

# 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)

Email: [planningpolicy@testvalley.gov.uk](mailto: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)	Mr	First Name*	David
Surname*	Poller		
Organisation* (If responding on behalf of an organisation)	N/A		

Please provide your email address below:

Email Address*	<div></div>
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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
<b>See specific comments re Velmore Farm below</b>

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>Draft Test Valley Local Plan 2040 Regulation 18 Stage 2</p> <p>Land at Velmore Farm, Valley Park 4.187 to 4.195</p> <p>I note the contents of sections 4.187 to 4.195</p> <p>I request specific changes as follows</p> <ul style="list-style-type: none"> <li>• Para 4.187 the time to cycle from the Velmore Farm site to Eastleigh railway station according to Google maps would be 19 min (3.7 mi) via National Cycle Rte 24(3.7 miles) hence around 20 minutes is more accurate</li> <li>• The immediate area of Velmore Farm is predominantly residential with residential housing estates in Valley Park, Chandlers Ford, Eastleigh and North Baddesley. The predominant character of the immediate area is currently partly rural but mainly residential, with some much more limited industrial and commercial developments.</li> <li>• I disagree profoundly with the proposal that Wates Developments are to build approximately 1.5 HA of commercial industrial space within the Velmore Farm site. The requirement is for residential housing alone and therefore any permitted development should be residential accommodation alone and not include industrial or commercial buildings on this site.</li> <li>• 4.188 I note the paragraph contents. The delivery of dwellings is not an exclusive requirement of TVBC; it was requirement of the Southampton PfA which overlaps with The Borough of Eastleigh. It is not clear that there has been any significant discussion or sharing of housing plans with neighbouring boroughs. Eastleigh is already substantially developed both residentially and commercially and could much more readily accommodate a large residential or mixed residential/commercial development of over 1,100 homes in a brownfield setting rather than using undeveloped farmland at Velmore Farm in Valley Park which is of high local amenity value in an area that is currently part residential and part rural in character. The proposed development if it is allowed will completely change the nature of the immediate partly rural environment in the Valley Park area with increased traffic density, congestion and destruction of existing rural amenity due to increased population density for existing residents. The planning authority should liaise jointly with Southampton City Council and Eastleigh to produce an overarching regional plan for Southern Test Valley and not seek to allow a</li> </ul>

	<p>development of this size at Velmore Farm given the destruction of the part rural character of this area the proposed development will cause.</p> <ul style="list-style-type: none"> <li>• 4.190-4.195. There are major problems with the proposed Velmore Farm site access. The draft plan suggests that the main vehicular access will be from Templar's Way but this will massively increase traffic congestion within the immediate locality. There is also the question about how the access arrangements from the eastern side of the site from Bournemouth Road in Chandlers Ford will work. Currently, the eastern side access to Velmore Farm is restricted to occasional farm vehicles as it is via a very narrow track that leads on to Bournemouth Road. The developers need to make it clear that for safety and amenity reasons given because of the limited access via this track that there will be no vehicle access allowed to the site allow from the eastern side on Bournemouth Road to the Velmore Farm site either during the development stage or in perpetuity once any proposed development is completed. Any access from Bournemouth Road should be purely pedestrian access or bicycle access alone.</li> <li>• 4.192 It appears concerning that the woodland areas of Hut Wood and The Rough sites of importance for nature conservation to the south and west the site will be affected by the increased population and developments of the site both during the development and in the later stages once the housing estate is established, again this is reducing the local rural amenity.</li> <li>• 4.194 I fundamentally disagree that the Velmore Farm site should be developed for housing and commercial use. The local gap between Southampton and Eastleigh preserves the quiet enjoyment of the locality for existing residents and is high amenity and partly rural nature. The amended local gap boundary will significantly denigrate the overall quality of the Valley Park locality for existing residents</li> </ul>
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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.

#292

COMPLETE

Collector: Web Link 1 (Web Link)  
Started: Monday, April 01, 2024 8:19:09 PM  
Last Modified: Monday, April 01, 2024 9:16:01 PM  
Time Spent: 00:56:51

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Q1

Title Mr/Mrs/Miss/Ms/Dr/Other(please state)\*

Mr

Q2

First Name\*

David

Q3

Surname\*

Poller

Q4

Respondent skipped this question

Organisation\*(If responding on behalf of an organisation)

Q5

Email address \*

Q6

Postal address\*

**Q7**

Insert any general comments 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.

Please see specific comments in relation to the proposed development at Velmore Farm below

Insert any specific comments in the general comments box below, indicating which paragraph, policy or matter your comments relate to where possible.\*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.

Draft Test Valley Local Plan 2040 Regulation 18 Stage 2

Land at Velmore Farm, Valley Park 4.187 to 4.195

I note the contents of sections 4.187 to 4.195

I request specific changes as follows

- Para 4.187 the time to cycle from the Velmore Farm site to Eastleigh railway station according to Google maps would be 19 min (3.7 mi) via National Cycle Rte 24(3.7 miles) hence around 20 minutes is more accurate
- The immediate area of Velmore Farm is predominantly residential with residential housing estates in Valley Park, Chandlers Ford, Eastleigh and North Baddesley. The predominant character of the immediate area is currently partly rural but mainly residential, with some much more limited industrial and commercial developments.
- I disagree profoundly with the proposal that Wates Developments are to build approximately 1.5 HA of commercial industrial space within the Velmore Farm site. The requirement is for residential housing alone and therefore any permitted development should be residential accommodation alone and not include industrial or commercial buildings on this site.
- 4.188 I note the paragraph contents. The delivery of dwellings is not an exclusive requirement of TVBC; it was requirement of the Southampton PFA which overlaps with The Borough of Eastleigh. It is not clear that there has been any significant discussion or sharing of housing plans with neighbouring boroughs. Eastleigh is already substantially developed both residentially and commercially and could much more readily accommodate a large residential or mixed residential/commercial development of over 1,100 homes in a brownfield setting rather than using undeveloped farmland at Velmore Farm in Valley Park which is of high local amenity value in an area that is currently part residential and part rural in character. The proposed development if it is allowed will completely change the nature of the immediate partly rural environment in the Valley Park area with increased traffic density, congestion and destruction of existing rural amenity due to increased population density for existing residents. The planning authority should liaise jointly with Southampton City Council and Eastleigh to produce an overarching regional plan for Southern Test Valley and not seek to allow a development of this size at Velmore Farm given the destruction of the part rural character of this area the proposed development will cause.
- 4.190-4.195. There are major problems with the proposed Velmore Farm site access. The draft plan suggests that the main vehicular access will be from Templar's Way but this will massively increase traffic congestion within the immediate locality. There is also the question about how the access arrangements from the eastern side of the site from Bournemouth Road in Chandlers Ford will work. Currently, the eastern side access to Velmore Farm is restricted to occasional farm vehicles as it is via a very narrow track that leads on to Bournemouth Road. The developers need to make it clear that for safety and amenity reasons given because of the limited access via this track that there will be no vehicle access allowed to the site allow from the eastern side on Bournemouth Road to the Velmore Farm site either during the development stage or in perpetuity once any proposed development is completed. Any access from Bournemouth Road should be purely pedestrian access or bicycle access alone.
- 4.192 It appears concerning that the woodland areas of Hut Wood and The Rough sites of importance for nature conservation to the south and west the site will be affected by the increased population and developments of the site both during the development and in the later stages once the housing estate is established, again this is reducing the local rural amenity.
- 4.194 I fundamentally disagree that the Velmore Farm site should be developed for housing and commercial use. The local gap between Southampton and Eastleigh preserves the quiet enjoyment of the locality for existing residents and is high amenity and partly rural nature. The amended local gap boundary will significantly denigrate the overall quality of the Valley Park locality for existing residents