
Regulation 18 Stage 1 Consultation

Test Valley Draft Local Plan 2040

Representations

Prepared on behalf of L&Q Estates

April 2022

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Checked by:	JP
Authorised by:	JP

Barton Willmore, now Stantec



Tel: [Redacted]

Ref: 28060/A3/LD

Email : [Redacted]

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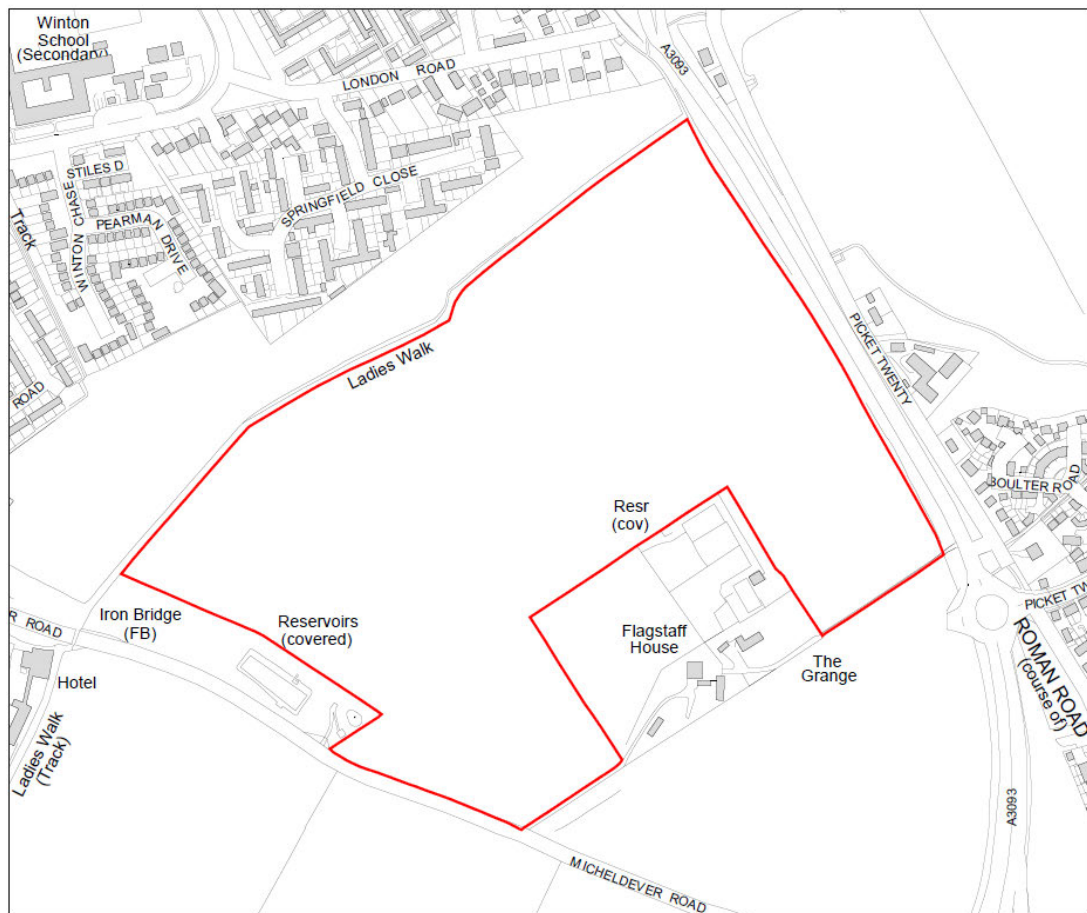
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1.0 INTRODUCTION

- 1.1 These representations have been prepared by Barton Willmore, now Stantec on behalf of L&Q Estates in response to the Regulation 18 Stage 1 Consultation on the Test Valley Draft Local Plan 2040 which is currently subject to public consultation.
- 1.2 L&Q Estates has an interest in land at Bere Hill, which is located on the south-eastern edge of Andover, approximately $\frac{3}{4}$ mile from the town centre, and within the St Mary's Parish Ward of Andover Town Council as shown on the map below.



- 1.3 The representations are submitted alongside a Vision Document and concept masterplan which sets out the design rationale and looks at ways the site could be developed to maximise connections, respond to the landscape and create a 'place' through emphasising and incorporating place-making principles.

- 1.4 The site comprises 30 hectares and is located on the eastern edge of Andover Town and on the southeastern side of the A3093 bypass. The site is adjacent to both Andover and Picket Twenty and in close proximity to Picket Piece and Upper Clatford. To the north and northwest is Andover with its extensive housing, services and facilities including the Walworth Business Park, to the east is housing at the completed settlement extension of Picket Twenty and to the south and southwest is open countryside as designated in Policy COM2 (Countryside) of the adopted Local Plan.
- 1.5 Andover is a Tier 1 'Major Centre' as defined in the adopted Test Valley Local Plan Settlement Hierarchy. Andover is identified as a Major Centre due to having the widest range of identified services and facilities including shops, bus routes, primary schools, employment facilities, and public houses. The associated scale of development associated with a Major Centre as set out in the Local Plan includes strategic allocations. As shown below, the table in Appendix 1 of the Draft Plan provides a summary of the Settlement Assessment Outcomes where Andover has 6 'key facilities' and 17 'other facilities'. Of the 2 towns identified as Major Centres, Andover has the greatest number of facilities thus making it the most appropriate and sustainable location in the Test Valley Borough Council area for a strategic allocation.

Summary of Settlement Assessment Outcomes

Settlements	Number of Key facilities	Number of other facilities *	Good public transport	Tier as set out in Settlement Hierarchy
Andover	6	17*	H	1
Romsey	6	16*	H	1

**= For information, settlements with superfast broadband.*

Key facilities include: food store; public house; primary school; outdoor sports facilities; community or village hall and a place of worship.

- 1.6 Picket Twenty, located immediately to the southeast of the site comprises primarily of housing with other facilities such as a shop, Primary School, Community Centre and a large Sports Ground facility. Allocated for residential development in the 2006 Local Plan, Picket Twenty is a recent expansion to Andover where approximately 1200 homes were built in the period between 2010 and 2019. Picket Twenty is located within the settlement boundary of Andover as set out in the Inset Maps of the Adopted Local Plan and is therefore considered to be part of the Tier 1 Major Centre allocation.

- 1.7 The site is also in close proximity to both Picket Piece and Upper Clatford. As with Picket Twenty, Picket Piece is located within the settlement boundary of Andover meaning it forms part of part of the Tier 1 Major Centre allocation. Upper Clatford is a Tier 3 'Rural Village' with some facilities including a church, village hall and public house.
- 1.8 The site is located approximately 300m from the A303 strategic trunk road which offers connections to the A34, M3 and the southwest. The northwest boundary of the site comprises of a tree lined public right of way known as Ladies Walk which connects the site to the centre of Andover and the Picket Twenty development. The centre of Andover is easily reached on foot, bicycle and public transport. Many facilities are within walking distance of the site, some of which include: a Lidl supermarket (approximately 10 minutes), Andover C of E Primary School (approximately 15 minutes), Walworth Business Park (approximately 20 minutes). Andover Leisure Centre and Andover train station are also easily accessible by active modes of transport.
- 1.9 As the only Major Centre in the Northern part of Test Valley, Andover has a good level of services. There are 10 primary schools, a secondary school, a sixth form college and two independent schools. The Chantry Centre shopping centre combined with several out of centre retail parks accommodates for the areas retail needs and in terms of entertainment, the town has a purpose-built arts venue and a cinema.
- 1.10 There are many large employers located within and immediately around Andover. Major employers in the area include the Army Headquarters, Twinings, Lloyds Banking Group, Rank Hovis and Co-operative Food Primary Logistics. There are also two main industrial estates that accommodate a number of smaller businesses, Walworth Business Park and Andover Business Park.
- 1.11 The design rationale of the site includes maximising connections to Andover and the wider area to enable access to the extensive range of facilities and services. The concept masterplan and Vision Document maximises public transport connections by joining existing and established bus routes such as the No.76 and the No.P20 which run regularly between Andover Town Centre, Picket Twenty and the surrounding areas.

- 1.12 The location of the site, and the extensive network of the potential primary, secondary and tertiary routes proposed through the site in the concept masterplan offer the opportunity for the site to embed itself in Andover's walking and cycling network, consolidating connections made by Picket Twenty to the town centre and other designations.
- 1.13 Therefore, the site is well positioned in a highly sustainable location on the edge of a Tier 1 Major Centre where it is well-connected to key services and facilities, existing, established public transport links, employment areas and major economic hubs including Winchester, Eastleigh, Southampton and London Waterloo which can be reached in approximately 1 hour and 10 minutes by train.
- 1.14 The site has been promoted for over 10 years through various iterations of the Test Valley Borough Council Local Plan. Previous promotions of the site through the Local Plan process, and the concept masterplan within the accompanying Vision document, have included a strip of land between existing dwellings on the southern boundary of Andover, at Springfield Close, and the wider development site. There is an opportunity to bring this adjoining land (controlled by TVBC) forward with the site to form a comprehensive, larger mixed-use development. If this strategy is considered by TVBC to be appropriate, L&Q Estates is willing to work with the Council to prepare a comprehensive masterplan for the whole site.
- 1.15 The favourable, geographical position and subsequent opportunities afforded to the site make it an ideal location for the growth and expansion of Andover. The site was considered within part of a wider parcel of land at Bere Hill as an alternative to the Picket Twenty site within the Major Development Area process in the Inspector's Report for the 2006 Test Valley Borough Local Plan. The Inspector agreed that Bere Hill presented a more sustainably located site for development and stated: *'In conclusion, on the Bere Hill sites, we agree that their proximity to the town centre, and the potential for improving accessibility via bus, are significant advantages over the Picket Twenty site'* (paragraph 1.3.117 Inspector's Report to the 2006 Test Valley Borough Local Plan).

- 1.16 The unique topography and landscape setting of Andover has previously restricted growth on the edges of the town. In 2006, the Inspector's view on both Bere Hill and Picket Twenty was that development would have 'a visual impact on the landscape setting of Andover, because it would be perceived from a number of viewpoints including the A303 as a pocket of development in the countryside' (p. 196, Inspector's Report to the 2006 Test Valley Borough Local Plan). This is because both sites were separated from the main part of Andover by the higher Bere Hill/ Tinker's Hill ridge which runs along their northern boundaries. Picket Twenty has since been completed, thus altering the landscape setting of Andover forevermore. The new built environment at Picket Twenty results in the site at Bere Hill offering a logical and sustainable site for a strategic allocation appropriate to the associated development identified in the Local Plan for a Tier 1 Major Centre.
- 1.17 The site's potential was identified in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA, 2021), where in Appendix 4 (Northern Test Valley Sites identified outside of Local Plan Settlement Boundary where a change in policy is required for development) the Council conclude that the site (identified as site 167) is available, suitable, and achievable, and therefore deliverable for 400-450 new homes.
- 1.18 The close proximity of the site to Andover town centre makes it a more favourable and logical site for residential-led, mixed use development than the other sites, to the north, that are currently promoted through the SHELAA.
- 1.19 These representations, and the accompanying Vision Document, set out how the site at Bere Hill can contribute to the Council's objectives as set out in the Draft Local Plan 2040. The proposals would generate far-reaching social, environmental and economic benefits, including:
- A logical extension to the existing settlement of Andover providing a new development of 400-450 new homes, in a highly sustainable location supporting Andover as a Major Centre and creating a healthy, cohesive new community for Test Valley Borough.
 - A site that encourages more sustainable and active journeys and provides opportunities for residents to use other means of transport than the private car.

- A sensitively developed site through a landscape-led approach that takes cues from the existing development in Andover, ensuring it integrates well whilst optimising its greenfield nature. A proposed landscape buffer to the north of the site will soften the appearance of development within key views, maintaining the concept of the Andover bowl, given the changing context of the site through the development of Picket Twenty.
- Allocating the site for housing would enable a major opportunity to provide a new country park for the town. This closely aligns with the Council's Countryside Access Programme.
- The proposed layout and location focus on walkability and healthy communities with opportunities and space for recreational, cultural and community activities including all the public open space requirements of a new community of its size including equipped children's play areas. The proposed development could link new green spaces to a pedestrian and cycle route along Micheldever Road.
- The new residents of the site would help contribute to the local economy within Andover and the wider Hampshire area and support the vitality and viability of the Andover Town Centre Regeneration Project.
- New homes will be designed to the latest space standards that are adaptable for all, as well as including properties for wheelchair users to meet policy requirements.
- New homes for sale, and affordable homes both for rent and shared ownership, as well as First Homes to meet policy requirements.
- An increase in biodiversity net gain.
- A new development that will seek to reduce emissions, facilitate more sustainable living and be resilient to climate change, meeting the Council's latest carbon policies.

2.0 RESPONSE TO REGULATION 18 STAGE 1 CONSULTATION DOCUMENT

Plan Period

- 2.1 L&Q Estates supports the Council's extension of the plan period from 2036 to 2040 as this offers the opportunity to plan more effectively and comprehensively for the needs of Test Valley.

Settlement Hierarchy & Settlement Assessment

- 2.2 L&Q Estates agrees with the settlement hierarchy set out in the Draft Local Plan, and settlement assessment as set out in Appendix 1 of the Draft Local Plan.

Regional Context

- 2.3 L&Q Estates is encouraged to see TVBC is engaging with neighbouring North Hampshire authorities including Basingstoke and Deane Borough Council, Hart District Council and Rushmoor Borough Council as set out in paragraphs 2.19 to 2.20.
- 2.4 L&Q Estates supports TVBC, under the Duty to Cooperate, considering the unmet housing need of smaller and/or more environmentally restricted neighbouring authorities. The very issue of housing need is about ensuring the social, economic and environmental needs of communities and people are met in full and extends far beyond housing numbers and administrative boundaries.

The Council's Vision, Key Challenges and Objectives

- 2.5 The proposed Local Plan objectives consider and recognise the overarching principle of the NPPF (2021) which is to deliver sustainable development via the interdependent economic, social, and environmental objectives. L&Q Estates supports the overall vision and the objectives identified in the Local Plan and considers the proposals at Bere Hill will contribute positively towards ensuring the Council meets each of the following objectives:

- Climate Change
 - Our Communities
 - Town Centres
 - Built, Historic and Natural Environment
 - Ecology & Biodiversity
 - Health, Wellbeing, Culture, Leisure, and Recreation
 - Design
 - Housing
 - Economy, Employment and Skills
 - Transport & Movement
- 2.6 Taking a holistic approach to site allocations and considering factors such as proximity to large settlements, employment areas and major infrastructure including key highways is a sustainable way to allocate sites for residential development in the Local Plan. As well as achieving sustainable development, this approach will aid TVBC in achieving multiple objectives, including climate change, our communities, Health, Wellbeing, Culture, Leisure, and Recreation, housing and transport and movement.
- 2.7 L&Q Estates recognises that TVBC declared a climate emergency in 2019 and that climate change is therefore a fundamental objective at the centre of the Local Plan. The Bere Hill development is situated in a highly sustainable location where sustainable transport modes including walking and cycling routes and public transport are already established and can easily be extended into the site. The proposals are designed and will be built to reduce emissions and be resilient to climate change by meeting the Council's latest carbon policies and improving existing sustainable transport infrastructure thus reducing the reliance on privately owned vehicles.
- 2.8 L&Q Estates recognises that the town centre regeneration objective set out in the Local Plan is an identified Corporate Priority of TVBC and that the Council adopted regeneration masterplans for both Andover and Romsey town centres in 2020. The prioritisation of the regeneration of Andover town centre is clear, and L&Q Estates supports the concept of optimising brownfield sites whilst regenerating and aiming to create a well-designed place in accordance with the NPPF. The regeneration of the town centre will provide for its residents in many ways, but the opportunity to provide much needed family housing with sufficient flexible internal space and outdoor amenity space on the town centre site will be limited; hence, sustainable

greenfield sites will also need to be considered proportionately across settlements within the Borough to satisfy the Council's housing need (and possibly that of neighbouring authorities). The proposals at Bere Hill will provide family homes within walking distance of the new facilities, services, jobs and destinations that will be created in the centre of Andover.

- 2.9 In terms of the 'our communities' objective, the design rationale underpinning the Bere Hill proposals uses place-making principles to promote a sustainable, cohesive, and healthy community and environment with direct access to high quality green infrastructure and the extensive local facilities associated with a Tier 1, Major Centre.
- 2.10 The landscape-led design approach, resulting in the provision of a 12-hectare country park will protect the sensitive landscape to the west of the site. The proposed landscape buffer to the north of the site provides an appropriate buffer to the important Ladies Walk public right of way whilst softening the appearance of development within key views, maintaining the concept of the Andover bowl, given the changing context of the site through the development of Picket Twenty.
- 2.11 The provision of new green spaces will complement the existing green infrastructure network in Andover, whilst increasing biodiversity and providing access to high quality green open space and associated community facilities to the residents of Andover. The country park and new green spaces will directly contribute to achieving a variety of the Local Plan objectives including: our communities, ecology & biodiversity and health, wellbeing, culture, leisure, and recreation.
- 2.12 The accompanying Vision Document and concept masterplan sets out how the proposed development at Bere Hill will provide benefits to Andover and the Borough as a whole whilst contributing to the delivery of the defined objectives in the Draft Local Plan.

Spatial Strategy

- 2.13 Setting out a spatial strategy is a strategic method that allows a vision to be created to help solve the complex social, economic, and environmental issues of an area. To accord with the NPPF, any Local Plan should identify a spatial strategy that provides for sustainable development whilst maximising environmental opportunity and considering healthier lifestyles. The spatial strategy must consider how and where housing will be delivered by considering housing need in relation to the geographical location of key infrastructure.
- 2.14 The spatial strategy must also consider healthier lifestyles by ensuring that new development provides all types of new homes in sustainable locations with good access to major economic hubs, large employment areas and key social infrastructure such as schools via means of sustainable transport methods including walking and cycling.
- 2.15 As set out in the Local Plan, and informed by the Sustainability Appraisal, the TVBC spatial strategy is to maintain and enhance a sustainable and attractive Borough through:
- Reducing our impact on our changing climate and integrating ecological networks and improving biodiversity.
 - Providing inclusive growth that creates green, safe, and well-designed places.
 - Supporting new or improved infrastructure which positively responds to its setting, local needs, and our changing climate.
 - Promoting access to the countryside and conserving and enhancing the Borough's diverse landscape character
 - Providing developments that promote active travel and invest in infrastructure to enable clean travel that reduces our impact from travel.
 - Working with our communities and organisations to deliver this.

- 2.16 This strategy prioritises the regeneration of the two major centres, Andover and Romsey, along with a wider distribution of development to a larger number of settlements, than the previous Local Plan and smaller windfall sites. The Andover town centre regeneration masterplan proposals indicate this regeneration will include residential units in the form of town houses and apartments, although no specific unit numbers are provided at this point. It is noted that the masterplan includes substantial areas for improved pedestrian and cycle routes and arrival areas, a new campus for Andover College, new offices, new streets, and public spaces with access to the river.
- 2.17 L&Q Estates considers that whilst small windfall sites may result in an appropriate opportunity to extend smaller villages and settlements, it is important for any urban area to receive proportionate growth to support the settlement and its services and facilities. Where well linked, sustainable, strategic sites close to Tier 1 settlements, such as this site, are considered deliverable in a Council's SHEELAA, appropriate development should be supported.
- 2.18 Site allocations on sustainably located greenfield sites, such as the one promoted through the SHEELA at Bere Hill provide greater opportunity for residential development to provide the requisite public open space and onsite opportunities for biodiversity net gain.
- 2.19 L&Q Estates supports the regeneration of the town centre; however, the provision of housing also needs to consider the type of housing that is required. The majority of new housing need in the area is for family housing, which can often be more difficult to provide within constrained urban areas. Therefore, a variety of brownfield and greenfield sites, of different sizes and located proportionately across the settlements within the Borough will be required to fulfil the full housing need.
- 2.20 Although no residential unit numbers are provided in the town centre regeneration masterplans, it is clear that by their very nature the redevelopment of two town centres will not provide for all the housing needs in the Borough nor mitigate the impacts of increasing the population in such confined areas (e.g., by providing all the different types of requisite open space and biodiversity net gain, etc).

- 2.21 The site at Bere Hill, by virtue of its highly sustainable location on the edge of a Tier 1 Major Centre represents an ideal, potential strategic site allocation that would help to realise and deliver the spatial strategy set out in the Local Plan. The site is already well-connected to the town centre and this connectivity would be further enhanced through the proposed improvements to the pedestrian and cycle links around the area as well as the provision of a safe, green infrastructure network on site and through the country park. This focus on sustainable connectivity would support the climate change aspect that underpins the objectives and spatial strategy set out in the Local Plan by reducing the reliance on private car ownership.
- 2.22 The proposed layout of the Bere Hill site ensures it responds positively to its setting by locating the new country park within the western elevated part of the site to retain the open character of the downland landscape. The urban edge of Andover is proposed to be reinforced through design, integration of landscape features, and the creation of a strong landscape structure at the settlement edge. The country park would also promote access to the countryside by complementing the existing green infrastructure network in Andover and maximising pedestrian and cycle connections between the town centre and the neighbouring countryside. In addition, there is the potential to connect the country park to the Ladies Walk public right of way which borders the site to the north.
- 2.23 The coronavirus pandemic has led to a new way of life. In the housebuilding industry there has been a notable increase in demand for houses as opposed to apartments, with home working space, good size private gardens, and easily accessed public open space. The town centre regeneration projects have the potential to deliver high quality, smaller apartments where sites such as Bere Hill can provide a range of market and affordable spacious family homes meeting the desired features where smaller or more urban sites may not be able to do so.

Strategic Policy Framework

- 2.24 It is recognised that the Draft Local Plan does not set out a complete suite of the required strategic policies. This will come forward in the next version of the plan. L&Q Estates acknowledges that the Council is seeking support for the policy stance it has set out in regard to key policy areas such as climate change, zero carbon development and the environment. However, these will have to be drafted in accordance with the prevalent planning and environmental law, National Planning Policy and Guidance and case law at the time.
- 2.25 The Local Plan currently sets out the following strategic policies:
- 1) Countering Climate Change.
 - 2) Delivering Healthy, Well-Designed Development.
 - 3) Delivering Development and Regeneration in Andover and Romsey Town Centres.
 - 4) Delivering High Quality Development in Town Centres.
 - 5) Delivering Infrastructure.
 - 6) Housing Provision.
- 2.26 The proposals at Bere Hill have been designed, as far as possible at this stage to meet the criteria set out in the relevant Strategic Policies 1 and 2. It should be noted that the proposals can evolve to meet the other requirements as they progress.
- 2.27 With regard to Strategic Policy 1, Countering Climate Change:
- b) opportunities have been taken to maximise the potential for active and sustainable travel and minimise unnecessary travel;
 - c) the development, including associated facilities and infrastructure, is designed to be adaptable to changing needs, technologies, and a changing climate;
 - d) it is designed to provide appropriate resilience and reduce vulnerability to extreme weather conditions (including drought), flooding and overheating, and makes efficient use of water;
 - e) it conserves and enhances coherent and resilient ecological networks and green infrastructure networks, while delivering net gains for biodiversity; and

- f) appropriate opportunities have been taken to use land efficiently, minimise the use and promote the sustainable use of resources and promote a circular economy.

2.28 With regard to Strategic Policy 2, Delivering Healthy, Well-Designed Development:

- a) development will be based on comprehensive design principles, derived from a contextual analysis of the site and its surroundings;
- b) development will maintain or enhance the sense of place and distinctive character of the locality, through taking account of the individuality of the Borough's settlements, landscapes, buildings and heritage assets;
- c) development will contribute positively to, and not detract from, the distinctive character of the immediate and wider landscape; development will take opportunities, wherever possible, to improve the public realm and minimise opportunities for anti-social behaviour and crime;
- e) development will be designed to be resilient to the changing climate by adopting sustainable design practices;
- f) high quality green and blue infrastructure will provide resilient hard and soft landscaping and integrate biodiversity enhancements and,
- g) development will need to be designed to prioritise sustainable and active travel.

Meeting Our Needs

2.29 L&Q Estates supports TVBC in accommodating its full housing needs for all parts of the Borough, in addition to any unmet needs from nearby districts, such as the PFSH area and the neighbouring North Hampshire authorities.

2.30 It must be remembered that the figure attached to housing need represents real people and households in need of a real home. If such homes are not provided people are forced to find an alternative home elsewhere resulting in social consequences of separating people from their support networks and family but also economic consequences through people choosing to work elsewhere or environmental consequences when people are forced to travel long distances via car to work or access facilities such as schools.

- 2.31 In paragraph 5.25, TVBC states: '*we will consider whether we need to allocate for a higher number of homes above our minimum housing requirement in order to provide for greater resilience in maintaining a sufficient supply of sites*'. L&Q Estates considers that it is necessary for TVBC to allocate housing numbers higher than the current housing requirement to ensure the plan is deliverable across its entire period, especially as the housing supply position is subject to change during the preparation of the Local Plan.
- 2.32 L&Q Estates considers the use of Housing Market Areas to split the housing need within the Borough is too simplistic and doesn't best reflect the actual needs of the local communities. In 2019, the NPPF removed the requirement to base housing needs on HMAs and therefore Test Valley can and should meet its own minimum housing needs *anywhere* within the Borough. Instead, a more holistic approach should be taken which considers the social, environmental and economic needs of the wider area and how development across Test Valley can help meet those needs.
- 2.33 As referenced in the spatial strategy section of these representations, L&Q Estates considers that it is important for any urban area to receive proportionate growth and as such, where sustainable sites adjacent to relevant settlements (as defined within the settlement hierarchy) are considered deliverable in a Council's SHELAA, appropriate development should be supported.
- 2.34 When allocating land for development, a holistic approach should be taken to sustainability and factors such as proximity to large settlements, employment areas and major infrastructure including key highways networks should be taken into consideration. For example, a development located within close proximity to a Tier 1 Major Centre and the highways network connecting it to major economic hubs such as Winchester, Eastleigh and Southampton is a sustainable and logical allocation site.
- 2.35 By allocating fewer, larger, strategic sites the local areas within the Borough are more likely to receive larger financial contributions via S106 and CIL legal agreements thus resulting in greater improvements to local infrastructure and facilities as well as the potential opportunity to benefit from schemes such as the New Homes Bonus.

- 2.36 Affordability issues in the Borough are recognised and referenced throughout the Draft Local Plan. Ensuring the provision of a consistent supply of homes throughout an entire plan period, would to some extent alleviate the affordability concerns across the Borough.
- 2.37 L&Q Estates considers that the Local Plan should seek to allocate sites in close proximity to where the vast majority of the Borough's need is being generated. Andover generates a significant proportion of the Borough's housing need and as such the town and its surrounding area should be considered for future growth. Sustainable sites both within and beyond the main town of Andover where there is good accessibility to employment and a range of services and facilities, should be identified and assessed for residential development.

3.0 SUMMARY

3.1 Overall, L&Q Estates is supportive of the overarching objectives of the Draft Local Plan.

3.2 L&Q Estates considers, however, that proportionate development should be afforded to the largest settlements within the Borough and as such the spatial strategy and strategic policies should be amended to remove the use of HMAs.

3.3 For the reasons set out in the introduction and reiterated throughout these representations, Bere Hill is a highly sustainable and logical strategic allocation site for 400-450 dwellings on the edge of a Tier 1, Major Centre.

3.4 The site is deliverable now, and accords with the definition of a deliverable site as set out in the NPPF's glossary:

- Available for development now – The site is being promoted by L&Q Estates who are looking to bring the site forward for development now.
- Suitable for development now – The site is unconstrained; development can be designed sensitively to accommodate for landscape contours and wider visibility as well as be closely linked to the new community at Picket Twenty and existing transport services that feed Andover itself. The site is an appropriate and sustainable location for development which would represent a logical extension to the existing built-up area of Andover and would integrate well with the existing town.
- Achievable for development now – There are no known large-scale infrastructure projects or on / off-site requirements that would delay the delivery of homes on the site. Therefore, it would be achievable to start delivering homes on the site within the next 5 years.

3.5 The proposals in their current format would significantly contribute towards the proposed Borough wide housing requirement of 541 homes per year (2020 – 2040) whilst providing a high quality, accessible, green open space in the form of a 12-hectare country park in a highly sustainable location, within easy walking distance of Andover town centre and all its services and facilities.

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