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Site Details									
SHELAA Ref	321	Site Name	Penton Saw Mill						
		Settlement	Penton Mewsey						
Parish/Ward	Penton Mewsey			Site Area	2.14 Ha	Developable Area	1.8 Ha		
Current Land Use	Saw mill			Character of Surrounding Area	Agriculture				
Brownfield/PDL	<input checked="" type="checkbox"/>	Greenfield	<input type="checkbox"/>	Combined	<input type="checkbox"/>	Brownfield/PDL	Ha	Greenfield	Ha
Site Constraints									
Countryside (COM2)	<input checked="" type="checkbox"/>	SINC	<input checked="" type="checkbox"/>	Infrastructure/ Utilities	<input type="checkbox"/>	Other (details below)	<input checked="" type="checkbox"/>		
Local Gap (E3)	<input type="checkbox"/>	SSSI	<input type="checkbox"/>	Land Ownership	<input type="checkbox"/>	Flood Alert Area	<input type="checkbox"/>		
Conservation Area (E8)	<input type="checkbox"/>	SPA/SAC/Ramsar	<input checked="" type="checkbox"/>	Covenants/Tenants	<input checked="" type="checkbox"/>	SINC - SU33804880	<input type="checkbox"/>		
Listed Building (E9)	<input type="checkbox"/>	AONB (E2)	<input type="checkbox"/>	Access/Ransom Strips	<input type="checkbox"/>	Legal Agreement - TVN.00534/9	<input type="checkbox"/>		
Historic Park & Garden (E9)	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>	Contaminated Land	<input type="checkbox"/>		<input type="checkbox"/>		
Public Open Space (LHW1)	<input type="checkbox"/>	TPO	<input type="checkbox"/>	Pollution (E8)	<input type="checkbox"/>		<input type="checkbox"/>		
Employment Land (LE10)	<input checked="" type="checkbox"/>	Flood Risk Zone	<input checked="" type="checkbox"/>	Mineral Safeguarding	<input checked="" type="checkbox"/>		<input type="checkbox"/>		

Proposed Development			
<b>Availability</b>			
Promoted by land owner	<input checked="" type="checkbox"/>		
Site Available Immediately	<input type="checkbox"/>		
Site Currently Unavailable	<input checked="" type="checkbox"/>		
<b>Achievability/Developer Interest</b>			
Promoted by developer	<input type="checkbox"/>		
Developer interest	<input type="checkbox"/>		
No developer interest	<input checked="" type="checkbox"/>		
<b>Deliverability</b>			
Could commence in 5yrs	<input type="checkbox"/>		
Unlikely to commence in 5yrs	<input checked="" type="checkbox"/>		
<b>Possible self build plot provision</b>			
Yes	<input checked="" type="checkbox"/>		
No	<input type="checkbox"/>		
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	
<p>The site is available and promoted for development by the land owner, but to date has had no interest from developers.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Penton Mewsey which is identified as a Rural Village in the Local Plan Settlement Hierarchy.</p> <p>Rural Villages do not contain the range and number of facilities and services or have the same accessibility as larger settlements.</p>	<p><b>Hoic Local Ecological Network</b></p> <p>An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site includes some Core Non-Statutory Areas containing "Ancient Woodlands" "All Local Wildlife Sites (SINCS)" or "Priority Habitats"</p>