

Planning Policy- Refined Issues and Options Document

Test Valley

Land at Grateley

28<sup>th</sup> August 2020

Dear Sirs

**Land at Grately**

We are an experienced land promotion and development team who have already had positive communication with landowners in the subject area.

We submit that as the creation of a new settlement so that it can meaningfully address the increased housing allocation proposed in the new planning White Paper in a way that brings forward homes built to reduce climate change, addresses changing work patterns only recently imagined because of Covid-19 and provide appropriate infrastructure to create a framework for healthy living.

Our suggestion is that the Council might consider the creation of a garden village around Grateley station. We believe that 200 hectares can be assembled around the station which could deliver up to 3,000 new homes in a way that respects existing Test Valley policies and the housing choices made by residents in largely rural Test Valley. This would not involve bringing an urban model to a rural setting.

There is an opportunity to create a sustainable new community where almost everyone can walk or cycle to the railway station. A new rural community hub can evolve close to the station to be of utility to local people and many from surrounding villages and hamlets. Our belief is that about half the new homes could have dedicated workspace to enable families and couples where one or more adult will predominantly work from home without materially increasing the cost.



Our preliminary modelling suggests one can create a new primary and a 6FE secondary school and keep about a third of the total land area as green open space. Future master-planning can provide for low carbon housing, health and social amenities, quality civic outdoor space and an employment zone. There is scope for a network of dedicated walking/cycling routes and the provision of extensive sports pitches and associated amenities.

The existence of the railway is an important asset in addressing sustainability because new local residents would be able to commute easily to Salisbury, Andover and Basingstoke. We recognise that rural roads will be under pressure with such growth and believe one specific measure can be funded by a developer to improve a route to and from the A303 including a small bypass of Quarley.

On the basis of the new target of 813 homes per annum, this proposal would deliver about a quarter of this total over a 15 year horizon, including over 1,100 affordable homes.

Our team has been involved with several other local authorities in the South East and have developed some expertise in master-planning 21<sup>st</sup> Century settlements.

We would welcome the opportunity to discuss matters with you in more detail.

