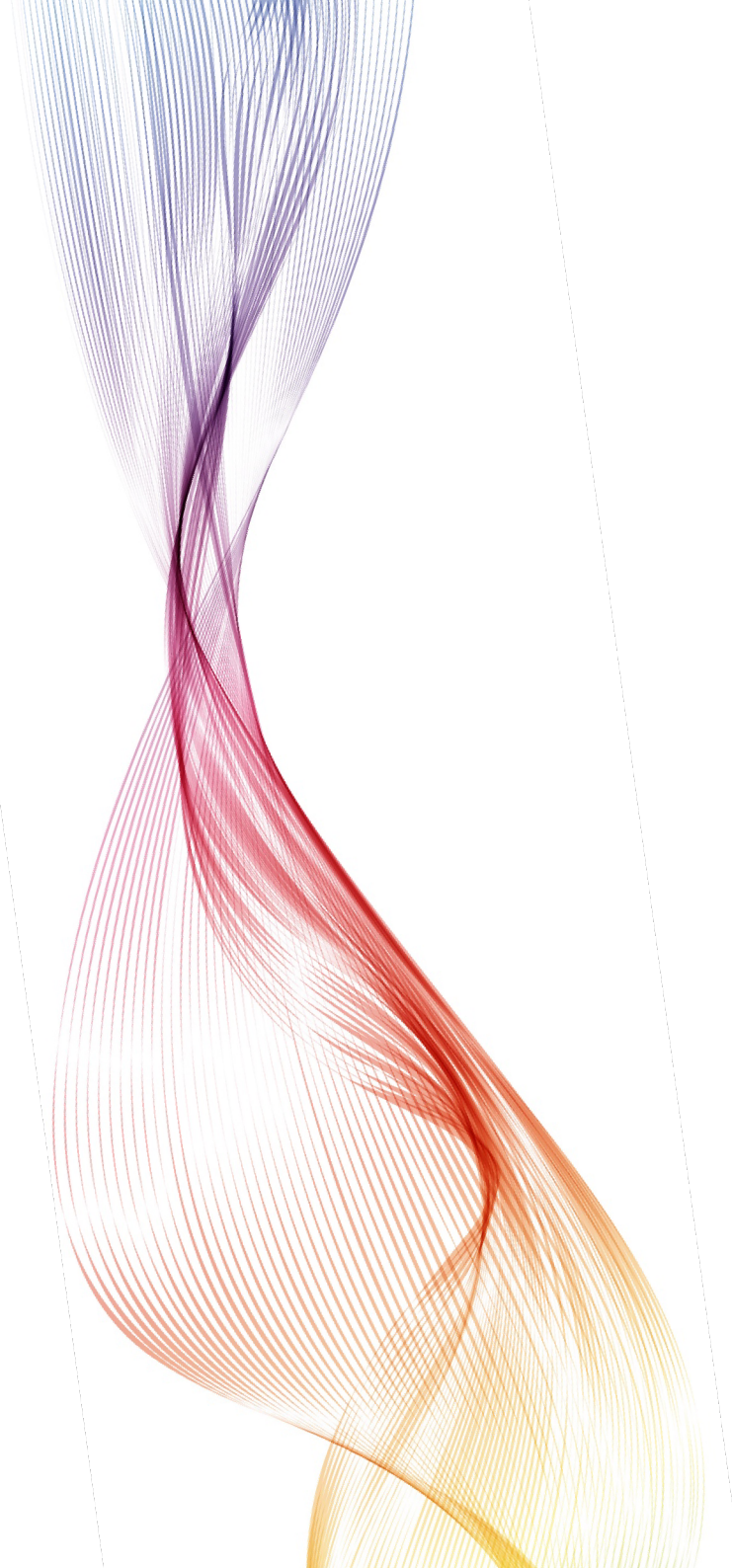




Amport Neighbourhood Plan

Regulation 16 Consultation

Representations on behalf of Land & Partners Ltd and Obsidian Strategic

Co-Creation UK
BRINGING PEOPLE TOGETHER

1.0 Introduction

- 1.1 The following representations have been prepared by CoCreation-UK on behalf of Land and Partners and Obsidian Strategic, who are working collaboratively in the promotion of an expansion to Weyhill. The land is owned by both the Ewelme Trust, a charity dedicated to the delivery and management of almshouses, and by local landowners. This places the land in a unique position in terms of:
- The nature of the proposals, including the provision of almshouses, for the benefit of the local community;
 - The way the proposals will be promoted and delivered, with a particular focus on working with existing and new communities and stakeholders;
 - Any capital receipts to the Ewelme Trust will be used for its continued charitable purposes.
- 1.2 Test Valley Borough Council (TVBC) has identified land at Weyhill to be allocated for circa 1250 homes, in addition to a primary school. It is understood that not all this land is deliverable. The proposals within the attached Vision document therefore provide an alternative deliverable proposal. However, as set out within the Vision document, we would wish to work collaboratively with the Parish Councils, Borough Council and community in creating a scheme which secured local support and delivered a range of benefits to the community alongside the much-needed new homes.
- 1.3 In this regard, the significant extent of work undertaken by the Neighbourhood Plan Steering Group in preparation of the draft plan is recognised, with the aim of it shaping the form and quality of development, even if the requirement for housing within the Parish increases beyond what is currently proposed.
- 1.4 These representations should therefore be read alongside the Vision for Weyhill, as attached in the appendices to these representations which identifies a concept for an alternative masterplan and solution for the expansion of Weyhill, that is closer to existing facilities by means of active travel than the area identified in the draft Local Plan allocation, is deliverable and aligns with the Spatial Strategy for the area.. This is supported by technical evidence, ensuring the proposals are deliverable and secure the benefits aspired to.
- 1.5 This document is the formal response to the Regulation 16 draft Neighbourhood Plan consultation. The premise of these representations is that we consider:
1. Weyhill is a logical, sustainable and appropriate location for new development;
 2. The Amport Neighbourhood Plan should take account of the proposed expansion of Weyhill in the revised draft Local Plan. Without doing so, the Neighbourhood Plan may not meet the Basic Conditions, or could be rendered out of date upon adoption of the Local Plan;

3. As a consequence, the Neighbourhood Plan should be paused until a final housing requirement and re-cast to reflect the strategic policies in the Local Plan;
4. Many of the objectives and policies in the draft Neighbourhood Plan could still be achieved and realised through a higher housing requirement;
5. Alongside the delivery of much needed new homes, including affordable housing, a masterplan and landscape-led scheme at Weyhill can deliver substantial benefits, including provision of a new primary school and pre-school, almshouses, open space, parkland, biodiversity net gain and enhancing pedestrian connections across Weyhill Road (A342);
6. We would welcome the opportunity to work collaboratively with the Neighbourhood Plan Steering Group, Parish Councils, Borough Council and community in the creation of an agreed masterplan for Weyhill.

1.6 These representations therefore consider the following:

- The Vision for Amport
- The Objectives for Amport
- Overview of the Neighbourhood Plan Area
- Assessment of Proposed Development against the draft Neighbourhood Plan
- Compliance with Basic Conditions
- Conclusion and Recommended Approach

2.0 The Vision for Amport:

- 2.1 The Foreword to the draft Neighbourhood Plan identifies that the plan seeks to create a thriving, safe, sustainable and friendly community; and that the rural character of the area will be enhanced whilst absorbing some further housing development
- 2.2 Section 4.1 of the draft Neighbourhood Plan identifies the Vision for the Parish as:
- This Neighbourhood Plan promotes a harmonious and vibrant community across the Parish of Amport, respecting its rural origin, preserving its natural status and adapting to the needs of its inhabitants. This is achieved through a strategy that balances small-scale housing development to meet local need, combined with environmental protection, heritage conservation and community enrichment.*
- 2.3 This Vision is supported, with the exception of it explicitly restricting development to only being small scale to meet local needs. The NPPF is clear that Neighbourhood Plans should support strategic policies in Local Plans and should not promote less development or undermine such policies (paragraphs 13 and 30). This matter is dealt with further below.
- 2.4 The plan period for the Neighbourhood Plan is 15 years up to 2040. It is essential that the plan therefore looks forward through to the end of the plan period and, as much as is known or possible, plan for any likely changes or matters of land use. Whilst it is recognised the emerging Local Plan is yet to be examined, the direction of travel is clear for a strategic expansion of Weyhill, required to meet the latest objectively assessed housing need. Part of this expansion will be located within the Amport Neighbourhood Plan area. Whilst this change in approach for the Local Plan is recognised in the Neighbourhood Plan, the plan appears to be proceeding on the strategy for the old Local Plan. Whilst the adopted Local Plan is part of the development plan, its strategy is out of date.
- 2.5 The extent to which the draft Neighbourhood Plan complies with the Basic Conditions is considered below. Notwithstanding this, if the Neighbourhood Plan were to be made based on its current approach, it would very quickly become out of date with the need to undergo an immediate review to take account of the new Local Plan strategy, which goes to the heart of the Neighbourhood Plan and its Vision. Whilst the Parish Survey asked questions about the need for housing (as also considered below), with comments to the questions asked resisting large-scale development, the impending new Local Plan strategy doesn't go away and should be addressed in the plan-making process to enable the plan-led system to work effectively.

3.0 Objectives for the Neighbourhood Plan:

- 3.1 The Parish-wide objectives are set out in Section 4.2 of the Neighbourhood Plan. The majority of these objectives are supported in principle.
- 3.2 However, Natural Environment Objective 10 relates to discouraging inappropriate housing development outside of the settlement area to preserve the character of the natural environment. Unfortunately, *"inappropriate"* is not defined; inferring there could also be appropriate development outside of the settlement area.
- 3.3 Built Environment Objective 8 also explicitly restricts development to be "small-scale".
- 3.4 As noted above, if the Neighbourhood Plan does not take account of the forthcoming strategic expansion of Weyhill proposed in the emerging Local Plan, such development would fall outside of the settlement area and be defined as both "inappropriate" and not of a "small-scale"; such proposals thereby being in conflict with the Neighbourhood Plan. Any decision-maker would then be faced with a very clear conflict between the more up to date Local Plan and the Neighbourhood Plan.
- 3.5 It is also suggested in Built Environment Objective 2 that large scale development would be detrimental to the feel and character of the Parish. The Parish is diverse in character and geography, as addressed in Section 4 below. Therefore, whilst large-scale development could change the character of certain parts of the Parish, it would not necessarily be detrimental to the Parish as a whole, this being dependent on the scale, its location, form, impacts and its design.
- 3.6 Built Environment Objective 10 suggests that to recognise the needs of the ageing population, the plan will advocate for improved public transport. It is suggested that opportunities should be sought for improved public transport for the whole community, not just the elderly population.
- 3.7 It is worth noting that the concept for the expansion of Weyhill, identified in the Vision document attached to these representations, complies with all the other objectives:
- For the Natural Environment Objectives: the proposed development would:
 - maintain and enhance key landscape features;
 - protect gaps between settlements;
 - provide new green spaces;
 - conserve / enhance wildlife habitats, corridors and vegetation;
 - protect dark skies;
 - protect and enhance views from rights of way;
 - protect and enhance footpaths and cycleways; and

- improve access to green spaces.
- For the built environment: the proposed development would:
 - Protect and enhance heritage assets;
 - minimise disruption, pollution and harm from development;
 - respect the character of the area (aligned with the Design Code);
 - enhance local services / facilities;
 - enhance public transport;
 - provide water / waste infrastructure to support new development; and
 - manage surface water.

3.8 It is only the quantum of the proposed development that would be in conflict with the draft objectives for the Neighbourhood Plan. It is therefore suggested that the Neighbourhood Plan takes account of and reflects the draft Local Plan strategic allocation for the expansion of Weyhill.

4.0 Overview of the Neighbourhood Plan Area:

- 4.1 As noted above, Amport Parish is varied in its character – Weyhill is very different in character to Cholderton. Indeed, the relationship of Weyhill to Andover appears to be down-played in the Neighbourhood Plan.
- 4.2 In considering the Weyhill area of the Parish, paragraphs 6.1.19 – 22 rightly recognise the different character of this area compared to the other landscape character areas identified in Figure 13; this being where ribbon development and employment punctuates large fields and substantial gaps in development, in some areas being a transition zone between more urban areas to the east into the rural character of the Parish. The Neighbourhood Plan identifies this area as largely devoid of woodland, containing large arable fields with small pockets of trees and a particularly limited hedgerow structure.
- 4.3 Paragraph 3.1.5 also recognises that the community across the Parish differs and is not homogenous. The plan goes further in flagging the poor relationship with the Borough Council. As an aside, it is our genuine belief that better places can be created when communities, Councils, landowners and developers work collaboratively.
- 4.4 Whilst paragraphs 6.1.19-20 recognise the different character of areas within the Parish, paragraph 3.1.2 suggests that all of the settlements in the Neighbourhood Plan area contribute to the rural character of Amport, each being enveloped in a picturesque, green landscape, providing a calm and peaceful historic environment. That, in our opinion, would not accurately reflect the character of Weyhill. It is suggested that the different characters should be reflected through the Neighbourhood Plan, including at paragraph 3.1.2.
- 4.5 It is suggested therefore that the Neighbourhood Plan makes the differing characters across the Parish more explicit and provides policies which also reflect these differences. What may be acceptable or needed for Weyhill may not be for Cholderton; and vice versa; each having their own character, needs and issues needing to be addressed through the Neighbourhood Plan.

5.0 Assessment of Proposed Development against the draft Neighbourhood Plan

5.1 The attached Vision document identifies the vision for the expansion of Weyhill:

"to create a vibrant, inclusive, and sustainable new community that is harmoniously integrated into its natural landscape. This place will be a model for 21st-century living, rooted in the character of the land where people, nature and design work in balance to foster wellbeing, resilience and belonging. A network of walkable neighbourhoods will offer a diverse mix of homes, with local amenities, a new school and workplaces all within easy reach. Above all, this will be a place with a strong sense of place, distinct, yet deeply connected to its setting, where people from all backgrounds can live well, thrive together, and feel proud to call home."

5.2 The benefits that would arise from the proposed expansion of Weyhill include:

- the delivery of much needed new homes, including affordable housing and almshouses;
- a comprehensive sustainable masterplan and landscape-led scheme for the expansion of Weyhill;
- a well-connected community via active travel and sustainable transport, with easy access to, and supporting, a wide range of facilities and employment; and provision of:
- a new primary school and pre-school;
- open space, parkland and green infrastructure;
- biodiversity net gain;
- enhanced pedestrian connections across Weyhill Road (A342).

5.3 Only part of the land proposed for the expansion of Weyhill falls within the Amport Neighbourhood Plan area. This vision has arisen from the draft allocation in the draft Local Plan; the precise land identified not all being deliverable or available. The proposed revised allocation thereby offers a more sustainable and deliverable scheme, promoted by Land and Partners and Obsidian Strategic, who are working collaboratively on the proposed development.

5.4 As also noted above, we are keen to work with the Parish Councils, Borough Council and local community in the creation of the expanded community.

5.5 The draft Neighbourhood Plan summarises the views of the community from the Parish Survey, which has informed its policies. This includes:

- the importance given to views, tranquillity, landscape features, surrounding fields, gaps between settlements, the network of footpaths / rights of way, ecological features;
- perceived inadequate public service links (paragraph 3.1.6); with the importance of community facilities (paragraph 3.5.9); albeit this conflicts with paragraph 3.3.8, where the objective of enhancing local facilities is seen as less important. Paragraph 3.5.11 of the plan recognises that this topic remains divisive.

5.6 It is worth noting that the loss of services / facilities creates less sustainable communities, this often being driven by a declining population or the need for a bigger population to support them. The proposed expansion of Weyhill would provide a new primary school / pre-school, access to countryside / nature, support existing services / facilities. The scheme can also deliver all of the community aspirations identified in paragraph 3.4.16, relating to:

- design quality;
- respecting local character;
- protecting valued landscape;
- conserving wildlife habitats;
- protecting heritage assets;
- protecting dark skies; and
- enhancing public rights of way.

5.7 Road safety in / around Weyhill is also identified in the draft plan as one of the biggest problems for pedestrians, something which would also be enhanced by the proposals, as identified in the attached Vision document.

Policy AM1 (Landscape Character and Settlement Identity):

5.8 This policy is supported in principle.

5.9 It is worth noting that the proposed development for the expansion of Weyhill would align with Policy AM1 insofar as it would:

- Preserve and enhance the distinct character of the landscape, taking account of the Amport Character Appraisal and Design Code;
- Protect the key valued characteristics that contribute to the Parish's character;
- Prevent merging of fields and loss of landscape features;
- Limit noise polluting development;

- Preserve views and respect the open rolling character;
- Conserve and enhance the open parkland character of Amport House and Cholderton Downs;
- Maintain the Parish's strong rural character and individual qualities of the settlements and their landscape setting; and
- Would not lead to coalescence between settlements, maintaining the identity of each area.

Policy AM2 – Green & Blue Infrastructure, Landscaping and Planting

5.10 This policy is supported in principle.

5.11 The proposed development for the expansion of Weyhill would align with Policy AM2 in that it would be landscape-led and:

- Expand the network of green and blue infrastructure;
- Preserve, enhance and maintain existing green and blue infrastructure;
- Survey and assess all landscape features; and
- Provide extensive new planting using native and wildlife-rich species.

Policy AM2.1 – Protection of Pillhill Brook

5.12 This policy is supported in principle.

5.13 Through careful assessment, design and mitigation, the proposed development for the expansion of Weyhill would not have an adverse impact on Pillhill Brook.

Policy AM3 – Flooding and Drainage

5.14 This policy is supported in principle.

5.15 The proposed development for the expansion of Weyhill would incorporate a sustainable and integrated approach to the management of flood risk, surface water and foul drainage, taking account of climate change. The proposed development is located in an area of lowest flood risk. The planning applications will be accompanied by the necessary risk assessments. Sustainable Drainage Systems would be employed and designed as part of the green infrastructure and street network, maximising opportunities for biodiversity gains.

Policy AM4 – Local Green Spaces

- 5.16 The proposed development for the expansion of Weyhill would not affect the identified Local Green Spaces.

Policy AM5 – Important Views and Vistas

- 5.17 This policy is not supported.
- 5.18 The Neighbourhood Plan identifies a total of 38 important views in Figure 30, requiring under Policy AM5 that development proposals should preserve or enhance the local character of the landscape; and through design, height and massing, recognise and respond to the various important views.
- 5.19 The supporting text to the policy (at paragraph 6.5.4) states that development proposals must include careful consideration of the potential impact on the identified views. Importantly, it is noted that the policy does not seek to prevent any development within the view, but to ensure that the scale, massing and height of proposals do not result in the integrity of the view being undermined. Paragraph 6.5.5 goes on to emphasise the aspiration to preserve the important views by maintaining native hedgerows.
- 5.20 Whilst such areas may be cherished or have some emotional attachment by the local community, in a small area that is not protected by any landscape designation (for example National Landscape), not all views can carry the same weight or be determined to be “important”. It is suggested that a Landscape Institute recognised methodology be utilised to identify those views worthy of protection, with a hierarchy or prioritisation of views identified within the Neighbourhood Plan, considering matters of landscape quality, historic significance, public access etc.
- 5.21 It is therefore suggested that the policy be amended to make clear that the important views identified are not a barrier to development, but seek to ensure that a landscape assessment is undertaken for any development proposal, with schemes being designed in a landscape-led way so as to enhance natural landscape features, enhance public access and only limiting development where the landscape impact of the proposed development would be significant.
- 5.22 The proposed development for the expansion of Weyhill has been subject to a landscape assessment; and the form of development influenced by a landscape-led approach. Important views have been identified and proposed to be utilised for green infrastructure, public access and enhanced landscape planting. It is therefore considered that the proposed development would accord with the principles underpinning this draft policy. However, the inclusion of “important views” in this location are not considered to be justified and would potentially be a barrier to otherwise acceptable forms of development.

Policy AM6 – Biodiversity and Habitats

- 5.23 This policy is supported in principle.
- 5.24 The proposed development for the expansion of Weyhill would protect and enhance local biodiversity by providing areas for biodiversity, new landscape planting, integrating sustainable drainage systems designed for ecological habitats, whilst protecting and enhancing existing landscape features. The proposed development would provide for a minimum of 10% biodiversity net gain.
- 5.25 The proposed development therefore be in accordance with this draft policy.

Policy AM6.1 – Protection of Amport Fen

- 5.26 This policy is supported in principle.
- 5.27 The proposed development for the expansion of Weyhill would not have an adverse impact on Amport Fen.

Policy AM6.2 – Hawk Conservancy Trust

- 5.28 This policy is supported in principle.
- 5.29 The proposed development for the expansion of Weyhill would not have an adverse impact on the flight zone radius of the Hawk Conservancy Trust.

Policy AM7 – Dark Night Skies

- 5.30 This policy is supported in principle.
- 5.31 Figure 39 and Paragraph 6.7.3 of the Neighbourhood Plan identify the level of radiance and light pollution in the Parish, which is highest in Weyhill, coinciding with the Mayfield Avenue Industrial Estate and Weyhill Business Park. The level of light pollution in this area is noted as of concern to local residents, particularly if these business operations expand.

- 5.32 The proposed development complies with the requirements of Policy AM7 in that they would not adversely affect the relative tranquillity of the Weyhill area. Lighting assessments, strategy and mitigation would ensure any adverse impacts would be avoided.

Policy AM8 – Historic Environment

- 5.33 This policy is supported in principle.
- 5.34 There are no designated heritage assets with the area of the proposed development at Weyhill. A Heritage Assessment will be undertaken to consider any heritage assets and to minimise harm. Nearby listed buildings and heritage assets, including their setting where appropriate, would be protected so as to not result in substantial harm and to minimise potential impacts.
- 5.35 In this regard, the proposed development for the expansion of Weyhill would comply with draft Policy AM8.

Policy AM9 – Design principles

- 5.36 The Neighbourhood Plan policy references the Parish Character Appraisal and the Design Code, requiring that all development will be expected to refer to these documents as well as the Building for a Healthy Life Toolkit, showing how careful consideration has been given to the design, scale, height, massing, layout, landscaping and appearance. The policy also requires consideration of any heritage assets, the use of traditional materials and local building styles, provision of amenity space and retaining and enhancing native and natural landscape features.
- 5.37 This policy is supported in principle. However, care should be given to ensure it does not conflict or duplicate national or Local Plan policies.
- 5.38 It is also worth noting that the Parish is varied in character, some of which may not wish to be used as a guide for new development. Scope should also be allowed for design innovation, ensuring good design is not thwarted by detailed Design Codes or policy requirements which only seek to replicate a more historic or traditional form.
- 5.39 The proposed development for the expansion of Weyhill will be designed so as to adopt high standards of design. The promoters would wish to work with the local community in creating a Design Code for the expansion of Weyhill, so as to consider and reflect those aspects of character in the area that are cherished.

Policy AM10 – Housing, Infill and Redevelopment

- 5.40 This policy is supported in principle.
- 5.41 The proposed development for the expansion of Weyhill would not conflict with this draft policy.

Policy AM10.1 – Development of Housing to Meet Local Need

- 5.42 As noted above, the basis for determining housing need in the draft Neighbourhood Plan is questioned, having been based on a Parish survey which only received limited responses, whilst also considering the local Housing Register in terms of affordable housing need. This is considered further below.
- 5.43 Paragraph 7.3.11 of the Neighbourhood Plan states explicitly that the Neighbourhood Plan is not proposing large scale development, but instead is supportive of a modest development which would meet “local identified needs” and potentially deliver some form of community benefit. The motive for this (as suggested in paragraph 7.3.12) is that it is a priority for the Neighbourhood Plan to ensure future development would be in keeping with the rural character of the area.
- 5.44 Whilst acknowledging at Paragraph 2.43 the strategy in the emerging Local Plan and its higher housing requirement (circa 1,250 homes at Weyhill, some of which falls within the Ampert Neighbourhood Plan area), the Neighbourhood Plan effectively ignores the emerging Local Plan by stating that:
- “notwithstanding the issues around housing, it is understood that the main focus of the emerging Local Plan will likely remain the same” (Paragraph 2.44).*
- 5.45 The housing requirement in the emerging Local Plan is based on the latest objectively assessed housing need for Test Valley. The Borough Council has undertaken an extensive exercise considering all options for accommodating housing across the Borough and determined that the expansion of Weyhill offers a sustainable and appropriate location for much needed homes.
- 5.46 It is well known that the UK continues to be in a housing crisis, with access to homes for sale and rent, as well as affordable housing, at a critical stage.
- 5.47 It is also worth highlighting the Neighbourhood Plan’s own assessment of the Parish, where Weyhill is seen to be of a different character to the more rural areas to the south and south-west.

- 5.48 Whilst the concerns over new development, identified through the Parish survey, are understood, at a time when the emerging Local Plan has clearly suggested that 1,250 homes should be allocated at Weyhill, the current approach of the Neighbourhood Plan of planning for significantly less than the identified housing need, relying on the out of date policies in the adopted Local Plan, leaves the Parish and Neighbourhood Plan at risk of being sidelined or derailed in the planning process.
- 5.49 Question 16 of the Parish Survey 2023 asked the question whether the Parish should rely on Test Valley Borough Council or local landowners / developers to chose housing sites. 80% stated "No". There is therefore a clear mandate for the Parish to take the lead in planning for growth and housing through the Neighbourhood Plan process.
- 5.50 It is therefore suggested that the Neighbourhood Plan works with the Borough Council, adjacent Parishes, landowners and developers, so as to plan effectively for the homes identified for the area in the emerging Local Plan. Such an approach would ensure the Parish shapes, directs and helps deliver sustainable development, by influencing local planning decisions as part of the statutory development plan, as advocated in the NPPF (paragraph 30); as well as realising community benefits.
- 5.51 As noted through this assessment of the proposed development against the draft policies within the draft Neighbourhood Plan, the vast majority of the objectives and aspirations can still be met and realised.
- 5.52 In this regard, we would welcome the opportunity to meet with the Parish Council and Neighbourhood Plan group to discuss how we could work collaboratively, drawing on experience of working with Neighbourhood Plan groups in this manner elsewhere.

Policy AM11A – Community

- 5.53 This policy is supported in principle.
- 5.54 It is worth noting that the emerging Local Plan identifies the requirement for a primary school alongside the delivery of 1,250 homes at Weyhill.
- 5.55 The development proposals for the expansion of Weyhill indicated in the attached Vision document make provision for extensive publicly accessible green infrastructure and play spaces alongside the delivery of the school, a pre-school and much needed new homes, including affordable housing.
- 5.56 Furthermore, the additional population living as part of an expanded Weyhill community would provide much needed support for existing facilities.

Policy AM11B – Local Economy

- 5.57 This policy is supported in principle.

Policy AM12 – Accessibility, Road Safety and Sustainable Transport

- 5.58 The concerns over traffic, including HGV movements, across the Parish are highlighted in the Parish Survey and draft Neighbourhood Plan, with particular concerns over the business parks at Weyhill.
- 5.59 Policy AM12 is supported in principle.
- 5.60 The proposed development for the expansion of Weyhill, identified in the attached Vision document, would comply with this policy. In particular, through a robust transport assessment, highway, pedestrian, cycle and public transport improvements and associated travel plan, the proposed development would provide safer places and routes for pedestrians and cyclists. Indeed, the proposals include enhancements to the A342 through Weyhill so as to provide enhanced and more attractive routes and crossings for pedestrians and cyclists.

6.0 Compliance with Basic Conditions

- 6.1 Schedule 4B to the Town and Country Planning Act 1990, as amended, requires Neighbourhood Plans to meet certain “basic conditions”, as follows:
- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
 - b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
 - c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
 - d) the making of the order contributes to the achievement of sustainable development,
 - e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
 - f) the making of the order does not breach, and is otherwise compatible with any compatibility with EU and human rights obligations, and
 - g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.
- 6.2 Paragraphs 69 – 70 of the NPPF state that strategic policy-making authorities should establish a housing requirement figure for their whole area; and for designated neighbourhood areas to reflect the overall strategy for the pattern and scale of development and any relevant allocations. In addition, paragraph 11a of the NPPF requires that **all plans** should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change and adapt to its effects.
- 6.3 Paragraph 13 of the NPPF requires that Neighbourhood Plans should support the delivery of strategic policies contained in local plans. Paragraph 30 of the NPPF states that it is the responsibility of Neighbourhood Plans to not promote less development than identified in Local Plans:

“Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies”

- 6.4 Unfortunately, the Basic Conditions Statement does not appear to consider the above policy requirements. Whilst a housing requirement may not have been given by the Borough Council for the Neighbourhood Plan to accommodate, the recent draft Local Plan consultation provides a very real basis for the expansion of Weyhill, a proportion of which falls within the Amport Neighbourhood Plan area. This is as a result of the change to the housing requirement for the Local Plan area, for which it is necessary for the Neighbourhood Plan to shape, direct and help deliver.
- 6.5 The Basic Conditions above require the Neighbourhood Plan to be in general conformity with the strategic policies contained in the development plan. The Basic Conditions also require the Neighbourhood Plan to contribute to the achievement of sustainable development.
- 6.6 The draft Neighbourhood Plan effectively relies upon Policy COM1 of the adopted Local Plan, which identifies the housing requirement for the Borough. However, that policy is deemed to be out of date, being based on a superseded housing requirement for the Borough.
- 6.7 In terms of the wider objectives, the Local Plan seeks the delivery and strengthening of sustainable, cohesive and healthy communities. The Amport Neighbourhood Plan therefore has a role in making Weyhill more sustainable, cohesive and healthy. The Local Plan also seeks the provision of a range of homes, including affordable housing. Currently, the draft Neighbourhood Plan only makes provision for 20 homes, thereby not meeting these requirements.
- 6.8 This is founded upon what is considered to be “local needs”, based on a limited survey of existing residents: Q10 to the Parish Survey asked if there is a need for more housing in the Parish. The Neighbourhood Plan also doesn’t currently define what it means by “local needs”.
- 6.9 Whilst the survey may helpfully identify the preferences of existing residents, it does not override the requirement to support the Local Plan and its statutory requirements. The strategy of the emerging Local Plan therefore needs to be accommodated within the Neighbourhood Plan, as considered above.
- 6.10 Policy COM2 of the adopted Local Plan identifies the settlement hierarchy. Whilst the settlements within the Amport Parish fall at the lower end of the hierarchy, this policy is also out of date as it will need to be reviewed to reflect the strategic policy for the expansion of Weyhill, which would identify Weyhill as a much higher order in the hierarchy.

- 6.11 Policy LE10 of the Local Plan identifies the strategic employment at Weyhill, which again the Neighbourhood Plan should consider in its strategy for housing.
- 6.12 It is therefore suggested that the draft Neighbourhood Plan would not comply with the Basic Conditions. Whilst the emerging Local Plan does not yet form part of the development plan, the draft Local Plan provides a robust and clear direction of travel. The failure to plan for the latest housing need for the area would not contribute to the achievement of sustainable development. In considering Policy AM10.1 of the Neighbourhood Plan, the Basic Conditions Statement does not fully consider the social, environmental or economic implications of not providing for a higher quantum of housing.
- 6.13 As identified above, even if the Neighbourhood Plan were made, it would immediately be rendered out of date upon adoption of the Local Plan, requiring it to be reviewed or a conflict created with the Local Plan. This would be contrary to the NPPF requirements outlined above, in particular undermining strategic policies by planning for less development than the Local Plan required. At the very least, the Neighbourhood Plan would not be able to influence or shape the Local Plan strategy for Weyhill.
- 6.14 As noted above, it is the aspiration of community to be in control (response to Parish Survey). If the Neighbourhood Plan does not plan for the emerging Local Plan strategy for Weyhill, the community will be at risk of not being able to influence future development through the plan-led system, potentially being at risk of speculative development.
- 6.15 Relying on the out of date adopted Local Plan strategy is therefore considered to be short-lived and not a sound basis for delivering much needed new homes.

7.0 Conclusion and Recommended Approach

- 7.1 It is acknowledged that the Neighbourhood Plan is at a very difficult stage, with a significant change in housing requirement resulting in a large-scale allocation being indicated in the emerging Local Plan that was not envisaged until recently. The implications on the Neighbourhood Plan process are no doubt incredibly frustrating, when so much time and effort has been put into the Neighbourhood Plan up to this point. The concerns over such development are also understood.
- 7.2 That said, in preparing a Neighbourhood Plan, it is necessary for it to fulfil its purpose and comply with the NPPF requirements and Basic Conditions.
- 7.3 The Neighbourhood Plan Steering Group therefore has a number of options to consider:

1. *Proceed with the current housing provision in the Neighbourhood Plan:*

This avoids delays to the plan-making process and allows the plan to proceed to Examination quickly. However, there is a very real risk that the draft plan will not be found to be in accordance with the Basic Conditions, meaning that the Neighbourhood Plan would need to go back to an earlier stage and the process repeated.

Even if the plan proceeds to Examination and succeeds in being “made”, the time taken for this would mean that the emerging Local Plan would be adopted very soon after. This would mean that the Neighbourhood Plan would be deemed to be out of date at a very early stage in the plan period and need to be reviewed immediately so as to reflect the more recent Local Plan.

At the very least, if this option is pursued, it is recommended that the Neighbourhood Plan is revised to reflect the emerging Local Plan and its strategy for the large scale allocation at Weyhill, for which the Neighbourhood Plan will be reviewed to take account of once confirmed.

2. *Abandon the Neighbourhood Plan and rely on the Local Plan to allocate land for development and include policies for design, heritage, transport, the natural environment etc:*

This option would mean that the significant efforts and work undertaken on the plan to date would be of no benefit. Furthermore, it would go against the very clear mandate for the Parish to take the lead in the planning of the area.

3. *Pause the Neighbourhood Plan until discussions have been held with the Borough Council, adjacent Parish Councils, landowners and developers.*

Following these discussions, a housing requirement figure can be identified for the Neighbourhood Plan to plan for, a concept and form of development agreed through a genuinely collaborative process and policies crafted for the Neighbourhood Plan. It would be hoped this process could be achieved within 12-18 months.

This approach would ensure the Parish and Neighbourhood Plan is leading the process and maximises the opportunity for community benefits to be secured.

- 7.4 It is therefore recommended that Option 3 is pursued, allowing the objectives in the Neighbourhood Plan to be achieved whilst planning collaboratively for the emerging Local Plan strategy and creation of a sustainable, cohesive and healthy expanded community at Weyhill.
- 7.5 As identified in Section 5 above, the Vision for the expansion of Weyhill, as set out in the Appendices to these representations shows how a scheme can be devised which complies with the majority of the policies in the draft Local Plan; thereby demonstrating how a larger scale development need not necessarily conflict with the objectives of the Neighbourhood Plan and provide the opportunity to deliver the aspirations of the community.

APPENDIX A: VISION DOCUMENT: EWELME TRUST

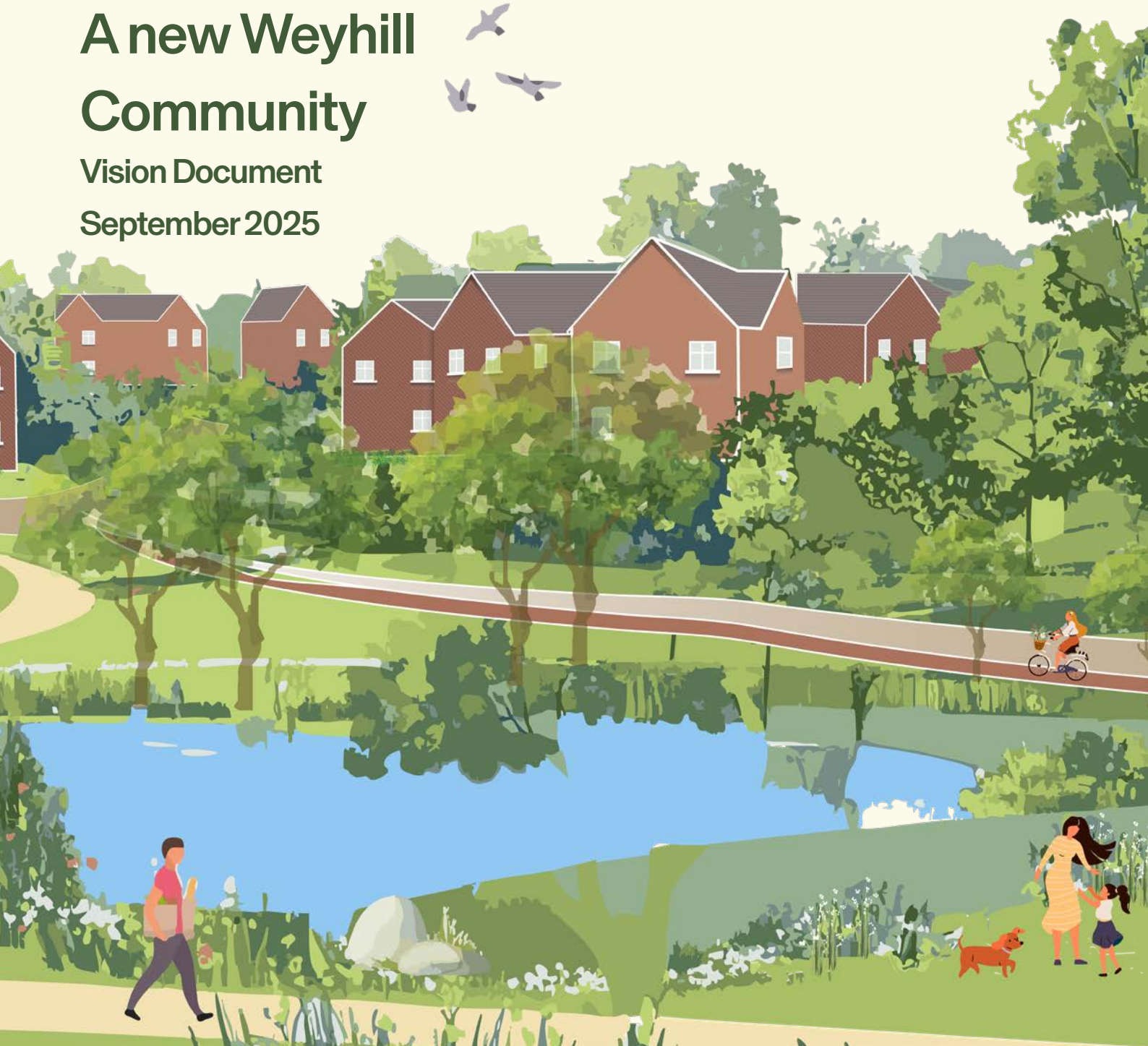


LAND & PARTNERS

A new Weyhill Community

Vision Document

September 2025



Ewelme Trust

The Ewelme Almshouse Charity, founded in 1437 to improve living conditions for those in need, now seeks to continue its mission by bringing forward land at Weyhill. The scheme will address housing need and affordability in Test Valley, delivering a distinctive neighbourhood with a mix of housing, including much-needed affordable homes. The development provides an opportunity to connect the deep charitable traditions of England's almshouse movement with the delivery of new homes for today's and tomorrow's communities in Test Valley.



LAND & PARTNERS



Project number: D3498
Version: DI04
Version date: 4th September 2025
Comment: Issue

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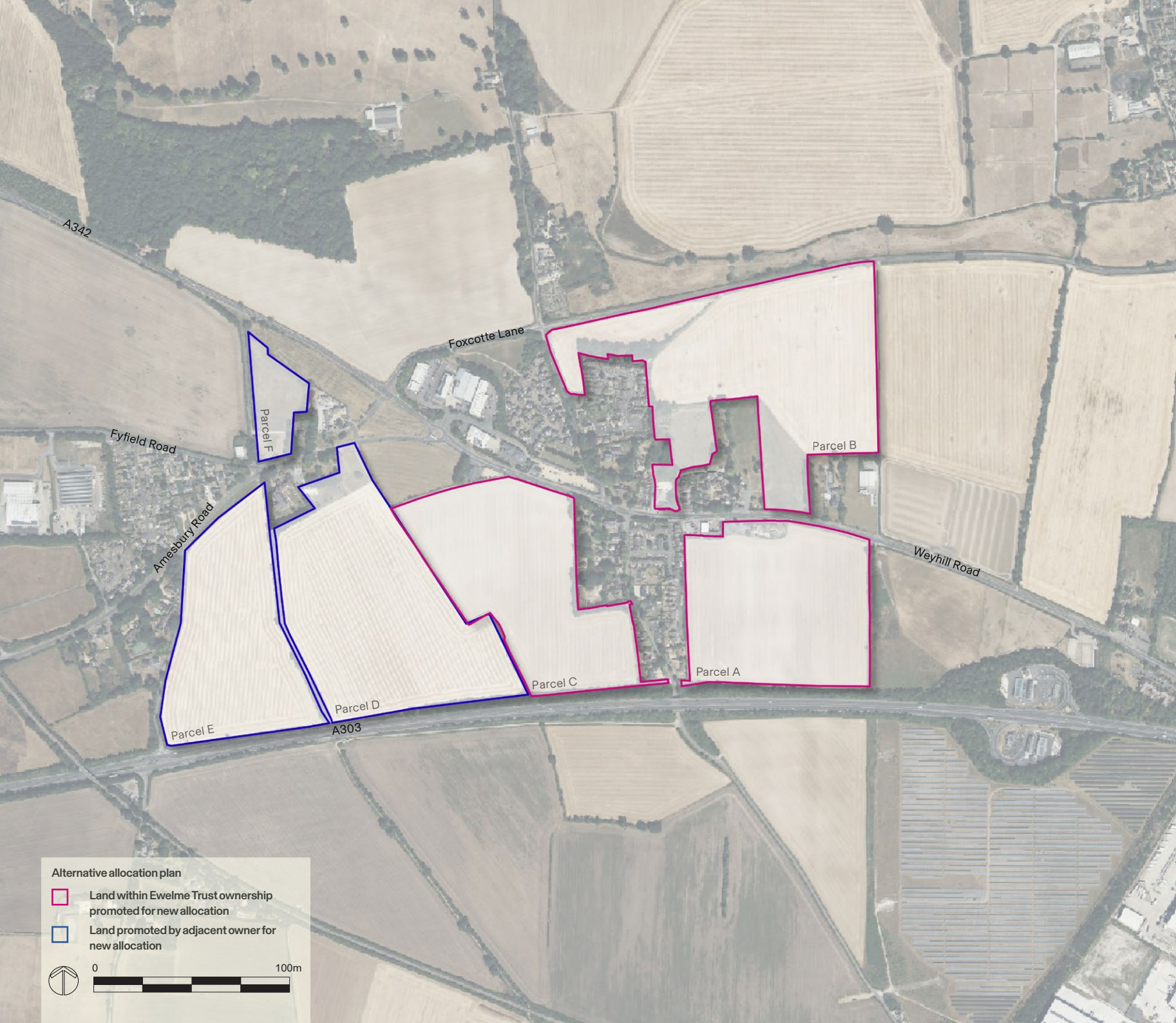
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Working Together to Deliver Positive and Sustainable Change

This vision document sets out a comprehensive and integrated approach to the future development of Weyhill. It highlights the need for a cohesive strategy that supports well-planned growth, enabling the community to evolve in a balanced and positive manner.

Rather than pursuing fragmented or ad-hoc expansion, this alternative proposal brings together two principal land promoters in a collaborative effort to shape Weyhill's future. Through meaningful engagement, it aims to influence development in a way that is both environmentally sustainable and socially inclusive.

The Ewelme Trust (pink-bounded land) seek to bring forward new homes and infrastructure that is design accordance with good practice design guidance, bringing forth a community-led approach which considers the natural form and setting of the village. Working together with other land promoters, the community and stakeholders ensures a connected vision and appreciation of the setting and constraints that may lie around Weyhill to ensure this alternative approach is grounded and deliverable.

By concentrating growth in a considered and strategic way, this vision fosters a stronger sense of identity and unity—promoting a spirit of community and ‘oneness’ across the settlement. It offers a more resilient and joined-up framework for progress, ensuring that Weyhill grows in line with shared values and long-term aspirations.

Our Vision

Vision for a High-Quality, Landscape-Integrated Community

Our vision is to create a vibrant, inclusive, and sustainable new community that is harmoniously integrated into its natural landscape. This place will be a model for 21st-century living, rooted in the character of the land where people, nature and design work in balance to foster wellbeing, resilience and belonging. A network of walkable neighbourhoods will offer a diverse mix of homes, with local amenities, a new school and workplaces all within easy reach. Above all, this will be a place with a strong sense of place, distinct, yet deeply connected to its setting, where people from all backgrounds can live well, thrive together, and feel proud to call home.

Guiding Principles



The best of town and country



A place to thrive



Strengthening a community

The best of town & country

Weyhill Community lies in a fantastic location of extraordinary potential. Immediate access to Weyhill and Andover, alongside the natural beauty of the Test Valley and with the North Wessex Downs in the distance, supports a high quality of life, with strong connections to nature and opportunities for healthy, sustainable living. It is a place where high-quality urban living meets the restorative power of nature.

Andover stands as a dynamic urban centre, rich in amenities and cultural vitality, within a short 20 minute cycle from Weyhill. The revitalised town centre incorporates independent shops, cafés, a riverside park, and a growing cultural quarter. A range of good primary and secondary schools and varied employment options exist within Andover and Weyhill, while Weyhill itself meets everyday needs and practicalities to life, as well as local charm and character through the Fairground complex.

Connectivity is strong. With direct rail links from Andover Train Station to London Waterloo in just over an hour, and swift access to the A303, A34, M3, and M4, the place is linked to regional and national networks—ideal for modern lifestyles that balance work, leisure, and exploration.

The surrounding landscape enriches daily life. The Test Valley's scenic countryside, historic sites and varied attractions offer a sanctuary for outdoor living, while nearby nature reserves such as Anton Lakes, Harewood Forest, and Rooksbury Mill invite residents to immerse themselves in walking, cycling, and wildlife experiences. This location presents a strong foundation for a new community rooted in wellbeing, connectivity, and access to nature.

- Site area
- Andover
- Built Form
- Solar Farm
- Andover town centre
- Andover train station
- Key employment hubs
- Parklands
- The Fairground



A place to thrive

Working together brings forth many opportunities to not only deliver much needed housing for the Andover, there are further benefits of co-ordinated and planned growth that provides community facilities & spaces, access to newly created open space and connective routes.

 **Character** - creating places with a distinctive sense of identity and high visual quality

 **Nature** - enhancing natural systems and promoting sustainability

 **Community** - Supporting social interaction, inclusivity and houses for all including market affordable and the provision of almshouses



Strengthening a community

Based upon the Strategic Housing Market Assessment (2022), census data and analysis from Experian, taken from a socioeconomic assessment, it is not only possible to identify trends in population change but also identify the lifestyle of those likely to live at Weyhill.

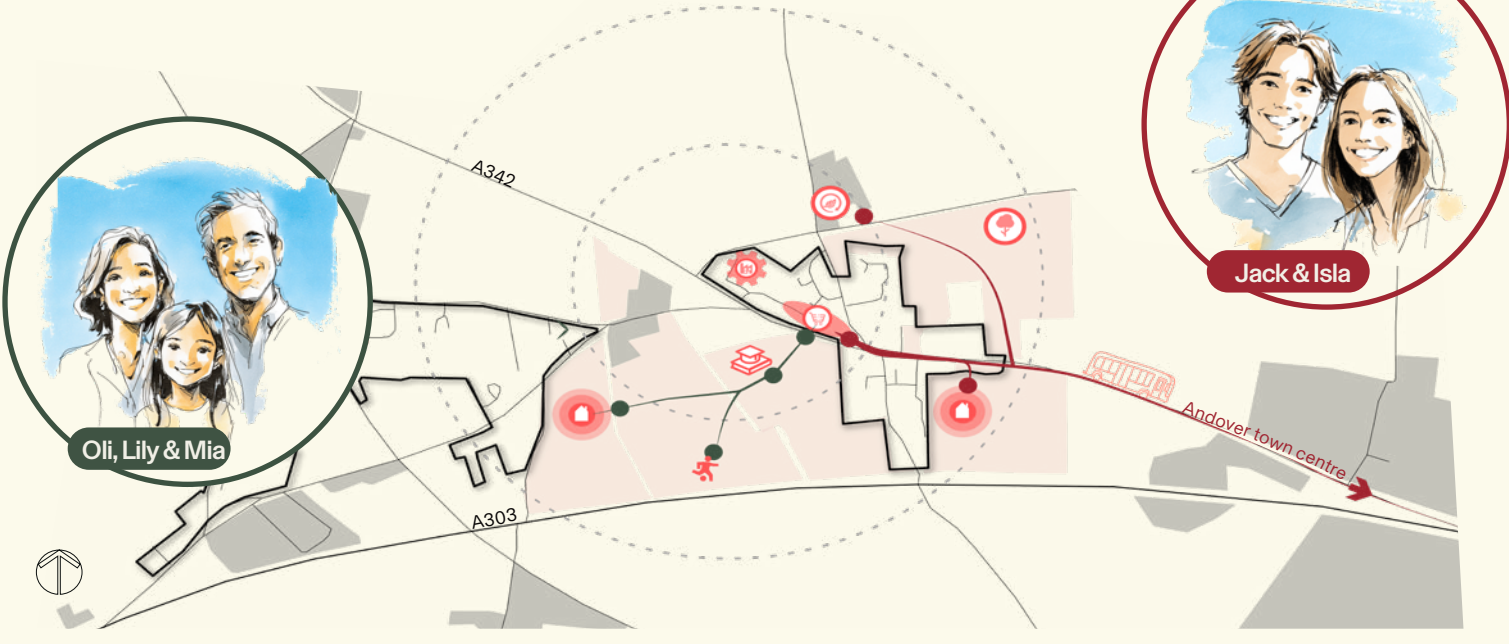
This development is designed not just to deliver new homes, but to strengthen and support the existing community and its facilities.

By providing high-quality, well-connected homes alongside the new school and green spaces, the development will support local infrastructure and employment, including existing and potential new services at the Fairground; as well as create new opportunities for social interaction and wellbeing.

New connections — physical, social, and economic — will be built between existing and incoming residents, fostering a more resilient, inclusive, and thriving community. This includes providing improved connections across Weyhill Road for pedestrians, making it a safer and better connected community.

It will help meet local needs—both now and in the future—while respecting the character and identity of the area.

This development will complements, not competes; that adds value, not pressure. A future shaped by the strengths of the present.



Morning routine: Jack and Isla both get ready for work, with Jack taking a small bike ride into the office, while Isla is working remotely looking out onto the open space, which helps her stay connected to tranquillity.



Lunch and outdoor time: For lunch, Isla visits Weyhill Fairground to visit the local shops and cafés, before taking a walk around the nearby parks along one of her favourite routes in the countryside.



Evening: They make dinner using the fresh ingredients from the local farm shop and their vegetable patch, winding down with a book or podcast.



Wrapping up: They finish work around the same time, with Jack heading home via bus from Andover Town Centre which takes around 14 minutes.

08:30



Morning: The family wake up and get ready for the day, with Oli walking Mia to primary school. They follow a winding footpath through the connective parkland before arriving at the school on Weyhill Road, before Oli cycles to Andover Business Park to start work.

13:00



Lunchtime: Lily works in Weyhill Fairground, the atmosphere is lively and busy with people shopping and stopping for some food at the cafe.

18:00



Evening: Oli returns from work and the family gather for dinner in the garden. The night gently unfolds with Lily's bubble-filled bath, before she settles into bed for a story, drifting off to sleep with her rabbit tucked close by.

15:30



After school, Lily takes Mia to the local park, where she joins the other children playing on the natural wooden equipment. Laughter fills the air as Lily shrieks with delight, launching herself down the slide.

Planning Context

The Weyhill Fair

The history of Weyhill is centred on its famous fair, which grew so large and prosperous that it caused a prolonged legal dispute with the nearby town of Andover in the 17th century. The fair, originally known as "the Fairground," was a traditional livestock and cheese market that became a major event in the region.

As the fair's popularity and profitability grew, it became a point of contention with the neighbouring town of Andover. In 1675, Andover attempted to absorb Weyhill into its own charter to seize a share of the profits. This began a lengthy legal fight that wasn't resolved until 1688. The high-profile court cases drew significant attention and publicity to Weyhill, giving the fair a renewed sense of prominence that lasted for nearly a century.

The fair was an essential part of the community for centuries. In recent times, the Parish Council of Penton Grafton led an initiative to restore and redevelop the historic fairground site. Today, the site has been re-imagined as the "Fairground Craft Centre". It features various shops, craft studios, a gallery, a tea room, and a community hall.



1817 1st Edition 1 to the Mile OS Map

Planning Context

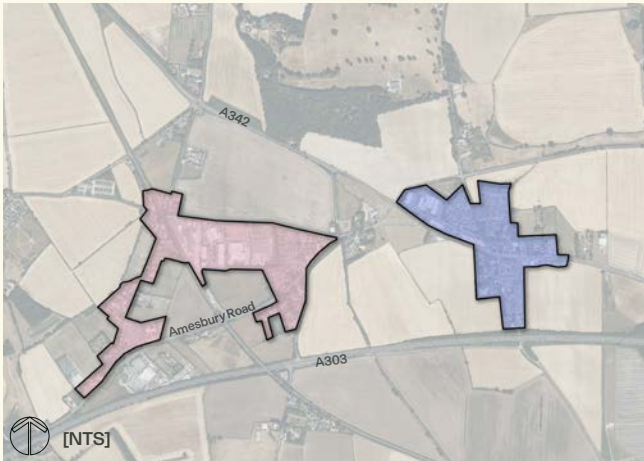
Weyhill today

Weyhill has a range of facilities and business parks and is well served by public transport and cycleways to Andover. However, the community has faced challenges of fully occupying the Fairground, along with pubs closing and the dominance of traffic on Weyhill Road. Nearby Andover has accommodated significant levels of both housing and employment growth over the past 20 years, being one of the few areas in the Borough where there has been continued demand for employment space.

The Borough Council declared a climate emergency in September 2019 and committed to identify steps we can take to achieve carbon-neutrality as soon as possible.

The newly published Revised Regulation 18 draft Local Plan identifies the market towns of Andover and Romsey as the focus for development, including the regeneration of Andover town centre. For the rural area, the strategy in the draft plan is still to continue to support vibrant and thriving communities.

The draft plan also notes that there are a number of unconstrained sites at Weyhill, with facilities and amenities within walking distance. Alongside this, the plan proposes to bring benefits of providing additional infrastructure to support the existing and new communities. This has led to the proposal for the expansion of Weyhill (draft Policy NA16) including the provision of a primary school



Weyhill today

- Weyhill east settlement boundary
- Weyhill west settlement boundary

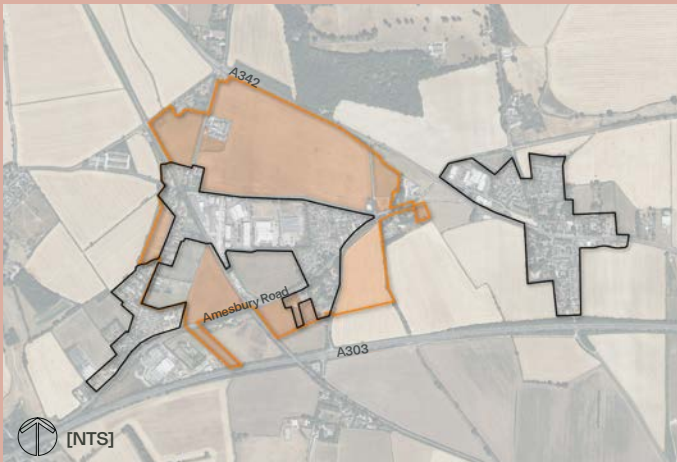
Northern Area Policy 16 (NA16): Expansion of Weyhill

A proposed strategic expansion of approximately 1,034 dwellings is proposed at Weyhill, comprising a number of parcels of land within the site boundary. Development will be guided by a comprehensive site-wide masterplan.

Development will be permitted subject to include:

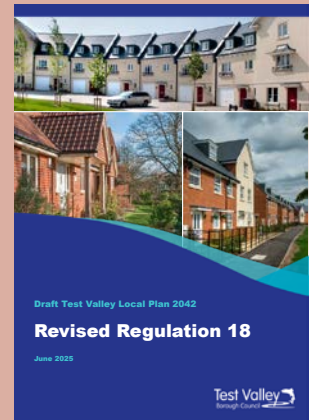
- a. The provision of a 1.5 form entry (FE) primary school on site;
- b. Submission of a proportionate heritage impact assessment to demonstrate how the layout, landscaping and sensitive design of the development will be fully informed by the significance of heritage assets on or near the site, specifically the setting of Weyhill Boer War Memorial (Grade II);
- c. The retention of existing landscape features of trees, tree belt and hedge lines;
- d. A suitable relationship with Fyfield and the eastern part of Weyhill including potential strategic landscaping;
- e. Appropriate mitigation in relation to the Salisbury Plain Special Protection Area (SPA);
- f. Submission of a foul drainage risk assessment to ensure appropriate management of wastewater arising from the development; and

- g. Submission of a noise and vibration mitigation scheme for the Andover-Ludgershall railway line, roads including the A303 and A342 and employment sites including at Weyhill Business Park, Mayfield Avenue Industrial Park. Provision of appropriate buffer as required.



Draft allocation

- Proposed area for strategic expansion (policy NA16)



Planning Context

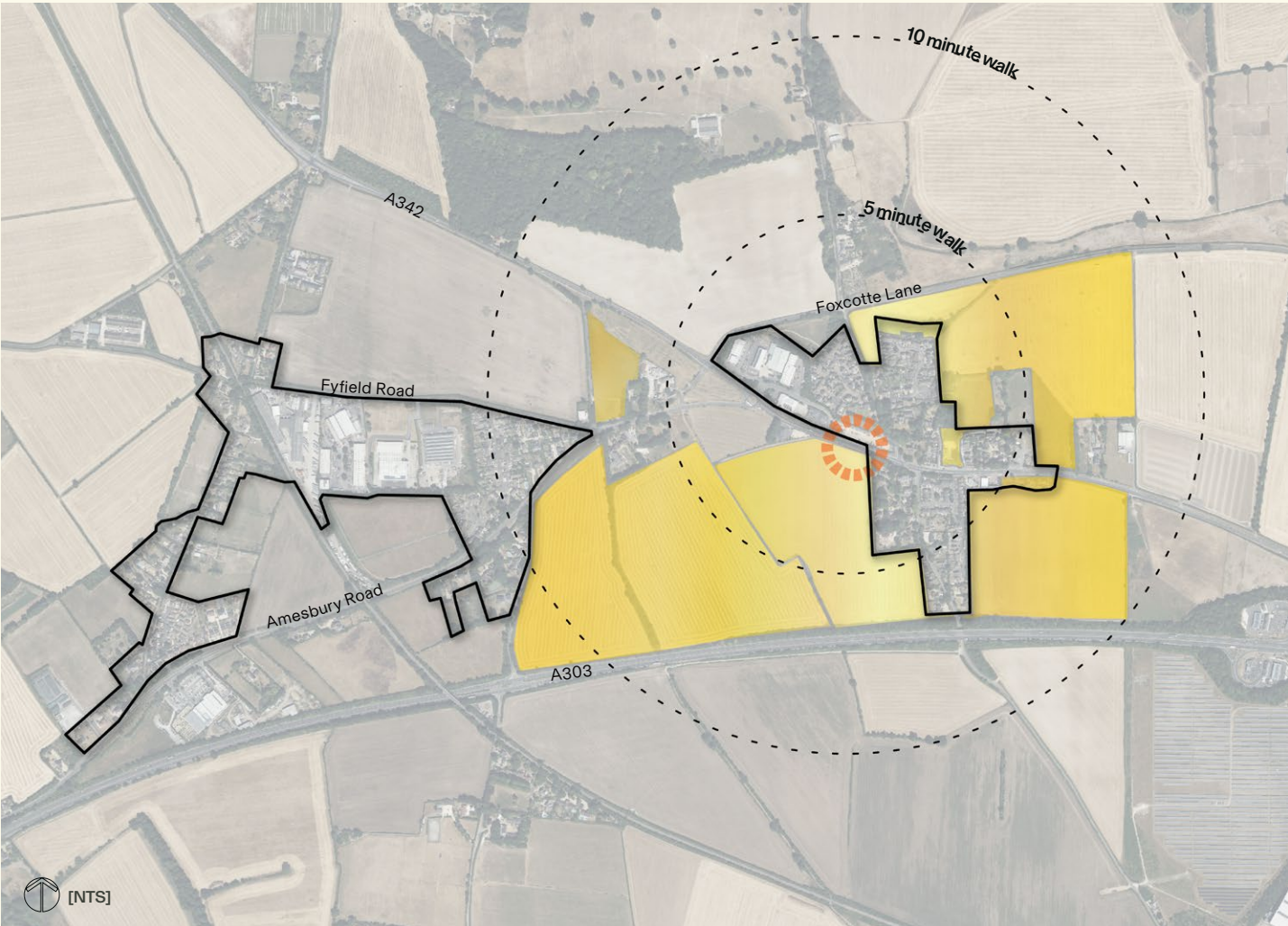
The land identified in the draft allocation is a series of disconnected parcels, some of a small scale, in different ownerships, distant from existing facilities and services at Weyhill. It is also understood that one of the landowners identified within the draft allocation is unwilling for their land to be released for development. This is the land also identified for the provision of the primary school. This places in doubt the ability to deliver the strategy comprehensively for the expansion of Weyhill in a sustainable manner; and in the timescales needed.

We believe a much better, more sustainable and holistic proposition would be to re-position the draft allocation and focus new development centred on the Fairground and therefore closest to, adding to and supporting existing facilities and services at Weyhill. This would create a far more sustainable community, whilst supporting and adding to existing services and facilities.

The land controlled by Land & Partners identified in this Vision Document is owned by the Ewelme Trust. This land is far more closely linked and related to existing facilities, employment and services at Weyhill, including the excellent bus service and cycleway to Andover. We are working closely and collaboratively with the landowners and promoters of the adjacent land.

The concept masterplan in this Vision document is therefore controlled by only two promoters (Land & Partners and Obsidian), who are readily able to deliver a comprehensive scheme delivering a wide range of benefits. The proposed development would be brought forward in phases, ensuring new community and physical infrastructure is brought forward when needed.

We would welcome the opportunity to work with the Test Valley Borough Council, stakeholders and the community in devising the most appropriate character of development in the creation of a sustainable community at Weyhill.



A holistic vision, a new allocation

- Weyhill settlement boundary
- Proposed new allocation opportunity
- Weyhill hub (focused around Weyhill Fairground)

Site considerations

Weyhill Community has a number of existing features and constraints that need to be considered as part of its development and in turn aid in shaping the masterplan. These are illustrated on the adjacent plan and discussed overleaf.

- Land within ownership promoted for new allocation
- Land promoted by adjacent owner for new allocation
- Submitted planning application
- Area of A342 highlighted for public realm improvement
- Existing employment sites
- Solar Farm
- Flood Zone 2
- Flood Zone 3
- Risk of surface water flooding
- Existing woodland
- Contour lines (5m)
- Minor ridge
- Minor valley
- Weyhill hub (focused around Weyhill Fairground)
- Proposed vehicular access
- Proposed pedestrian/cycle access
- Proposed pedestrian/cycle connection to be improved
- Bus stops within close proximity to the site
- Grade II listed building
- Grade II* listed building
- Public Right of Way / Bridleway
- Overhead electricity cables
- Telegraph poles within site
- Existing road network
- Existing rail network
- Indicative alignment of key spine street
- Local gap (policies ENV4)
- Landscape gap zone
- Potential biodiversity connection
- Strategic structural planting (enhancement of existing field boundaries & new woodland belts to provide visual mitigation)
- Potential green and tree corridors
- Long views out of the site
- Potential settlement build line
- Direction of fall
- Retail
- Food / drink establishments
- Petrol station / tyre shop
- A303 acoustic buffer
- Potential location of SuDS
- Proposed location of school building



Site considerations

Water and drainage

- The site has minimal surface water risk extents. The northern perimeter of the site lies close to Flood Zones 2 and 3, creating an opportunity to establish parkland that both manages flood risk and enhances the ecological value of the valley corridor
- The requirement for SuDS also presents an opportunity, around the use of attenuation basins and swales, which should be harmoniously incorporated into the landscape strategy. The SuD's present a real opportunity for ecological enhancement, with features designed to promote differing habitats and possibly seasonal wetland areas
- Further work required to confirm infiltration rates and ensure chalk aquifer protection. Chalk aquifer underlies much of the Borough, supplying water and feeding the River Test; with protection zones requiring water quality safeguards.

Nutrient Mitigation

- Nutrient neutrality will be required; mitigation can be secured on-site, via s106, or through additional Ewelme Trust land, giving confidence a suitable strategy can be delivered.

Agricultural Land Quality

- The proposed land is Grade 3 with an assessment of soil quality to be taken in due course

Air and Noise

- The southern parcels of the proposed allocation abut the A303 which provide noise and air constraints to the site. Further assessments will determine the extent of any noise or air quality mitigation, which can be included within any revised masterplan for the proposed development.

Access and movement

- The new allocation is well-connected to a range of employment opportunities; as well as community services and facilities by active travel
- There is potential to create five main vehicular access points from the A342 and Amesbury Road, with the opportunity to provide a loop road connecting the A342, Amesbury Road and the primary school
- Opportunity to enhance the A432 corridor to provide a cohesive public realm
- A network of existing Public Rights of Way (PRoW's) run through the site, which will be safeguarded and enhanced where possible
- Further assessments will consider wider needs for road or transport improvements
- The Transport Vision submitted with these representations demonstrates how a vision-led approach will be at the forefront of the masterplanning of this proposed development.

- 1 Weyhill Road (A342) leaving Weyhill
- 2 A303 running parallel to the southern boundary of the site
- 3 Photo taken from PRoW 187 8/1 looking into Rectory Place
- 4 Photo taken from PRoW 187 9/1 looking into Weyhill Road (A342)
- 5 Andover Business Park
- 6 Weyhill Fairground
- 7 Photo taken from Weyhill Road (A342) looking into Weyhill Fairground
- 8 Weyhill Road (A342) connects via a roundabout providing access towards Fyfield, Ludgershall, Weyhill and Andover.



Site considerations

Utilities

- Overhead electricity cables and telegraph poles intersect the northern parcel, which will need to be investigated further to establish easement requirements
- Consideration will also need to be given to waste water capacity in the area
- The capacity of the electricity network will also need to be assessed cumulatively with other developments in the vicinity.

Heritage

- The consideration of the setting of Grade II listed buildings, Weyhill Farmhouse and Barn, and the visual impact should be mitigated by extensive landscaping features in keeping with the character of the area
- Consideration should be given to the setting of Penton Grafton, which contains a conservation area with views into the northern parcel of the new allocation. These views represent an important constraint to development
- The heritage assessment submitted with these representations demonstrates that there are no overriding heritage constraints that would prevent the development from coming forward.

Community and Health

- IDP highlights need for medical and community facility contributions; our alternative focuses on enhancing Fairground Hall as a central hub for both existing and new residents.

Employment and education

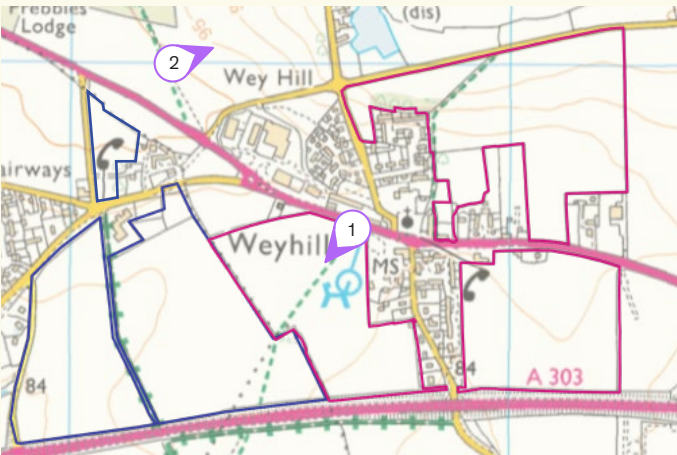
The nearest primary and secondary schools are located in Andover, with an additional primary school situated in Fyfield. The proposed expansion of Weyhill would deliver a primary school on site and a pre-school.

Ecology and biodiversity

- Initial ecological advice identifies the opportunity to potentially re-instate some species-rich chalk grassland
- Development must deliver 10% biodiversity net gain, with a strategy to follow
- Biodiversity interest likely limited to hedgerows, woodland, trees, buildings, and field boundaries. Further surveys will establish the ecological baseline and required mitigation.

Landscape and visual

- There are no landscape related designations within the site. Nor does the site form a role in the setting to the North Wessex Downs National Landscape (NWDNL) which lies 2.6km to the north.
- Due to the inherent topography and presence of existing vegetation, views of Weyhill and the site are limited to the local area. Similarly, there is limited intervisibility between Weyhill and the western edge of the Penton Grafton Conservation Area, to the north-east. Despite this enclosure, there are occasional views out from public vantage points to the distinctive hill /ridgeline to the south, and from the north-west, to the more distant views to the well treed landscape and ridgeline within the NWDNL (see photos opposite).
- The following matters have influenced the shape of the concept plan (drawing from the strategy set out in the Borough's landscape character assessment and landscape related policies of the Adopted Local Plan):
- The retention of the wider views out of the site, whilst maintaining and supplementing visual enclosure and separation with Penton Grafton and Andover
- The retention of land for the creation of publicly accessible open space, which can accommodate new structural planting providing a green settlement edge and to set new built form into a treed framework in a way that is characteristic of Weyhill
- That building heights reflect the local area and are therefore predominantly 2 storey.



Viewpoint location plan



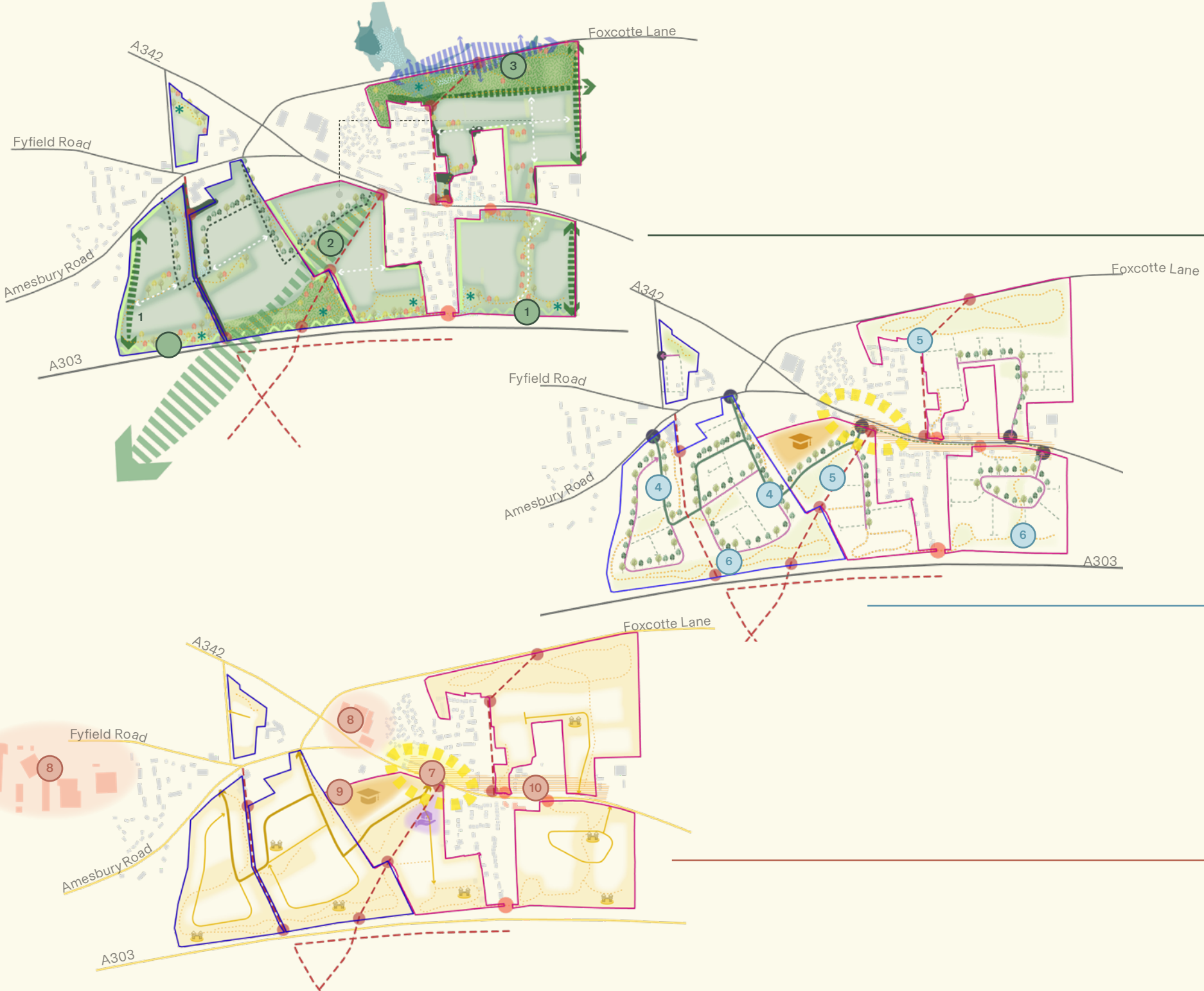
Viewpoint 1: looking south-east towards hill and distant ridgeline



Viewpoint 2: looking north-east towards NWDNL

NOTE: For additional views, please refer to technical appendix.

Design Rationale



Grow

- 1 Vegetation buffers to aid noise mitigation
- 2 Ecological green corridors
- 3 Integration of sustainable flood and climate resilience built into the landscape

A landscape focus flows through the neighbourhood, to provide comprehensive and integrated public natural amenity for Weyhill's residents, setting the new neighbourhood within the wider green infrastructure network. Landscape buffers are provided surrounding the site, including the retained and bolstered vegetation.

Flow

- 4 Tree-lined arrival corridors lead from vehicular access points
- 5 Enhancement of PRow network
- 6 Creation of a continuous, walkable loop that connects all open green spaces within the neighbourhood

The movement network, integrated with Weyhill's landscape, forms the masterplan's framework. The tree-lined arrival corridors are accessed to the north via Weyhill Road (A342) and east via Amesbury Road, connecting the neighbourhood. Pedestrian and cycle routes weave throughout the neighbourhood, creating a site that encourages healthy lifestyles by facilitating active travel.

Live

- 7 Weyhill Hub
- 8 Employment opportunities
- 9 The provision of a primary & pre-school
- 10 Weyhill Road (A342) public realm enhancement

The neighbourhood will benefit from a strong relationship with its natural features and connectedness to Weyhill, reinforced by a robust movement network and links to Weyhill Fairground. Enhancements to Weyhill Road (A342) will support this connection and reinforce Weyhill as a local hub. A range of homes in a mixture of sizes and tenures would be provided that is responsive to community needs.

Design response

Weyhill Community presents a unique opportunity to deliver a high-quality, sustainable extension to the village, guided by a masterplan that integrates seamlessly with the existing settlement. Rooted in the principles of “the best of town and country”, “a place to thrive”, and “strengthening a community”, the design responds to the site’s physical constraints while embracing opportunities to enhance how people flow, grow, and live.

The proposed neighbourhood will introduce around 1,100 homes, with scope for future expansion. A mix of sizes and tenures—including homes under the Ewelme Trust—will help meet housing needs across Test Valley.

A new primary and pre-school and sports facilities will enrich the Weyhill Community, reinforcing the Weyhill Fairground as a vibrant local hub. Improvements to Weyhill Road (A342) will promote safer, more sustainable travel, encouraging walking and cycling between neighbourhoods and key destinations.

The masterplan respects existing vegetation, views, and urban form, with a strong focus on landscape enhancement. A buffer along the southern boundary will screen the A303, reducing noise and visual impact, while biodiversity gains are achievable across the site.

The movement strategy complements the community-led approach, with two access points via Weyhill Road and Amesbury Road with the potential to create a connected street network that will promote sustainable travel, linking all parts of the neighbourhood through a connected network of footpaths and cycleways.

It should be noted that whilst this masterplan indicates one form and scale of development, as a direct alternative allocation for the expansion of Weyhill, the future growth is flexible. We would welcome the opportunity to work with the Borough Council, stakeholders and the community in devising the most appropriate scale and form of development in the creation of a sustainable community at Weyhill.



Sustainable travel

The development at the Land at Weyhill will create a vibrant and sustainable community that offers residents the opportunity to live locally through excellent access to and the provision of local amenities and facilities which meet their day-to-day needs within a 10-minute walk of their home with improved sustainable travel connections to Andover which is within a comfortable and safe 20-minute cycle.

The development will give future residents real sustainable mode choice within Weyhill, allowing for sustainable integration of the new neighbourhood with the village of Weyhill, as well as with the wider Andover area.

Within a 10-minute walk of the site:

New Primary & Pre-school
Busy Bees Nursery

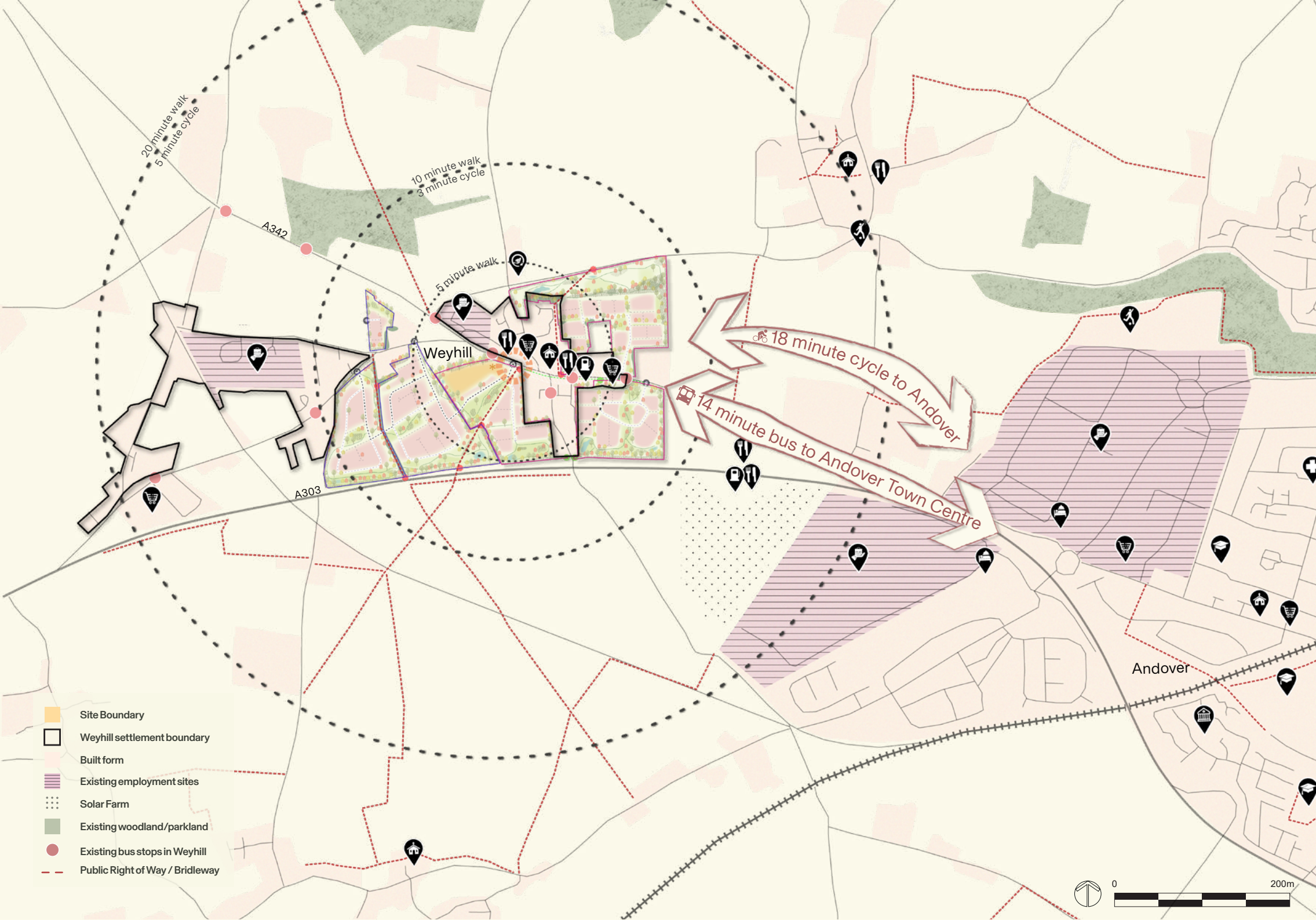
Fairground Village Hall
On-site play area
On-site sports pitches

Londis
Weyhill Farmshop
Weyhill Sunday Market
Weyhill Fairground

The Fairground Business Park

Fairground Village Hall
Weyhill Fairground
Pink Olive Indian Restaurant
St Michael's and all Angels Church
Waggy's Coffee Shop

- The Fairground Cafe
Fairground Village Hall
Salon 73
Busy Hands Crafts
Tea Leaves & Reads
The Petal Boutique
David Stephenson
Emma Edwards Therapist
Bourne Valley Beauty
Local Zero
Primal Pottery Studios
Beaker Button
New Threads



Enhancing Weyhill Road

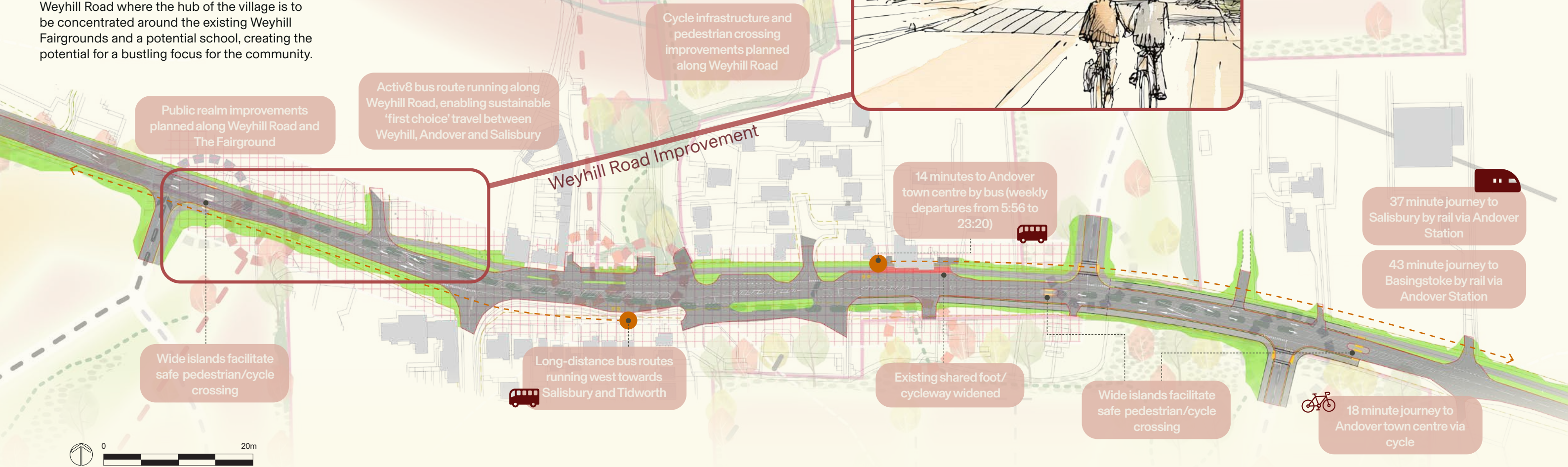
There is potential to bring forward a number of enhancement to Weyhill Road as part of a holistic strategy to create a stronger community and enhanced connections across a village separated by vehicles and roads.

The illustrative drawing below, focuses on Weyhill Road where the hub of the village is to be concentrated around the existing Weyhill Fairgrounds and a potential school, creating the potential for a bustling focus for the community.

To compliment this, a series of public realm enhancements could be brought forward which improves connectivity across the road, bringing in traffic calming, reduction in road widths and enhanced pedestrian and cycle movement without impacting the current and future road capacity.



An artists impression of village enhancements to create a more permeable and connected place



Engagement Strategy

We believe that the best places are created when developers, landowners, communities and councils work together with a common goal - to deliver the vision for Weyhill and create the best possible place that everyone can be proud of.

We recognise that there will be concerns over new development and its potential impacts, which is why we want all parties to work positively and collaboratively to address any concerns and provide solutions to any constraints. The team involved in the promotion of this land have an extensive track record to demonstrate that better outcomes are possible for everyone with this approach.

In addition, the landowners, Ewelme, are a charity with the primary interest of providing almshouses for those in need. This means that the team have a unique interest in investing in the community, for the community. Any proceeds to Ewelme from the creation of this place will go directly towards the provision and maintenance of almshouses across the UK.

We also believe that everyone has a voice that should be equally heard and considered, be that stakeholders, interested parties, specialist groups, existing residents and businesses; as well as those that would wish to live in the new community. Our approach will be reach out to as many as may be interested and provide a safe environment for all voices to be heard, and allow people to participate in the making of this place. We are particularly keen to hear from those people who need a home in the area.

This will involve a range of approaches that help people to understand what is going on and why, allowing the opportunity to ask questions, and to provide the platform for ideas and suggestions so that people can genuinely influence the outcome. This will include:

- Dedicated project website, providing a portal for information
- Online forums based around key topic areas
- Community workshops and drop ins
- Online and in-person exhibitions
- Questionnaires and feedback forms
- Newsletters.

The proximity of the Fairground and the space within it, including the Parish Hall, provide an opportunity to hold regular discussions in a local setting, from the outset through to completion.

We also believe that the best communities are created by people taking responsibility in nurturing and supporting the place - those with interests in biodiversity, youth activities, or community groups and clubs. We want to work with and support the creation of a strong community by facilitating and enabling those with a passion to make the place what we believe it can be.



Summary / Benefits



**The best of town
and country**

The vision is to create a community focused neighbourhood with sustainable principles, that reflects the unique identity of Weyhill, which will deliver long-term benefits to the surrounding area.

Working alongside Land & Partners, Obsidian and our accomplished project team, we will create and deliver our combined vision and transform the opportunity into a vibrant, inclusive community, integrated green spaces, and infrastructure that frames the setting for a great place to live.

We hope the information contained within this document clearly demonstrates our enthusiasm and commitment to development of Weyhill Community.



A place to thrive



**Strengthening
a community**

**Weyhill Fairground
Re-imagined**



Meet the team

Land & Partners

Land & Partners is a privately owned development company that promotes land for new housing and commercial development. Established in 2008, the company has an unrivalled track record, having successfully completed over 30 consecutive schemes.

As a strategic land promoter, Land & Partners work alongside landowners to bring land forward through the planning system, enabling sites to be developed once planning permission is secured.

The company undertakes projects of all scales, ranging from sensitive village schemes to large urban extensions. Each project begins with close collaboration with landowners to understand their aspirations, timescales, and the legacy they wish to create.

Planning strategies are informed with close community engagement, after which Land & Partners fully finances and manages the planning and development process.

Land & Partner's success is underpinned by a highly capable in-house team with complementary expertise in the key disciplines of chartered surveying, town planning and architecture

Ewelme Trust

The Charity has its origins in the Chantry Foundation established by William and Alice de la Pole, the Duke and Duchess of Suffolk, in 1437. Its purpose was to provide almshouses for thirteen poor men from their estates, and a school in the village of Ewelme for boys similarly from their estates. The income for running the almshouse and the school was to come from the endowment of estates owned by the de la Poles in Oxfordshire, Buckinghamshire, Wiltshire and Hampshire.

Nearly 600 years later, their purpose remains the same, but their beneficiaries and provision is wider.

Co-Creation UK

Co-Creation UK is a specialist planning consultancy dedicated to shaping places through meaningful collaboration, inclusive community engagement, and thoughtful placemaking.

With a firm belief that better outcomes emerge when people are genuinely involved in the process, Co-Creation UK works alongside local authorities, developers, communities, and stakeholders to create plans and strategies that reflect local identity, meet real needs, and support long-term sustainability.

From early-stage visioning to public consultation and design input in large scale and complex development projects, drawing from extensive experience, the consultancy brings expertise in facilitation, co-design, and policy development—ensuring that every voice has the opportunity to shape the future of the places they live and work in.

Co-Creation UK is redefining planning practice by placing people, purpose, and place at the centre of every project.

fabrik

fabrik is an award-winning masterplanning and landscape design practice. They have a team of some 50 urban designers, landscape architects, arboriculturalists and Building with Nature assessors and have extensive experience of working nationally from their studios in Hampshire and London. fabrik are specialists in the design and delivery of garden communities and sustainable urban extensions.

fabrik bring an innovative and design-led approach to projects, and believe that places matter much more than individual buildings.

They focus on the interaction between buildings and streets, and so step back to look at what they are producing as a whole, embedding their designs within the nature and beauty of the place. They celebrate the individuality, uniqueness and differences between places in order to create attractive, intricate walkable places with the capacity to accommodate a complexity of uses and activities. Central to all of their schemes are the people that will use them for years to come.

Appendix – Technical Summaries

Landscape and visual matters

A high level landscape and visual appraisal of the site has been carried out based on the Guidelines for Landscape and Visual Impact Assessment.

There are no landscape related designations of international, national or local importance within the site. The site does not perform a role in the setting to the North Wessex Downs National Landscape (NWDNL) lies approximately 2.6km to the north. Nor does the site lie within a strategic viewing corridor protected by policy.

In terms of designations beyond the site, there is some (limited) intervisibility between the north-eastern edge of Weyhill and the dwellings on the western edge of the Penton Grafton Conservation Area, to the north-east of Weyhill, however, the built form of Weyhill is predominantly set within a well vegetated framework in these views or is masked by the intervening ridgeline.

There are several listed buildings locally outside the site boundary, including the Church in Weyhill, buildings / structures associated with the Fairground (to the north of the A342), Weyhill Lodge (to the south of the A342) and Weyhill Farmhouse to the west

Overall therefore the site is not considered a valued landscape in NPPF terms.

At the borough level, the site lies within two landscape character areas (LCA), the boundary of which is formed by the A342. LCA 9A North Andover Plateau lies to the north and LCA 10C Thruxton and Danebury Chalk Downland to the south. Beyond the site, these LCA's are interspersed with the linear valley corridors of LCA 5. In summary, for LCA 9 *"The overall strategy is to enhance the varied landscape structure and rural character of North Andover*

Plateau and seek opportunities to create a stronger edge treatment to the settlements through appropriate planting and protect and enhance the key valued characteristics." This is to: *"Protect the distinctive form and character of separate settlements".* For LCA 10C, the relevant elements of the overall strategy are: *"... to conserve the open views and its historic and ecological value... and to protect and enhance the key valued characteristics."*

In terms of the actual and perceived landscape separation of Weyhill with Penton Corner to the east, the outlying commercial buildings on the eastern edge of Weyhill are apparent on approaching Weyhill from the east, adjacent to the (now vacant) public house on the western edge of Penton Corner. As such there is a degree of existing intervisibility between the fringes of these two settlements, with several fields (including the Weyhill Country Market ground) providing the physical separation.

The settlement of Weyhill sits broadly on an east to west minor ridgeline, falling gently north towards a local valley and more shallowly to the south.

The site is bound by either Foxcott Lane (framed by clipped hedgerows either side) or woodland to the north; the country market ground or farmland to the east; the well treed corridor of the A303 to the south; and farmland to the west. Refer to earlier landscape section.

The combination of inherent landform and mixed field boundary vegetation (either clipped or mature treelines) allows occasional views out from public vantage points to a distinctive hill / ridgeline to the south and from the north-west, more distant views to the well treed landscape and ridgeline associated with the North Wessex Downs National Landscape.

The varied vegetated field boundaries are key landscape elements which, alongside vegetation and rising topography beyond the

site boundaries, provides significant physical and visual enclosure. As such, views of the Site are limited to the immediate local area (as shown in the photos on the following page).

Due to the presence of the A303 to the south, together with the A342, the sense of tranquillity and remoteness is limited.

It is recommended that the existing field boundary vegetation is retained and supplemented to bolster and to maintain visual enclosure and thus maintaining the existing physical and visual separation with Penton Corner to the east; that a new vegetation structure is provided within the site to set new built form into a treed framework which is characteristic of the local area, and which together with the above, does not alter the character and amenity of the views from Penton Grafton Conservation Area to the north-east; to retain views out towards distant ridgelines to the south and to maintain the visual relationship with the NWDNL to the north; proposed buildings are 2 storey, consistent with the existing built form; to provide publicly accessible green 'ring' of space on the edges of the site to provide a positive landscape interface and transition with the wider countryside.

Key policies of the Test Valley Borough Adopted Local Plan 2011-2029 have been considered as part of the landscape recommendations and evolution of the proposals at this concept stage, namely Policy E1: High Quality Development in the Borough; Policy E2: Protect, Conserve and Enhance the Landscape Character of the Borough; and Policy LHW1: Public Open Space.

As with the development of any greenfield site, there will be harm, however, through the measures proposed as set out in this document, this will be limited to the site and immediate area, retaining the separation between Weyhill and Penton Corner on the western edge of Andover.



Internal Viewpoint 3: looking south-west towards Weyhill



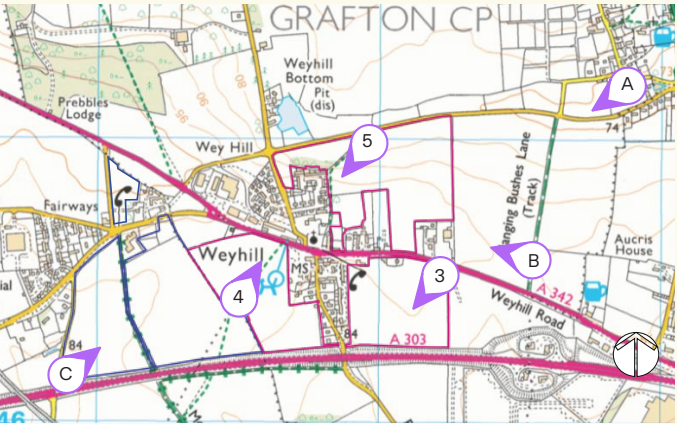
Internal Viewpoint 4: looking north towards Weyhill



Internal Viewpoint 5: looking south towards Weyhill



Photo A: View looking south-west towards Weyhill from the western edge of Penton Grafton Conservation Area.



Viewpoint location plan



Photo B: View looking south-west towards Weyhill across the Country Market ground from the Bridleway on Hanging Bushes Lane to the east.



Photo C: View looking north-east towards the site from Sarson Lane to the west.

Appendix – Technical assessments

Heritage matters

Archaeology

A review of the known archaeological resource within the site has not identified any finds or features of archaeological significance which, at present, represent an absolute constraint and which would require preservation in situ and exclusion from the proposed development. Cropmarks of archaeological features have been recorded within the site and it is considered that there is high potential for further remains to be present.

Based on the available evidence, below ground heritage assets are unlikely to represent a design constraint to proposed development of the site.

Recommendations for Further Work:

It is recommended that the following scope of works is completed to support an application for planning permission:

· Preparation of a Historic Environment Desk Based Assessment (HEDBA) to define the

sites archaeological baseline and to further assess potential impacts.

· Completion of a geophysical survey of the site to provide additional baseline information and to further support an application for development.

· Subject to the results of the geophysical survey, the LPA Archaeologist may request further investigation, for example evaluation trial trenching.

Recommendations for Further Work:

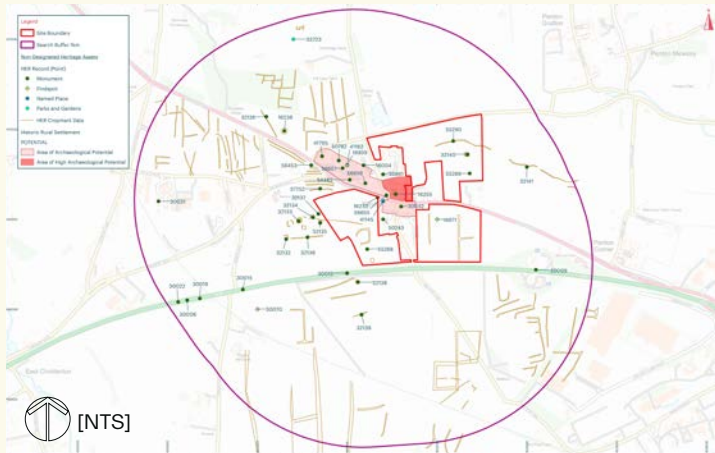
In the first instance it is recommended that a Historic Environment Desk Based Assessment (HEDBA) is prepared to provide initial advice and to support masterplanning and the subsequent planning application. Further recommendations, beyond those listed above, may be required as a result of further detailed assessment.

Note: Further detail is available in the Heritage Technical Note

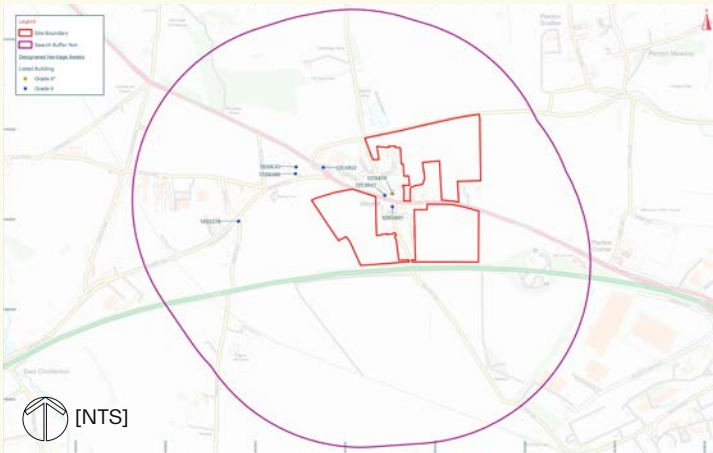
Built Heritage

Masterplan Considerations:

The proposed new development will be separated visually from all the designated assets except the roof rear wall of the Fairground booths. Consideration should be given to the provision of some open space nearest the booths so as to limit the effect of the scheme on the booths.



HER Monuments Data



Designated heritage assets plan

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Weyhill, Andover / September 2025

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16 Lenten Street
Alton
Hampshire
GU34 1HG

First Floor Studio
The Old School
Exton Street
London
SE18UE

fabrikuk.com

fabrik

APPENDIX B: VISION DOCUMENT: DUNNING FAMILY

Weyhill Vision 2042

JACKSON PLANNING 



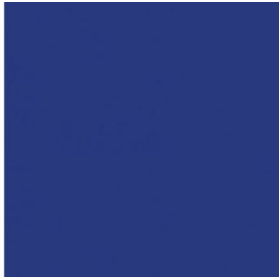
PROMOTERS + CONTRIBUTORS

Prepared on behalf of the Dunning Family

JACKSON PLANNING 



OBSIDIAN
STRATEGIC

INDIGO 

SUMMARY

This Vision document supports the Regulation 18(2) formal consultation response to TVBC's Local Plan 2042 on behalf of the Dunning family who have extensive ownership and land interests at Weyhill.

TVBC's consultation on the plan aimed to share the plan-led approach to allow communities to have the opportunity to comment on the proposed approach to addressing housing and employment needs in the Borough.

At Weyhill this has found significant opposition, this Vision offers an alternative to plan for an integrated and sustainable Weyhill based on place design and Active Travel.

The 2042 Local Plan determines the location of future development through the policies in the plan to ensure development is focussed in the most sustainable locations with the appropriate infrastructure delivered alongside.

Weyhill is a highly sustainable location that can be supported by an allocation for development to increase its sustainability for existing residents.

To enhance the strategic approach to Weyhill an alternative vision that centres on 'place design' and concentrates on the key design criteria for place making as set out in the National Design Guide, fully integrating green infrastructure and nature as part of the strategic solution.

This place design alternative makes the most of the existing infrastructure of Weyhill but rationalises the proposed strategic expansion based around a 10 minutes' neighbourhood to best serve the existing population and to build sustainable Active Travel from the outset for everyone.

This refocus on place design and Active Travel necessarily shifts the site allocation to the east to capture the two existing housing estates in Weyhill to fall within the 10 minutes' walk to the new primary school, thereby creating the central focus of a sustainable community.

This document explains how this alternative approach is not only preferable in place design and sustainable travel but also how it is more deliverable given the ability to work at scale with two main development promoters in a cohesive and considered way.

VISION

- This Vision aims to create a central hub in Weyhill, connecting the east and west parts around an established open space linked to new community facilities, including a primary school with potential playing fields.
- The Vision for Weyhill's strategic growth to 2042 seeks to create a sustainable community based on Active Travel principles, with all facilities within 800 metres of homes, including existing ones. Key to the new community is linking development parcels with Active Travel routes within a green infrastructure network, traffic-free paths across adjoining land.
- The proposed Vision reconnects the disconnected settlement pattern identified in the landscape sensitivity study, protecting longer views and maximising nature-based green networks for biodiversity and sustainable drainage.
- This approach to strategic development centres on 'place design,' focusing on key design criteria for place making based on the National Design Guide and contextual review work in the emerging draft Amport Neighbourhood Plan.
- The land promoters want to engage with the existing and potential new community, to help develop the masterplan to influence its shape early in the process if it proceeds as an allocation in the Local Plan.
- This alternative approach is preferable in terms of design and sustainability, and it's more deliverable because it allows delivery at scale with two main development promoters in partnership. We ensure coordinated deliverability and maintain design quality by adopting a comprehensive design coded approach to outline planning applications that follow the formal allocation in the Local Plan across the entire strategic development.



PLACE DESIGN



- KEY**
- Site Boundaries**
- Land ownership by Dunning Family
 - Land that is subject to a legal charge in favour of Dunnings
 - Land in ownership of Ewelme Trust

- General**
- Proposed residential parcels
 - Proposed green space [SuDS / BNG / Nitrate mitigation + play / open areas]
 - Potential future development
 - Existing PROW
 - Active Travel Traffic Free Path
 - Indicative spine street alignment
 - Indicative secondary street alignment
 - Indicative vehicle site access
 - Indicative pedestrian / cycle site access
 - Contours (5m)
 - Indicative 10 minute / 800m walking distance

Plot Areas

Plot	Gross Area	Net Area
D	14.05	± 7.85
E	8.79	± 4.85
F	1.70	± 0.98
Total	24.54	± 13.68

THE ALTERNATIVE MASTERPLAN

0 100m 200m
METRES
(c) Getmapping plc 2025



ALTERNATIVE MASTERPLAN RATIONALE

Active Travel: All facilities, including the primary school, shops, community facilities, and open spaces, will be within 800 metres of most homes.

Active Travel: A new linking network through adjacent masterplan parcels will create a green network with traffic-free paths to facilities.

Active Travel: The masterplan will facilitate public transport use by creating safe routes to bus stops on the primary route, with most residents within 800m of the active bus stops.

Place design: The masterplan will be based on a coherent pattern of development, recognising the primacy of historic routes as key arteries through the expanded settlement.

Place design: The masterplan will respect the existing context, with safeguards for longer views and creating sustainable and long-term settlement boundaries.

Nature: The masterplan will respect the landscape character by using a coherent landscape masterplan, retaining and bolstering existing vegetation.

Nature: The masterplan will incorporate BNG/SUDs in multi-functional green and blue linking spaces.

Nature: The masterplan will incorporate open spaces that serve existing and proposed populations, building on green networks and reinforcing the existing sense of place.

USES: School and community - Masterplan includes a 1.5-form entry primary school central to the community, which could benefit from dual-use sports pitches and facilities to expand the range of walkable facilities to the community.

USES: Homes Masterplan sets out parcels that will accommodate 1000+ units with mixed tenure, meeting local housing needs, including affordable dwellings.



ACTIVE TRAVEL

Active Travel England wants to increase the number of local journeys being walked, wheeled or cycled by 2030.

Location and design

The location, planning and design of active places should be based on a vision-led approach.

As set out in the National Planning Policy Framework, a vision-led approach to transport planning is based on setting outcomes for a development based on achieving well-designed, sustainable and popular places, and providing the transport solutions to deliver those outcomes as opposed to predicting future demand to provide capacity (often referred to as 'predict and provide').

Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places (policy 109 of the National Planning Policy Framework).

Vision-led assessments should include a sound active travel assessment, including a forecast of all day trips to, from and within the site by walking, wheeling and cycling.

Development should be focused on locations which are or can be made sustainable through offering a genuine choice of transport modes, while promoting walking, wheeling and cycling.

When planning new places, the aim should be for facilities such as schools, shops, community facilities, healthcare, and open spaces to be within 800 metres of all homes.



- KEY
- Active Travel
- Existing PROW
 - Potential off road green links
 - Existing roadside footpath
 - Existing pedestrian crossing
 - Potential pedestrian crossing
 - Potential school site
 - Indicative 10 minute / 800m walking distance



0 100m 200m
METRES
(c) Getmapping plc 2025



BIODIVERSITY NET GAIN (BNG)

- BNG is now a mandatory requirement for all development at +10%. The masterplan opens the opportunity for landscape scale biodiversity net gain by linking strategic BNG corridors incorporating sustainable urban drainage features across the two land ownerships.
- The proposed BNG links to the south provide a buffer and offset to the strategic road network the A303 bringing benefits to existing residents. To the north the BNG link will buffer development from expansive views north and incorporate areas that provide flood storage. It protects the wide setting of Ramridge Park.
- A multi purpose blue/green network will link the development parcels together making best use of existing features and natural landforms.
- The proposal integrates the existing vegetation and incorporates new natural features with a multifunctional space that supports quality of place, biodiversity and water management. This will also address climate change mitigation and resilience.
- The scheme builds on the existing ditches and hedges with new significant woodland planting to allow diverse ecosystems to flourish to ensure a healthy natural environment
- The masterplan scheme provides attractive open spaces in locations that are easy to access, with activities for play and recreation and informal sport; there may also be a requirement for formal sports provision.



- KEY
- Active Travel
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 - Existing pedestrian crossing
 - Potential pedestrian crossing
 - Potential school site
 - Indicative 10 minute / 800m walking distance
 - Potential Biodiversity Net Gain & SuDS corridors
 - Potential Public Open Space

0 100m 200m
METRES
(c) Getmapping plc 2025



HOMES AND BUILDINGS

HOMES

The primary driver for this strategic allocation is the provision of homes to meet the new standard method calculations that dictate housing requirements for the Council.

The masterplan is designed to achieve housing at speed and scale commensurate with the housing crisis identified, but not at the expense of quality and good design through place making.

The proposal is designed to create a scheme of housing that is tenure blind.

All tenures are integrated in a mix of housing tenures and types to suit people at all stages of life; and include the requirement for M4 homes that have full accessibility

The well-integrated housing areas will be designed to be tenure neutral and socially inclusive.

The tenure mix and balance will meet the requirements of the Council, including affordable housing

BUILDINGS

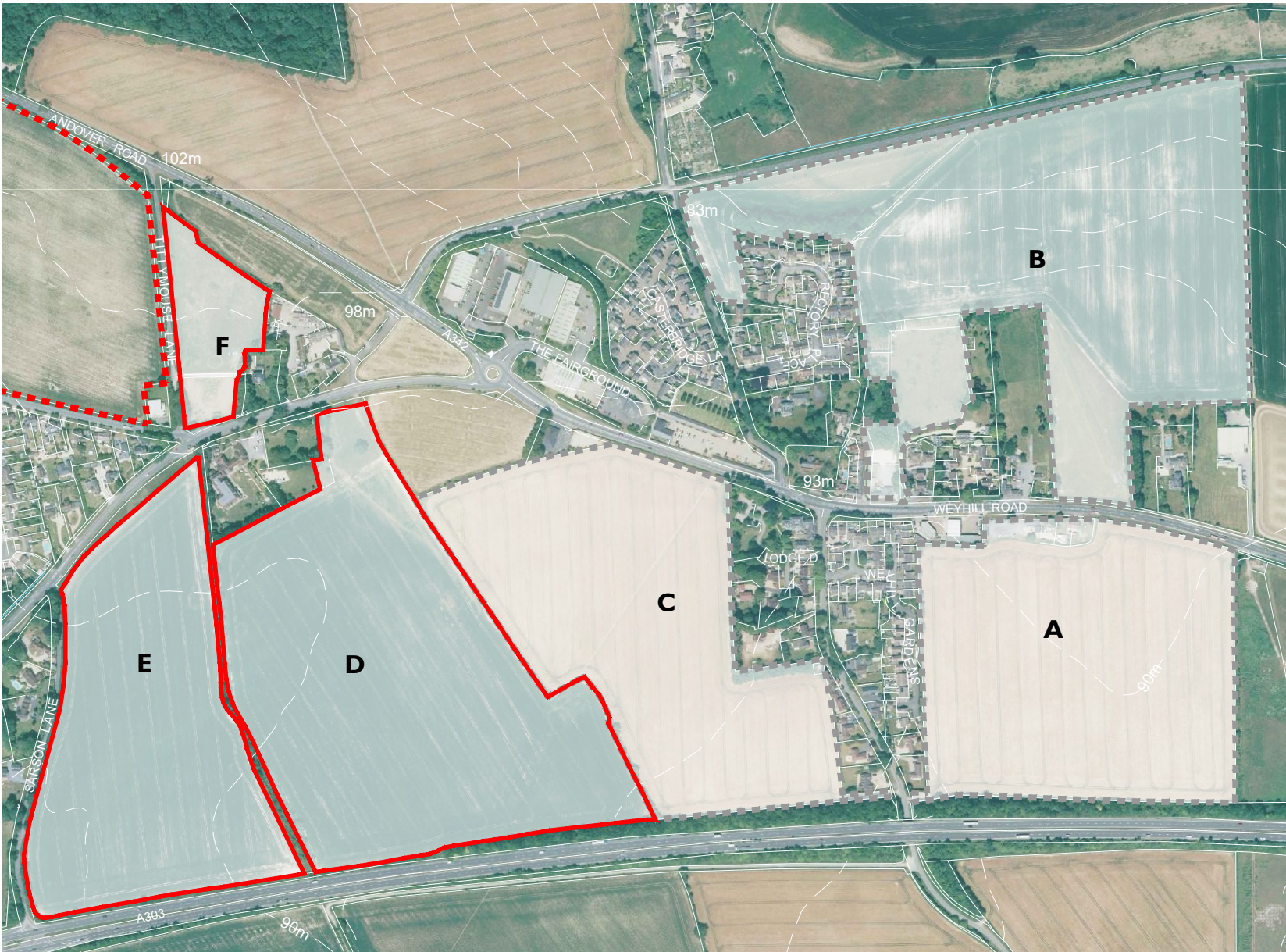
The strategic masterplan stage is not the appropriate stage to consider the detailed design of any buildings at Weyhill. Should the site be allocated, this is very much an activity that should have community collaboration, working with the contextual identity assessed within the Amport neighbourhood plan, and working with the other Parish Councils: Penton Grafton and Penton Mewsey and Monxton Parishes

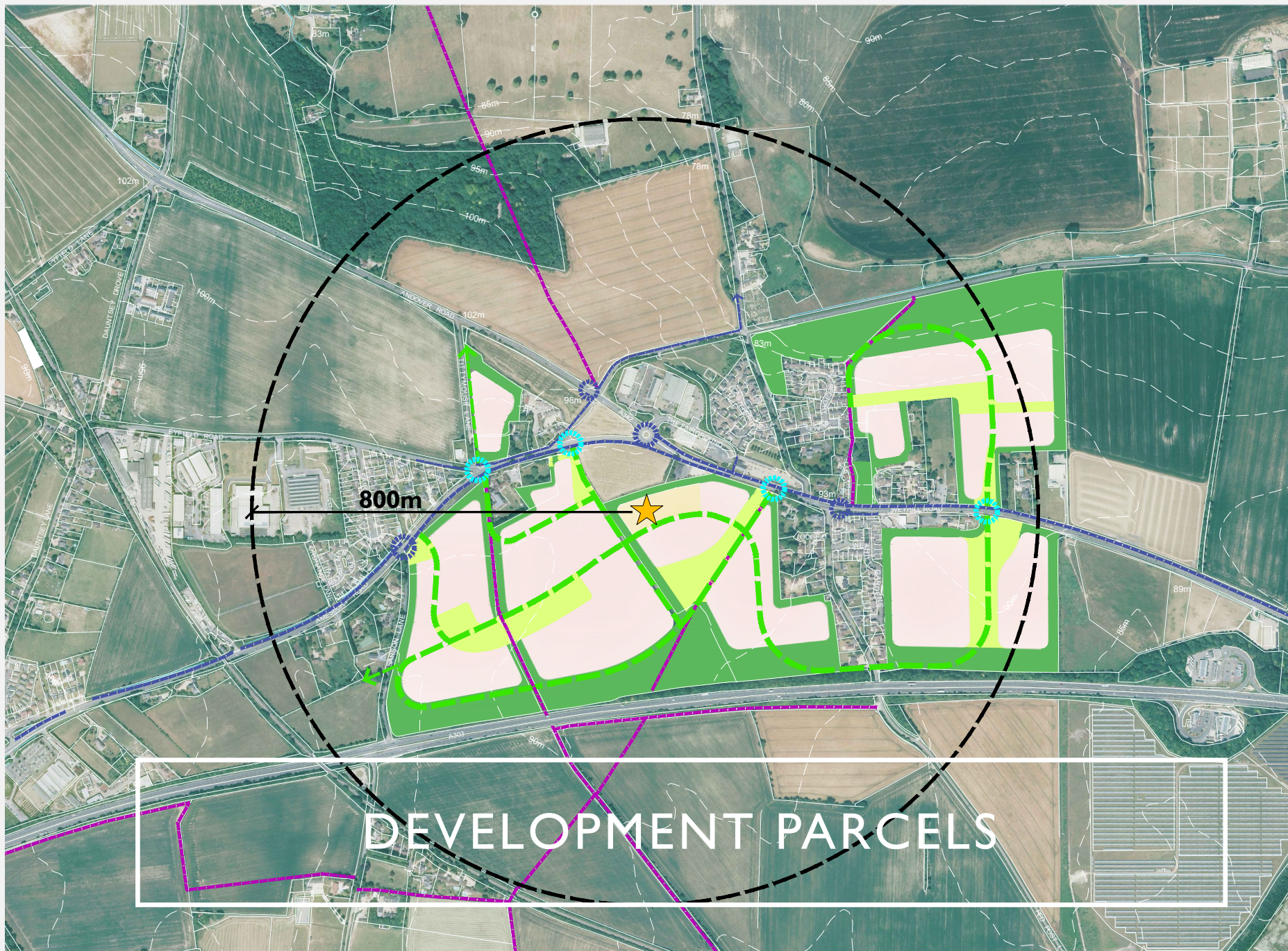
LAND BUDGET

The strategic masterplan stage has shown an approximate quantum of development. At this early stage this will accommodate the required 1000 + units. The final mix of sites and capacity range will be developed through the next stages of the promotion of the land at Weyhill.

PRELIMINARY LAND BUDGET

	Density	Dwellings per hectare	Approx Net developable (ha)	Gross Area (ha)	Strategic Promoter	Landowner
A	Ewelme Trust	Land and Partners	10.75	8.96	36	241
B	Ewelme Trust	Land and Partners	11.14	6.85	36	177
C	Ewelme Trust	Land and Partners	16.69	8.98	35	212
D	James Dunning	Obsidian Strategic	14.05	7.85	36	283
E	Children of Brendon Dunning	Obsidian Strategic	8.79	4.85	36	175
F	Brendon Dunning	Obsidian Strategic	1.7	0.98	36	35





- KEY
- Active Travel
- Existing PROW
 - Potential off road green links
 - Existing roadside footpath
 - Existing pedestrian crossing
 - Potential pedestrian crossing
 - Potential school site
 - Indicative 10 minute / 800m walking distance
 - Potential Biodiversity Net Gain & SuDS corridors
 - Potential Public Open Space
 - Potential residential development area

0 100m 200m
METRES
(c) Getmapping plc 2025



The background image shows a group of people in a park-like setting. In the foreground, a person is seen from the back, looking towards a large map or plan spread out on a wooden table. Other people are visible around the table, some pointing at the map. The scene is outdoors with trees and grass in the background.

COMMUNITY ENGAGEMENT

- Obsidian Strategic will be undertaking a thorough and comprehensive public engagement strategy to ensure local communities are fully informed and can help shape the proposals. Obsidian recognises the significance of community engagement in the legacy created by modern development projects.
- Working with key stakeholders Obsidian strive to create developments that integrate seamlessly into the local community, emphasising environmental considerations, high-quality design, and community amenities. Obsidian involves the landowner and key stakeholders, including the community, in the design and planning of their projects.
- This involvement takes various forms, ranging from regular and traditional meetings to “hands-on” planning and design workshop events that delve into the vision and design for a site. By actively engaging with landowners and key stakeholders throughout the planning and design stages. Obsidian has established a track record that optimises value and minimises project risks while establishing a shared legacy for all.

TECHNICAL ISSUES

TECHNICAL ISSUES

- In preparation for submission to the regulation 19 stage of the Local Plan the landowners with assistance from the strategic promoters will engage on a series of technical studies to support the alternative masterplan allocation.
- The technical work will need to consider implications for surface water infiltration in relation to the Pillhill Brook, which passes from west to east approximately 50m to the north of the wider masterplan.
- Work is required to understand how the existing sewer network can be designed to have sufficient capacity to accommodate the proposed development. If the existing infrastructure is found to be undersized, an upgrade or provision of a larger sewer network may be required to support the new dwellings
- The development will be required to secure nitrate neutrality in perpetuity through either direct mitigation or legally secured off-setting.
- In terms of public transport, Weyhill is currently served by the activ8 bus, which runs twice per hour between Andover and Salisbury via Ludgershall, Tidworth and Amesbury. Andover railway station is located around 4.5km east of Weyhill, providing connections to Salisbury, Basingstoke and London. The railway station can be reached in 11 minutes by bus
- Modelling of traffic as part of TVBC's local plan evidence base identifies that the key capacity constraints arising from Local Plan development are in and around Andover and more specifically, on the A303 in the vicinity of the site, including the approaches to the Hundred Acre Roundabout
- The development of the master plan provides an opportunity for a footpath diversion order to remove vehicles from the Byway Open To all Traffic (BOAT). Changing this route to facilitate Active Travel traffic free paths and a linking highway route which would allow the BOAT to be diverted under the Town & Country Planning Act 1990 using a public path order.
- The development offers an opportunity to mitigate the access of the A303 and Sarson Lane North which has been the site of a number of slight and serious road traffic accidents



DELIVERY

The proposed masterplan has two landowners engaged that are committed to working together. The benefit of only two landowners is increased certainty for delivery and timeframes by reducing complexities associated with multiple landowners. Proactive steps have been undertaken to appoint supporting strategic land promoters to help bring the sites forward for development and supporting technical work is underway. The two strategic promoters are collaborating and working in tandem.

The next stages will involve design and technical work with the LPA, statutory stakeholders and residents to support the strategic allocation of development at Weyhill.

Demonstrating delivery is key to a successful journey through the local plan examination process. In order to support this process, the landowners have engaged a professional land promoter with a track record in delivery. This is mirrored by the Ewelme Trust.

Obsidian Strategic is promoting the Dunning-controlled land (outlined in red) through the Local Plan, bringing strong experience in securing outline permissions and delivering sites to national housebuilders, while maintaining landowner interests. Early discussions with TVBC have already explored an alternative, design-led strategy focused on Active Travel and placemaking.

Adjacent land (outlined in dashed grey) is controlled by the Ewelme Trust and will be promoted by Land and Partners on behalf of the Trustees.

The Dunning Family and Ewelme Trust have reached an outline agreement to work jointly through their promoters to deliver a coordinated masterplan. Initial principles have been agreed, with further detail—covering land uses, open space, environmental mitigation, and infrastructure—to support a future Regulation 19 submission.



WEYHILL 2042

The Future for Weyhill 2042

Weyhill offers the opportunity for truly landscape-led, sustainable placemaking based on the 10-minute neighbourhood, responding directly to local needs for housing choice, improved connectivity, and access to nature.

With the capacity to deliver around 1000+ new homes in an inclusive, green, and well-connected environment, the alternative masterplan proposed in this representation provides an opportunity to help shape Weyhill's future in a positive and resilient way.

In addition to housing, the masterplan supports the creation of new multifunctional green spaces, enhanced biodiversity, and infrastructure for walking, cycling, and active living—contributing to the long-term health, wellbeing and vitality of the local community.

The Alternative Masterplan in this representation (alongside Ewelme Trust through Land and Partners) proposals include:

- *1000+ new homes, informed by contextual analysis (building upon Ampport Parish's Neighbourhood Plan work) and supported by emerging technical and environmental assessments.*
- *New infrastructure for pedestrians, cyclists and vehicles, including traffic free paths as Active Travel connections to local schools, shops, and services.*
- *A varied network of hard and soft landscaping, including publicly accessible open space, green corridors, species-rich meadow planting, and integrated green and blue infrastructure.*
- *The potential for Community open space with orchards, allotments and community growing spaces, encouraging active participation and stewardship amongst residents.*
- *Sustainable Drainage Systems (SuDS) located in the site's natural low points to manage surface water and support biodiversity, to ensure no risk of flooding elsewhere.*
- *1.5 form entry primary school located at the heart of the community accessible by non-vehicular routes to the majority of existing and new residents*