

## **Comments on Test Valley Borough Council Consultation for Local Plan 2024 Regulation 18 Stage 2**

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### **GENERAL COMMENTS ON THE LOCAL PLAN 2040**

There is a disproportionate amount of agricultural land allocated for employment development in the far south of the borough. The network transport links to the M27 and close proximity to Southampton and Eastleigh have been used as reasoning by TVBC and Southampton borough council to continue to develop this area since the motorway was built. The farmland landscape in this area has dramatically changed over the years. Examples of this growth are:

Nursling Industrial estate that now stretches all the way down to Redbridge village along Test Lane.

Adanac Farm and Bargain Farm plus Lidl's enormous distribution depot on the other side of the M271 (south).

This area around Nursling and Rownhams should not be polluted any further with industrial development. Employment and housing development should be spread out more evenly across the borough and situated to enhance all parts of Test Valley including its mid-section.

The villages in the south are under continuous threat of encroaching industrial development which has the potential to not only impact resident's quality of life as more and more countryside land is lost but also increase congestion on roads and health risks such as pollution. Nearby Southampton already has a pollution problem that is out of control.

This southern area, its countryside villages such as Nursling and agricultural land in our beautiful Test Valley now needs to be protected from any further industrial development in order for it to retain its character.

Regarding housing development plans for Romsey, there is simply not enough infrastructure to support yet another large scale, bolt-on housing estate. There would need to be provision for new schools, more doctors and dentists, better bus services and more in town parking.

### **SPECIFIC COMMENTS**

#### **SOUTHERN AREA POLICY 8 (SAB): LAND AT UPTON LANE, NURSING.**

##### **Suitability of access to development either side of Upton Lane.**

The proposed site for this development is on both sides of the top section of Upton Lane. The Lane is a country lane used by horse riders, joggers, cyclists and dog walkers. There are no pavements except on the upper part of the lane. There is a weak bridge at the bottom

which is not suitable for heavy vehicles. Half way down is an almost continuous flow of water from the motorway and fields that causes serious erosion to the road surface. This problem has not been resolved in years. It's particularly dangerous in freezing conditions as it's on a hill. If this proposal goes ahead then increased traffic and heavy vehicles will inevitably be driven up and down Upton Lane causing danger to pedestrians, further erosion to the road surface, pollution and potential damage to the weak bridge. Access to the proposed employment site should not be from Upton Lane. If it was to go ahead a better solution would be to reconfigure the roundabout at the end of the M271 to accommodate a turning off to the new site therefore avoiding congestion on Romsey Road and in Upton Lane. Access into the housing estate should not be from Upton Lane. It would make more sense to access this site from Romsey Road opposite the turning into Upton Crescent.

#### **Conservation and enhancement of the historical environment.**

Set back off the mid-section of Upton Lane is the grade 1 listed Grove Place grounds and Elizabethan hunting lodge. This is of historical importance to the area and should remain in its present rural setting. The encroachment of industrial development so close and situated in the same country lane is inappropriate.

#### **Effects on existing residential properties.**

If this proposal goes ahead existing properties will not only have lost their countryside outlook of fields with grazing horses, but will be subjected to pollution (air, noise and light pollution), a busy and ugly view, traffic congestion, reduction in their properties value and their quality of life. The cottage behind the existing wooded area would also lose its privacy etc and the houses facing the already very busy Romsey Road will also be affected by loss of countryside views and increased traffic. Please note that these properties already experience problems getting in and out of their driveways directly onto Romsey Road.

#### **Preservation of agricultural land and green spaces.**

The wooded areas at the top of the site are like mini nature reserves with blue bells, wild life, nesting birds and pond life. For environmental reasons none of this woodland should be removed or disturbed in anyway by building works or cut down for access to the site. At present the fields are used as grazing land and stabling for horses and have been leased to local people long term. Unfortunately, if evicted there is a lack of available land suitable in the local area. This agricultural land should not have change of use allowed and be lost to the development of industry.

#### **Existing Industry in the area of Nursling.**

There are already huge areas of industrial estates and business parks encroaching on Nursling. So far thankfully most industrial development has been contained to the east side of Nursling where we have Nursling Industrial Estate, Adanac, Bargain Farm and the Lidl distribution depot all close by. Arguably more than our fair share. The residents are fed up with the continuous bombardment of unsuitable plans put forward threatening to spoil our way of life and encourage heavy vehicles into our village. There is a real fear by the residents of Nursling that if such a development is allowed it will not only have an immediate impact but will open the door to yet further development to be passed and completely destroy the character of our village.

