

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)		First Name*	Christina
Surname*	Boella		
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:

N/A

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 comments relating to proposed residential and industrial developments in Upton Lane, Nursling.
SHELAA Refs 385 & 394**

From my heart.

I have been lucky enough to live in Upton Lane for the last 25 years, we are a good little community and I feel we are left relatively undisturbed to get on with our lives and that nobody knows we are here. Or is it that nobody cares that we are here or about us.

I first became aware of something afoot a couple of months ago when a fleet of white vans appeared in the field at the top of Upton Lane, the field where the sheep graze and the maize is grown for animal feed, the field where the deer, hare and foxes take sanctuary, the field that brings the tractors up the lane, the field that I and numerous other local locals walk past every day. This area is a bit of a hidden secret discovered and enjoyed by many residents of the wider Nursling and Rownhams area for recreational walks down Upton Lane, and on to the River Test.

I guessed that the white vans were surveying for a solar farm, not a welcome idea but at least it would help tackle our Climate Emergency and could still provide a habitat for the wildlife.

Disbelief followed when I read in the Village News that the field has been suggested and approved by TVBC as a residential development site for 100 houses.

It got worse, I also read that the woods opposite the field and the land behind them had been suggested and approved by TVBC for industrial development. This is a wood providing a habitat for many wildlife species including native bluebells, woodpeckers, fox, deer and bats, also a pond. Horses are currently kept there and exercised along Upton Lane. The original Lodge building is nestled within it.

It doesn't seem right that I hear about this through our Parish newsletter. I do not feel that TVBC has actively or reasonably engaged or communicated with me in a timely manner about it. Instead I am left to trawl through thousands of pages on TVBC website to glean an understanding of the proposal in detail and to be able to comment. I did attend the public exhibition at Nursling and Rownhams Village Hall.

Heading home from Southampton last night on A3057 I had the most beautiful view of the sunset through the bare trees over the fields and onwards towards Romsey it struck me that this will be one of the many things lost if these developments do go ahead.

I passionately believe that if either of these proposed developments were to go ahead it would have an irrevocable and detrimental impact on the area in every way. I am all in favour of additional housing but this proposal feels like a quick and dirty solution. From my perspective these proposals when scrutinised will run contra to pretty much every objective of the local plan.

This is a semi rural area which in my opinion is wholly inappropriate for development on this scale. There are currently around 30 houses at the top of Upton Lane, to consider building a further 100 feels totally disproportionate. And to build more industrial units, which I understand are likely to be for storage and distribution, when Nursling Industrial Estate is so nearby and with established road links and infrastructure seems unnecessary.

I find it hard to believe that we cannot come up with a smarter solution than to develop on this green belt land.

Over the years we have taken a few hits from TVBC, Southampton City and the Highways Agency from various developments that have had a negative impact on the area e.g. an additional lane on M27, expansion of the roundabout at J3, replacement bridge over M27, Fen Meadow, Broadleaf Park, Adanac Park, Lidl distribution depot, construction and operation of a gas-fuelled standby electricity generation facility, all of which have increased the levels of noise and light pollution and reduced our air quality. This has added nothing to the local area but was for the greater good.

My quality of life has already been significantly degraded, would I still buy a house in this area now with current levels of pollution and these proposed developments hanging over us, probably not.

I have particular concerns about the following:-

The level of disruption likely to be caused to existing residents and recreational users by any construction work connected with these developments e.g. construction traffic, noise, ground disturbance etc. We have already had to tolerate more than our share of large projects.

Access to the sites will either be from A3057 an already busy and congested road, and the main ambulance route to Romsey, or from Upton Lane itself. For SHELAA Ref 394 it is noted that *There is an existing site entrance with direct access onto Lymer Lane, transport strategy will need to be prepared*. This access is effectively a single track service road bordered by private residences up a 90 degree slope and would not be useable.

The jobs provided by any industrial units are likely to be unskilled, low waged ones. It is my understanding that there is a shortage of people to take on this type of work rather than a shortage of such jobs. We have low unemployment in this area.

There are 2 electricity pylons on the SHELAA Ref 394 site.

The nearest bus link is 1 kilometre from the proposed sites. There is no access to rail services. It is likely that cars will be used for transport adding to the local traffic and reducing air quality further.

Upton Lane is not connected to the main sewerage system.

Broadband speed in Upton Lane is dismal, with no Cable service.

Water pressure in Upton Lane is frequently an issue.

The area of the woods is subject to flooding.

There is significant noise from the M27 & M271.

Increased light pollution levels.

Increased noise levels

Reduced air quality levels

Increased traffic levels, and use of Upton Lane as a rat run.

Capacity of schools

Capacity of GP and other medical services

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.