

**From:** [REDACTED]  
**To:** [Planning Policy](#)  
**Cc:** ["Andrew Watton"](#)  
**Subject:** Test Valley Borough Council Local Plan - Draft Local Plan 2040 - call for sites  
**Date:** 07 March 2024 14:56:59  
**Attachments:** [2024 SHELAA Submission Form - Andover Lane Farm.pdf](#)  
[00020-00 - M - Location Plan - 2500.pdf](#)  
[Andover Lane Farm - aerial.PNG](#)

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Good afternoon,

We act on behalf of clients who own land at Andover Lane Farm. My colleague Andrew Watton is one of the landowners, along with other members of his family. He has therefore asked me to submit this email on behalf of his family and himself.

We have reviewed the draft Local Plan 2040 Regulation 18 Stage 2 document and noted the significant proposed housing allocations at Ludgershall. These are the land to the East of Ludgershall (SHELAA 61 in Appendix IV, the Housing Site Appraisals. That is land to the East of the A342. Also proposed to be allocated is land to the South West of the A342 (SHELAA 324). As you can see from our attached location plan, the latter area surrounds the Watton family's land to both West and South. Our clients had no knowledge that either site had been submitted for consideration for development under the SHELAA procedure, but were aware of the likely allocation of significant land for development but Wiltshire County Council immediately to the West of the SHELAA 324 site.

We assume that the areas in Hampshire and Wiltshire would if approved and the local plans adopted, be developed in a coordinated cross-border fashion, given that the increase in population of Ludgershall/Faberstow would be very significant. We hope the development would represent, in effect, a new or expanded settlement with appropriate levels of infrastructure, including transport measures, to ensure that it could be sustainable in social, economic and environmental terms.

On examining the draft local plan allocations, the Wotton family and we agreed that they represented the aspirations of landowners only and, by exclusion of Andover Lane Farm, development of those sites would be facilitated by the inclusion of the land parcel we now promote. There is no logical reason why Andover Lane Farm should be excluded from any allocated area, which surrounds it. If the sites 61 and 324 are considered appropriate to promote for development, there are no planning/environmental reasons why Andover Lane Farm should be excluded. The attached aerial photograph shows that there are no material landscape or other features that separate site 324 from our clients' ownership, and no sound reasons why it, too, could not be allocated.

We have therefore completed the 2024 SHELAA form in response to the Borough Council's call for further sites. We can provide the document in Word format, if required. We have sought to be as comprehensive as possible, though it is not easy to be definitive about the amount of development at this stage. Our clients care about the future of Ludgershall – it is their community. Therefore, they would not pursue a concept of maximum financial gain from development on their land if it led to significant harm. So, we would expect any development at Andover Lane Farm to meet high environmental and design standards, taking into account climate change. However, our clients would expect the same sustainable development approach to be taken at the sites, if approved, on either side of the county boundary. Moreover, it is essential, we consider, to provide employment within these new allocations, and so we have suggested 15% of the developable land to be allocated to Class E uses. While it may be

appropriate to locate those adjacent to the existing similar uses on the developed land at the farm, we retain a flexible approach to location, as part of a comprehensive scheme of development across the potential allocated land.

The land could be promoted for development promptly, although we accept that - in reality - development would be contingent upon the promoted allocations being supported, and the local plan adopted, so we recognise that would take some time. There is an existing access to the proposed land at Andover Lane Farm in addition to the sub-standard bridge under the railway that serves our office and other existing development. There is an existing "at grade" crossing of the military railway at the northern end of the family's ownership. We believe it would be possible to agree an enhanced form of access with MOD to enable more development to cross the railway in safety. This access could be achieved independent of any proposals to provide access to the SHELAA 324 site. Thus, we are not constrained by a ransom strip.

We are keen to work with the Borough Council (and Wiltshire CC) in a spirit of constructive dialogue, especially as we are local residents as well as planning consultants, so we can present an informed picture with constructive ideas on layout, landscape impact, sustainable drainage and other issues. We are sure you will forgive us for submitting the completed form and map without prior consultation with you – this speed was simply to ensure we met the deadline on call for sites. Thus, we would be very pleased to meet with you to discuss the proposal and learn of your comprehensive ideas for the future of the area.

Regards,

**Roger Prescott BSc MBA MRTPI FRGS**

**PLEASE NOTE: I work on Wednesdays and Thursdays only**