

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*	SHAUN
Surname*	GOETSCH		
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

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.

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>SA4: Land South of Ganger Farm, Romsey</p>	<p>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.</p> <p>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.</p> <p>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 better assessed as two sites in the local plan.</p> <p>The field to the West might sensibly be accessed from Braishfield Road / Ganger Farm Lane and as such connects well with wider infrastructure.</p> <p>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. This proposed access creates a number of concerns:</p> <ul style="list-style-type: none"> • Incremental traffic <ul style="list-style-type: none"> ○ ~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 ○ 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 <ul style="list-style-type: none"> ○ 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
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| | <ul style="list-style-type: none">• Noise and disturbance<ul style="list-style-type: none">○ 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<ul style="list-style-type: none">○ 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 |
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Appendix IV – Housing Site Appraisals, p387-p398	<p>The Land South of Ganger Farm is assessed under Objective 3, Criteria I (Is the site able to connect to the highway?) as:</p> <ul style="list-style-type: none"> • Performance: positive, no access constraints • Commentary: Yes, one access point from the new development to the north which could be via Ganger Lane <p>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.</p> <p>We would propose it is better assessed as:</p> <ul style="list-style-type: none"> • 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
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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.