

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 6th February to noon on Tuesday 2nd 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

Once the form has been completed, please send to planningpolicy@testvalley.gov.uk below by **noon on Tuesday 2nd 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

Email: 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*	Nigel
Surname*	Rankine		
Organisation* (If responding on behalf of an organisation)	Drysdale Planning Limited		

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

Adding more housing on the fringes of Andover would likely swell the town's population by 10-12% to circa 57,000 thereby putting more strain on the town's existing infrastructure without materially contributing new infrastructure.

The three designated sites are significant distances from two key hubs within Andover, one being the railway station and the other being the retail park including Sainsbury's and Tesco Extra slightly east of the station.

In an environment such as we all currently live post-Covid, herding another 6,000 people into an already large town will inevitably cause greater delays in seeking medical assistance, dental appointments and access to services generally.

In the Council's write up on the three sites, there is no mention of where the new population of children will be educated. Our analysis is that these three sites would 85% fill a new 3-form entry primary school, create demand for circa 425 Early Years places and 320 places at a secondary school. Inevitably, it would not be ideal to have to transport children from Manor Farm to attend new facilities in the East/South East of the growing town.

Ludgershall is over 11 km from Andover accessed by the relatively minor A342. In 2021 it had a population of 5,400. The two sites could swell this by 3,900 which is a 72% increase. Wiltshire appears to have more than enough sites for consideration nearer the centre of Tidworth and Ludgershall. Apart from Salisbury, South East Wiltshire is not served by rail and local bus services take a long time to get anywhere other than Andover. It is hard to see how meeting Test Valley's need in Ludgershall is a sustainable option.

Our counter – proposal

A new settlement adjacent to Grateley station.

We acknowledge that there are small communities at Grateley and Palestine but they are tiny and largely unsustainable. Indeed, the few amenities that existed prior to March 2020 have now disappeared. We suggest that the Council's dismissal of potential development because Grateley / Palestine is too rural and small, misses the point.

There is space here to create a sustainable community that can absorb 3,759 new homes along with brand-new infrastructure in a way in which the new place embraces walking and cycling between homes and amenities and public transport to other established places. This is a very different and more future-facing proposition to the fragmented and infrastructure-light suggestions.

We can assemble a 206 Ha site that sits alongside Palestine and is all to the south of the railway line and will not intrude upon Grateley. It will give greater substance and structure to Palestine and will create a community that, as it emerges over time, will have sustainable vibrancy as a significant village with a population of circa 10,000 people by the end of the Plan period.

Existing and future residents will all be able to access public transport without reliance upon the car in a place that will be very well connected with economic and cultural centres such as Salisbury and Southampton as well as Andover, Basingstoke and London at significantly faster journey times than is currently contemplated. We have budgeted to improve wet weather cover on railway platforms and subsidies for enhanced bus services until they become commercially sustainable.

The scale of what we envisage over the Plan period is such that the growing community will have its own medical facilities, secondary school and a 4 form-entry primary school so that local children can walk and/or cycle to and from the village schools. We envisage a village community centre, a sports Academy with 20 Ha dedicated to a range of sports for both sexes and all ages. The growing village will be populated by a growing network of outdoor children's play equipment with easy access for everyone, plus a village cricket green, park, skate park and allotments.

To ensure sustainability, the growing community will have sufficient space to gradually create 45,000 ft² of retail space within the village so that car usage is less necessary. We can provide an employment area of circa 15 Ha to foster local jobs. We have notionally allocated about 10 Ha of open space dotted around the village so that it always has a country village feel and propose 12 Ha of new woodland to be planted to enhance biodiversity.

None of this infrastructure will be a cost to the public purse. Our modelling on a current cost basis, allocates £185 million over 15 years to build out the infrastructure we describe above. If we can journey with the Council towards consent for this community ambitious development, we will bring in delivery partners who will be contractually bound to deliver these amenities as the housing provision grows.

Drysdale will submit its Vision document for this new settlement during April

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

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.

