

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)	Mrs	First Name*	Victoria
Surname*	Dillon		
Organisation* (If responding on behalf of an organisation)	Local Resident - Rownhams		

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>My comments relate to the proposed developments in Nursling and Rownhams</p> <p>As a local resident in the Rownhams/ Nursling area for the past 5 years (before that I lived a mile away in Lordshill), I have seen a massive amount of development over this time. Whilst I completely understand the need for new housing, infrastructure is also very important yet seems to be an afterthought here. There have been 669 new houses built in the past 10 years not including Rownhams house, Hillyfields, Fernyhurst and Rownhams mount developments – yet no new infrastructure. Also a massive amount of industrial developments with the expansion of Adanac Park, the new lidi store and NHS site as well as the new Lidi distribution centre.</p> <p>My youngest son is now 2 years old and we are unable to register him with the local dentist as its full and not open to new patients and had our whole family not been registered with the local GP he wouldn't have a GP. The local primary schools are now oversubscribed so we have that worry in the future of will he be able to attend the same school as his brother a short 800 meter walk from our house let alone worry about secondary school in the coming years. Im informed by the parish council that the population here has increased significantly and is predicted to raise another 14% by 2027, yet no prevision for schools and health facilities have been proposed.</p> <p>At the consultation event, the Abbotswood development was mentioned as a comparison – 800 homes with a community centre, café, shop, nursery, sports ground etc all factored in , yet here in our local area with nearly the same amount of new developments over the years but no increase in infrastructure.</p> <p>Even the roads and drainage are an afterthought and when locals are consulted as to how to improve junctions etc , the cheapest option is taken rather than an option that would work better in our opinion.</p> <p>I also have issue with the fact that current developments such as Fen meadows and Broadleaf park have not been held to account with their</p>

planning conditions. Fen meadow playgrounds are still years later not completed and open to the public. Broadleaf park dumped rubble into the ground of the SANG and there seem to have been no repercussions whatsoever. I don't get the point of planning applications and conditions if developers are allowed to break these and have no consequences.

The local area since I have moved here does feel like it is being stripped of every green space with the 2 developments mentioned and the expansion of Adanac Park. As an avid runner I use local trails up to Romsey and North Baddeley and see big developments happening here too. The parish council have highlighted the loss of green spaces. Apparently there is a requirement of 15.44ha but our area actually has a deficit of 8.76ha so therefore how can it be justified to lose even more?

I personally would prefer "if" the land is to be developed it is not housing and industry but community centre, GP/ dentist buildings / nursery etc to serve the existing population who are currently underserved by essential infrastructure.

How are the existing roads going to cope with the increase in traffic, They are already in poor condition and just patched when they quite frankly they need completely redoing. Are they even suitable for industrial use and how realistically can industrial vehicles access this right turn onto a country road, especially during peak hours. There is already issues with lorries turning into Nursling village and getting stuck.

In regards to traffic, wouldn't increase in industrial traffic give more noise and pollution?

The roundabout and road by the golf course has a massive drainage issue when it rains that no matter what improvements are undertaken, still floods so how will this be addressed?

An industrial unit would need to be lit and therefore impact the community and wildlife with constant light as has been seen at Adanac Park with its expansion.

There is no local transport up at this area and this has been flagged before and with the broadleaf development the other side of the village therefore any employees at this site would need to use cars thereby increasing traffic and pollution.

Impact on local wildlife. My mother actually lives on Upton Crescent and when redoing her house we were subject to bat regulations as their habitat is endangered due to development. How is more development therefore going to impact the local wildlife with further loss of their habitat. There are beautiful oak trees here which would probably be lost as well as the bluebells every spring in the woods opposite the golf course. As stated in your plan specific areas of the land are sites of importance for nature conservation and according to our parish council some is deemed as countryside and cannot be developed?

As stated before, it feels as a community we are really affected by the rapid loss of all our green spaces. With all the housing the village has, has it been assessed how much space for recreational use is required by the existing residents?(According to parish council we are lacking in the amount of recommended green space) And also what an impact this has mentally on us being turned from a rural village to a build up urban town with non of the amenities you would expect a town to have.

I therefore am strongly opposed to any more development in our local community except where it is improving facilities and infrastructure. ie GP/Dentist/health centre/Nursery. As seen at the consultation meeting, the mood locally is very opposed and frankly annoyed at having the area we live completely and quickly transformed from a rural setting to an industrial urban area with no benefits to us who dwell here.

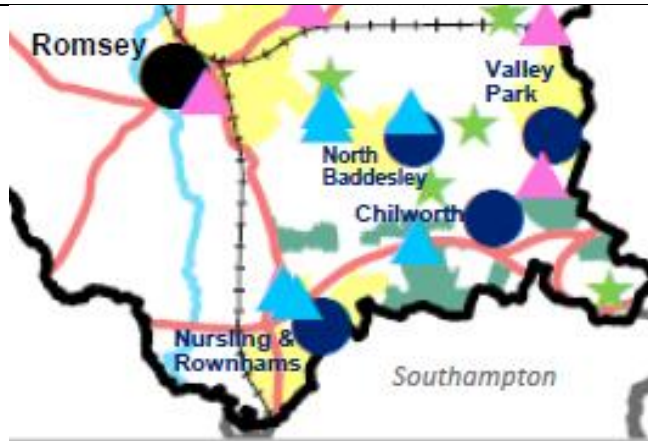
For specific comments, please make it clear which paragraph, policy or matter your comments relate to where possible. Please use the box below.

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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Chapter 3

Fig 1



The majority of the new development is located in the south east corner of the borough with it seems little assessment of if these locations can support the scale of the additional development proposed and also if there is the necessary infrastructure which is especially important seeing as no new infrastructure is being proposed. Also what impacts will these proposed developments have on the local communities and environment.

3.14

This section proposes development where there are key facilities. Because of the existing development's over the past few years in Nursling and Rownhams the local facilities i.e

Schools : Primary are now over subscribed. There is no secondary school meaning children have to travel to different area

GP's : Nearest is in Lordshill and is over subscribed and no longer accepting new patients

Health centre: none

Dentist: Nearest is in Lordshill and is over subscribed and no longer accepting new patients.

Shops: There is one small Co-op in the nursling village serving over 6000 residents therefore you have to travel to get to nearest superstore

Public Transport: No railway and only 1 regular bus service

Nursling and Rownhams population has increased significantly over the years due to the increase in housing developments – nearly 800 homes. Also the area has had major commercial development increase at the Nursling estate and Adanac Park as well as the major distribution centre off Brownhill way. All of this increasing development has led to Nursling and Rownhams having one of the highest population densities in the borough, yet more development is proposed? The parish is underserved therefore in terms of facilities and services that a community requires and we are therefore putting pressure on proximity areas which are already oversubscribed.

<p>Fig 4.18</p> <p>4.215-4.221</p>	<p>The SHELAA assessment states “sites 385 and 394 land at Upton lane -the land is relatively accessible to nursling, which has a range of facilities, services and a regular bus service”.</p> <p>This is very misleading as I would argue a childrens play park, a field, a hairdressers and a small Co-op does is not what springs to mind when reading that comment. This is reflected in another statement in the SHELAA assessment which contradicts the first . “ the site is not well connected by public transport and is some distance from local services and amenities”.</p> <p>Both the development proposals are located in the countryside on agricultural land. It is also outside the settlement boundary as the sustainability appraisal acknowledges. “the site also relates poorly to the settlement boundary of Nursling and begins to sprawl development into the open countryside”. If the land is designated as countryside isn't it restricted by policy COM2 and only allowed under exceptional circumstances.</p> <p>The proposed developments really are unsuitable mainly due to access to the sites and the size proposed. The only access to these sites is via a country lane and through a residential area. The current commercial developments at Nursling estate and Adanac Park are accessible directly via the M271 with no need to go through residential areas. Even if access was agreed via the country lane, the area suffers massively with drainage issues with the roundabout by the golf club regularly flooding despite years of trying to “fix” this issue. Also what effect would increase traffic have on the residents of Upton crescent being able to turn out onto Romsey road? Traffic already queues up in this area at peak times resulting in tailbacks past the roundabout by the golf club.</p> <p>Pollution – Increase in traffic because of the proposed developments will increase pollutants in the air. Noise pollution would increase as has been observed in the other commercial developments with a modern 24/7 working week, HGV's will access all the time and these lorry movements through residential areas would disturb the residents. There is no street lighting and again going off the Nursling estate and Adanac park, significant levels of constant lighting would have to be installed thereby turning the area from dark countryside to a brightly lit urbanised area.</p> <p>This in turn is completely changing the landscape and character of the area with significant loss of biodiversity as well as the visual aspect for the residents.</p> <p>One other issue is that both sites have overhead power lines so how would this have an effect given that a safety zone is required when building around these?</p> <p>Table 1 – Summary of the Parish Councils reasons for objecting to Draft Policy SA8 Land at Upton Lane</p>
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	Summary reasons for our objection	Relevant Draft Local Plan policies
	The proposed development allocations are in land that is currently designated as countryside and is outside of the currently defined settlement boundaries	The Council has effectively moved the goalposts to stretch the settlement boundary to include land at Upton Lane
	Unacceptable access and lack of appropriate and necessary transport infrastructure and significant adverse effects on local roads and existing traffic patterns and existing road users.	Policy TR1: Active and Sustainable Travel Policy TR2: Assessing Transport Impacts
	Significant and unacceptable pollution from extensive artificial lighting, traffic and operational noise and vibration and disturbance and adverse effects on air quality	Policy ENV5: Pollution Policy ENV6: Lighting
	Significant loss of countryside and trees and consequential harm to landscape character and overall loss of residential amenity	Policy ENV3: Landscape Character Policy BIO1: Conservation and Enhancement of Biodiversity and Geological Interest Policy BIO5: Trees and Hedgerows Policy ENV7: Amenity Policy DES1: Delivery of Sustainable and High-Quality Design

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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.