

Test Valley Borough Council Consultation for Local Plan 2040 Regulation 18 Stage 2

COMMENTS FORM

Test Valley Borough Council has published its Local Plan 2040 Regulation 18 Stage 2 document for public consultation. This consultation document sets out a vision for Test Valley up to 2040, objectives for achieving this vision, our development needs alongside allocations for residential and employment development and theme-based policies.

The consultation period runs from Tuesday 6th February to noon on Tuesday 2nd April 2024. Please respond before the close of the consultation period so that your comments may be taken into account.

You can respond to our consultation by filling out the form below. This form has two parts:

Part A: Your Details

Part B: Your Comments (please fill in a separate sheet for each comment you wish to make)

Further information can be found on our website at:

www.testvalley.gov.uk/localplan2040

Once the form has been completed, please send to planningpolicy@testvalley.gov.uk below by **noon on Tuesday 2nd April 2024**.

Following receipt of your comments from, we will keep you informed of future consultation stages unless you advise us that you want to opt out of such communication.

If you are unable to send via email, please send a postal copy to our address below.

Contacting us

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

Tel: 01264 368000

Website: www.testvalley.gov.uk/localplan2040

Email: planningpolicy@testvalley.gov.uk

Part A: Your Details

Please fill in all boxes marked with an *

Title* Mr/Mrs/Miss/Ms/Dr/Other (please state)	Mr	First Name*	Trevor
Surname*	Moody		
Organisation* (If responding on behalf of an organisation)	Pegasus Group		

Please provide your email address below:

Email Address*	
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Alternatively, if you don't have an email address please provide your postal address.

Address*			
	Postcode		

If you are an agent or responding on behalf of another party, please give the name/ company/ organisation you are representing:

University of Southampton Science Park
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Personal Details and General Data Protection Regulation

Please note that representations cannot be treated as confidential. If you are responding as an individual, rather than as an organisation, we will not publish your contact details (email/ postal address and telephone number) or signatures online, however the original representations will be available for public viewing at our offices by prior appointment.

All representations and related documents will be held by the Council until the Local Plan 2040 is adopted and the Judicial Review period has closed and will then be securely destroyed.

The Council respects your privacy and is committed to protecting your personal data. Further details on the General Data Protection Regulation and Privacy Notices are available on our website here:
<http://www.testvalley.gov.uk/aboutyourcouncil/accesstoinformation/gdpr>

Part B: Your Comments

Please use the boxes below to state your comments. This includes one box for general comments and another for specific comments related to an area of the Local Plan.

Insert any general comments you may have that do not relate to a specific paragraph number or policy in the general comments box below.

If you are suggesting a change is needed to the draft Local Plan or supporting document, it would be helpful if you could include suggested revised wording.

If you are commenting on a document supporting the draft Local Plan (such as a topic paper, or the Sustainability Appraisal), please indicate so.

General

For specific comments, please make it clear which paragraph, policy or matter your comments relate to where possible. Please use the box below.

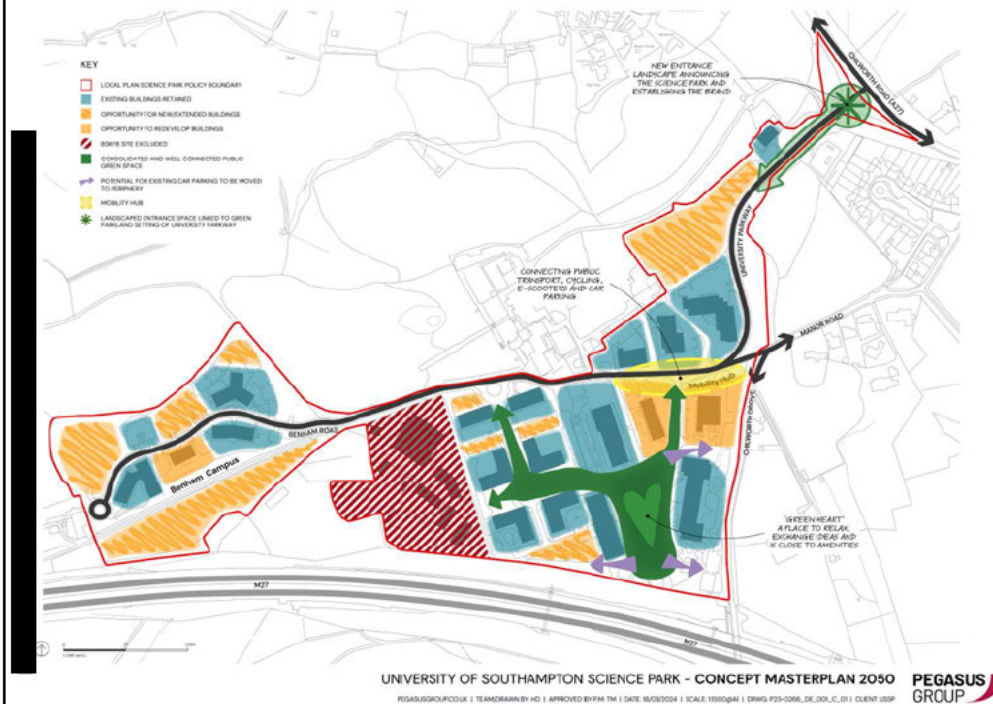
If you are suggesting a change is needed to the draft Local Plan or supporting document, it would be helpful if you could include suggested revised wording.

Paragraph Ref	Specific Comments
4.213	<p>This paragraph states:</p> <p><i>“Alongside the proposed strategic employment site allocations, policies are set out to support the employment role of the University of Southampton Science Park, Adanac and Nursling Estate. These criteria-based policy support re-development for existing employment uses and will enable the sites to develop site. National policy supports this approach as it will enable businesses at these sites to expand and adapt and build on their existing strengths in certain industries.”</i></p> <p>Whilst the thrust of the wording is supported, it should recognise that there is a need for both re-development <u>and</u> new development at these strategic employment sites, as is allowed for within the relevant policies. Suggested revised wording is set out below:</p> <p><i>“Alongside the proposed strategic employment site allocations, policies are set out to support the employment role of the University of Southampton Science Park, Adanac and Nursling Estate. These criteria-based <u>policy policies</u> support <u>re</u>-development for existing employment uses and will enable the sites to <u>re-develop and expand</u> <u>site</u>. National policy supports this approach as it will enable businesses at these sites to expand and adapt and build on their existing strengths in certain industries.”</i></p>

<p>4.241 - 4.246 & Policy SA12</p>	<p>Land at Kennels Farm is located to the west of the University of Southampton Science Park and is owned by Hampshire County Council. It is proposed as a strategic employment allocation (SA12) forming an extension to the Science Park which would deliver a complementary range of employment and ancillary uses.</p> <p>The University of Southampton Science Park support the proposed allocation, provided that they are involved in further discussions on how and when any development is brought forward.</p> <p>We note that access to the site is proposed via Benham Road through the existing Science Park. Paragraph 4.245 states <i>“This may include junction improvements or contributions towards Benham Road, University Parkway and A27 Chilworth Road.”</i> We would welcome clarification on the anticipated nature and location of such improvements, as well as the mechanism for securing any contributions, given that they may be located on private Science Park land.</p>
<p>4.247 & SA13</p>	<p>Paragraph 4.247 states <i>“This policy provides a specific positive planning framework for facilitating development proposals for land within the Science Park boundary, managing this in a manner which recognises its special economic circumstances, and the sensitive environmental setting of its location.”</i> This is welcomed and supported, as is Policy SA13. However, to acknowledge the Park’s aspirations for long term sustainable growth, as envisaged as part of the recent masterplanning exercise (further details below), we propose the following amendment to paragraph 4.247:</p> <p><i>“This policy provides a specific positive planning framework for facilitating development proposals for land within the Science Park boundary, managing this in a manner which recognises its special economic circumstances, <u>aspirations for long term sustainable growth</u>, and the sensitive environmental setting of its location.”</i></p> <p>Over the last four decades the University of Science Park has grown to become one of the largest and most successful science parks in the UK. It is home to more than 100 businesses, ranging from startups to industry leading multinationals, spread across 19 buildings.</p> <p>To date, this growth has been organic, largely in response to demand from occupiers. Looking to the future, the Science Park’s management team took the decision to embark upon the production of a masterplan to help guide how the Park could develop over the next 25 years and, in 2022, they commissioned Rummey Design (who worked with Oxford Science Park) to produce the masterplan.</p> <p>Early stages of the masterplan work identified that, as a result of the Park’s organic growth, at present buildings could be perceived as pavilions surrounded by car parking and well-tended lawns and trees. Whilst this is attractive, and is valued, it is inefficient in its use of land, and does not best facilitate connectivity and social interaction. The</p>

masterplan aims to address these issues as part of the Science Park's vision for sustainable growth and environmental protection.

The key elements of the masterplan are set out in the overview Concept Masterplan 2050 reproduced below (and attached to these representations).



The masterplan sets out how many of the existing buildings will be retained and refurbished as necessary. It also includes opportunities to redevelop older buildings, some of which date from the 1980's, as well as potential sites for the development of new buildings. This will help to cater for market demand, including the provision of more laboratory space to champion Britain's drive to become a global life science powerhouse. It will also allow for the delivery of 'greener' buildings, with higher standards of building design and performance to reduce carbon emissions and other environmental impacts, in line with the Science Park's ethos and market expectations.

Also key to the masterplan vision is the desire to create a more sustainable, less car dependant and better connected Science Park with an improved public realm. Large areas of the Park are currently occupied by expansive car parks, often developed in tandem with the buildings they serve, as part of the incremental growth of the Park. However, with an increase in home working after the COVID pandemic, there is less demand for car parking. This presents the opportunity to consolidate and reposition car parking towards the periphery of the Park, freeing up existing parking areas for break out spaces, pedestrian and cycle links and an improved public realm. In particular, the area between Kenneth Dibben House and 2 Venture Road is envisaged as a landscaped "green heart" - a well connected social space to relax and exchange ideas which is close to amenities.

<p>4.248</p> <p>Paragraph 4.250 & footnote 34</p>	<p>These public realm improvements will help to improve the sense of community and the wellbeing of employees.</p> <p>There is also a desire to encourage a shift towards more sustainable modes of transport through improved pedestrian and cycle connections and the creation of a ‘mobility hub’ near the centre of the Park which will include bus stops, taxi drop-off, bike stores and e-scooter parking docks.</p> <p>We trust this helps to explain the Science Park’s aspirations for sustainable growth and redevelopment to ensure that it remains a thriving economic asset in the long term.</p> <p><i>The policy is important as the University of Southampton Science Park is one of the premier science parks in the country, with an international reputation. It is a valuable economic asset providing a location for knowledge-driven research and development within an attractive ‘campus’ setting. This recognises the significant benefits of the Science Park for both the local and regional economy from the commercialisation of innovation-led technology and from its links to higher education. Its focus is on the creation and support of new innovative businesses derived from the inventive use of knowledge in the fields of science and engineering.</i></p> <p>Whilst the thrust of the text is supported, the wording could be improved, as follows:</p> <p><i>“The policy is important as the University of Southampton Science Park is one of the premier science parks in the country, with an international reputation. It is a valuable economic asset providing a location for knowledge-driven research and development within an attractive ‘campus’ setting. This recognises the significant benefits of tThe Science Park <u>delivers significant benefits</u> for both the local and regional economy from the commercialisation of innovation-led technology and from its links to higher education. Its focus is on the creation and support of new innovative businesses derived from the inventive use of knowledge in the fields of science and engineering.”</i></p> <p>This paragraph correctly states that developers will be expected to demonstrate that any development and occupying firms can meet the terms of the planning agreements relating to the Science Park. It sets out the planning agreements for the Park in footnote 34 as “TVS.03448/54 (October 2005) and Benham Campus TVS.07553 (May 2007)”.</p> <p>However, these agreements were replaced by a consolidated ‘Park wide’ agreement dated 12th January 2016. The footnote should be updated to refer to this agreement.</p> <p>Furthermore, the 2016 agreement may need to be updated and/or additional agreements produced to control future development at the Park which are located outside of the area controlled by that</p>
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**Inset Map
6 -
Chilworth
and
Valley
Park**

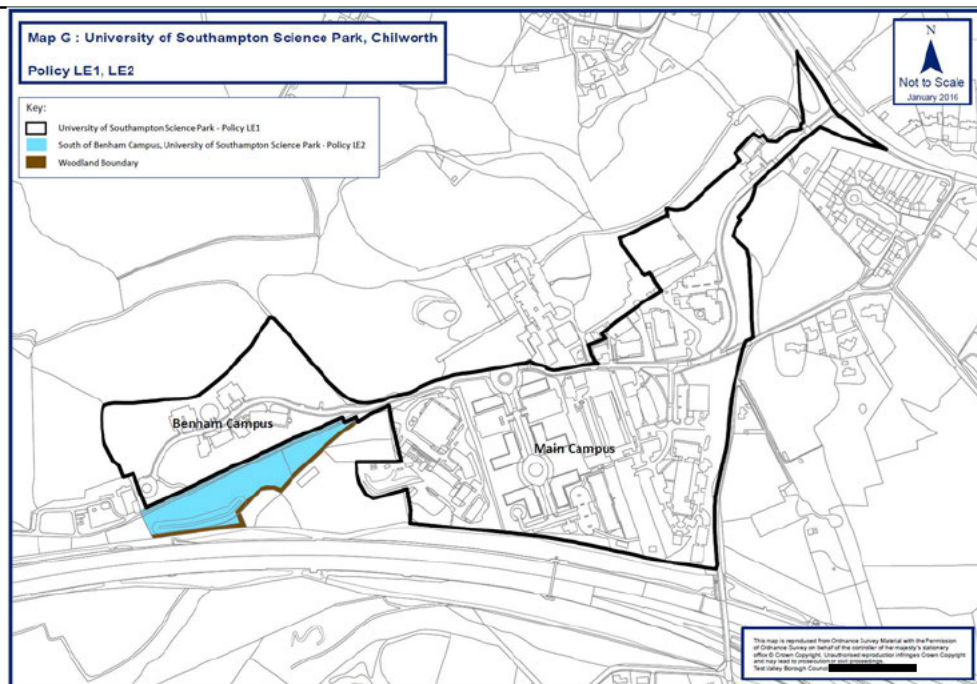
agreement eg. at the 'Land South of Benham Campus' allocation that was secured as an extension to the Park in the adopted Local Plan (see further details below).

We propose that footnote 34 is amended as follows "*Planning Agreement dated 12th January 2016 and any relevant updates to this agreement or new agreements*".

The policy boundary for the University of Southampton Science Park (see extract below) does not include the 'South of Benham Campus' extension to the Science Park.



The South of Benham Campus extension was secured under Policy LE2 of the adopted Revised Local Plan DPD, as shown on Map G of the adopted Local Plan below.



Inset Map 6 should be amended to include the land South of Benham Campus in order to reflect its status as a previously agreed extension to the Park.

Draft Policies Map - Southern Test Valley

The legend refers to “*Strategic Employment Sites (Policies SS8)*”. This should be corrected to include all the Strategic Employment Sites ie. SS8-SS15.

What happens next?

All valid responses received within the consultation period will be acknowledged and you will be given a reference number. Please quote this reference number when contacting the Council about the Local Plan 2040. If you have an agent acting on your behalf, correspondence will be sent directly to your agent.

All responses received will be taken into account as part of the preparation of the Local Plan 2040.



UNIVERSITY OF SOUTHAMPTON SCIENCE PARK – CONCEPT MASTERPLAN 2050

PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: HD | APPROVED BY P.M: TM | DATE: 18/03/2024 | SCALE: 1:1500@A1 | DRWG: P23-0266_DE_001_C_01 | CLIENT: USSP