Adjacent
SSSI ☐ ☒
SINC ☐ ☐
SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
Covenants/Tenants ☐
Ransom Strips ☐
Market Viability ☐
Other ☒ Village Design Statement

OVERALL ASSESSMENT:

Proposal: 15 dwellings

0-5 Years (2017-22): 15
5-10 Years (2022-27):
10-15 Years (2027-32):
15 + Years (2032-):
Total: 15

Is site **suitable** for development?
Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
Yes ☐ No ☐ Possibly ☒

Is the site likely to be **deliverable**?
Yes ☐ No ☒ Possibly ☐

Additional Information

New Forest SPA Zone
Mottisfont Bats SSSI/SAC Foraging Buffer

Land north of Maurys Mount (Residential)



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Summary

The site is located within the countryside on the edge of the village of West Wellow.

There are existing dwellings surrounding the site.

There are local amenities within walking distance; as well as a bus stop close to the site located on Romsey Road.

The site entrance has not been specified; there does not seem to be any access to the site, the closest driveway is to Maurys Mount to the south of the site, this grants access to the A36 via Slab Lane and links Wellow to Salisbury in the west and Romsey, Southampton and the M27 in the east.

The site is available and promoted for development by the land owner, and there is interest from a developer. Development of 15 dwellings (at 30dph) is proposed within 5 years.

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: Land at Warner's Farm, east of Whinwhistle
Road
SHELAA ID: SHELAA228

Site Details

Parish: Wellow
North ☒ South ☐

Gross Site Area (ha): 5
Developable Area (ha): 5

Ownership: Single ☐
Joint ☒

Current Site Use: Agriculture

Brownfield ☐
Greenfield ☒
Combined ☐

Availability

Site Available Immediately ☐
Site Currently Unavailable ☒

Existing Planning Permission: Yes ☐ No ☒
If Yes: Application Number:

Developer Interest: Yes ☐ No ☒

Thought Economically Viable: Yes ☒ No ☐

Proposal

Residential ☐ Dwellings
Employment ☐ Floor Space (m²)
Mixed ☒ Residential ☒ 40-50 (Dwgs)
Employment ☒ (m²)
Retail/Leisure ☒ (m²)
Other ☐
Traveller Site ☐ Pitches/Plots
Retail ☐ Floor Space (m²)
Leisure ☐ Floor Space (m²)
Self-build ☒
Other ☐

Constraints

Environmental: AONB ☐
Flood Risk ☐ (Zone)
Contamination ☐
Drainage ☐
Hazardous Waste ☐
Air Quality ☐
Significant Noise ☐
Pollution ☐
Other ☐

Constraints cont.

Physical: Access ☐
Trees (TPOs) ☐
Topography ☐
Local Character ☐

Infrastructure: Utilities (supply) ☒
Physical (Pylons) ☐

Policy: Planning Policies ☒->->- COM2 ☒
Open Space ☐
Local Gap ☐

Heritage: Conservation Area ☐
Listed Buildings ☒
Historic Park & Garden ☐

Wildlife Sites: Within Adjacent
SSSI ☐ ☒
SINC ☐ ☐
SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
Covenants/Tenants ☐
Ransom Strips ☐
Market Viability ☐
Other ☒ Village Design Statement

OVERALL ASSESSMENT:

Proposal: 40-50 dwellings

0-5 Years (2017-22):	40-50
5-10 Years (2022-27):	
10-15 Years (2027-32):	
15 + Years (2032-):	
Total:	40-50

Is site **suitable** for development?
Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
Yes ☐ No ☐ Possibly ☒

Is the site likely to be **deliverable**?
Yes ☐ No ☐ Possibly ☒

Additional Information

New Forest SPA Zone
Mineral Consultation Area
Mottisfont Bats SSSI/SAC Foraging Buffer
Flood Alert Areas: River Blackwater
Flood Warning Areas: Landford to Wade Bridge
on the River Blackwater

The site is located within the countryside on the outskirts of the village of Wellow.

There are a number of listed buildings within neighbouring plots to the north of the site.

There are existing dwellings to the north, south and west of the site and a public right of way runs through the site from the north west to the south east.

Southern Water sewer system runs through the north of the site.

There are few local amenities within walking distance; however there is a bus stop close to the site located on Romsey Road.

The site entrance is located along Whinwhistle Road which runs south to the A36 and north to the A27. The junction with Romsey Road is almost opposite the site entrance and grants access to the rest of Wellow.

The site is currently unavailable however it is promoted for development by the land owner, but to date has had no interest from developers. Development of 40-50 dwellings (at 8-10dph) is proposed within 5 years. The applicant has also suggested this site could be suitable for mixed use development with employment floorspace or leisure facilities being provided.

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: Land at Warner's Farm, west of Whinwhistle
 Road
 SHELAA ID: SHELAA229

Site Details

Parish: Wellow
 North ☒ South ☐

Gross Site Area (ha): 8
 Developable Area (ha): 7.8

Ownership: Single ☐
 Joint ☒

Current Site Use: Agriculture

Brownfield ☐
 Greenfield ☒
 Combined ☐

Availability

Site Available Immediately ☐
 Site Currently Unavailable ☒

Existing Planning Permission: Yes ☐ No ☒
 If Yes: Application Number:

Developer Interest: Yes ☒ No ☐

Thought Economically Viable: Yes ☒ No ☐

Proposal

Residential ☐ Dwellings
 Employment ☐ Floor Space (m²)
 Mixed ☒ Residential ☒ 60-70 (Dwgs)
 Employment ☒ (m²)
 Retail/Leisure ☒ (m²)
 Other ☐
 Traveller Site ☐ Pitches/Plots
 Retail ☐ Floor Space (m²)
 Leisure ☐ Floor Space (m²)
 Self-build ☒
 Other ☐

Constraints

Environmental: AONB ☐
 Flood Risk ☒ 2/3 (Zone)
 Contamination ☐
 Drainage ☐
 Hazardous Waste ☐
 Air Quality ☐
 Significant Noise ☐
 Pollution ☐
 Other ☐

Constraints cont.

Physical: Access ☐
 Trees (TPOs) ☐
 Topography ☐
 Local Character ☐

Infrastructure: Utilities (supply) ☐
 Physical (Pylons) ☒

Policy: Planning Policies ☒ ->->- COM2 ☒
 Open Space ☐
 Local Gap ☐

Heritage: Conservation Area ☐
 Listed Buildings ☐
 Historic Park & Garden ☐

Wildlife Sites: Within Adjacent
 SSSI ☐ ☒
 SINC ☐ ☐
 SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
 Covenants/Tenants ☐
 Ransom Strips ☐
 Market Viability ☐
 Other ☒ Village Design Statement

OVERALL ASSESSMENT:

Proposal: 60-70 dwellings

0-5 Years (2017-22):	30-35
5-10 Years (2022-27):	30-35
10-15 Years (2027-32):	
15 + Years (2032-):	
Total:	60-70

Is site **suitable** for development?
 Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
 Yes ☐ No ☐ Possibly ☒

Is the site likely to be **deliverable**?
 Yes ☐ No ☐ Possibly ☒

Additional Information

New Forest SPA Zone
 Mineral Consultation Area
 Mottisfont Bats SSSI/SAC Foraging Buffer
 Flood Alert Areas: River Blackwater
 Flood Warning Areas: Landford to Wade Bridge
 on the River Blackwater



Summary

The site is located within the countryside on the outskirts of the village of Wellow.

Overhead power lines run through the eastern end of the site from north to south.

There are existing dwellings to the south, west and east of the site and the River Blackwater runs along the northern boundary.

There are few local amenities within walking distance; however there is a bus stop close to the site located on Romsey Road.

The site entrance is located along Romsey Road which grants access to the rest of Wellow to the west. The junction with Whinwhistle Road is close to the site entrance; Whinwhistle Road runs south to the A36 and north to the A27.

The site is currently unavailable however it is promoted for development by the land owner, but to date has had no interest from developers. Development of 60-70 dwellings (at 8-9dph) is proposed within 10 years. The applicant has also suggested this site could be suitable for mixed use development with employment and retail floorspace or leisure facilities being provided.

Test Valley Borough Council – Strategic Housing and Economic Land Availability Assessment, 2017

Site Name: Oakdene Farm, Whinwhistle Road
SHELAA ID: SHELAA230

Site Details

Parish: Wellow
North ☒ South ☐

Gross Site Area (ha): 9
Developable Area (ha): 8.5

Ownership: Single ☐
Joint ☒

Current Site Use: Grazing

Brownfield ☐
Greenfield ☐
Combined ☒

Availability

Site Available Immediately ☐
Site Currently Unavailable ☒

Existing Planning Permission: Yes ☐ No ☒
If Yes: Application Number:

Developer Interest: Yes ☒ No ☐

Thought Economically Viable: Yes ☒ No ☐

Proposal

Residential ☒ 100-120 Dwellings
Employment ☐ Floor Space (m²)
Mixed ☐ Residential ☐ (Dwgs)
Employment ☐ (m²)
Retail/Leisure ☐ (m²)
Other ☐
Traveller Site ☐ Pitches/Plots
Retail ☐ Floor Space (m²)
Leisure ☐ Floor Space (m²)
Self-build ☐
Other ☐

Constraints

Environmental: AONB ☐
Flood Risk ☐ (Zone)
Contamination ☐
Drainage ☐
Hazardous Waste ☐
Air Quality ☐
Significant Noise ☐
Pollution ☐
Other ☐

Constraints cont.

Physical: Access ☐
Trees (TPOs) ☐
Topography ☐
Local Character ☐

Infrastructure: Utilities (supply) ☐
Physical (Pylons) ☐

Policy: Planning Policies ☒->->->- COM2 ☒
Open Space ☐
Local Gap ☐

Heritage: Conservation Area ☐
Listed Buildings ☐
Historic Park & Garden ☐

Wildlife Sites: Within Adjacent
SSSI ☐ ☐
SINC ☐ ☒
SPA/SAC/Ramsar ☐ ☒

Other: Ownership Issues ☐
Covenants/Tenants ☐
Ransom Strips ☐
Market Viability ☐
Other ☒ Village Design Statement

OVERALL ASSESSMENT:

Proposal: 100-120 dwellings

0-5 Years (2017-22):	50-60
5-10 Years (2022-27):	50-60
10-15 Years (2027-32):	
15 + Years (2032-):	
Total:	100-120

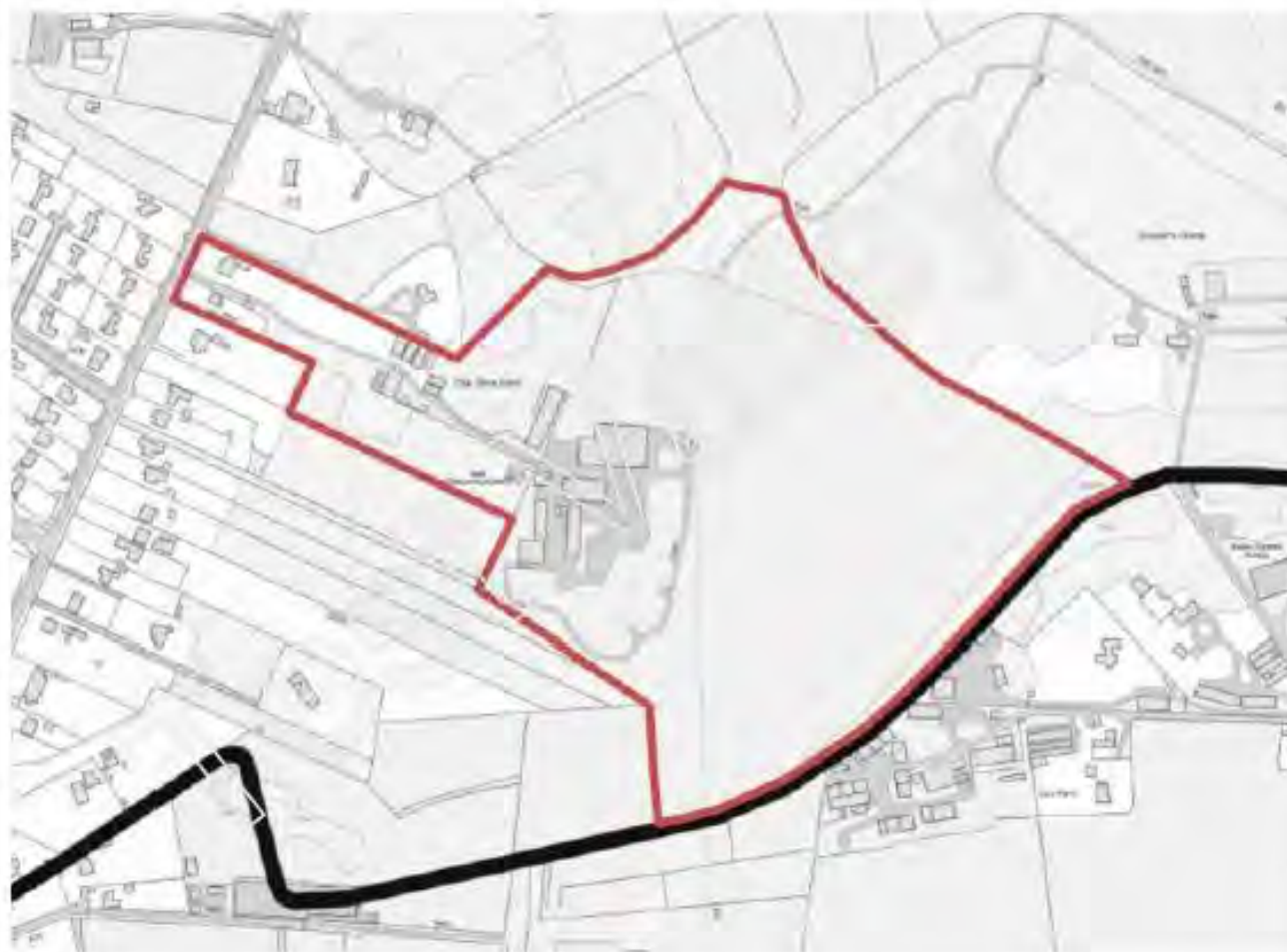
Is site **suitable** for development?
Yes ☐ No ☒ Possibly ☐

Is site likely to be **achievable**?
Yes ☐ No ☐ Possibly ☒

Is the site likely to be **deliverable**?
Yes ☐ No ☐ Possibly ☒

Additional Information

New Forest SPA Zone



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Summary

The majority of the site is located within the countryside on the edge of the village of Wellow, however a small proportion of the site lies within the settlement boundary this will allow access to the site from Whinwhistle Road.

Overhead power lines run through the centre end of the site from north to south.

There are existing dwellings to the west of the site and the Borough boundary to adjoining New Forest District Council runs along the eastern boundary.

There are few local amenities within walking distance; however there is a bus stop close to the site located on Whinwhistle Road.

The site entrance is located along Whinwhistle Road which runs south to the A36 and north to the A27. The junction with Romsey Road is further along the road and grants access to the rest of Wellow.

The site is not currently available but is being promoted for development by the land owner, and there is interest from a developer. Development of 100-120 dwellings (at 12-14dph) is proposed within 10 years. The applicant has also suggested this site could be suitable for mixed use development with employment and retail floorspace or leisure facilities being provided.