

# 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 6<sup>th</sup> February to noon on Tuesday 2<sup>nd</sup> 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](http://www.testvalley.gov.uk/localplan2040)

Once the form has been completed, please send to [planningpolicy@testvalley.gov.uk](mailto:planningpolicy@testvalley.gov.uk) below by **noon on Tuesday 2<sup>nd</sup> 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](http://www.testvalley.gov.uk/localplan2040)

Email: [planningpolicy@testvalley.gov.uk](mailto: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*	Ray
Surname*	Leighton		
Organisation* (If responding on behalf of an organisation)	Resident of Valley Park		

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:

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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
<p>Recently, I attended the planning session held at the Valley Park Community Centre on 28 February 2024 and I wish to register my objections to the proposed development of Velmore Farm site in Valley Park on the following grounds:</p> <p><b>1) AN UNFAIR, INEQUITABLE AND UNJUST PLANNING PROCESS</b> The process adopted by TVBC is what I would classify as a <b>DEVELOPER LEAD PROCESS</b> ie large pockets of land are identified that will be of interest, and highly profitable, to developers. As a result, a relatively small number of properties on the neighbouring land are inordinately affected by these large developments whilst the vast majority of the residents within TVBC who are not on neighbouring land are not affected at all. This is both unfair, inequitable and unjust to those living in the neighbouring areas.</p> <p>Also, within a <b>DEVELOPER LEAD PLANNING PROCESS</b>, the developer(s) may agree to the 1070 dwellings proposed at this stage but, when it comes to the later stages of the process, they will push for a higher number of dwellings, as this is more profitable to them. So, will the 1070 become 1200? or 1300??, leading to reduced green spaces within the development, and requiring even more additional community facilities.</p> <p>Also, within a <b>DEVELOPER LEAD PLANNING PROCESS</b>, additional community facilities may be required to accommodate the large number of new development, such as schools, doctor or dentist surgeries, shops, etc because the existing infrastructure cannot support the influx of new inhabitants. However, the developers do not build these additional community facilities up front, but only after the houses have been built and sold. As a result, the existing facilities are put under more strain and, in many cases, cannot cope with the additional load. For example, due to the significant development in Romsey, it is now very difficult to get a doctors appointment within a reasonable time frame.</p>

**Also, within a DEVELOPER LEAD PLANNING PROCESS, the developer(s) tend to build houses of a common style and design which, in comparison to other countries, leads to the architectural equivalent of a desert.**

**A much fairer, equitable and just solution would be to adopt an INCREMENTAL PLANNING PROCESS where every village or town within TVBC is allocated a fixed and common percentage of new development in line with the overall needs of TVBC ie if TVBC needs to provide 10% more housing, then each village or town must be allocated 10% more housing. Under this system every village or town is treated equally, rather than sacrificing the few for the benefit of the many. Additional community facilities are only put under marginally stress and it is easier and quicker to accommodate that incremental change. Also, it also opens up the opportunity to embrace a highly varied and individualised architectural renaissance within TVBC, which would also allow the self builder to build a house in a location they would like to live, rather than being corralled into a designated area by the current planning process.**

**Alternatively, a hybrid DEVELOPER LEAD / INCREMENTAL PLANNING PROCESS could be adopted.**

## **2) THE PLANS ARE MISLEADING**

**The plans as shown are misleading as they do not shown any proposed developments in the neighbouring areas controlled by either Eastleigh or Southampton councils, and therefore these plans are being considered in a vacuum. Also, they do not seem to show all current and future developments such as the large development in Hoe Lane in Romsey, so it is not possible to understand if all mitigating factors in relation to traffic volume, water drainage, noise, additional community facilities, congestion etc have been properly considered.**

## **3) TRAFFIC VOLUMES AND CONGESTION WILL BE UNTENABLE**

**Templars Way in Valley Park cannot cope with the existing levels of traffic, with traffic often backed up from the corner of Castle Lane, all along Templars Way, to the ASDA roundabout. Assuming two cars per house, building an additional 1170 house will increase the number of vehicles on these roads by 2340, which will greatly increase the current levels of congestion. Also, the ground under Velmore Farm is mainly clay, and currently the roundabout at Templars Way and School Lane is flooded whenever there is significant rain (ie pretty much all of February 2024), so if Velmore Farm is effectively concreted over, then the situation will only be made significantly worse.**

## **4) THE STRATEGIC GAPS AROUND CHANLERS FORD ARE BEING ERODED**

**Yet again, when TVBC proceeded with the Knightwood development, much importance was given to the strategic gaps between Chandlers Ford and Chilworth/North Baddesley. Suddenly, the strategic gap between Chandlers Ford and Chilworth has been cut in half - so why was it so important then but only half as important now? Also, if the proposed reduction in the strategic gap is the Chandlers Ford and Chilworth is adopted, it will unreasonably restrict the migration of our indigenous fauna, which is already at threat.**

## **5) VALLEY PARK HAS HAD MORE THAN ITS FAIR SHARE OF DEVELOPMENT**

When I moved to Valley Park some 37 years ago, Knightwood Road was supposed to be the edge of Chandlers Ford with strategic gaps between both North Baddesley and Chilworth. Since that time the Knightwood development has been built with its 1500? houses and also there has been the development of a retirement village in Flexford Road. So enough is enough - perhaps it is the turn of the Straight Mile in Ampfield, or Chilworth, or Braishfield, or Kings Sombourne, or Stockbridge, or other similar places, to take the strain?

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
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**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.