

# 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

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## Part A: Your Details

Please fill in all boxes marked with an \*

Title* Mr/Mrs/Miss/Ms/Dr/Other (please state)	Mr	First Name*	Robert
Surname*	Beale		
Organisation* (If responding on behalf of an organisation)	Morgan Elliot Planning Ltd		

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:

HC Marshall Trust
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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
See accompanying representation.

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
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<b>3.102</b>	We support strategic allocations outlined in Policy 6 (SS6); however, would amend the Land South of Ganger Farm, East Romsey to include 420 dwellings.
<b>4.172</b>	<p>Allocating Ganger Farm would favourably provide a large quantum of dwellings in a sustainable location with access to key facilities, active travel opportunities, and public transport. However, the number of dwellings should be amended to deliver 420 dwellings. In addition, the criteria attached to the policy should be changed. The following provides proposed amends to the draft policy:</p> <p><i>‘A strategic housing allocation of approximately 420 dwellings is proposed to the south of Ganger Farm, Romsey. Development will be permitted subject to:</i></p> <ul style="list-style-type: none"> <li><i>a) An appropriate buffer to the ancient woodland located on the south and south eastern boundary,</i></li> <li><i>c) Vehicular access to the development via Ganger Farm (Kings Chase) to the north, pedestrian and cycle access to the south to Winchester Road and pedestrian access west via Ganger Farm Way.</i></li> <li><i>d) Appropriate mitigation in relation to the Mottisfont Bats Special Area of Conservation (SAC) in accordance with Policy BIO2, and</i></li> <li><i>e) Appropriate mitigation in relation to the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar Site.’</i></li> </ul>

### 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.

**Response to Test Valley Local Plan 2040 Consultation:  
Regulation 18, Stage 2 (2024)**

**Land South of Ganger Farm, Romsey**

**For HC Marshall Trust**

April 2024

# Response to Test Valley Local Plan 2040 Consultation: Regulation 18, Stage 2 (2024)

Land South of Ganger Farm, Romsey

April 2024

Prepared for

HC Marshall Trust

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Version Control

Project	2380
Issue Date	April 2024
Originator	RB
Checked	PF
Version	2

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Appendix 1: Southern Test Valley Growth Scenario's

Appendix 2: Illustrative Masterplan for 23/00964/OUTS

Appendix 3: Site Plan for TVS.07391

Appendix 4: Illustrative Masterplan for 14/01090/FULLS

Appendix 5: Land South of Ganger Farm, Romsey, Sustainability Appraisal

# 1 INTRODUCTION

- 1.1 This Statement has been prepared by Morgan Elliot Planning (MEP) on behalf of the HC Marshall Trust (MT), the landowner in relation to the draft allocation 'Land South of Ganger Farm, Romsey' ('the site'), Policy 4 (SA4).
- 1.2 This representation responds to the Test Valley Local Plan 2040 Consultation: Regulation 18, Stage 2 (2024) and sets out why the site is suitable for residential development and should be included as a housing allocation within the Local Plan 2040.
- 1.3 The Test Valley Local Plan 2040 has been designed to provide a planning policy framework for the future of the borough, and more specifically, for how the Council intends to deliver sustainable development within the plan period. Once adopted, the plan will set out planning policies which will be used as the starting point for determining planning applications. The Council anticipate that the Local Plan 2040 will be adopted in 2026.



Figure 1: Land South of Ganger Farm, Romsey, as taken from the Local Plan 2040 Draft

- 1.4 For context, Figure 1 shows the outline of the site. **Appendix 1** is used to show the preferred growth strategies outlined in the relevant sustainability appraisal. **Appendices 2, 3, and 4** depict

visuals of the planning history for the Land South of Ganger Farm, Romsey. **Appendix 5** shows the latest Sustainability Appraisal associated with the Land South of Ganger Farm, Romsey.

- 1.5 The Call for Sites consultation is running alongside the Regulation 18 Stage 2 consultation which is open between 6<sup>th</sup> February 2024 and 2<sup>nd</sup> April 2024. A Call for Sites representation in support of Ganger Farm is included within this report.
- 1.6 The Regulation 18 Stage 1 public consultation has sought to obtain communities' views upon strategic matters first which have feed into the detailed assessment of sites and theme-based policies.
- 1.7 This representation supports the proposed allocation of the site and confirms its deliverability, suitability, and availability for development.
- 1.8 Critical to the delivery of this site, Barratt Homes has submitted an outline planning application for the development of the majority of this allocation. The planning application is referenced 23/00964/OUTS and has advanced through significant stages of consultation. The consultation has either resolved and/or subsequently approved the principle of development on site through adopting the developer's mitigation and design principals. It is anticipated that the application will be determined in summer 2024 with a positive recommendation. The work undertaken for this application confirms the suitability of this site as an allocation in the emerging local plan.
- 1.9 In addition, the representation establishes support for the proposed spatial strategy, with a specific emphasis on policies:
  - **Policy (SS6): Meeting the Housing Requirement**
  - **Southern Area Policy 4 (SA4): Land South of Ganger Farm, Romsey**

### Spatial Growth Strategy

- 1.10 The proposed spatial strategy has been developed from assessing several options for the distribution of development during the Regulation 18 Stage 1 Consultation document. Six broad distribution options were reviewed using an evidence-based assessment of sustainability appraisals, alongside responses from the public.

- 1.11 A focus was given to addressing ‘top down’ strategic factors including the settlement hierarchy; ‘bottom up’ factors were also considered, for example the merits of individual site options to deliver ‘top down’ factors.
- 1.12 Ultimately, Test Valley Borough Council found the spatial strategy option should seek to:
- Maintain and enhance a sustainable and attractive Borough;
  - Deliver vibrant and resilient towns at Andover, Romsey and other larger settlements; and
  - Sustain vibrant and healthy rural communities.
- 1.13 The key focus outlined in the proposed spatial strategy is to use the two largest settlements (Tier 1 settlements), Andover and Romsey as a focus for future growth (Policy 1 [SS1]). The development strategy has therefore concentrated the majority of the District’s growth within these towns.
- 1.14 Andover is the growth point for Northern Test Valley; Romsey is the growth point for Southern Test Valley. In addition, rural settlements will accommodate small elements of growth to help communities deliver their specific needs and priorities. This builds on the approach identified in the Four-year (corporate) Plan 2023-27 which is a tailored approach to working with our rural communities to deliver the varying needs and reflects national planning policy.
- 1.15 The draft plan includes an all-encompassing policy that addresses the District’s proposed spatial strategy titled ‘**Policy 6 (SS6): Meeting the Housing Requirement**’. The policy identifies the proposed strategic allocations that will enable the Council to meet the District’s minimum housing requirements.
- 1.16 Figure 2 depicts the proposed spatial strategy, illustrating the allocation of strategic housing and employment sites at the largest, most sustainable settlements.



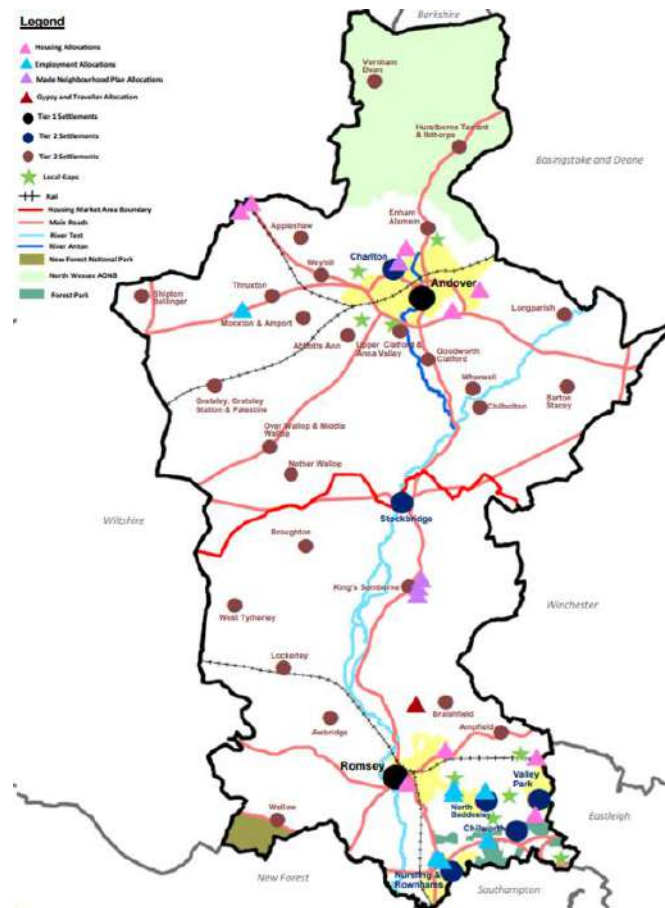


Figure 2: Proposed Spatial Strategy

- 1.17 MT support the emerging development strategy of the Local Plan as the most sustainable option for the District. This strategy includes growth at Ganger Farm which is considered to be a deliverable option for housing growth in the District and builds on an already successful development provided by Barratt Homes at Kings Chase.

## Allocations

- 1.18 In addition to the spatial strategy for growth, Test Valley Borough Council are also seeking views on the individual draft allocations. The Land South of Ganger Farm, Romsey is shown in Policy 6 (SS6) as being a strategic housing allocation for the Southern Housing Market Area and providing 340 dwellings over the plan period.
- 1.19 Site specific details for Ganger Farm are subsequently provided through '**Southern Area Policy 4 (SA4): Land South of Ganger Farm, Romsey**'.
- 1.20 In summary, the draft policies identify that the site aligns with the overall spatial strategy, presenting a sustainable strategic allocation that would integrate into northern Romsey, close to key facilities in the neighbouring areas.

- 1.21 MT agree with this conclusion but with regard to the recent planning application on the site by Barratt Homes (23/00964/OUTS), consider that the site has the capacity to deliver up to 420 homes and accordingly considers that the description within the proposed policy should be changed to reflect the increased number of dwellings.

#### Statement Structure

- 1.22 Following on from this introduction, **Section 2** provides the response to the Regulation 18 Stage 2 consultation document, highlighting the client team's views on the spatial strategy and themed-based objectives, as requested to by the Council. **Section 3** then provides a Call for Site submission and assessment of the Land South of Ganger Farm, Romsey (Policy 4 (SA4)).

## 2 RESPONSE TO THE DEVELOPMENT STRATEGY

### Theme-Based Policies

- 2.1 MT support the draft vision which encompasses climate action targets and creating well-designed new homes. Focusing the vision on these aspects will provide a sustainable development strategy for the future.
- 2.2 The emerging Local Plan and the associated Sustainability Appraisal considered the impacts of climate change. Through assessing several spatial strategies, the sustainability appraisal established that for Southern Test Valley, Scenario One is the preferred strategy. Growth Scenario One includes:
- a. Ganger Farm, Northeast Romsey;
  - b. Land South of the Bypass, Romsey
  - c. Velmore Farm, Valley Park
  - d. Land to the North of King Edward Park, Chandlers Ford; and
  - e. Land at Upton Lane
- (shown in Appendix 1)
- 2.3 The strategy is preferable as it provides a more balanced distribution of development between the main settlements in the south, where the southern areas main shops, services, facilities and employment opportunities are concentrated. In addition, allocating major development at the established centres was shown to sustain the already vibrant and healthy communities and also provide the greatest access to existing transportation nodes.
- 2.4 The housing crisis is also addressed within the vision, stating that the Council's ambition is to provide a range of homes that are fit for purpose and designed to meet the needs and aspirations of different groups within the community, including a range of affordable housing and homes that meet the needs of an ageing population.
- 2.5 MT believe that the proposed spatial strategy is the right approach for the District and will create the most sustainable form of development for the future that is consistent with the national planning policy and will help tackle the housing and climate change crisis.

## Policy (SS6): Meeting the Housing Requirement

- 2.6 According to the Test Valley Housing Topic Paper February 2024, the report recommended a housing requirement of 550 homes per year totalling 11,000 between the plan period of 2020 to 2040. For Southern Test Valley, this equates to 237 homes per year totalling 4,730 homes over the same period.
- 2.7 Test Valley requires a large quantum of new housing over the plan period and MT support the council's high growth vision expressed in Policy 6 (SS6) to provide continued planned growth throughout the plan period, which includes the development of strategic allocation of 'Land South of Ganger Farm'. MT would like to highlight however that the 550 homes per year is a minimum figure and therefore there is the ability for the Council to deliver above this requirement if the right, sustainable site comes forward. The intensification of proposed allocation Land South of Ganger Farm would meet this requirement, according with the NPPF's provision to make the most efficient use of land in sustainable locations.

## Southern Area Policy 4 (SA4): Land South of Ganger Farm, Romsey

- 2.8 The principle of the strategic allocation is fully supported by the client team, who believe the site is positioned to assist the District in meeting the outlined housing requirements during the plan period. The policy specifies the following:
- 'A strategic housing allocation of approximately 340 dwellings is proposed to the south of Ganger Farm, Romsey.'*
- 2.9 MT support the strategic allocation of the site but after a detailed assessment of the site, it is believed that the site has the capacity to accommodate up to 420 dwellings. This is justified by the current planning application by Barratt Homes (23/00964/OUTS) on the eastern part of the allocation which illustrates that 309 dwellings can be accommodated on this part of the site, with the residual area that is not included within the application having the ability to accommodate a further 100-111 dwellings.



*Figure 3: Site Location Plan for 23/00964/OUTS*

2.10 The application has provided significant technical evidence that the proposed site allocation can accommodate the proposed number of dwellings (420). The table below details this technical work and the associated outcomes relevant to the live application:

*Table 1: Technical Work Completed for Land South of Ganger Farm, Romsey*

Category	Technical Work	TVBC Response
Highways	Transport Assessment and Travel Plan.	Local Highways Authority raise no objections subject to S106 requirements.

Drainage	Flood Risk Assessment completed confirming site is at low flood risk and will not affect flood risk elsewhere. Outline drainage strategy accommodating advice from landscape officers.	LLFA raise no objections subject to a condition.
Landscape	Design and appearance of the scheme informed by a Landscape Visual Assessment.	Comment raised in regard to the lighting around the woodland and requires design detail for the TPO's along the access point. It is considered this information can be secured by way of condition. No in principle objection to the scheme.
Ecology	Preliminary Ecological Appraisal and Species-specific surveys completed.	Council's ecologist raised no objections
Air Quality	An Air Quality Assessment was undertaken to assess road traffic emission (operation phase) and construction dust impact (construction phase), concluding no adverse impacts would result. A nitrate loading assessment was also undertaken and appropriate mitigation in the form of off-site mitigation to be secured.	Council's Environmental Protection Team raised no objections
Noise	Noise Impact Assessment was prepared concluding there to be no adverse impact from a noise perspective.	Council's Environmental Protection Team raised no objections subject to conditions.
Heritage and Archaeology	Archaeology and heritage desk-based assessment highlighted the potential for archaeological interest which should be investigated prior to construction, and concluded there was no heritage assets within the vicinity of the site that would need to be assessed.	Council's Conservation Officer raised no objections and Council's Archaeologist raised no objections subject to conditions.

2.11 A significant amount of work has therefore been undertaken to determine that the site can deliver 309 dwellings, meeting the requirements of the district in current planning policy terms. However,

application 23/00964/OUTS excludes an area of land to the west of the Ganger Farm allocation (SA4) which is approximately 4 ha.

- 2.12 The additional 4 ha that has not been included in the Barratts application is reasonably free from constraints and has the ability to accommodate a further 100-111 dwellings, taking the total number of dwellings that is achievable for this allocation to 420. The delivery of 420 dwellings reflects the predicted number of dwellings set out in the Strategic Housing and Employment Land Availability Assessment (SHELAA - January 2024). Site reference 284 showed a site area of 31ha with 14ha developable with a predicted number of dwellings being 420.
- 2.13 The current application has a site area of 18.804ha with only 7.464ha being developed for housing and the residual area being utilised for open space (9.189ha), sustainable urban drainage (1.633ha), allotments (0.170ha) and Infrastructure (0.348ha).
- 2.14 It is therefore clear that the residual 4ha has the ability to deliver a further 100-111 dwellings.
- 2.15 In addition to setting out the number of dwellings, the Ganger Farm Policy also sets out a number of the criteria the site is required to meet:
- a. *“An appropriate buffer to the ancient woodland located on the south and south eastern boundary,*
  - b. *A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking into account flood risk from all sources including surface water flooding,*
  - c. *Access to the development via Ganger Farm (Kings Chase) to the north,*
  - d. *Appropriate mitigation in relation to the Mottisfont Bats Special Area of Conservation (SAC) in accordance with Policy BIO2, and*
  - e. *Provision of Suitable Alternative Natural Greenspace (SANG) in relation to the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar Site.”*
- 2.16 Application 23/00964/OUTS by Barratt Homes has had the ability to provide a considerable amount of detail on the constraints and opportunities that this site provides and has demonstrated how a suitable residential development can be delivered on the site, without harm to interests of acknowledged importance.

- 2.17 A responsive design by Barratt Homes has met the criteria set out in the policy and subsequently received the approval from relevant stakeholders. Primarily, the Barratts application has demonstrated that the site is a sustainable site for additional housing development and makes a logical extension to new housing and sports facilities already completed by Barratt Homes to the north of the allocation (Kings Chase).
- 2.18 With regard to the technical work undertaken by Barratts, it is considered that criterion 'b' is superfluous and can be removed. Consultation has also determined that SANG is not required for the site and accordingly the policy should remove reference to this too.
- 2.19 Subject to minor amendments, the policy criteria are therefore supported by the MT.



### 3 CALL FOR SITES SUBMISSION

#### Site Location and Submission

- 3.1 The site is being actively promoted by the landowners for development to assist the Council in meeting its housing needs over the next plan period.
- 3.2 The Land South of Ganger Farm, Romsey, lies at the western edge of Romsey under 3 miles from its centre; the site covers an area of 31 hectares. It is characterised by open land in agricultural and horticultural use divided into parcels with vegetated field boundaries comprising hedgerows and mature trees. The northeast of the site is dominated by arable and improved grassland and the south and western areas are largely semi natural-broadleaved woodland, with a further open space forming the top north-west corner.
- 3.3 The site itself is located to the south of the existing Kings Chase residential development. It is bounded to the northeast by Hiller Nurseries, the east by Ganger Wood, which is Ancient and Semi-Natural Woodland, to the south by the A3090 Winchester Road and to the west lies existing residential development at Hunters Crescent, Peel Close and Silverwood Rise beyond.
- 3.4 There is a level change within the site, it slopes from the centre down to both the eastern side and the western side. The trees to field boundaries consist of a large number of mature oaks with one veteran oak which, alongside the surrounding woodland, contain the site from the wider area.

#### Designations

- 3.5 Surrounding the north and eastern perimeter of the site are Mineral Consultation Areas. A Site of Importance for Nature Conservation (SINC) is located to the western, southern and eastern boundaries, comprising Ganger Farm Meadow, Ganger Farm Marsh and Woodland, and Ganger Wood. The site is also within the 7.5km zone of influence for Mottisfont Bats.
- 3.6 There are four tree preservation orders on and adjacent to the site forming part of Ganger Wood which is also Ancient and Semi Natural Woodland.
- 3.7 The site lies entirely within Flood Zone One, the classification with low probability of fluvial, pluvial and surface water flooding.
- 3.8 The nearest listed building is the Grade II Listed 'Milestone 25 Metres Northeast of Junction with Crampmoor Lane' (Ref. 1339178), located 220 meters southeast of the site's perimeter.

## Surrounding Area

- 3.9 Romsey is considered as a major centre within the settlement hierarchy, a settlement with the widest range of facilities. These include, but are not limited to, sports facilities, schools, Post Offices, village hall, shops and supermarkets, a range of employment opportunities, pubs, restaurants, doctor's surgeries and Romsey Hospital.
- 3.10 Romsey also benefits from a number of Nature Reserves as well as the Sir Harold Hillier Gardens and Arboretum, which provide excellent locations for outdoor exercise, socialising and dog walking.

## Accessibility

- 3.11 There are a considerable number of bus stops throughout the area, providing regular services into the heart of Romsey and to Winchester, including Winchester Hospital. Less regular services run to places such as Fulflood, Braishfield, Ampfield and Eastleigh. Romsey also benefits from a bus station and a busy train station which provides regular Southwestern and Great Western services. All of these services are accessible from the site via public transport, with bus stops located on the Winchester Road, Jermyns Lane, Woodley Lane and Braishfield Road.
- 3.12 The site is within a 30-minute walking distance to a variety of local facilities, including educational facilities, shops, public transport infrastructure and leisure facilities, making the site an accessible location. Romsey Train Station, for example, is a 30-minute walk south-west of the site.

## Planning History

### 23/00964/OUTS

- 3.13 The current major outline application was validated on the 9<sup>th</sup> January 2024 that covers the main portion of the Land at Ganger Farm (South), Romsey. This followed Scoping Opinion ref. **23/00010/SCOS** which reflects the entire proposed site allocation boundary.
- 3.14 Shown in Appendix 2, the illustrative masterplan in respect of the outline application shows the ability for the site to develop 309 dwellings, delivered across 3 severable residential parcels and 1 access parcel with associated infrastructure and works. This application site covers 18.804ha with 7.464ha being developed for residential.
- 3.15 This application has been accompanied by an extensive Environmental Impact Assessment that provides detailed site-specific information and demonstrates that the site is suitable for residential development. Stakeholder consultations on the application have proved positive and the application is due to be determined in summer 2024.

3.16 As shown in Table 1 above, the site has been subject to significant survey and investigation following the submission of 23/00964/OUTS and is now deliverable.

### **Additional Applications**

3.17 The remaining applications associated with the site predominantly focus on the vehicular access from Scoreys Crescent into the proposed development site. The proposed access was granted planning consent under application 22/01149/FULLS, permitting a 6m wide carriageway and 2m footway on the eastern side, providing vehicular, pedestrian and cycle route into the site.

- **22/03314/FULLS** | Access road extending east from north-south link road to serve the adjacent land, engineering work to provide drainage | Permission subject to conditions and notes, March 2023
- **22/01149/FULLS** | Access road on southern boundary extending to field to serve the adjacent land, engineering work to provide drainage (Retrospective) | Permission subject to conditions and notes, November 2022
- **22/00368/FULLS** | Access road on southern boundary extending to field to serve the adjacent land, engineering work to provide drainage (Retrospective) | Closed as Invalid, April 2022
- **21/00109/FULLS** | Revised access road to the southern boundary of the site (alternative to permission 18/01597/VARS to avoid felling the existing oak tree) | Permission subject to conditions and notes, March 2021
- **20/01609/FULLS** | Temporary access to Ganger Farm from Scoreys Crescent incorporating no-dig construction around existing tree (Retrospective) | Withdrawn, November 2022

3.18 Directly to the north of the Land at Ganger Farm (South) is the newly constructed Ganger Farm application (Ref. **14/01090/FULLS**), permitted in July 2016. Depicted in Appendix 4, the site forms 275 dwellings with access, parking landscaping, open space, and allotments. The site also includes sports facilities comprising of sports pitches (including artificial surfaced pitches with floodlighting and perimeter fencing and grass surfaced pitches), a pavilion and parking.

## Deliverability

- 3.19 The following section assesses the deliverability of the site for development, demonstrating that it is a sustainable location and appropriate for the future housing needs of both the local community and the District.
- 3.20 To assist the Council in its understanding of the deliverability of the site, studies have already been undertaken with regard to:
- Highways
  - Drainage
  - Landscape
  - Ecology
  - Heritage and archaeology
  - Nutrient Neutrality
  - Trees and Ancient Woodland
  - Air quality
- 3.21 These studies were completed with positive results with the submission of 23/00964/OUTS and assessed by the council's planning team. These reports concluded that the application could be provided on the site without detriment to any of the issues raised above and the housing could be delivered during the plan period.

## Available

- 3.22 The site currently comprises open land in agricultural and horticultural use. There are no known legal, ownership or other constraints which would prevent the site from coming forward in a timely manner or limit development. The owners of the site are the MT who are directly involved in the promotion of the site with Barratt Homes and have confirmed that the site is available for housing development. The site can, therefore, be considered to be developable and available within the plan period.

### *Suitable*

- 3.23 The Site has been thoroughly investigated and a design has been advanced that provides appropriate mitigation to the local environment. The mitigation demonstrates that the design of the development being advocated by Barratt Homes is appropriate for this location.
- 3.24 Romsey is physically constrained in respect of where it can grow to accommodate additional development in the future. It is constrained to the west due to flood risk, drainage and topography, constrained to the north by a swathe of irreplaceable priority habitats and replanted ancient woodland, and constrained to the south by the Broadlands Estate. With this in mind, it is the unconstrained pockets of land in the north-eastern edge of Romsey that is most suited to accommodating additional residential development, such as the subject site.
- 3.25 The suitability of the site is further supported by the Sustainability Appraisal, found in Appendix 5. The evidence shows that the site was viewed as measuring 'Strongly Positive', the highest score in 9 categories. These included broadband connection; access to Romsey; access to early years education provision; accessibility to a convenience store; access to a community facility; connectivity with cycleways; access to bus or rail services; access to open space; and access to sports facilities. It was concluded that the site presents a well-connected space which is supported by evidence in the Council's emerging development strategy.
- 3.26 In addition, the site is an active part of the Local Plan review having been assessed positively through the SHELAA process, coupled with a positive response when compared with alternative strategic allocations. Further detailed reports are provided under application 23/00964/OUTS to demonstrate the deliverability of the site and unequivocally, the suitability of the site for residential development. The site is therefore considered to be a suitable and sustainable site for residential development.

### *Achievable*

- 3.27 Overall, the site sits adjacent to the existing settlement boundary of Romsey. The site is in close proximity to the existing services and facilities and employment opportunities within this major centre. The site is also well-connected to existing infrastructure enabling future residents to live sustainably within the District.
- 3.28 Comprehensive studies have been undertaken on the site to demonstrate its deliverability and it is considered that there are no restrictions to achieving a development of 420 dwellings on the site during the plan period.

- 3.29 The landowners are committed to the development and have expressed a willingness to develop the site after it has been formally allocated.
- 3.30 There are, therefore, no restrictions to achieving this development within the next 5 to 10 years and during the plan period.

### Summary and Conclusion

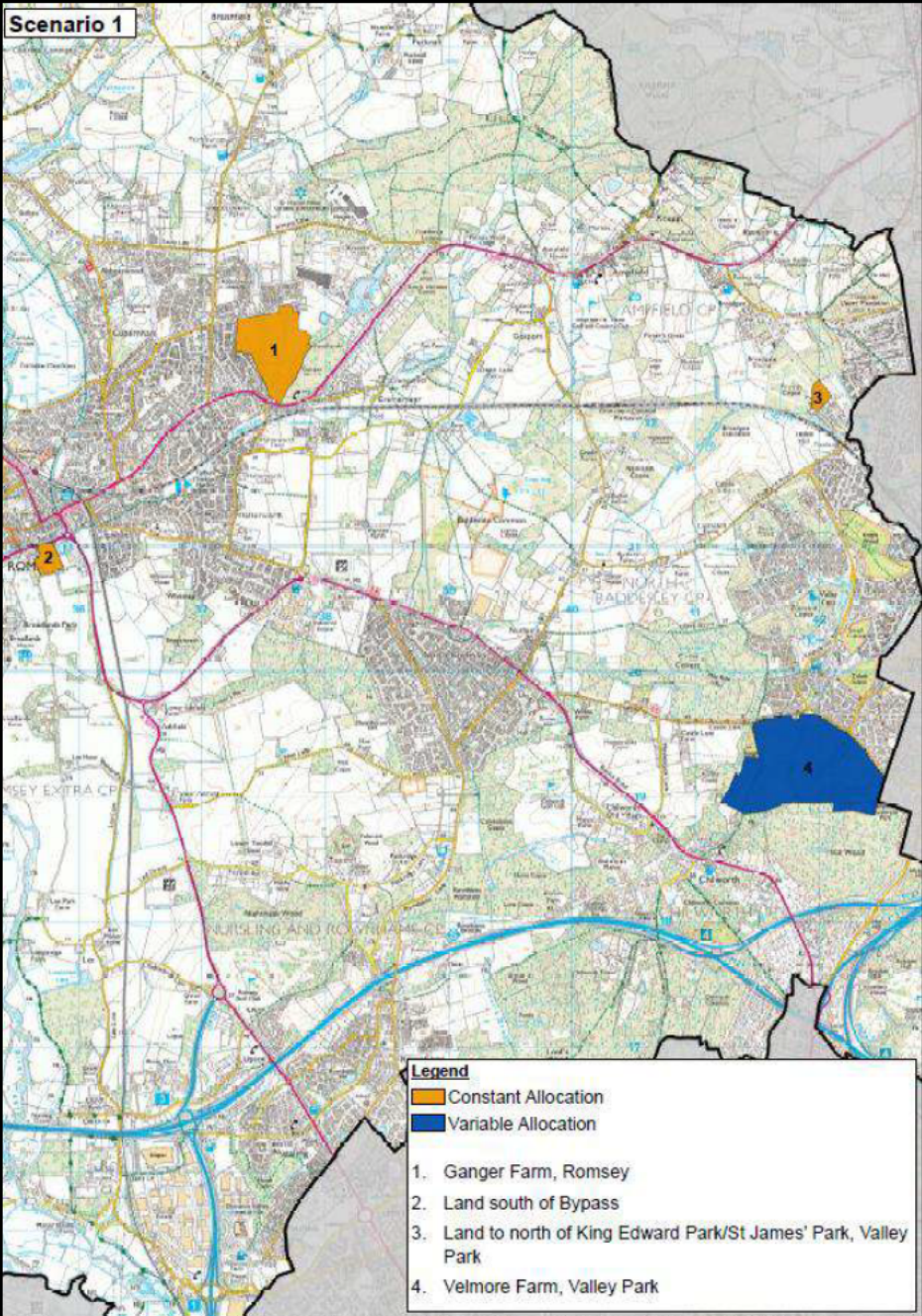
- 3.31 This representation has been prepared by Morgan Elliot Planning on behalf of the HC Marshall Trust in relation to the Test Valley Regulation 18 Stage 2 consultation. This document sets out why the 'Land South of Ganger Farm, Romsey', should be allocated for residential uses as highlighted in Southern Area Policy 4 (SA4) of the draft Local Plan in support of the proposed spatial strategy.
- 3.32 The above has demonstrated how the site is a suitable location for residential development, this is supported by a number of technical documents, including surveys completed for application 23/00964/OUTS.
- 3.33 It has also demonstrated that the subject site is available, suitable and achievable for residential development confirming its deliverability in line with Paragraph 69 of the NPPF.
- 3.34 As such, we request the LPA allocate the site for residential use within the emerging local plan. This in turn will assist the District in meeting its future housing need, delivering approximately 420 dwellings in a sustainable location.
- 3.35 In light of the above, it is requested that the subject site is considered favourably for future development.



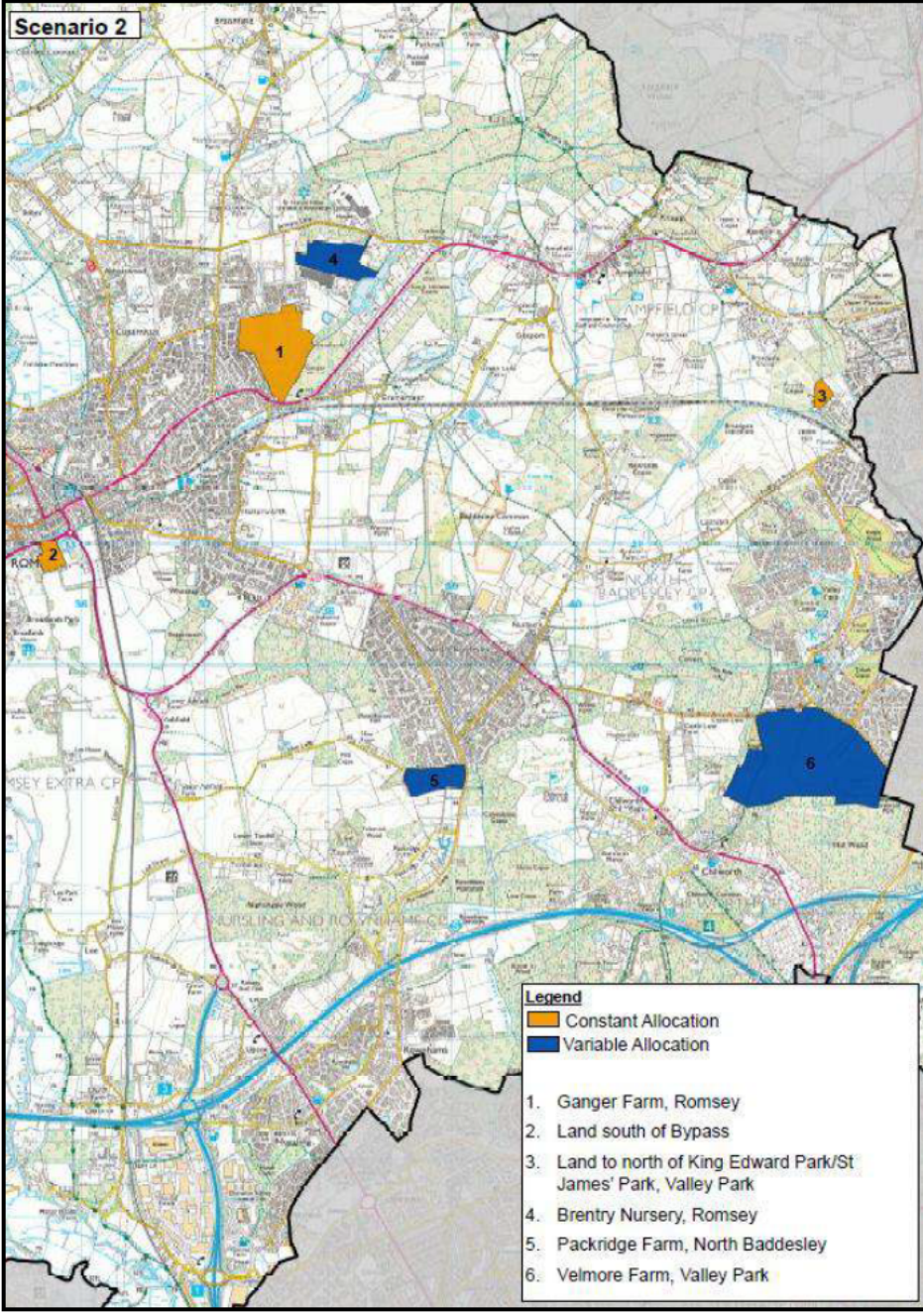
# Appendix 1 – Southern Test Valley Growth Scenario's



Growth Scenario 1 - South

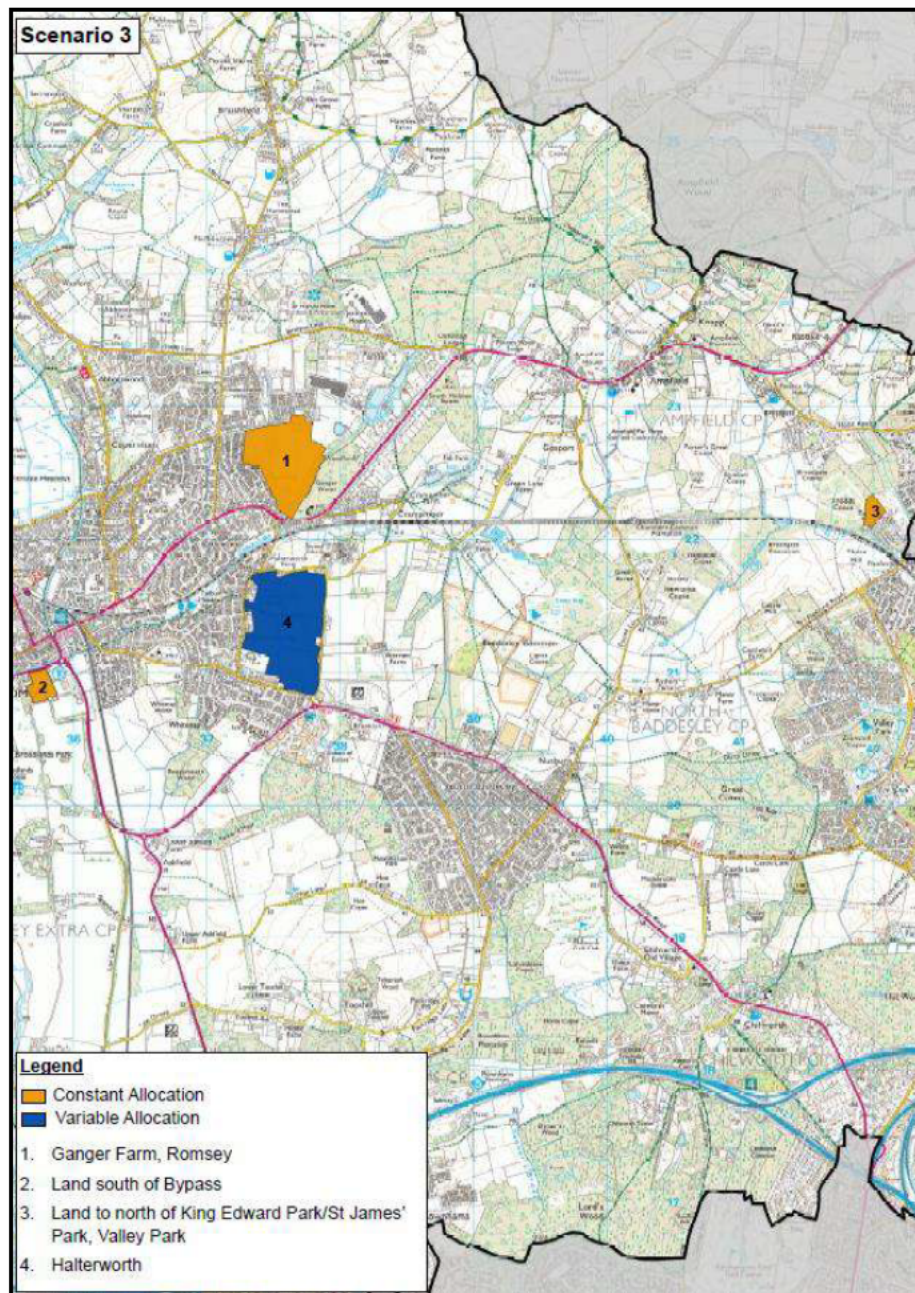


Growth Scenario 2 - South

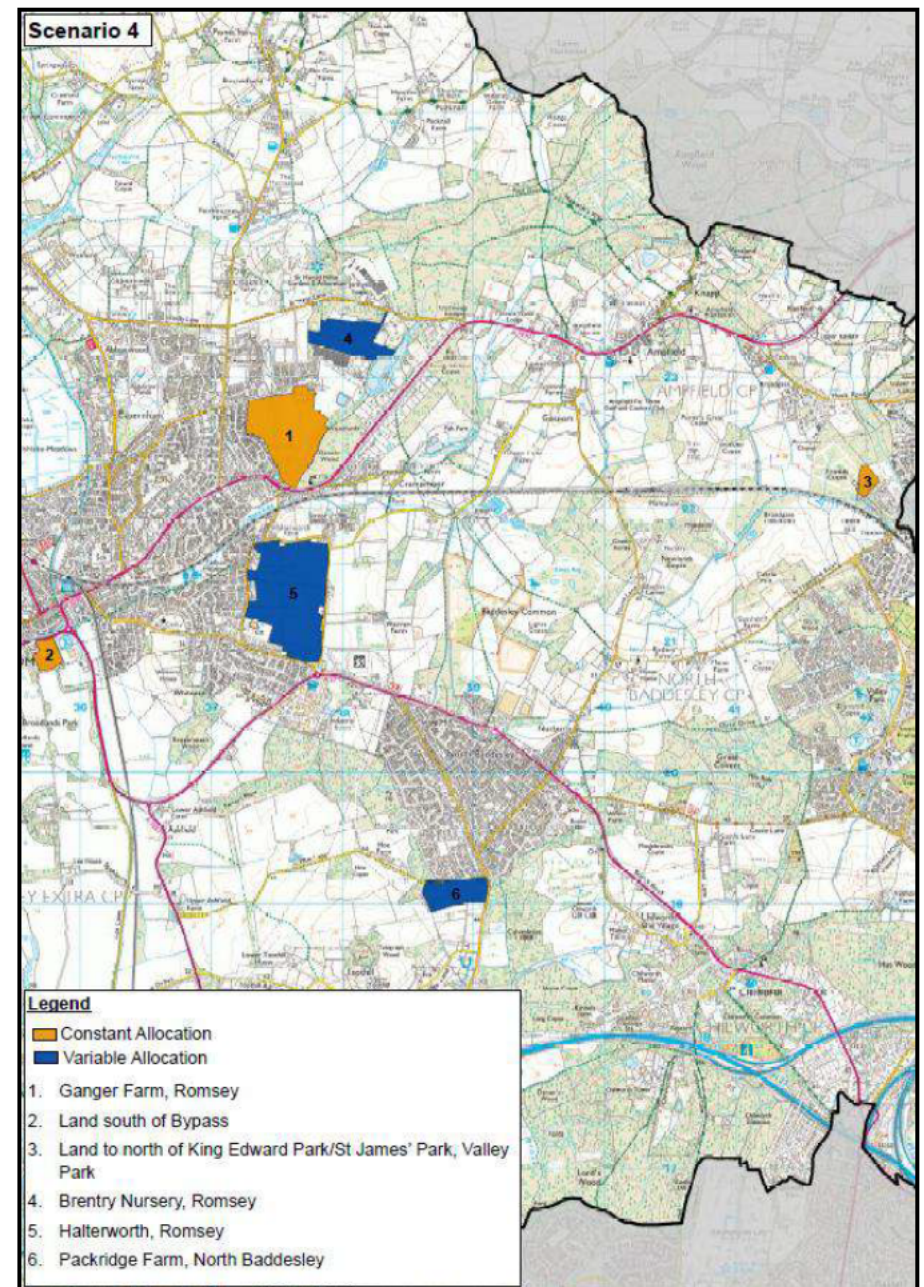




### Growth Scenario 3 - South



### Growth Scenario 4 - South



# Appendix 2 – Illustrative Masterplan for 23/00964/OUTS





- KEY
- SITE BOUNDARY
  - SITE ACCESS
  - PEDESTRIAN & CYCLE ACCESS
  - BUS ROUTE
  - SECONDARY ROUTE
  - TERTIARY ROUTE
  - PRIVATE DRIVE
  - PEDESTRIAN & CYCLE PATH
  - CONTOURS
  - ALLOTMENTS
  - SITE OF IMPORTANCE FOR NATURAL CONSERVATION (SINC)
  - ANCIENT WOODLAND WITH 15M BUFFER
  - PROPOSED PERMANENT SuDS
  - PROPOSED INTERMITTENT SuDS
  - PLAY AREA
  - FOCAL SPACE
  - Ⓐ Ⓑ FUTURE PEDESTRIAN & CYCLE LINK (TO BE DESIGNED)

Scale @ A0  
0 10 20 30 40 50m  
Scale 1:1000

Rev Date Drawn Checked  
F 20/01/24 BL BB  
SuDS BASINS UPDATED

Date: FEBRUARY 2023  
Drawn by: BL Checked by: BB  
Dwg No: CH\_15\_10\_PARPAP\_201 Rev: F

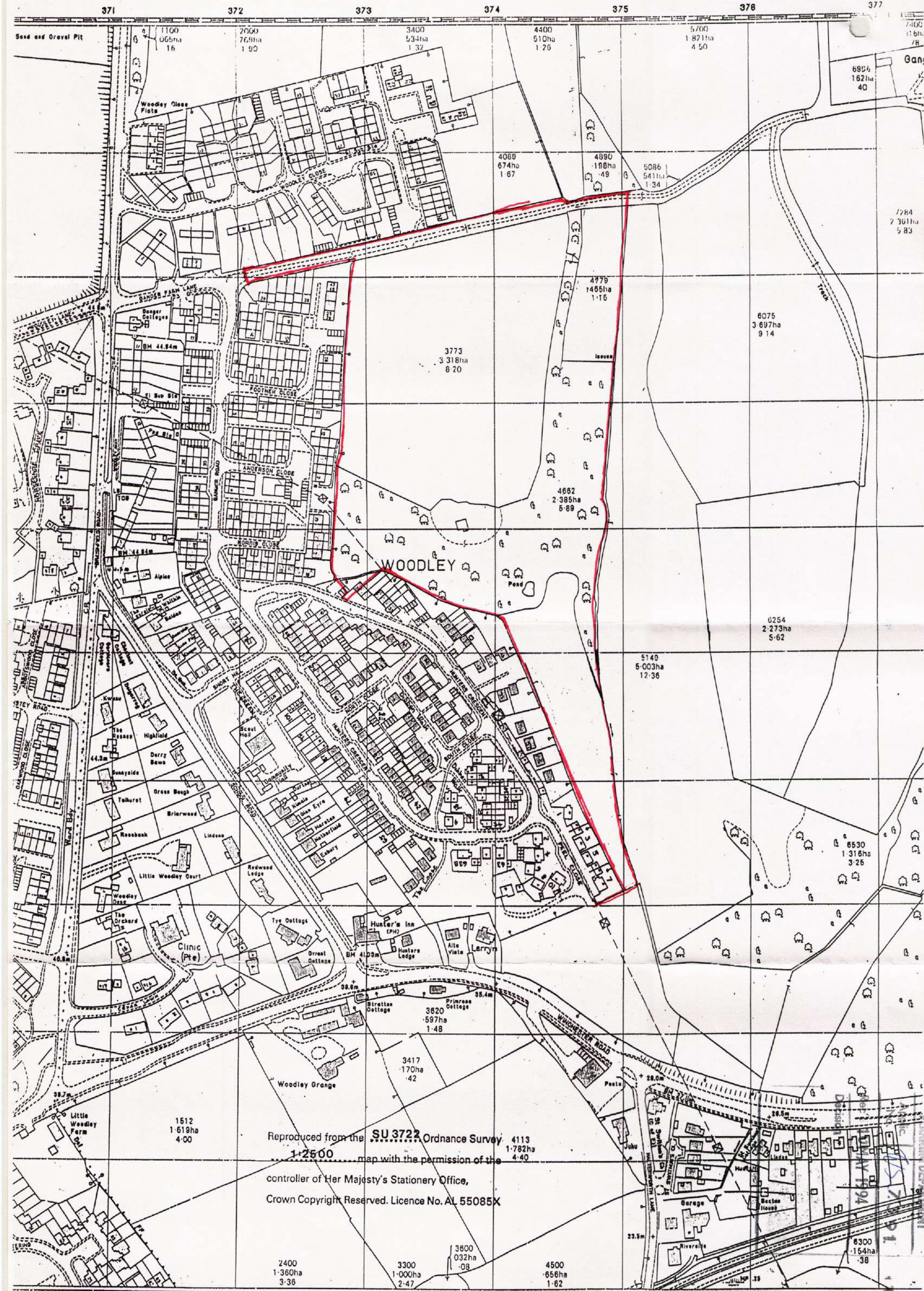
Project: KINGS CHASE SOUTH, ROMSEY  
Title: ILLUSTRATIVE MASTERPLAN  
Client:

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# Appendix 3 – Site Plan for TVS.07391





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**1:2500** map with the permission of the 1:782ha  
 4:40  
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1521 VALLEY BOULEVARD COUNCIL



# Appendix 4 – Illustrative Masterplan for 14/01090FULLS



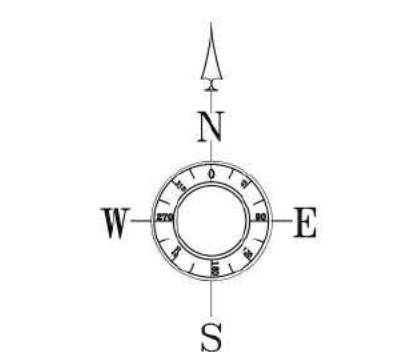


Drawn by: MMH Checked by: SJC  
Date: JANUARY 2014

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Revisions

Rev	Date	Drawn	Checked
M	03.09.14	TDI	BB
FOOTPATHS AMENDED TO RUN THROUGH OPEN SPACE, BIN COLLECTION POINTS SHOWN			
N	05.09.14	TDI	BB
FOOTPATH NETWORK AMENDED TO LANDSCAPE CONSULTANTS DESIGN			
P	08.09.14	MAH	MAH
ALIGNMENT OF FOOTPATH / CYCLE PATH TO MATCH UP WITH 1:500 DRAWING			
R	09.09.14	MAH	MAH
TURNING HEADS ADJUSTED FOR REFUSE			
S	27.10.14	LAC	SJC
SCHEDULE AMENDED PLOTS 8 & 10 HANDED			
T	02.02.15	MAH	SJC
PLANNERS COMMENTS OF 28.01.15 ADDED			
U	03.03.15	MAH	SJC
HIGHWAYS COMMENTS INCORPORATED			
V	19.03.15	MAH	MAH
PARKING UPDATED TO PLANNERS COMMENTS			
W	28.04.15	MAH	SJC
SCHOOL WALL AMENDED AND PLANNERS COMMENTS INCORPORATED			
X	08.05.15	MAH	MAH
CO-ORDINATED WITH LANDSCAPE PRELIMINARY			
Y	22.05.15	MAH	MAH
PLAY AREAS UPDATED, P11415 SWAPPED WITH P10415			



SCHEDULE OF DWELLINGS				
REF	NAME	CODE	DESCRIPTION	HEIGHT
KE	KEMBLE	H579	5 BEDROOM HOUSE	2.0
MG	MANNING	H577	5 BEDROOM HOUSE	2.0
CH	CHELWORTH	H497	4 BEDROOM HOUSE	2.0
LY	LAYTON	H436	4 BEDROOM HOUSE	2.0
HN	HOLDEN	H469	4 BEDROOM HOUSE	2.0
DM	DRUMMOND	H408(H)	4 BEDROOM HOUSE	2.0
CO	CORNELL	H433	4 BEDROOM HOUSE	2.0
IR	IRVING	H404	4 BEDROOM HOUSE	2.0
NU	NUMARK	T307	3 BED TOWN HOUSE	2.5
HD	HADLEY	P341	3 BEDROOM HOUSE	2.0
ST	STRATHMORE	P383	3 BEDROOM HOUSE	2.0
SUB-TOTAL				84
114601				
REF	TYPE	DESCRIPTION	STOREY	SQ.FT
WO	WOODBIDGE	4 BED TOWN HOUSE	2.5	1249
TH	THORNBURY	4 BED HOUSE	2.0	1207
KN	KINGTON	4 BED HOUSE	2.0	1086
MO	MORPETH	3 BED HOUSE	2.0	957
BA	BARWICK	3 BED HOUSE	2.0	836
TV	TIVERTON	2 BED HOUSE	2.0	736
18H	18H	1 BED HOUSE	2.0	493
SUB-TOTAL				49
43612				
SOCIAL HOUSING (20%) *				
H322(LTH)	H322(LTH)	3 BED LIFETIME HOUSE	2.0	926
H322	H322	3 BED HOUSE	2.0	926
H321	H321	2 BED HOUSE	2.0	829
18F	18F	1 BED FLAT	2.5	590
SUB-TOTAL				18
12442				
GRAND TOTAL				151
170655				

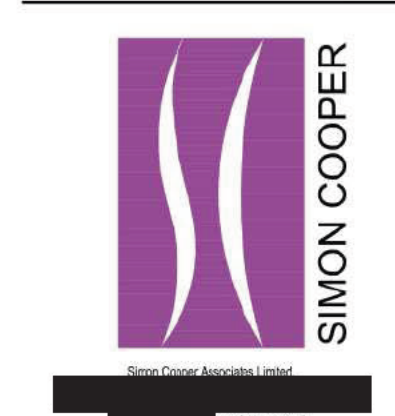
SCHEDULE OF DWELLINGS				
REF	TYPE	DESCRIPTION	STOREY	SQ.FT
WO	WOODBIDGE	4 BED TOWN HOUSE	2.5	1249
TH	THORNBURY	4 BED HOUSE	2.0	1207
MO	MORPETH	3 BED HOUSE	2.0	957
BA	BARWICK	3 BED HOUSE	2.0	836
TV	TIVERTON	2 BED HOUSE	2.0	736
SUB-TOTAL				87
81182				
SOCIAL HOUSING (20%) *				
H324	H324	4 BED HOUSE	2.0	1088
H321(W)	H321(W)	2 BED WHEELCHAIR HOUSE	2.0	1088
H328(LTH)	H328(LTH)	3 BED LIFETIME HOUSE	2.0	1055
H322	H322	3 BED HOUSE	2.0	926
H321	H321	2 BED HOUSE	2.0	829
18H	18H	1 BED HOUSE	2.0	493
SUB-TOTAL				37
30914				
GRAND TOTAL				124
112096				
GRAND TOTAL				275
282751				

0 10 20 30 40 50  
m  
Scale 1:1000

Project:  
LAND AT GANGER FARM,  
ROMSEY, HAMPSHIRE

Drawing Title:  
MASTER  
PLANNING LAYOUT

Client:  
New & Old  
David Wilkins Estates



Draw No: 15-1782-001  
Scale @ A0: 1:1000 Rev: Y



# Appendix 5 – Land South of Ganger Farm, Sustainability Appraisal

## Site Appraisal

SA Scoring Matrix	
Strongly positive	++
Positive	+
Mixed performance	+/-
Negative	-
Strongly negative	--
Depends on implementation	i
Uncertain	?
No effect	o

Site Address:	Land at Ganger Farm (south), Romsey
Site reference / SHELAA No: / Submission Date	SHELAA 284 (2017)
Site area:	27.7 ha
Promoted Housing Capacity	420
Officer Assessed Housing Capacity	340
Employment uses (Y/N):	No

SA Objective	Criteria	Performance		Commentary
<b>Objective 1:</b> Ensure everyone has the opportunity to live in an appropriate and affordable home that meets their needs	A) Is the site able to address a particular housing need?	?	No information provided	No specific housing need is being promoted.
<b>Objective 2:</b> Ensure the local economy is thriving with high and stable levels of growth, whilst supporting productivity and the promotion of a diverse economy, with the	A) Is the site likely to increase future economic and employment opportunities?	o	No employment uses proposed.	No employment uses proposed and will not result in loss of employment land.
	B) Is the site accessible to a strategic employment site by sustainable modes of transport?	+	A strategic employment site lies between 1600m and 5km distance. Alternatively, the site is within 400m of a bus	Belbins Business Park is just under 2km from the site. The bus stop (Ganger Lane) is between 300 and 600 metres away (the latter being the highway access the former potential pedestrian access) with a frequent service to Romsey and Winchester (Stagecoach South Route 66) which provides at least an hourly service.

SA Objective	Criteria	Performance		Commentary
availability of a skilled workforce			stop or train station providing a frequent* service to a strategic employment site.	
	C) Is there connection to high quality broadband?	++	High quality connectivity (of at least 24 mbps) is available in close proximity to the site	There is ultrafast broadband near the site (=>100mbps).
	D) Is the site accessible to Andover or Romsey Town Centres?	++	The site is within 400m of a frequent* bus service or within 800m distance to the town centre, with an overall journey time, door to door of less than 1 hour.	The site is within 3km of centre of Romsey. The bus stop (Ganger Lane) is between 300 and 600 metres away (the latter being the highway access the former potential pedestrian access) with a frequent service to Romsey (Stagecoach South Route 66) which provides at least an hourly service..
<b>Objective 3: Maintain and improve access to services, facilities, and other infrastructure, whilst improving the efficiency and integration of transport networks</b>	A) Is the site accessible to early years education provision?	++	The site is within 800m distance with direct access** to footpaths and/or cycleways.	The site is 550m to Bright Horizons Pre School with pathways from the edge of the site.
	B) Is the site accessible to a Primary School?	+	The site is within 800m distance with indirect access to	The site is 1.1 km to Cupernham Infants and Junior School with pathways from the edge of the site.

SA Objective	Criteria	Performance		Commentary
and the availability and utilisation of sustainable modes of travel			footpaths and/or cycleways	
	C) Is the site accessible to a Secondary School?	-	The site is within 1600m to 5km distance, and/or has access to a direct bus or train route within 400m to a secondary school location (with an overall journey time of 1 hour maximum).	The site is 2.2 km to Mountbatten School. No direct access via a bus and would take longer than 30 minutes.
	D) Is the site accessible to a Convenience Store**** including at a Local/District/Town Centre?	++	The site is within 800m distance with direct access to footpaths and/or cycleways.	The site is 550m to Co-op Food at Abbotswood with pathways from the edge of the site.
	E) Is the site accessible to a Primary healthcare facility (GP, Health Centre or Hospital) <sup>108</sup> ? [this does not include dentist provision]	+/-	The site is within 800m to 1.6km distance	The site is around 1.6km to Abbeywell Surgery (Nightingale) (slightly over) however the bus service 66 from Ganger Lane would provide access to the GP in the centre.
	F) Is the site accessible to a community facility <sup>109</sup> ?		The site is within 800m distance with direct access** to	The site is 650m to Woodley Village Hall with direct access via pathways.

<sup>108</sup> This does not include dentist provision

<sup>109</sup> Taken to be a village hall, community hall, community centre, active place of worship, or similar.

SA Objective	Criteria	Performance		Commentary
			footpaths and/or cycleways.	
	G) Can the site readily connect to cycleways and footpath networks?	++	Direct access** to cycleways and/or footpath networks	There is a pathway that connects to the south of the site via Winchester Road and also Ganger Lane to the west of the site and with the new site adjacent to the north of the site.
	H) Is the site accessible to a bus or rail service?	++	Within 400m of a frequent bus route or railway station connecting to major destinations (including local towns or cities, which have onward connections to wider destinations).	The bus stop (Ganger Lane) is between 300 and 600 metres away (the latter being the highway access the former potential pedestrian access) with a frequent service to Romsey and Winchester (Stagecoach South Route 66) which provides at least an hourly service.
	I) Is the site able to connect to the highway?	+	No access constraints	Yes, one access point from the new development to the north which could be via Ganger Lane.
<b>Objective 4: Encourage the efficient use of land and conserve soil resources.</b>	A) Is the site on previously developed land?	-	The site is not previously developed land	Not previously developed land. Agricultural land and woodland.
	B) Will development result in the loss of best or most versatile agricultural land?	+	The site does not comprise best or most versatile agricultural land	Majority of the site is Grade 3b with a small area in the west as grade 4.

SA Objective	Criteria	Performance		Commentary
			as defined by the NPPF	
	C) Does the site fall within a mineral and waste consultation area?	+/-	Site includes land within a mineral consultation area.	Within MWCA Mineral Resources (A) superficial sand and gravel .
	D) Does it include a former landfill site?	0	Site does not include land that comprises a former landfill site.	Site does not include land that comprises a former landfill site.
<b>Objective 5. Conserve and, where possible, enhance the water environment and ensure the sustainable management of water resources.</b>	A) Is site within a groundwater source protection zone?	+	The whole of the site is outside source protection zones.	The whole of the site is outside source protection zones.
<b>Objective 6: Seek to avoid and reduce vulnerability to the risk of flooding and the resulting detrimental effects to the public, economy and environment</b>	A) Does the site contain areas at risk of or potential to be susceptible to flooding, either now or in the future?	+/-	Part of the site (less than half) is within Flood Zones 2 and / or 3, and / or at moderate / high risk of surface water flooding, and / or is likely to be susceptible to groundwater flooding at the surface.	<p>Site is entirely within flood zone 1 however flood zone 3/2 is just south of A3090 (Winchester Road) which is outside of the site. Limited potential for groundwater flooding in middle of site however there is potential for flooding below ground and at surface on eastern edge of site and western part of site.</p> <p>Low surface water flooding on southern and western and eastern edge. There are small areas of high risk of surface water flooding around the site with one or two small areas of medium risk within the site.</p>



SA Objective	Criteria	Performance		Commentary
<b>Objective 7: Maintain and, where possible, enhance air quality</b>	A) Would development of the site lead to concerns on air quality in light of national air quality objective levels?	○	No change in air quality	The site is located on the A3090 which runs through to Winchester although not proposed highways access onto this road. No air pollution generation uses nearby.
<b>Objective 8: Conserve and, where possible, enhance the Borough's landscape, townscapes and settlement character</b>	A) Would development affect landscape character and protected landscapes?	+/-	Mixed impact across site some positive/negative impacts likely or mixed sensitivity	The landscape is visually extremely contained and enclosed, and therefore is less susceptible to change in visual terms. Views are inward looking and kept short by the surrounding woodland, resulting in very low levels of intervisibility with the surrounding landscape. The parcel has a Moderate-High sensitivity to change arising from the scenario. Overall landscape susceptibility to change is judged to be Moderate-High. This is in view of the sense of time depth, pattern and relative naturalness created by the assessed landscape character, and the mostly weak relationship of the parcel to the settlement edge.
	B) Does the site relate well to the existing settlement and to the immediate context/surrounding area?	+	Has the potential to relate positively to the existing settlement and settlement edges and / or surroundings / context.	Site is fairly contained within the northern eastern edge of Romsey. Woodland to the south does provide a natural edge to the site with the A3090 to the South.
	C) Does the site have the potential to impact the distinction between settlements, or lead to a risk of physical or visual coalescence, where this is relevant to settlement identity?	○	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or	The site is unlikely to have an effect on the distinction/separation between settlements or result in a risk of physical or visual coalescence.

SA Objective	Criteria	Performance		Commentary
			visual coalescence.	
<b>Objective 9: Conserve and, where possible, enhance the historic environment and the significance of heritage assets</b>	A) Is development likely to conserve or enhance the significance of heritage assets, their setting, and the wider historic environment?	O	The development of this site would have no effect on the historic environment.	No designated heritage assets in the site. A couple of listed buildings are near to the site (Hunters Inn Public House and Milestone 25)
	B) Is development likely to conserve or enhance the significance of sites of archaeological interest?	+	An archaeological constraint to bringing forward this site is unlikely / may encounter archaeology but unlikely for there to be an impact on the significance of archaeological asset or result in harm	Limited archaeological potential, further detailed assessment not required for allocation but at planning application stage.
<b>Objective 10: Conserve and, where possible, enhance biodiversity and habitat connectivity</b>	A) Will the development conserve and enhance protected sites (internationally, nationally and locally) in line with relevant legislation and national policy?	-	The development has the potential to result in or contribute to indirect and or cumulative adverse effects	New Forest Recreational Impact Zone and Solent SPA nutrients. Mottisfont Bats SAC Foraging Zone



SA Objective	Criteria	Performance		Commentary
			on protected sites.	
	B) Will the development conserve habitats and species, achieve net gains for biodiversity and enhance the local ecological network?	+/-	Development would be likely to conserve habitats and species; however it may limit or compromise opportunities to enhance the local ecological network / future connectivity.	<p>The south part of the site includes SINC (site 375) and ancient woodland to the eastern side.</p> <p>Site includes a large area of network opportunities for creation of habitat (outside of the existing woodland area).</p> <p>There are hedgerows within the site – within the north and south areas there are</p>
	C) Would development conserve and extend quality local green infrastructure provision?	+	Promotion of the site includes provision that would enable the conservation and enhancement of green infrastructure.	Site includes a large area of network opportunities for creation of habitat (outside of the existing woodland area) however this would be within the developable area. Opportunity to improve/enhance existing woodland.
	D) Would development affect protected and unprotected trees?	-	The intensity of site development is likely to be constrained by the presence of protected or unprotected trees, either on	There are TPOs within the site which are part of the wooded area. There is also Ancient Woodland within the site where 50m buffer areas will apply that will affect development potential.

SA Objective	Criteria	Performance		Commentary
			or adjacent to the site	
<b>Objective 11: Support the delivery of climate change mitigation and adaptation measures</b>	Will the site contribute towards reducing our impact on the climate?	+/-	Site performed positively in relation to at least 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10.	Site performed positively in relation to at least 50% of the criteria, or the majority attained a mixed performance on objectives 3, 4, 5, 6, 10.
<b>Objective 12: Seek to maintain and improve the health and wellbeing of the population</b>	A) Is the site accessible to open space?	++	There are a combination of open space typologies (e.g. informal, allotments, parks and gardens or children and teenagers) within 800m	Woodley Close play area is adjacent to north of the site with a play area at Ganger Farm facility also. Kings Chase Allotments are also along Ganger Farm Way all within 800 metres.
	B) Is the site accessible to sport facilities?	++	Distance to indoor sports facility and / or sports pitches with pavilion/changing facility – up to 800m	Ganger Farm Pitches are few hundred metres away with a changing facility.
	C) Would development support the retention and / or enhancement of access	+	The development of the site has the	No PRow on the site or surrounding the sites so limited opportunity to improve or enhance. Site does include some of Ganger Wood so could improve access to the woodlands.

SA Objective	Criteria	Performance	Commentary
	and rights of way to the countryside?		potential to enhance access to the countryside and / or the availability of public rights of way / other links to countryside.
	D) Would development of the site be able to minimise the risk of exposing people to inappropriate levels of noise pollution?	-	<p>Any part of the site is likely to be exposed to:</p> <ul style="list-style-type: none"> <li>• night time road traffic noise &gt;50 dB(A) Lnight;</li> <li>• night time railway train noise &gt;50 dB(A) Lnight; or industrial and commercial noise</li> </ul> <p>The areas surrounding Winchester Road (very small area within south of the site) go to 50 to 54.9 pba. No railway noise.</p> <p>Surrounded by residential uses therefore limited impact from noise generating uses.</p>
<b>Commentary / Summary:</b> Sustainably located site with good connectivity to services and amenities in Romsey. Site relates well to recent development and the existing Local Plan allocation at Ganger Farm. SINC habitat and Ancient Woodland are located on the edge of the site where appropriate buffer areas need to be provided. Site access can be achieved from Ganger Farm Lane.			







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