

# **Welcome**

# **Draft Test Valley**

# **Local Plan 2042**

## **Revised Regulation 18**

## **Public Consultation**





# TEST VALLEY BOROUGH COUNCIL Draft Local Plan Consultation

## WHAT IS A LOCAL PLAN?

We are required to prepare a Local Plan by Government, that looks at our development needs for at least the next 15 Years.

Local Plans are important as they shape how places will change in the future and set out the policies by which planning decisions will be made and development undertaken.

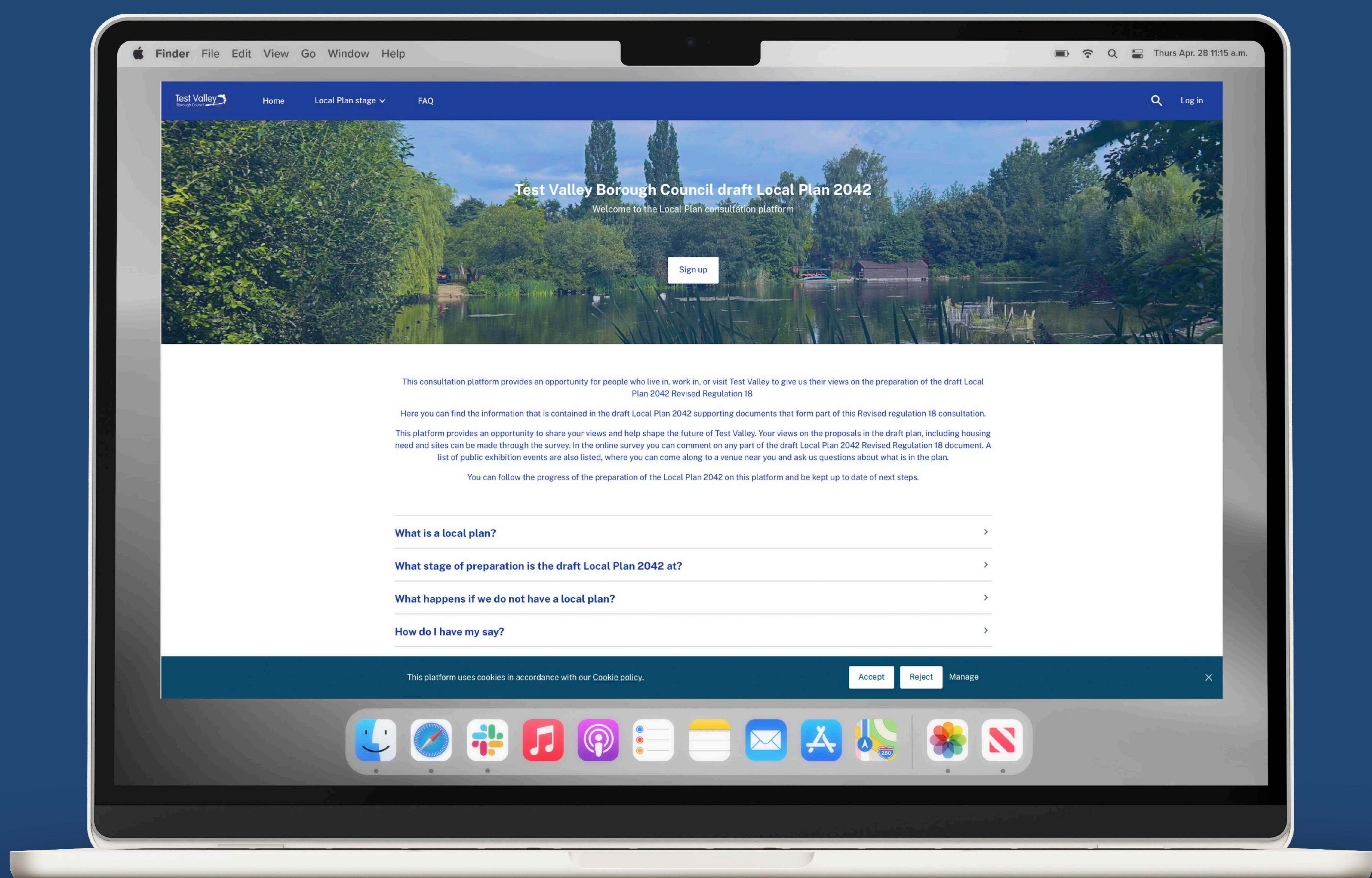
We are required to produce the plan in line with strict national guidance as well as through consultation with residents and other stakeholders.

## THE PURPOSE OF THIS CONSULTATION

Last year, the Government announced they are seeking to significantly boost housing delivery. This has led to a significant increase in the number of homes we now need to plan for.

This public consultation focusses on how the Council are seeking to meet the need for homes. This includes identification of site allocations and explaining consequential impacts on matters such as employment needs and local gaps.

This public exhibition summarises this and provides the opportunity to discuss this.





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## What is the scale of housing needed?

The housing requirement for the Borough is a minimum of 15,878 homes, to be delivered up to 2042. This equates to 934 homes a year.

## Where will development be located?

The draft Local Plan proposes to direct development to sustainable locations across the borough.

The market towns of Andover and Romsey and our next largest settlements in the borough include the widest range and number of facilities. They will continue to be a focus for new housing development.

The draft Local Plan continues to support rural communities to bring forward homes through community planning tools. The significant increase in our housing need, means the draft Local Plan is now proposing to allocate homes in the rural area.

There is a mixture of sites proposed across our more sustainable rural settlements with a significant expansion proposed at Weyhill, as development here will enable a primary school to be provided.

Neighbourhood Plans (and other community planning tools) provide the opportunity for communities to develop their own local vision. They can also meet the local housing need for their communities, by allocating sites for new homes and influencing the form and shape of new development.

## How will this be met?

We can take account of existing housing supply, such as outstanding planning permissions. This currently provides 3,187 homes. We proposed to allocate a number of sites at the previous stage of the Local Plan, the Regulation 18 Stage 2 (a total of 5,534 homes), which are proposed to be taken forward.

Even after taking account of these homes, a significant shortfall remains. Therefore, the Revised Regulation 18 document sets out new site allocations (a total of 5,676 homes), Neighbourhood Plan Housing Requirements (a total of 20 homes) and increases future allowances to help take account of the likely supply of speculative development.





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## Change in Government policy and why we must plan for this number of homes

The Government published a revised National Planning Policy Framework (NPPF) in December 2024, which came into effect immediately with a focus on delivering 1.5 million new homes nationally over this Parliament (between 2024 and 2029).

This means the housing need in Test Valley has substantially increased by 78%. We are not alone in this position, as other local authorities, including our neighbouring authorities, have also seen their housing need increase.

For Test Valley the increase in our housing requirement is from 524 dwellings per year to minimum of 934 dwellings per year.

## What is the consequence of this on the draft Local Plan?

We consulted on a full draft Local Plan (Regulation 18 Stage 2) in February to April 2024, which included setting out how we were seeking to meet our housing needs. It proposed a series of site allocations to meet this. However, the change in national policy means we now need to update our housing needs and allocate additional housing sites. To do this, we have had to update the timescale for preparing the draft Local Plan and undertake this Revised Regulation 18 stage.

## What happens if we don't plan to meet this need?

Not planning for new homes, does not mean development won't take place. We currently do not have a enough supply of homes to meet our five year housing land supply targets. This is due to the Government immediately increasing the need for homes, without providing time for us to plan for these homes.

We are now at risk of speculative development, whereby sites that come forward quickly are likely to get planning permission. This will continue unless we take forward a Local Plan that will provide certainty to our communities of where development will be delivered, along with the infrastructure needed to support it.

## Can we plan to meet less homes?

We are required to meet the housing need set by Government, unless we have significant constraints to demonstrate otherwise. Whilst Test Valley varies in character and constraints, Government policy does not consider these justifiable reasons for us to not plan to meet the level of homes they require.





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## How have the proposed sites been chosen?

The starting point for considering sites is whether they are 'available' for development, and have been promoted to us by a landowner or an agent/developer on their behalf. The assessment of these sites is informed by technical work to assess their sustainability. This considers a range of factors in accordance with national policy and guidance including, but not limited to, flood risk, and infrastructure capacity. Whether a site is considered sustainable, has required a balancing of these factors. Given the scale of housing required, it is challenging to identify sites that don't have impacts. However, the draft Local Plan seeks to identify the appropriate mitigation and plan for the necessary infrastructure needed.

The Strategic Housing and Economic Land Availability Assessment (SHELAA) sets out the list of sites that are 'available' and a Site Selection Topic Paper has been produced providing the audit trail of how these sites have been assessed.

## What about infrastructure?

We have worked with infrastructure providers, such as on highways and health, so they can plan and deliver the infrastructure that is needed. In most cases, we are not responsible for delivering the new infrastructure, for example water and sewerage, but the infrastructure providers are obliged to provide the services.

## What about site constraints?

All known site constraints have been taken into consideration. We have worked with technical experts from statutory organisations to consider impacts such as access and heritage. The Site Selection Topic Paper details the known issues with each site.

## What is the developer role?

Developers are responsible for building out sites once planning permission has been granted. There are limitations on the Council's powers to make developers bring forward their sites at the right time or to build homes at a particular pace and is informed by the housing market and prevailing economic conditions.





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## PROPOSED HOUSING ALLOCATION IN THE NORTH OF THE BOROUGH

Site	Approximate Number of Homes	Parish	Policy
Land South of London Road, Andover	90	Andover	NA4
Land at Manor Farm, North of Saxon Way, Andover	900	Enham Alamein	NA5
Land at Bere Hill, Andover	1400	Andover	NA6
Land East of Ludgershall	350	Kimpton	NA7
Land South East of Ludgershall	1363	Kimpton	NA8
Land at Finkley Down Farm, Andover	1150	Andover	NA11
Land east of Smannell Lane, Andover	200	Smannell	NA12
Land West of Andover	200	Penton Mewsey	NA13
East of Hatherden Road, Charlton	135	Charlton	NA14
Land at Danebury School, Stockbridge	100	Longstock / Houghton	NA15
Expansion of Weyhill	1,034	Amport/ Fyfield	NA16
Land North of Streetway Road, Grateley Station and Palestine	80	Grateley	NA17
Land west of Newbury Road, Enham Alamein	100	Enham Alamein	NA18
Land South of Eastville, Appleshaw	35	Appleshaw	NA19
Land at Bulberry Field, Duck Street, Abbots Ann	60	Abbots Ann	NA20
North of Red Rice Road, Upper Clatford	20	Upper Clatford	NA21
Land at Barrow Hill, Goodworth Clatford	40	Goodworth Clatford	NA22
Land to the north-east of Thruxton	80	Thruxton	NA23
Tennis Court Field, Barton Stacey	20	Barton Stacey	NA24
Land to North East of Drove Road, Chilbolton	65	Chilbolton	NA25





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## PROPOSED HOUSING ALLOCATION IN THE SOUTH OF THE BOROUGH

Site	Approximate Number of Homes	Parish	Policy
Land South of Ganger Farm, Romsey	340	Romsey	SA4
Land South of the Bypass, Romsey	110	Romsey	SA5
Land at Velmore Farm, Valley Park	1070	Chilworth	SA6
Land at Ampfield Meadows, Ampfield	44	Ampfield	SA7
Land at Upton Lane, Nursling	80	Nursling and Rownhams	SA8
Halterworth, Romsey	1070	Romsey	SA18
Land North of Highwood Lane, Romsey	100	Romsey	SA19
Brentry Nursery, Romsey	245	Romsey	SA20
Land at Packridge Farm, North Baddesley	180	Nursling and Rownhams	SA21
Fields Farm, Rownhams	100	Nursling and Rownhams	SA22
Land at Flexford Road, Valley Park	200	Valley Park	SA23
Land adjacent to Hyde Farm, Broughton	45	Broughton	SA24
Land West of Holbury Lane, Lockerley	50	East Dean	SA25
Land West of Braishfield Road, Braishfield	54	Braishfield	SA26
Land South of Romsey Road, Wellow	100	Wellow	SA27



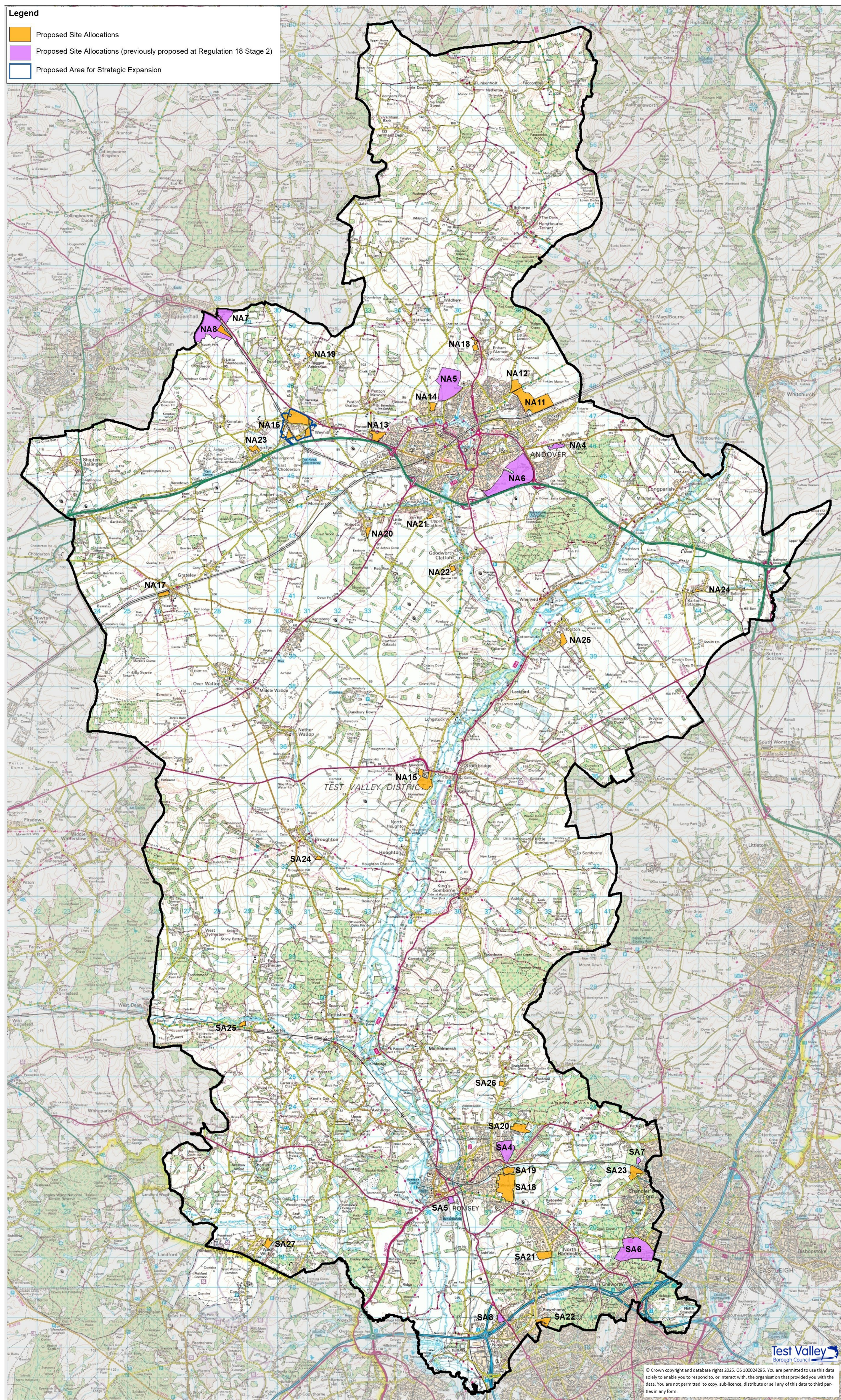


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## PROPOSED SITES

### Borough wide map



Sites are labelled with their policy reference





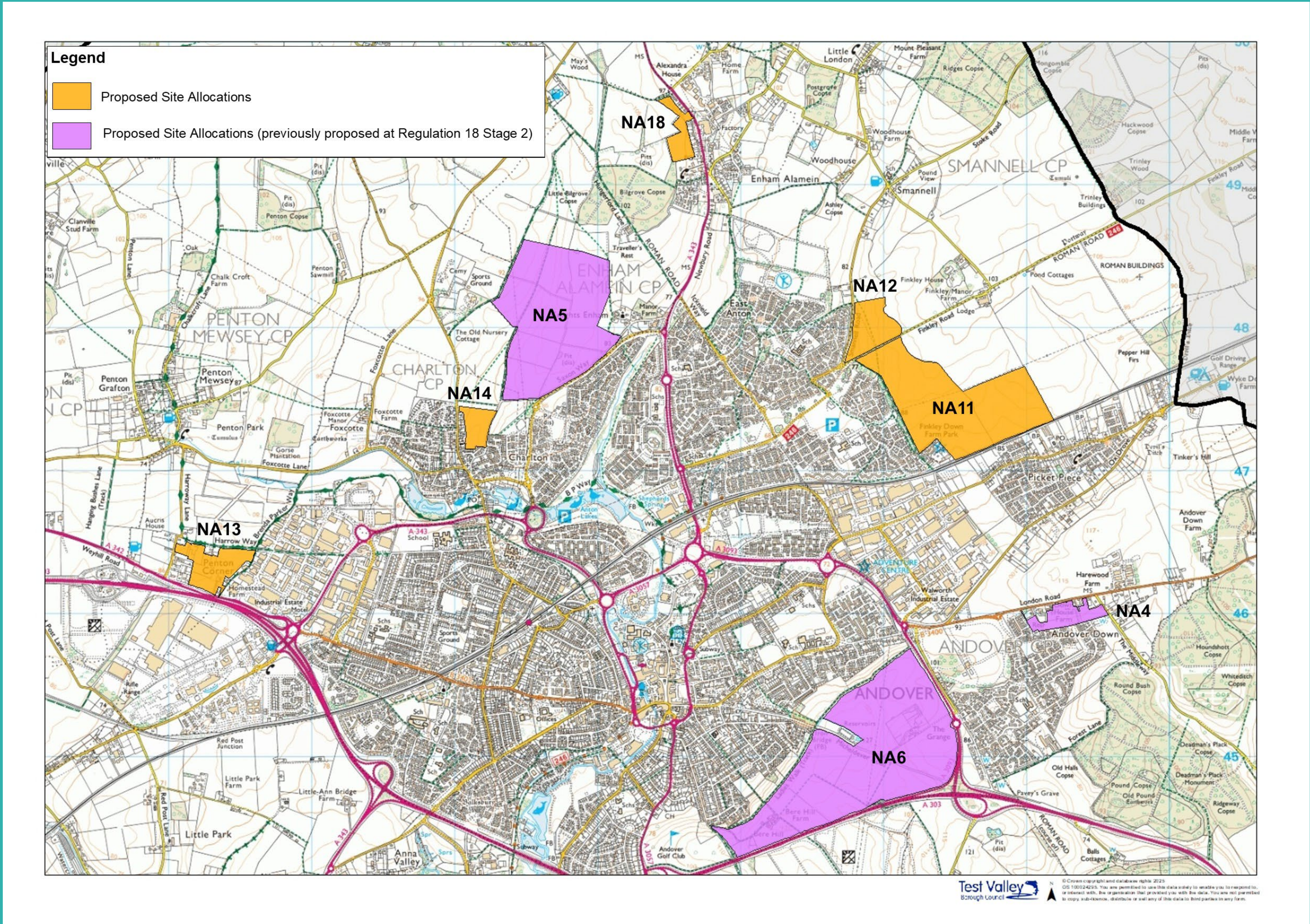
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PROPOSED SITES

Andover, Charlton and Enham Alamein



Site	Approximate Number of Homes	Parish	Policy
Land South of London Road, Andover	90	Andover	NA4
Land at Manor Farm, North of Saxon Way, Andover	900	Enham Alamein	NA5
Land at Bere Hill, Andover	1400	Andover	NA6
Land at Finkley Down Farm, Andover	1150	Andover	NA11
Land east of Smannell Lane, Andover	200	Smannell	NA12
Land West of Andover	200	Penton Mewsey	NA13
East of Hatherden Road, Charlton	135	Charlton	NA14
Land west of Newbury Road, Enham Alamein	100	Enham Alamein	NA18



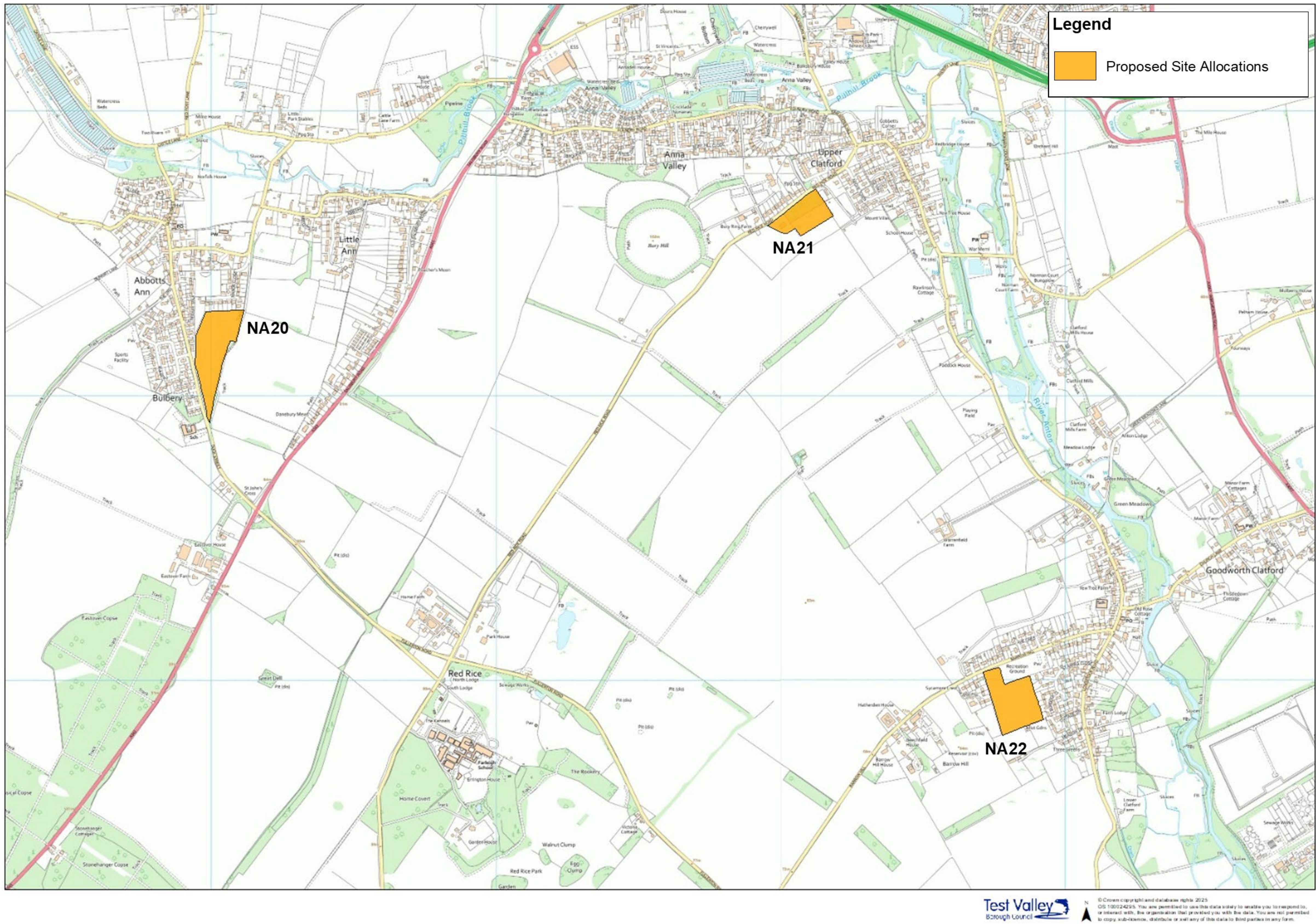


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## PROPOSED SITES

Abbotts Ann, Upper Clatford and Goodworth Clatford



Site	Approximate Number of Homes	Parish	Policy
Land at Bulberry Field, Duck Street, Abbotts Ann	60	Abbotts Ann	NA20
North of Red Rice Road, Upper Clatford	20	Upper Clatford	NA21
Land at Barrow Hill, Goodworth Clatford	40	Goodworth Clatford	NA22





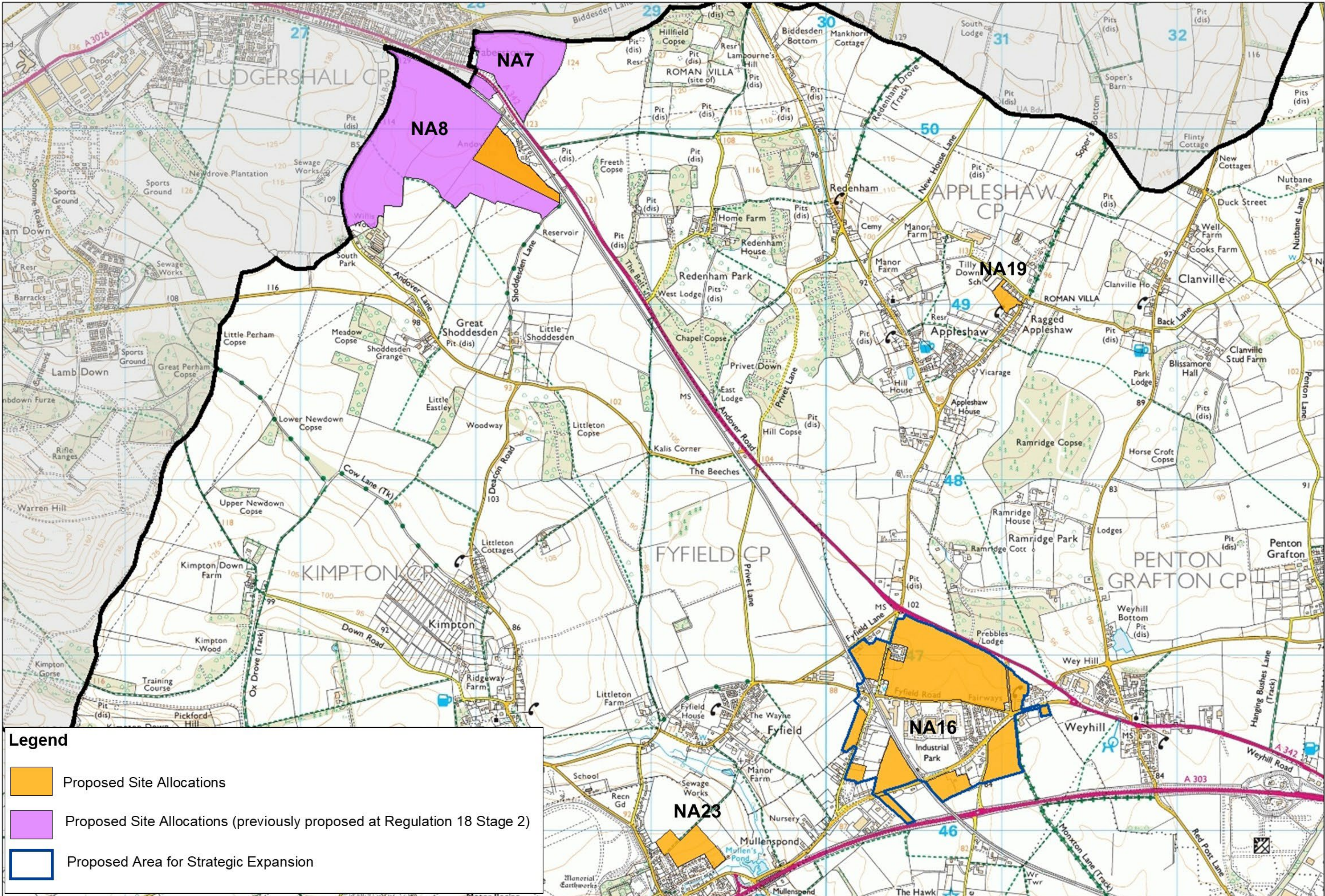
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PROPOSED SITES

Appleshaw, Ludgershall, Thruxton, and Weyhill



Site	Approximate Number of Homes	Parish	Policy
Land East of Ludgershall	350	Kimpton	NA7
Land South East of Ludgershall	1363	Kimpton	NA8
Expansion of Weyhill	1034	Amport/Fyfield	NA16
Land South of Eastville, Appleshaw	35	Appleshaw	NA19
Land to the north-east of Thruxton	80	Thruxton	NA23





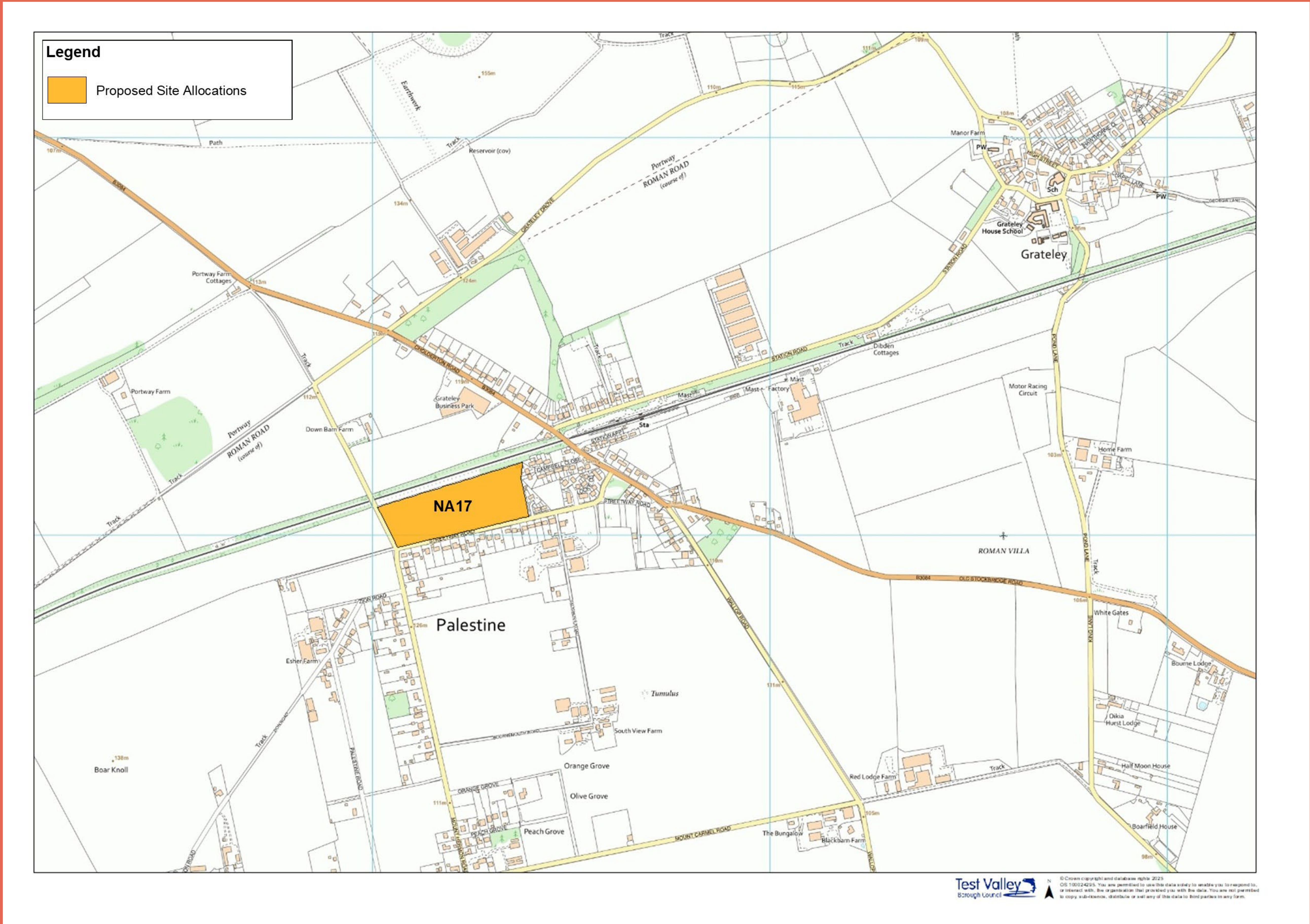
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PROPOSED SITES

Grateley Station and Palestine



Site	Approximate Number of Homes	Parish	Policy
Land North of Streetway Road, Grateley Station and Palestine	80	Grateley	NA17



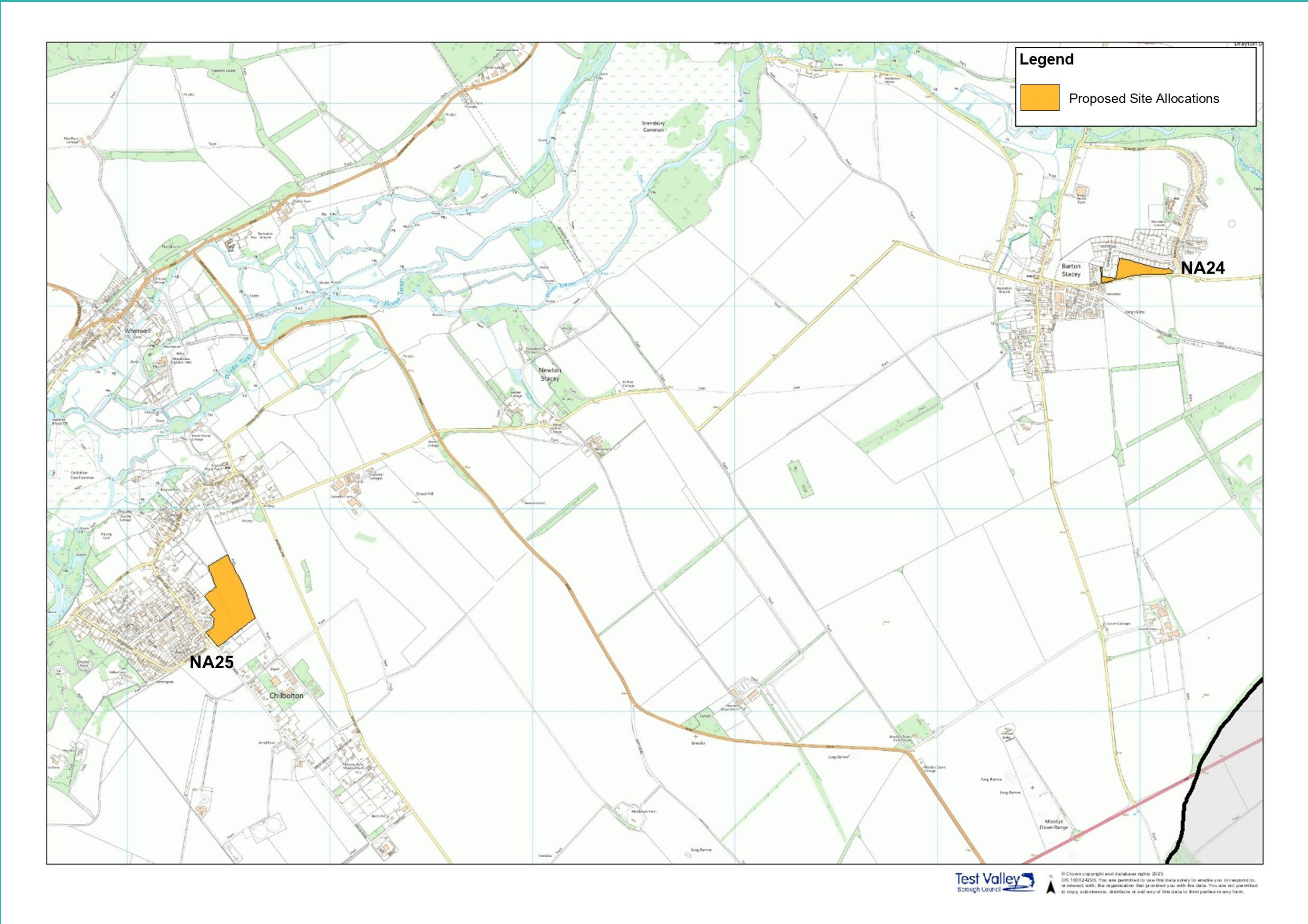


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## PROPOSED SITES

### Barton Stacey and Chilbolton



Site	Approximate Number of Homes	Parish	Policy
Tennis Court Field, Barton Stacey	20	Barton Stacey	NA24
Land to North East of Drove Road, Chilbolton	65	Chilbolton	NA25



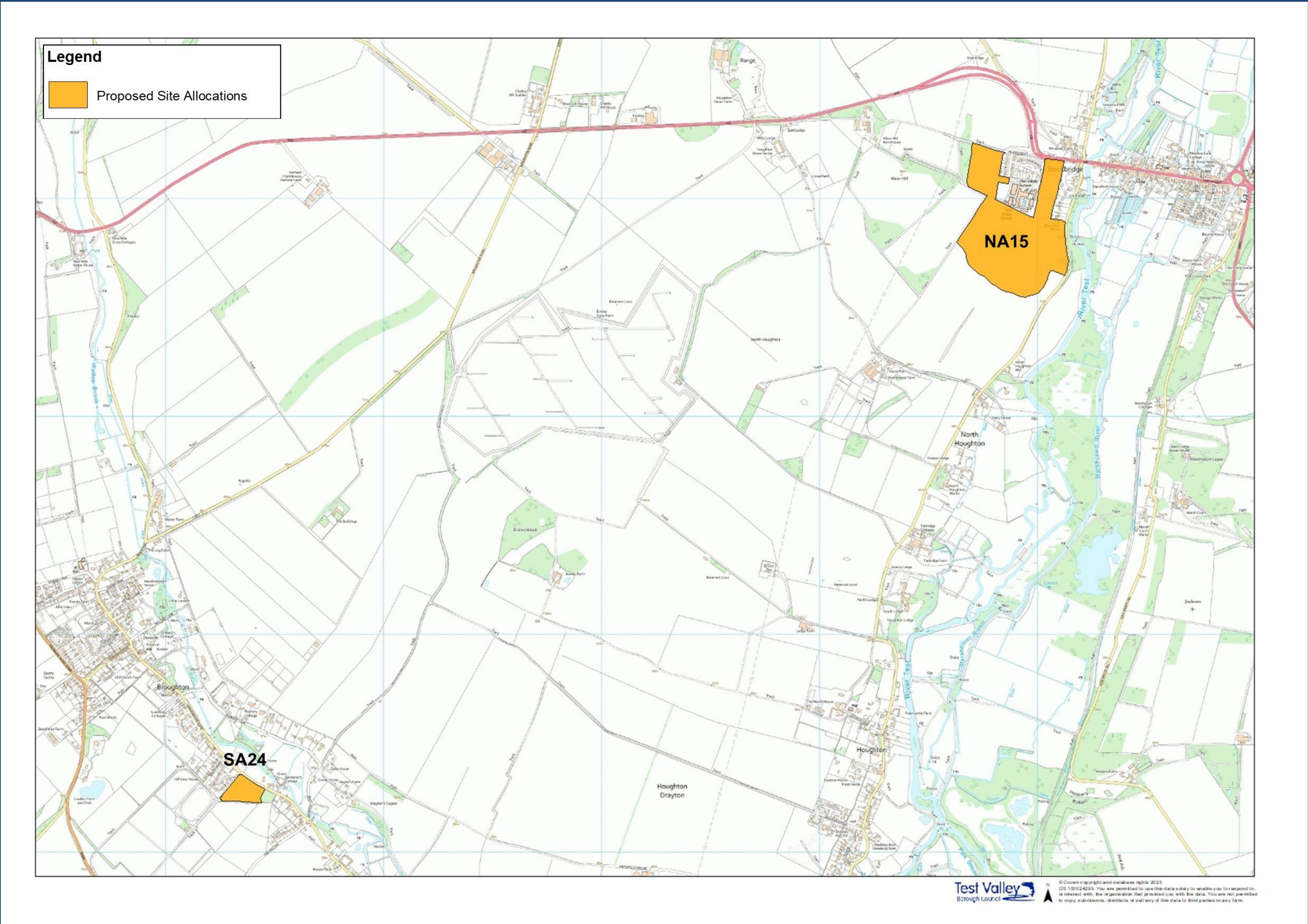


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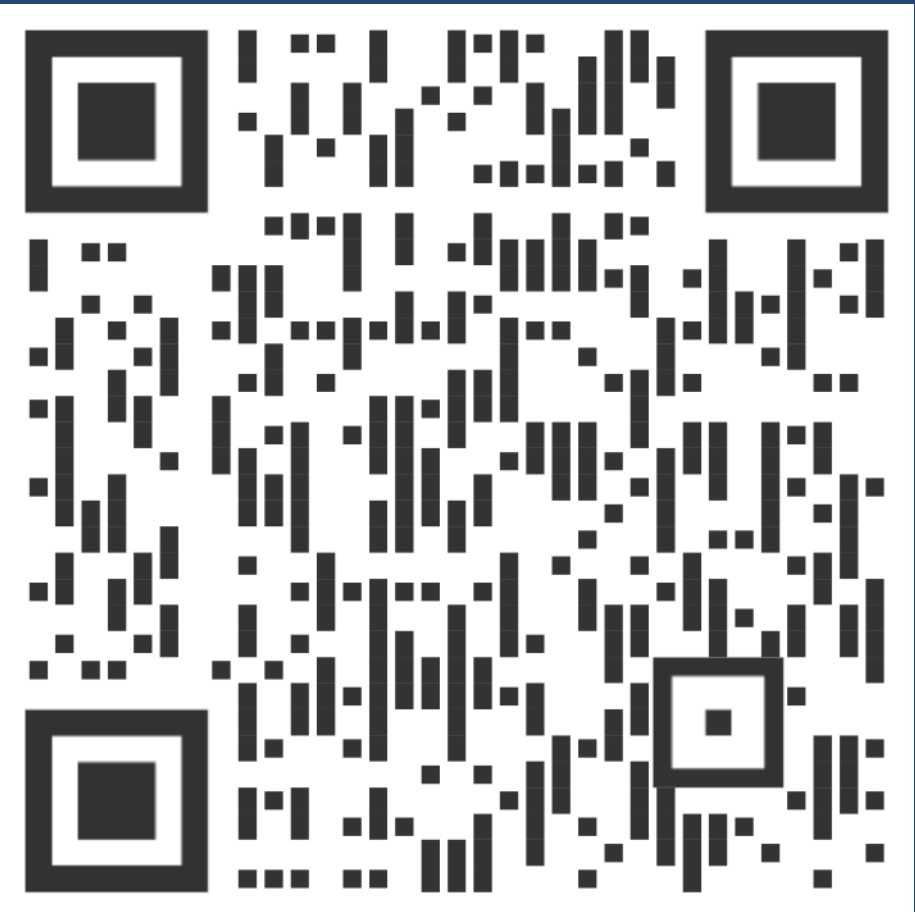
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## PROPOSED SITES

### Broughton and Stockbridge



Site	Approximate Number of Homes	Parish	Policy
Land at Danebury School, Stockbridge	100	Longstock/ Houghton	NA15
Land adjacent to Hyde Farm, Broughton	45	Broughton	SA24





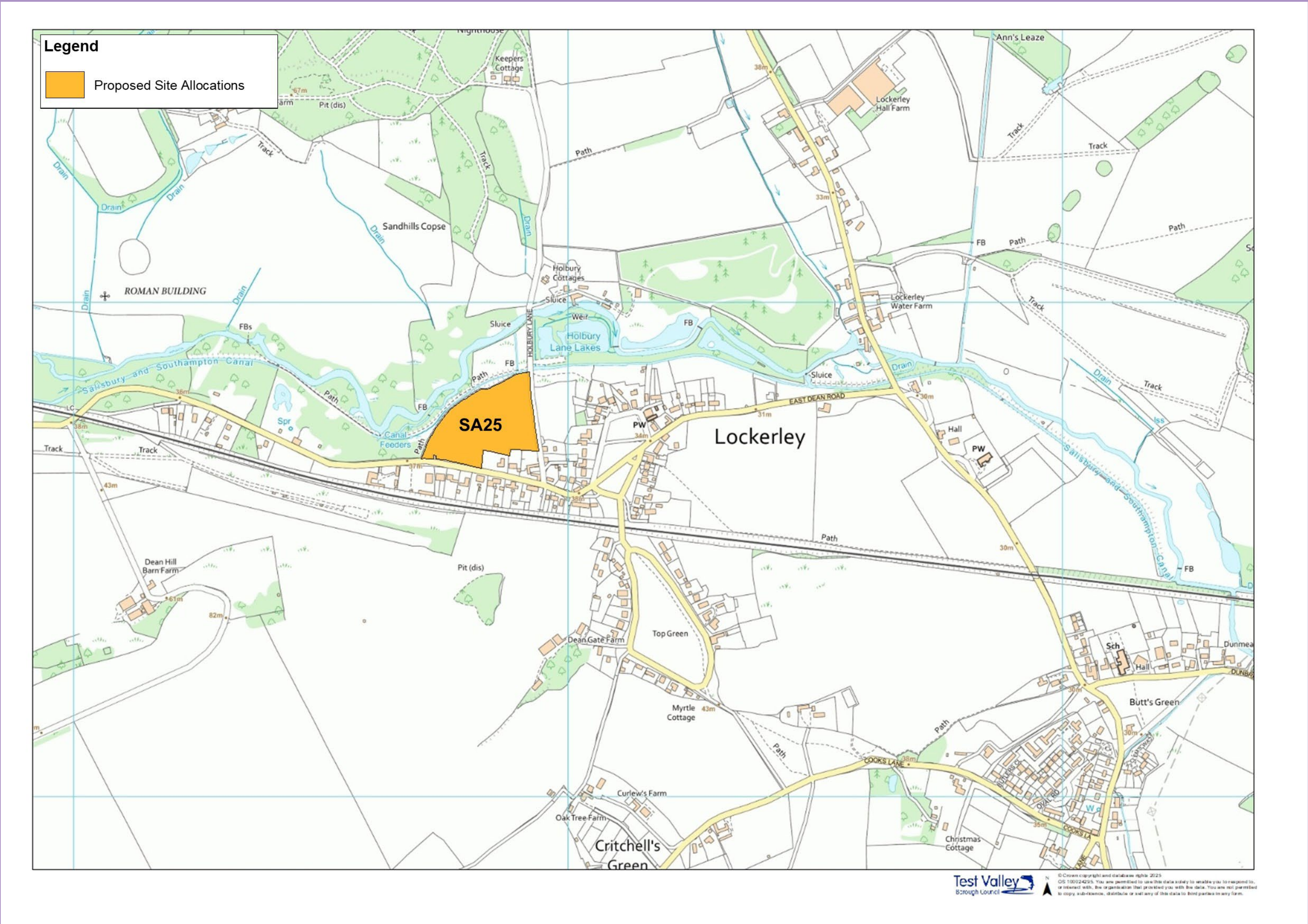
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PROPOSED SITES

Lockerley



Site	Approximate Number of Homes	Parish	Policy
Land West of Holbury Lane, Lockerley	50	East Dean	SA25





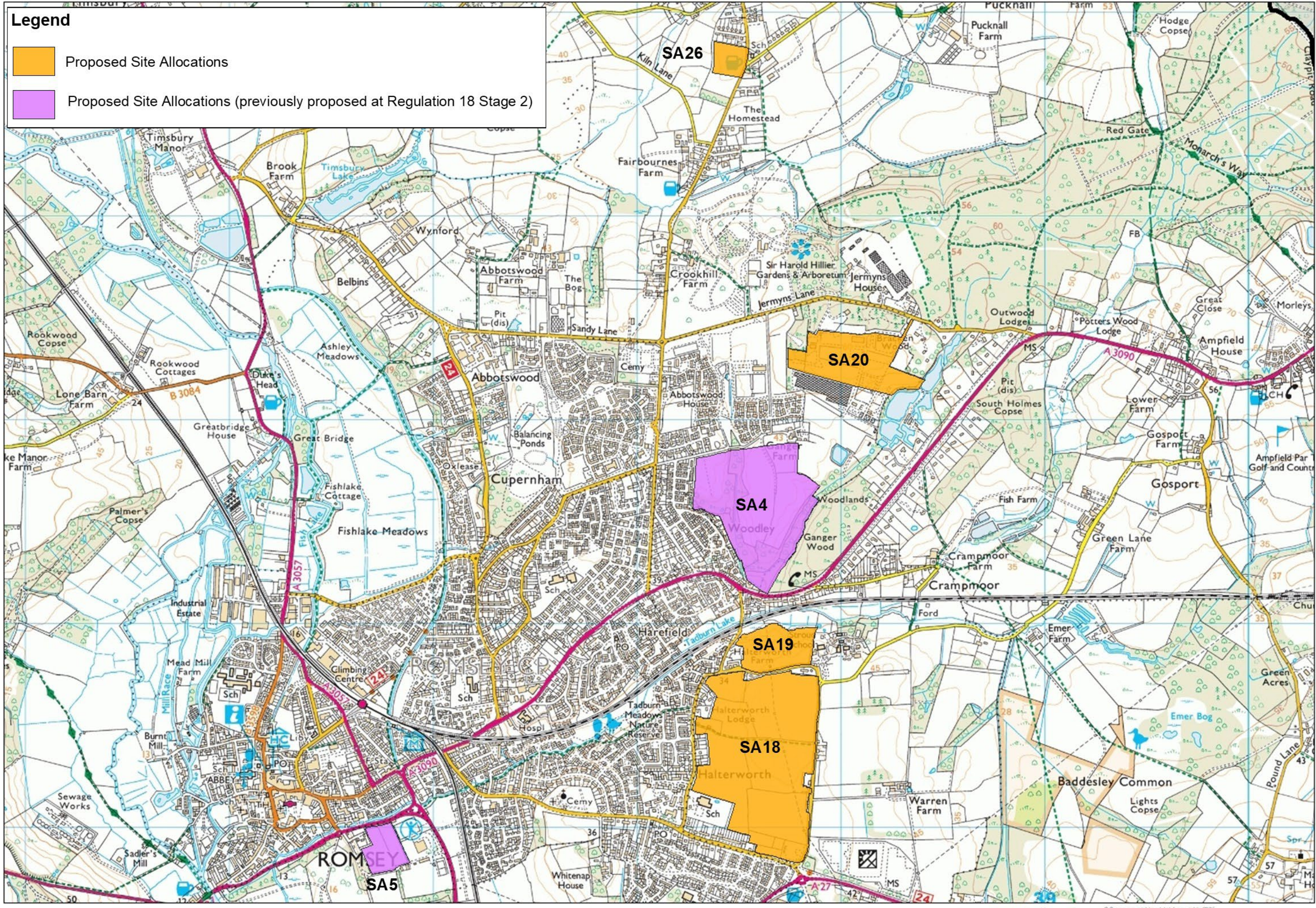
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PROPOSED SITES

Romsey and Braishfield



Site	Approximate Number of Homes	Parish	Policy
Land South of Ganger Farm, Romsey	340	Romsey	SA4
Land South of Bypass, Romsey	110	Romsey	SA5
Halterworth, Romsey	1070	Romsey	SA18
Land North of Highwood Lane, Romsey	100	Romsey	SA19
Brentry Nursery, Romsey	245	Romsey	SA20
Land West of Braishfield Road, Braishfield	54	Braishfield	SA26



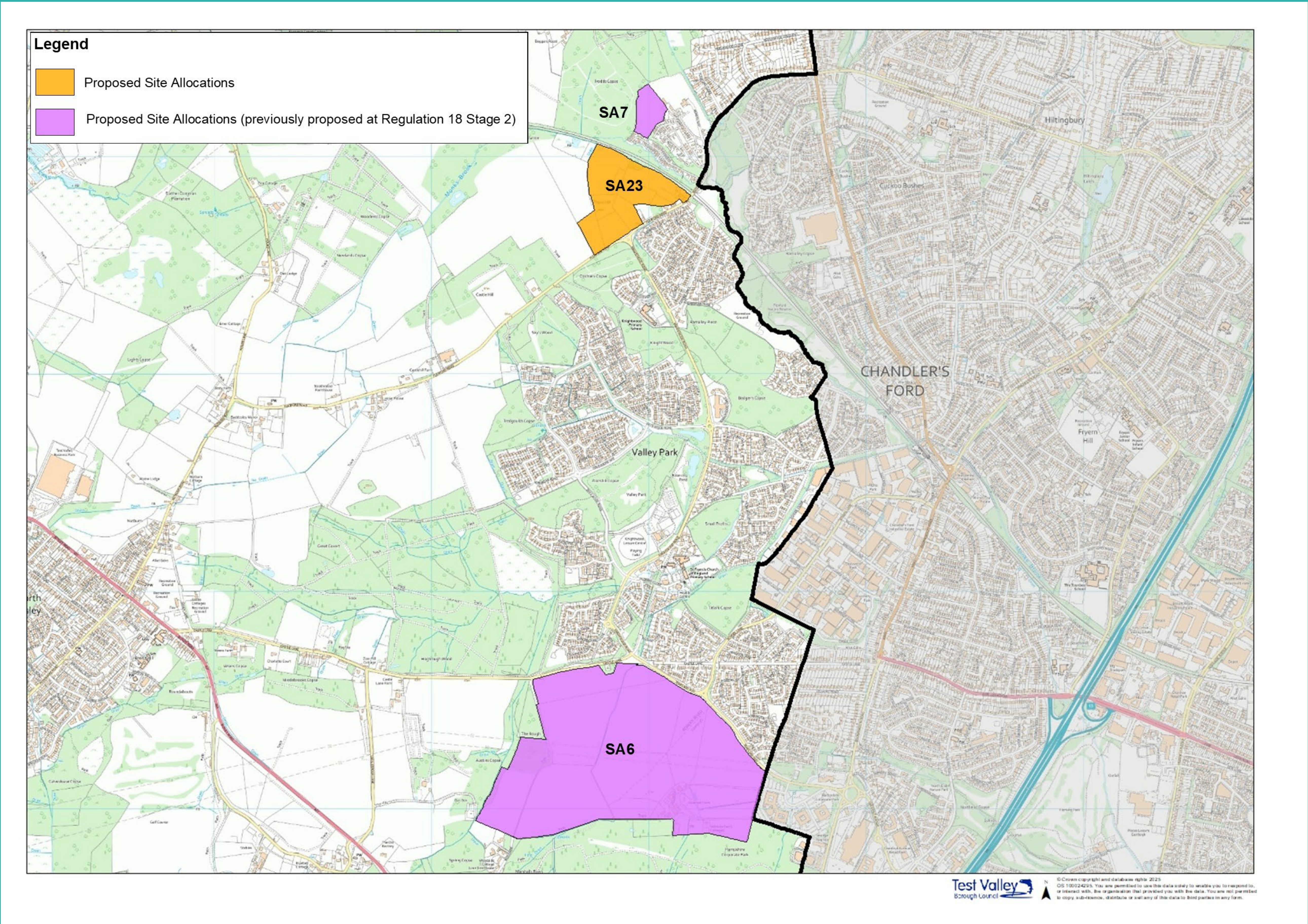


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## PROPOSED SITES

### Valley Park and Ampfield



Site	Approximate Number of Homes	Parish	Policy
Land at Velmore Farm, Valley Park	1070	Chilworth	SA6
Land at Ampfield Meadows, Ampfield	44	Ampfield	SA7
Land at Flexford Road, Valley Park	200	Valley Park	SA23



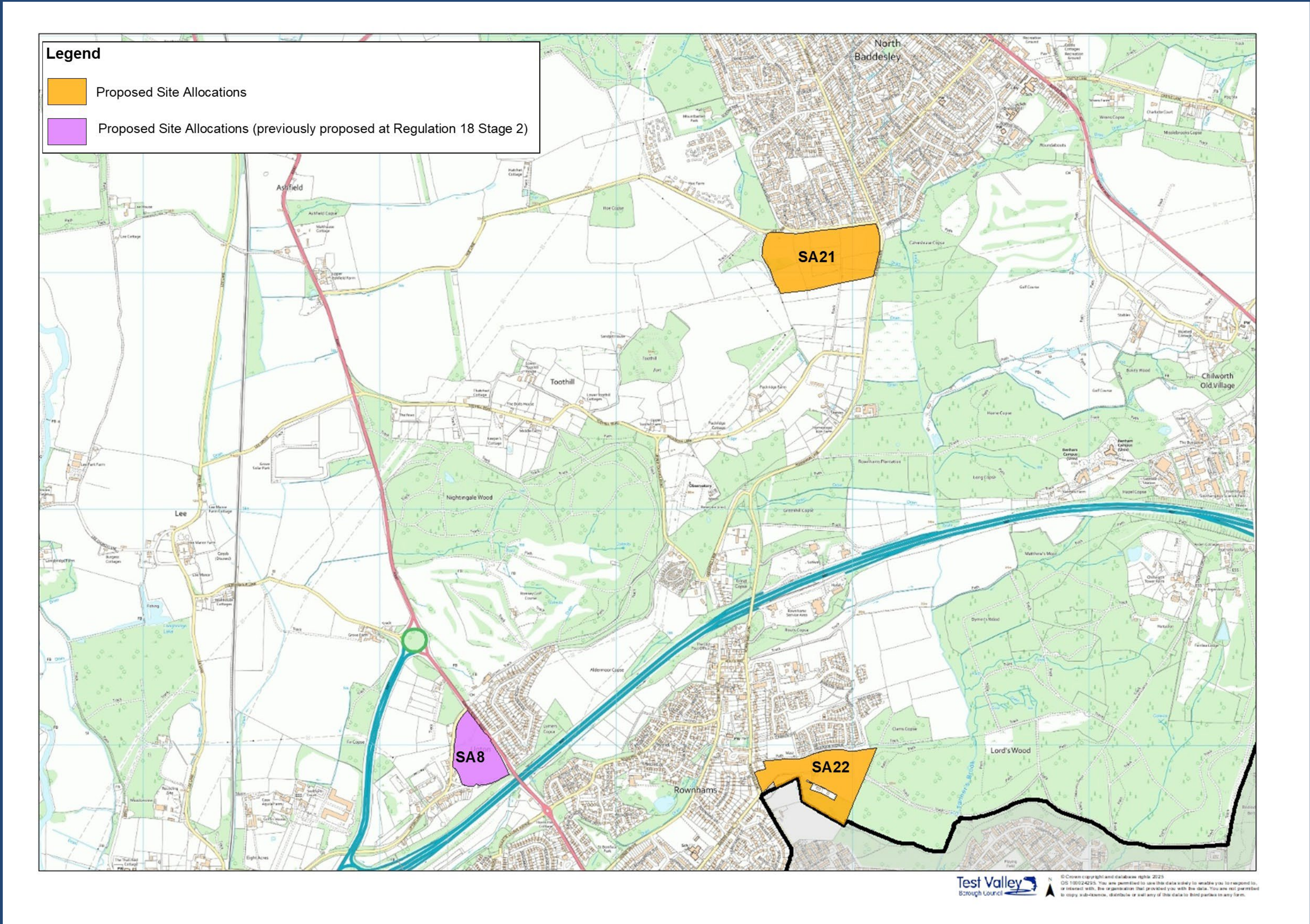


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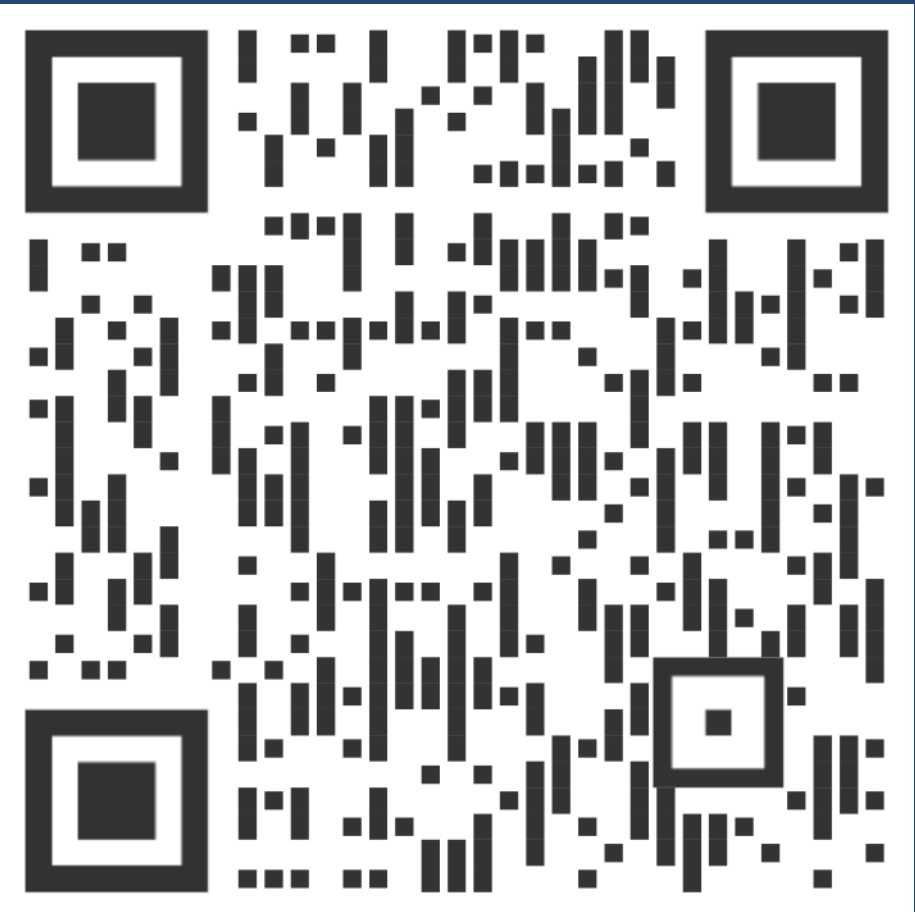
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## PROPOSED SITES

### North Baddesley and Nursling and Rownhams



Site	Approximate Number of Homes	Parish	Policy
Land at Upton Lane, Nursling	80	Nursling & Rownhams	SA8
Land at Packridge Farm, North Baddesley	180	Nursling & Rownhams	SA21
Fields Farm, Rownhams	100	Nursling & Rownhams	SA22



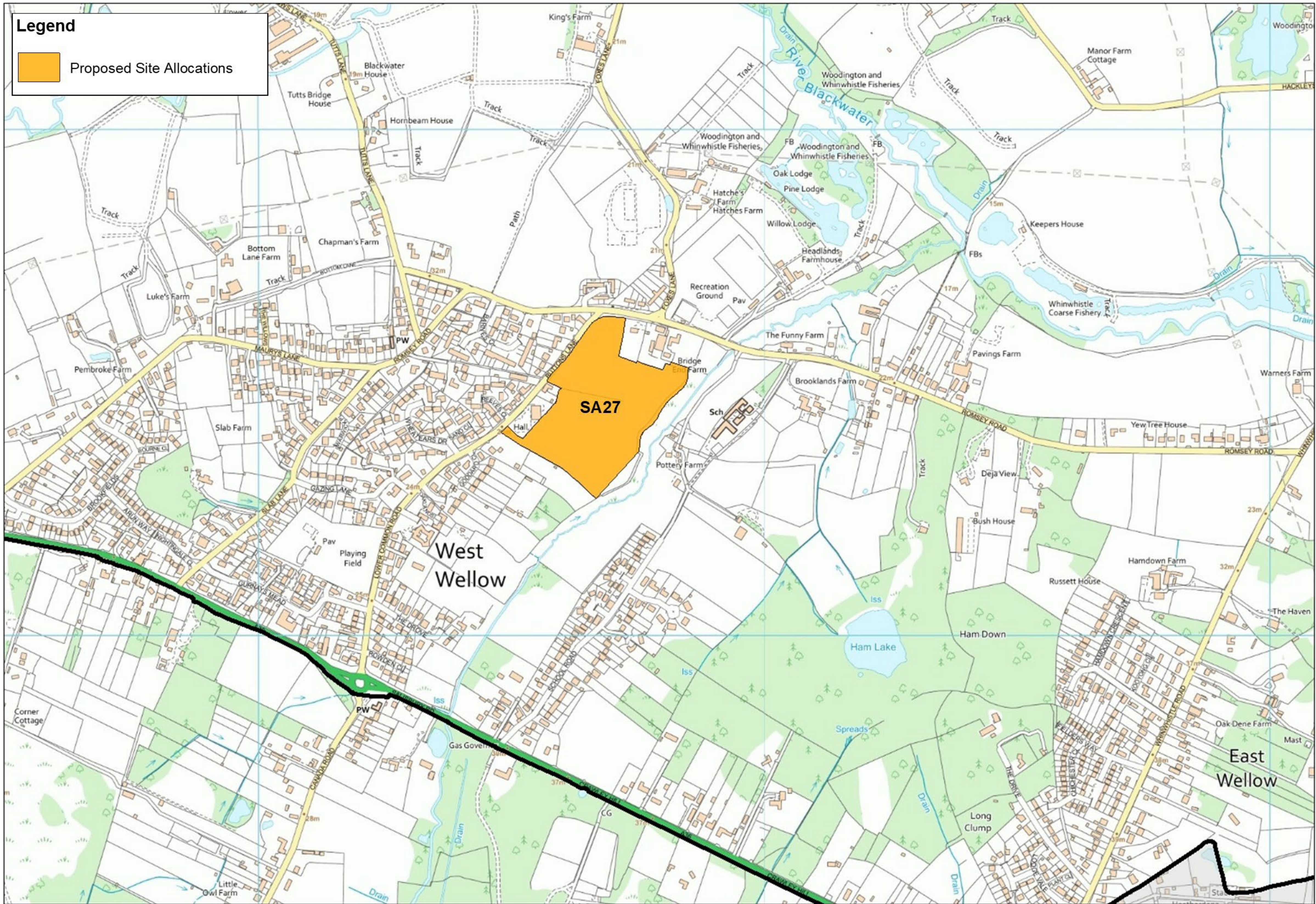


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## PROPOSED SITES

### Wellow



Site	Approximate Number of Homes	Parish	Policy
Land South of Romsey Road, Wellow	100	Wellow	SA27





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## TIMELINE AND NEXT STEPS

### February to April 2024: Regulation 18 stage 2 Local Plan

This was a full draft Local Plan addressing our development needs, proposing sites to meet this need as well as a series of theme-based policies. We were planning to meet a housing need of approximately 11,000 new homes.

### December 2024: Change in Government Policy

Revised national policy was issued with the aim of significantly boosting housing delivery nationally. This has led to an immediate increase in our housing need to 15,878 new homes. Due to this sudden increase we can no longer demonstrate that we have enough housing land supply over the next five years to meet the higher target.

### June 2025: Revised Regulation 18 Local Plan

This draft Local Plan focusses on how we are seeking to meet the Government's increase in housing need for Test Valley. This includes taking forward the sites proposed in the previous Regulation 18 Stage 2 document as well as new site allocations to meet the higher target. All other matters remain as set out in Regulation 18 Stage 2 document as consulted upon between February and April 2024.

### Spring/Summer 2026: Final Draft Local Plan (Regulation 19)

Public consultation on the final draft Local Plan. This will be a full draft local plan taking forward how we are seeking to meet our housing needs, following the consultation on the Revised Regulation 18, and all other matters from the Regulation 18 Stage 2 Local Plan.

### Autumn 2026:

We will send the final draft of the Local Plan, all supporting documents and any comments we have received at Regulation 19 stage to the Secretary of State for independent examination.

### Winter / Spring 2027:

An Examination in Public of the Local Plan 2042 will begin and will be conducted by an appointed Planning Inspector.

### Autumn 2027:

Anticipated Adoption date of the Local Plan.





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## HAVE YOUR SAY

The public consultation runs for **10 weeks** from

**Friday 27 June to  
noon Friday 5 September**

The Local Plan 2042 and all supporting documents are available on our website, in the libraries and at our offices at Beech Hurst in Andover and the Former Magistrates Court in Romsey during their normal opening hours.

You can make your comments via:

Online response form:

**[www.testvalley.govocal.com](http://www.testvalley.govocal.com)**

Email to:

**[planningpolicy@testvalley.gov.uk](mailto:planningpolicy@testvalley.gov.uk)**

Post to:

**Planning Policy and  
Economic Development,  
Test Valley Borough Council,  
Beech Hurst, Weyhill Road,  
ANDOVER, SP10 3AJ**

