

**From:** [REDACTED]  
**To:** [Planning Policy](#)  
**Subject:** TVBC draft Local Plan Comments  
**Date:** 29 March 2024 07:00:36

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Dear Sir / Madam

I am a resident of the Kings Chase estate and would like to comment on the local plan insofar as it affects the local area, particularly the land south of Ganger Farm.  
Yours sincerely

Patrick Pavey

## Part A: Your Details

Please fill in all boxes marked with an \*

Title*	Mr	First Name*	Patrick
Mr/Mrs/Miss/Ms/Dr/Other (please state)			
Surname*	Pavey		
Organisation*			
<i>(If responding on behalf of an organisation)</i>			

Please provide your email address below:

Email Address\* [REDACTED]

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

Address\* [REDACTED]

Postcode [REDACTED]

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

## Part B: Your Comments

### General

The draft local plan allocates housing 95% to urban areas and only 5% to rural areas, despite 20% of TVBC residents living in rural areas and 80% in urban areas.

The current divide leads to overdevelopment of both Romsey and Andover, and we would propose the allocation should be dispersed to reflect current population dispersal.

Paragraph Ref	Specific Comments
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<b>SA4: Land South of Ganger Farm, Romsey</b>	The Land South of Ganger Farm is currently classified as Countryside on the existing local plan, it has been successfully farmed to meet local agriculture needs for many years and we would suggest this use remains its best long term use.
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Development of brownfield sites should be prioritised over the development of greenfield sites such as this one. More specifically

the proposed housing development at Hillier Brentry Nursery, off Jermyns Lane, would meet the same housing need whilst developing a brownfield rather than greenfield site, we would propose the complete replacement of the Land South of Ganger Farm, Romsey on the Local Plan with the Hillier Brentry Nursery site.

The Land South of Ganger Farm is recognised in the draft local plan as as two parcels, a smaller field to the West and a larger field to the East – we would suggest it would be better assessed as two sites in the local plan.

The field to the West might sensibly be accessed from Braishfield Road / Ganger Farm Lane and as such connects well with wider infrastructure.

The field to the East has very significant challenges which appear to make it unsuitable for housing development; the field is surrounded by ancient woodland, SINC's and protected woodland, with only a single potential vehicle access, a road installed from the adjacent Kings Chase estate to facilitate agricultural access.

(If it is eventually used, the only sensible solution would be access points from the Winchester road to the south.)

This proposed access creates a number of concerns:

- - **Incremental traffic**
  - - **~300 homes equate to ~2,400 additional vehicle movements a day on Scoreys Crescent and Ganger Farm Way, these roads are already overloaded and utilised for on road parking**
- - - When combined with the existing Kings Chase development, greater than 600 homes, sports facilities and allotments will lead to >5,000 additional vehicle movements a day on Jermyns Lane and subsequently surrounding rural roads
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- Parking provisions for the sports facilities at the Ganger Farm Sports Pavilion are insufficient, leading to high levels of on road parking and turning Ganger Farm Way into effectively a single track road on Saturday and Sunday mornings, even more inappropriate for the sole access to a development of the proposed size

- **Highway safety**

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- **This access is directly adjacent to a children's play area and sports pitches, incremental vehicle movements will increase the risk of road traffic accidents, potentially with pedestrians and children**

- **Noise and disturbance**

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- **The Scoreys Crescent access routes vehicles within 3m of the front door of a number of houses and turns a quiet residential street, designed only for residential vehicle access, into a main access for an estate. This would inevitably provide significantly increased vehicle noise in addition to air pollution and other disturbance to residents**

- **Road accesses**

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- **The proposed access creates a potential shortcut**

**for vehicles on the western side of Scoreys Crescent, a privately maintained, block paved road, not built to adoptable standards and without a pavement, putting vehicles and pedestrians into direct conflict**

- **A total of >600 homes would be connected to the road network through a single junction (Ganger Farm Way / Jermyns Lane) – a significant pinch point and potential for heavy disruption in the event of an accident or if the need arises for Emergency access**
- **All development in the proposed site would be through one vehicle access (Scoreys Crescent), creating a single pinch point that could block vehicle access to the entirety of the proposed new development, potentially preventing the access of the Emergency Services**

<b>Appendix IV Housing Site Appraisals, p387-p398</b>	<b>–</b>	The Land South of Ganger Farm is assessed under Objective 3, Criteria I (Is the site able to connect to the highway?) as: <ul style="list-style-type: none"><li>• Performance: positive, no access constraints</li><li>• Commentary: Yes, one access point from the new development to the north which could be via Ganger Lane</li></ul>
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This assessment appears to not reflect the significant concerns already raised, does not address that the site is two parcels of land with two separate accesses and worse refers to “Ganger Lane” when no such road exists.

We would propose it is better assessed as:

- Performance: Negative, potential access constraints
- Commentary: Western field has potential single access from Ganger Farm Lane. Eastern field has single access from Scoreys Crescent on the new development to the North, however the size and nature of this access mean it is unsuitable to support a development of this size

