

These are the comments of Amport Parish Council (Amport PC) on TVBC's local plan.

## **Introduction**

Amport PC thanks TVBC for developing a local plan. Amport PC agrees that Hampshire (and TVBC in particular) has a need to allocate plots for housing in appropriate places in the TVBC area, and much of the content of the plan is not controversial.

Our comments focus on the proposal by TVBC to allocate two sites in the North-west of the Borough in Kimpton Parish (a tier 4 Parish) where it is proposed that there might be a development on two sites making up a total of 1500 houses in a rural area, neighbouring the Wiltshire border. Amport PC believes that this proposal is not adequately thought out, and does not serve the interests of this rural area, nor indeed the interests of the wider TVBC area. If TVBC wishes to progress its thinking on any plan along these lines, it must as a minimum properly provide much more information and engage fully with the local community, including in Kimpton Parish and its neighbouring parishes, and in Wiltshire. It must also discuss much more fully whether alternative proposals for development in the northern area of TVBC can be proposed by TVBC.

## **Outline of the Proposal**

The proposal is that Kimpton Parish, designated as a tier 4 Parish (see below), with settlements in Kimpton Village and Great Shoddesdon and Little Shoddesdon and having a combined local population of around 350 people, should accommodate 2 sites for development of 1,500 homes on either side of the A342 road. The point of the tier system appears quite clear – i.e. that for good reasons development of any size should be concentrated on tier 1 and perhaps tier 2 settlements. Tier 4 parishes are not appropriate for significant development. The proposal in the local plan on its face is quite remarkable, assuming that the tier system discussed by TVBC in the local plan has any meaning. See the discussion at 4.83 – 4.107 in the draft plan.

A tier 4 settlement is defined in the local plan (page 38) as one in which the plan envisages • Replacement dwellings • Reuse of buildings • Rural Affordable Housing sites • Community-led Development • Employment sites in the Countryside. • Small business uses • Renewable Energy Development.

All of these tier 4 criteria are not controversial in themselves. How then is the current proposal in the plan envisaged within the tier 4 criteria?

## **Need for proper local infrastructure**

Amport PC believes that any large scale development plan must properly consider the local area in detail and especially its infrastructure, both as it currently exists, and also as it is likely to evolve over the next 10 or 20 years. This reflects the entire local plan's thinking in terms of the tiering formulation. This also means that consideration must be given to issues such as local educational needs, to medical / hospital needs (including dentists), to road access across the local area and community transport, to employment locally, to local shops,

to cultural and sporting facilities, and to the local environment (including waste and water supply / treatment). Further, any plan advanced must fit in with any other plans nationally for development of these particular items. For example, although one of the proposed sites recognises that a new primary school should be built, what are the plans for GP surgeries, hospitals and dentists in the area that give the residents any confidence that this development is desirable and workable. Aside from the tier point, any plan that does not properly address most of the identified issues in detail, both in TVBC and in the neighbouring authorities (Wiltshire in this case), in terms of the actual plans and the risks to the community, is not properly brought forward.

### **Wiltshire infrastructure**

The current community of Ludgershall and Tidworth in Wiltshire provides limited local infrastructure, and it is not at all clear that these communities would welcome or could manage large development in the neighbouring borough of TVBC. There is a brief acknowledgement in paras 4.86 and 4.87 of the local plan of the need to co-ordinate with Wiltshire's plans, but it is not acceptable that a significant local plan should be agreed without a great deal more information. Information is required as to Ludgershall's view of the plans, particularly with regard to educational needs, medical / hospital needs, shopping, road access and community transport, employment locally, cultural and sporting facilities, and the environmental issues. Does Wiltshire support and encourage such a development across the county boundary? Access to Ludgershall and Tidworth is fairly limited from the east.

### **Amport Parish and the A342**

Access to Ludgershall and Faberstown from Andover to the east is along a busy A342, which runs through the community of Weyhill (partly in Amport Parish) and past other rural parishes. The traffic assessment document which supports the Local Plan focuses on Andover and not on the impact to Ludgershall and Tidworth. The Weyhill community in Amport Parish does not consider that the A342, as it currently exists, is adequate. Nor can it fairly be expected to cope with the increased volume of traffic on a daily basis that would result from a development of this scale on the outskirts of Ludgershall. There are also a few narrow rural lanes through local villages that in theory could provide alternative routes, including through Kimpton but these lanes are not suitable for such use. The road surfaces are of a poor quality, with very limited funding from Hampshire CC at present. Amport PC is of the view that the junctions where the lanes meet the A342 are not adequate to support increased use for access and egress.

### **Features of Kimpton**

The Kimpton area itself, with Kimpton Village at its heart, is a rural country Parish, in tier 4 of TVBC's classification, sitting at the top of the Pillhill Brook. This brook runs through other villages including Amport to join the River Anton at Goodworth Clatford. The sewer system runs from Kimpton Village largely along the same route to Fullerton Waste Water Treatment Centre, south of Andover. Neither of these facilities are properly considered in the plan. Nor can they accommodate much additional demand on them. There are major works required to support waste and water treatment for the proposed developments, which are not planned or costed with sufficient detail in the local plan.

Kimpton currently supports a primary school with the neighbouring parishes of Thruxton and Fyfield. What are the plans for education locally if the proposal were to go ahead? In the infrastructure analysis, one would expect to see a far more thorough discussion.

Similar points arise in other areas identified above, such as medical / health facilities, and employment. We can expand these comments if needed.

The serious risk is that this proposal will undermine and destroy the character of this village.

### **Environmental damage**

It is fundamental that the quality of life in this rural area is not damaged by over-development. The local community is understood to have major concerns about access to the sites, which would require significant work, including across the old railway line that runs near the A342. What planning considerations, including environmental considerations, have been taken into account, and what will be the cost to the community and to TVBC? What consideration has been given to matters such as flood risk in Kimpton Parish and in other parishes downstream, and the lives of protected species in the area.

### **Conclusions**

1. At the current time, Amport PC believes there is a fundamental objection to the concept of development of 1,500 homes in Kimpton, a single tier 4 Parish.
2. There is not adequate evidence that this plan can be implemented in a meaningful way. Too many of the important issues in the enhancement of Ludgershall are not adequately developed and there must be a much more involved analysis and consultation before any such plan is advanced.
3. The issue of traffic along the A342 must be considered in far greater detail if any significant building in Ludgershall is to be advanced.

Amport PC