

# 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*	Thomas
Surname*	Davies		
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
<b>See specific comments.</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><b><u>Comments on the Proposed Development at Velmore Farm in the Draft Local Plan 2040</u></b></p> <p>My partner, Fern Osborne, and I strongly object to the 1070 home proposed development at Velmore Farm (VF) adjacent to Valley Park (VP). My objection identifies multiple significant issues which are not considered properly (or at all) in the proposal. Detailed reasons and comments for consideration are set out below.</p> <ul style="list-style-type: none"> <li>• Green Space</li> </ul> <p>The bridle way which encircles VF is regarded as the best walk in Chandlers Ford (CF) (as rated by Komott.com) and provides highly-valued countryside access.</p> <p>Indeed, the land at VF is the only significant open green space and countryside reachable by foot for the majority of residents in VP. This green space has proven to be a vital resource to the local community both during the pandemic and before/after as a refreshing escape from urban life. The proposed development at VF would remove this huge asset and could never be recovered once destroyed.</p> <p>Development at VF would contradict Test Valley's (TV) own sustainable spatial strategy which has the aim of "promoting access to the countryside and conserving and enhancing the Borough's diverse landscape character". Therefore, this development would be a huge backwards step for TV in achieving its aims.</p> <p>The proposed development would see houses built over the vast majority of the farm, leaving just a strip of approximately 100m of green space at its most distant edge from VP. Section 4.193 of the Draft Local Plan 2040 (LP2040) states that this green space will provide opportunities for access to the "countryside". However, the countryside is defined to be a rural area – away from residential areas with houses.</p> <p>It is highly misleading to regard this slither of green space offered in the LP2040 as "countryside". Unlike the present bridleway, it would not allow an escape from the urban environment. Rather, it would represent little more than a path within direct visibility of a large expanse of housing inhabited by (literally) thousands of people. This is nobody's idea of "countryside".</p> <p>Furthermore, by opting not to proceed with the development at VF, TV would be actively contributing to tackling the dire <a href="#">air pollution problem</a> plaguing</p>

Southampton and the surrounding area. More houses would lead to more cars and more air pollution in the wider Southampton area. The current green space currently serves as a buffer between VP and Southampton which would be lost, thereby paving the way for the deterioration of air quality in VP.

The issue of pollution is particularly significant given the absence from LP2040 of credible support for sustainable transport in the proposed development. Rather, the proposed development seems to be targeted towards expanding car use, global warming, pollution and respiratory ailments.

Additionally, it is [widely accepted](#) that green space is beneficial for tackling the growing mental health crises in the UK. By destroying the only open countryside space available to VP residents (without forcing them into cars), TV would actively contribute to the increasing problem of mental health, particularly amongst younger people.

In light of the above, it must be concluded that the proposed development would have a significant detrimental impact on both the immediate local community and the wider Southampton area.

- Local gap

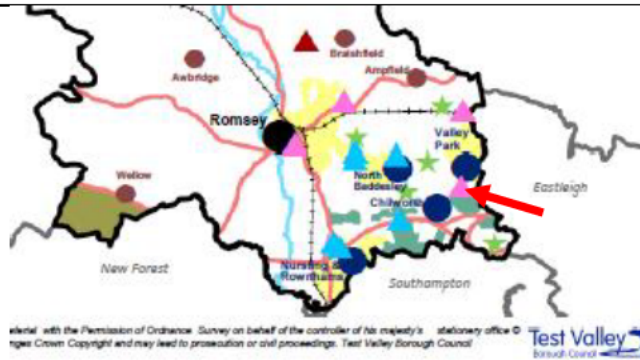
The proposed development, including the proposed green space, expands VP to within 100m of the houses in Chilworth, which is directly connected to Southampton. As a result, CF would effectively become connected to Southampton and one could travel all the way from the docks in Southampton to CF without ever leaving a residential area.

This clearly contravenes TV's local gap policy which is designed to prohibit such extensive overdevelopment and maintain access to the countryside for the residents on both sides of the gap.

It is noted that Section 4.194 of the LP2040 states that "The local gap between Southampton and Eastleigh is proposed to be amended to reflect this proposed site. The amended local gap boundary will be to the south of the site and will still preserve a gap". However, in the TV's Local Plan 2011-2029, a local gap is defined by its purpose of (emphasis added) "prevented coalescence between urban areas thus allowing for a **clear visual** and physical **break** in the built environment". However, the houses in Chilworth and the proposed houses at VF will both be readily visible when stood within the proposed slither of green space at the edge of the proposed development. Thus, according to TV's own definition of a local gap and contrary to what is stated in Section 4.194 of the LP2040, the proposed houses at VF would breach TV's policy on local gaps.

By way of comparison, we note that the scale of the proposed "gap" of approximately 100m is approximately the scale of St James' park in Southampton. Nobody regards St James' park as somehow creating two distinct and separate urban areas, and the position of LP2040 in this respect is clearly incorrect.

Furthermore, this breach of local gap provision is clearly evident from the Council's own map which shows local gaps as green stars between North Baddesley and both VP and Chilworth. However, between Chilworth and VP a pink triangle indicates a housing development. Where has the green star (local gap) gone?



- Flooding

Chandlers ford has a clay-type soil which is prone to flooding because it does not drain well. This leads to regular and extensive flooding in the area, specifically on the roundabout between Templars Way and School Lane which is the proposed access point to the housing development at VF. This problem is exacerbated by broken and blocked drains which, to date, are still not fixed.

For perspective, this roundabout floods after half a day of mild rain. On a stormy day, cars are blocked and traffic is at a standstill.

By building more roads and houses on the higher ground at VF, run-off into areas which are already prone to flooding will be increased and the flooding problem will be made worse.

It is clear that the infrastructure in the area is already at breaking point. Development at VF would only cause more havoc in the area and so should not go ahead.

- Traffic

Castle Lane, Templars Way, School Lane and Knightwood Road already struggle to cope with the number of cars on the road, particularly during commuting hours.

This everyday traffic is compounded by the effects of flooding on these roads and accidents on the surrounding motorways which routinely force Southampton's motorists to use these roads as alternative cut-throughs.

The proposed development could increase the number of cars in VP by over 2000. It is obvious that this would significantly exacerbate current traffic problems and would lead to even more and larger traffic jams on these single lane roads. [Traffic jams produce more emissions](#) and are therefore detrimental to air pollution and climate change. Therefore, the proposed development at VF would increase emissions in VP a disproportionate amount because the roads are not capable of handling the volume of traffic. It follows that the ability of commuters and local residents to travel efficiently will also be negatively affected.

- GPs

There is currently no plan for a new GP practice in the LP2040.

It can often take more than a week before a GP appointment becomes available at the local GP practice. Increasing the population of Valley Park by potentially over 2000 residents would grow the already considerable strain on current healthcare

	<p>resources to an even greater level and degrade the access of VP residents to basic healthcare necessities.</p> <ul style="list-style-type: none"> <li>• Schools</li> </ul> <p>There is currently no plan for a new secondary school in the LP2040.</p> <p>Increasing the population of VP by potentially over 2000 residents would lead to an increased burden on existing secondary schools leading to a degradation of teaching quality to young people in both VP and Eastleigh.</p> <ul style="list-style-type: none"> <li>• Unfair distribution of houses</li> </ul> <p>Valley Park over the last forty years has had almost 4000 homes allocated to it for development and yet it is the only proposed development in the Southern Housing Market Area (SHMA) of TV for large scale development. The next largest development in the SHMA is less than 1/3 of the size!</p> <p>For comparison, the area around Stockbridge and the West side of TV has received no allocation of new homes at all despite providing extensive space for housing development.</p> <p>It is only fair that the gross over-development of VP is halted until other areas of TV have been developed proportionally.</p> <ul style="list-style-type: none"> <li>• Electricity Pylons</li> </ul> <p>Pylons carrying power lines extend across VF. The Government recommends that homes are not built under or close to such pylons due to their being potential health and safety risks. Accordingly, homes should not be built at VF near the pylons.</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.