

From: Kevin Bird

Sent: 20 October 2025 11:41

To: Neighbourhood Planning

Subject: Amport Neighbourhood Plan Regulation 16 Consultation

Dear Sir/Madam

We represent The Dunning Family who own land in the Neighbourhood Area; SHELAA Ref 140, 143 & land at Dauntsey Lane (HMLR Title Plan attached).

We wish to object to the Amport Neighbourhood Plan (ANP) as it is unsound.

A principle of neighbourhood planning is transparency; however, since the Reg14 Pre Submission Consultation to which we made a detailed submission with no response, there have been no meetings of either the steering or working groups on the ANP. The last meetings were Jan 24' & April 24'. All modifications to the Reg 14 Pre Submission have been made behind closed doors, resulting in a complete lack of transparency.

On 18th June, well before publication of the Reg 18 version of the ANP, Test Valley Borough Council held an Extraordinary Council Meeting to agree a revised spatial strategy following the Dec 24' NPPF amended method for calculating housing need. This included a Northern Area Policy 16 (NA16): Expansion of Weyhill. The Reg 16 ANP ignores this draft policy and the NPPF revised housing number, making it unsound by not meeting the Basic Conditions of neighbourhood planning.

Without consulting the landowners, contrary to the requirements in Section 5 of the attached Neighbourhood Plans Toolkit, the ANP working and steering groups decided behind closed doors that the Reg 14 ANP included part of SHELAA as an LGS (LGS15). This has continued unamended in the Reg 16 ANP, still with no consultation with the land owners; the proposed LGS designation is unsound again by not meeting the Basic Conditions of neighbourhood planning.

In detail;

1. Failure to comply with National Policy - Paragraph 102 of the National Planning Policy Framework (NPPF) sets out three strict criteria for LGS designation:

- (a) The land must be in reasonably close proximity to the community it serves;
- (b) It must be demonstrably special to the local community and hold particular local significance; and
- (c) It must be local in character and not an extensive tract of land.

The proposed LGS15 designation fails these tests:

The land in question is part of a working agricultural holding, privately owned and not publicly accessible.

There is no evidence whatsoever that the land is demonstrably special to the community or possesses any of the cited qualifying characteristics (beauty, historic value, recreational use, tranquillity, or wildlife richness).

The area identified comprises six acres of farmland, and as such constitutes an extensive tract of land, contrary to NPPF guidance and case law.

The attempt to impose LGS status on this land is plainly inconsistent with national policy.

2. Lack of procedural transparency - The absence of early and meaningful engagement undermines the legitimacy of the process. The Toolkit and national planning guidance make clear that a proportionate and transparent evidence base, including consultation with landowners at an early stage, must support LGS proposals. These requirements have not been met.

3. Improper purpose – attempt to prevent future development - The land is in lawful agricultural use, and there is no history of an open space of community value. The absence of evidence supporting the site's "specialness" raises serious concerns that the LGS designation is being used improperly as a mechanism to frustrate future development of privately owned land. This would amount to a misuse of the planning system and is expressly cautioned against in both the NPPF.

Please could you confirm receipt of these representations?

Thank you

Yours sincerely

Kevin Bird

The Silverwood Partnership

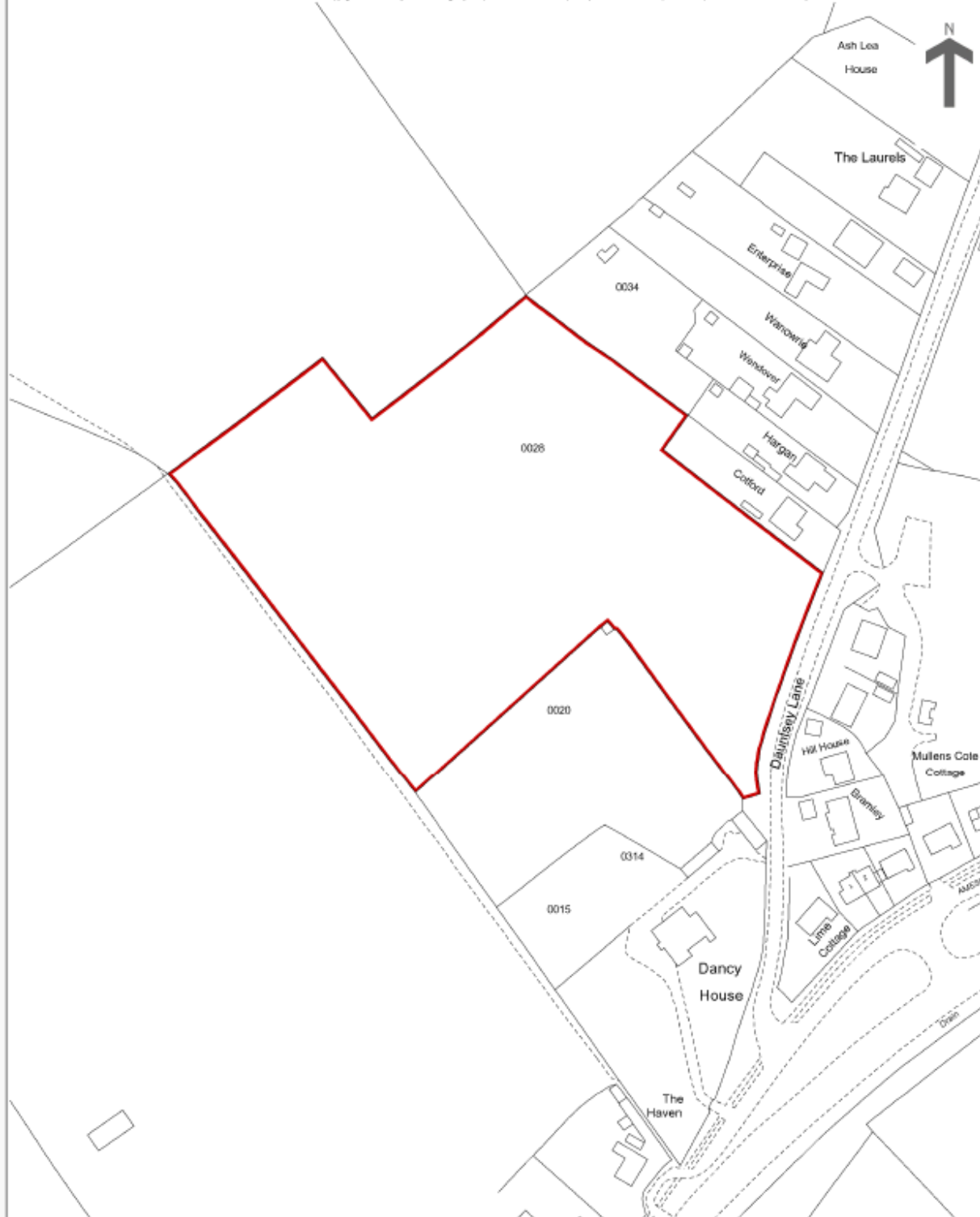
Web: www.silverwood.uk.com

HM Land Registry
Current title plan

Title number **HP594322**
Ordnance Survey map reference **SU2946SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Hampshire : Test Valley**



© Crown Copyright. Photocopying HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100020016



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 16 October 2018 at 17:18:07. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Weymouth Office.