

Planning Policy & Economic Development Service  
Test Valley Borough Council  
Beech Hurst  
Weyhill Road  
Andover  
Hampshire SP10 3AJ

8<sup>th</sup> April 2022

Our Ref: 19049

Your Ref:

**by email only**

Dear Sir / Madam

**REPRESENTATIONS TO THE TEST VALLEY DRAFT LOCAL PLAN 2040 REGULATION 18 – STAGE 1 CONSULTATION**

The purpose of this letter is to provide representations, on behalf of our client Barratt David Wilson Homes and the landowners of the Land at Castle Lane, Valley Park to the Test Valley Draft Local Plan 2040 Regulation 18 – Stage 1 consultation document and associated evidence. This statement is supported by the following:

- Castle Lane Vision Statement (April 2022)
- Castle Lane Preliminary Landscape and Visual Guidance (March 2022)

On the 20<sup>th</sup> July 2021, the National Planning Policy Framework (NPPF) was published by the Department for Levelling Up, Housing and Communities (formerly Ministry of Housing, Communities & Local Government). For the purposes of this consultation, the NPPF 2021 will apply.

These representations propose the inclusion of Land at Castle Lane, Valley Park as a 'Strategic Development Allocation' within the forthcoming Test Valley Local Plan 2040.

**Vision and Rationale for the Development at Castle Lane, Valley Park**

On behalf of our client and the landowners we have submitted to the Council a Vision Statement (April 2022), including Conceptual Masterplan for a new sustainable neighbourhood on the Land at Castle Lane, Valley Park as part of the Regulation 18 – Stage 1 consultation process.

The site is sustainably located being situated on a public transport corridor and cycle route, within easy walking and cycling distance of key services and facilities. There are a number of pedestrian links in close proximity to the site, which provide safe and sustainable connections to the local centre at Knightwood, Chandlers Ford Town Centre and immediate employment and retail opportunities.

The site is considered to be and accessible, being situated on a public transport corridor and within comfortable walking and cycling distance of key services and facilities.

Due to the predominantly flat topography of the site and woodland on its northern, eastern and western boundary it is discretely located within the landscape. The site is not within an area designated as of landscape

sensitivity or international, local or ecological importance. There are no listed buildings or Conservation Areas on or adjacent to the site.

Our client will take a sustainable and responsible approach to this development, having already engaged with the Planning Policy Team at the Council to discuss the potential for development on the site. At present, the site is immediately available for development and could deliver approximately 220 dwellings, within the first 5 years of the Plan period. The site provides a logical urban extension in a sustainable location and would deliver the following additional benefits:

- 88 affordable houses, under the current 40% affordable housing requirement.
- The land is both suitable and accessible with direct and short walking distance routes to the local centre and bus stops.
- Through supplementing and enhancing existing vegetation on the perimeter of the site a discrete and self-contained development could be delivered.
- There would be minimal impacts to longer distance views from the bridleway to the south which lies beyond the high ground.
- Safe access can be provided from Castle Lane with adequate visibility at the site access, subject to landscaping.
- The location of the site can provide potential connections to the existing comprehensive cycle and footpath network to North Baddesley, Eastleigh and Chandlers Ford centre.
- Whilst the site presents a sustainable option for a stand-alone development, it may also unlock future strategic settlement expansion to the south, if required by additional housing needs

A Sustainability Appraisal review has been undertaken for the site utilising the objectives of the Test Valley Draft Local Plan Sustainability Appraisal and the associated scoring system, as set out in Section 3 of the Vision Statement. Our own SA review of the site and proposed new neighbourhood further demonstrates the site represents a sustainable location for development, principally owing to its proximity to key facilities in Valley Park, well contained location within the landscape and its lack of environmental constraints.

### **Objection: Strategic Policy 6 (SP6): Housing Provision**

The Council's general approach towards focusing the majority of housing and other growth in the most sustainable locations is supported. The Council's decision to progress a hybrid of the three spatial options for growth put forward in the previous Issues and Options Consultation is welcomed, as this recognises the need to support the future sustainability of the rural villages.

Whilst we support the Council's application of the Standard Methodology in order to meet with the Governments objective to significantly boost the supply of housing it is essential the Borough also contribute towards meeting any unmet needs in the neighbouring Local Authority areas. Without modification to account for unmet need to be considered as part of the emerging Local Plan, then the Council's duty to co-operate has not been fulfilled. Failure to do so would undermine the 'soundness' of the Plan at Examination. Due to the unavailability of evidence of any unmet need provided by the Council we wish to object to Strategic Policy 6 'Housing Provision', namely through a holding objection to the number of homes proposed over the Plan period.

### **Summary**

These representations are intended to support the Spatial Strategy in the Regulation 18 – Stage 1 Local Plan 2040, with regard to maintaining the focus on the Borough's most sustainable settlements for meeting its housing needs. We wish to maintain a holding objection to Policy SP6 until evidence of any unmet need within other Local Authority areas is available

The potential for a Strategic Allocation on the Land at Castle Lane, Valley Park is considered to be consistent with the objectives of the Regulation 18 – Stage 1 Local Plan 2040 and the aims of the NPPF and National Planning Practice Guidance relating to the sustainability and 'suitability' of land for housing. It is clear from our

own SA review that the site would provide a well-placed sustainable location for growth on an appropriate scale for Valley Park.

We appreciate the opportunity to comment on the Regulation 18 – Stage 1 Local Plan 2040 and respectfully request the Council support this proposed allocation in order to help achieve the Borough's housing need over the Plan period.

Yours sincerely

[Redacted signature]

**Ian Johnson MRTPI**  
Managing Director  
Luken Beck mdp Ltd

Email: [Redacted email address]

cc. Mr J Cross, Barratt David Wilson Homes