

# 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)

## Part A: Your Details

Please fill in all boxes marked with an \*

Title* Mr/Mrs/Miss/Ms/Dr/Other (please state)	Mr	First Name*	Peter
Surname*	Southwell		
Organisation* (If responding on behalf of an organisation)			

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
There is an enormous amount of detail to take in in order to comment, not helped by some inconsistencies and contradictions which have crept in quite understandably owing to the sheer bulk of the plan and supporting documents.

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

	<p>My comments relate specifically to the proposals for the two land parcels at Upton which were not in the adopted Local Plan 2011-2029. (Upton by the way is part of Nursling and Rownhams not north of it)</p>
4.215	<p>Extracts from the plan:-</p> <p>“ ....A single allocation is proposed that will be comprehensively master planned to deliver a high-quality mixed-use development.” 80</p>
4.216	<p>homes are mentioned for the smaller parcel.</p> <p>“The site will be employment led .....”</p> <p>The infrastructure delivery plan details for these sites are absent from section 10 10.8, although it does say “associated infrastructure will be established in preparation for Regulation 19.”</p> <p>Confusingly, the SA Appendix V Employment Site Appraisals FINAL (SHELAA Ref 385)* states for the 12.3Ha site “380 dwellings or 29500 sqm, 8.4ha of E(g)(i) Offices, E(g)(ii) Research and development of products or processes, B2 and B8” Also the table on p15 states re SHELAA 385 “Employment potentially only acceptable use” and admits “No bus route or railway station within 800m” Not good for employment or housing.</p> <p>“4.210 The proposed strategic employment site allocations combined with existing employment supply <u>will exceed</u> the employment requirement for Southern Test Valley” so why the need for the Upton site?</p> <p>The following facts are relevant:-</p> <p>1 The sites do not have any capacity for mains foul or surface water drainage (many in Upton Lane are on septic tanks.)</p> <p>2 If access to the “employment area” is to be somehow from Upton Lane it does not have the required width for a distributor road giving access to an industrial estate and, together with the requirement for 2m footways either side, the lane corridor would need to be widened by 4m at least. This would involve the loss of several mature trees and need rerouting of overhead cables and their poles. There would obviously be a need for major works to make the junction with the A3057 more practicable for HGVs turning into it, especially the acute turn in from the Southampton direction.</p> <p>3 Ref * states “High Quality internet 24 mbps and above”. Appendix IV Housing Site Appraisals FINAL V1** states “Standard connectivity (10-24 mbps) is available in close proximity to the site”. The appraisal for SHELAA 394 (“Upton Triangle”) states “Broadband speeds in this location do not achieve over 10Mbps”. Upton Lane residents are lucky if they receive much in excess of 7 or 8 mbps. This is hardly acceptable for new housing sites and practically useless for business use.</p>

	<p>4 The Commentary / Summary to ref ** states “.....The site is bounded by the M27 and M271 and is significantly affected by road noise ..... The site also relates poorly to the settlement boundary of Nursling and begins to sprawl development into the open countryside. There is also BAP Priority habitat within the site and SINC habitat to the west of the M271.” These conclusions speak for themselves.</p> <p>5 Any development would mean increased traffic; particular concern is for the HGVs and other delivery/collection/visit journeys that an industrial/business estate and any new housing would generate. Highway safety on Upton Lane would be badly affected.</p> <p>6 Employment use on the larger parcel would almost inevitably involve use of or storage of hazardous materials causing unpleasant smells or threat to health to existing and future residents due to the prevailing westerly winds.</p> <p>7 There would be an enormous loss of visual amenity to the area for passers by and the present residents directly affected. The design and appearance of storage and industrial buildings, and the materials used in their construction would be totally out of place in this countryside setting.</p> <p>8 The effect on wildlife would be dramatic. We would miss the deer commuting between the various woodland areas morning and night (but not their appetite for our plants). The bats would be missing from summer barbecues after dark.</p> <p>9 The site boundary includes areas of woodland that should be protected should the plan be adopted.</p> <p>10 The reasons for the 1989 calling in by the then Secretary of State for the Environment (Chris Patten) and refusal of an application for a Tesco superstore on the larger parcel are still valid.</p> <p>In conclusion, these 2 Upton sites should be removed from the 2040 plan.</p>
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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.