Draft Test Valley Local Plan 2042

Revised Regulation 18

June 2025

Test Valley Borough Council

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Foreword

Councillor Phil Bundy
Cabinet Member for Planning

Preparing this draft Local Plan, has been complex and challenging. The Government's ambition to increase the delivery of housing immediately has led to us having a substantial increase of 78%. It means we have had to revisit the previous draft and make more tough decisions about the locations where these homes could be built.

We cannot expect the proposals to be popular, but they have been carefully considered. Balancing a number of factors has been undertaken but given the scale of housing required, it is challenging to identify sites that don't have impacts and therefore compromises have to be made.

We do want to hear views from as many as our residents, communities, businesses and stakeholders as possible. I'm sure there will be strong views on where homes are proposed. This is your opportunity to help influence these proposals. I'd encourage everyone to find out more and have your say.

1 Chapter 1: Introduction

1.1 The draft Test Valley Local Plan will set out how development will be planned and delivered across Test Valley. This includes the level of growth for housing, employment and the infrastructure required to deliver this to support the borough's communities and meet their future needs, whilst also protecting the local environment.

1.2 Public consultation on a full draft Local Plan took place early in 2024 identifying how the Council were aiming to achieve this. This was prepared in line with national policy and guidance. Since then, national planning policy has been significantly changed to reflect the Government's ambition of increasing the delivery of housing both nationally and immediately.

1.3 Whilst planning for extra homes will bring more affordable homes and can support the delivery of improvements to infrastructure and facilities, the speed at which we need to address this is very challenging.

1.4 We are currently at risk of speculative development, whereby sites that come forward quickly are likely to get planning permission. By identifying how we are seeking to accommodate our increase in housing need, through this draft Local Plan, will help to safeguard against this in the future. This revised Regulation 18 consultation document focusses on how we are planning to do this.

Impact of the Revised National Planning Policy Framework

1.5 The National Planning Policy Framework (NPPF) sets out the Government's policies on planning matters. It sets out what a Local Plan should include and how this should be considered. All Local Plans need to be in conformity with the NPPF to be able to progress successfully to Adoption and be implemented.

1.6 The Government published a revised NPPF in December 2024, which came into effect immediately. A key focus of the revised NPPF is to significantly increase the delivery of housing nationally. This means the housing need for Test Valley has substantially increased by 78%. We are not alone in this position, as other local authorities, including our neighbouring authorities, have also seen their housing need increase. There are no requirements in national policy that enable us to justify reducing our level of housing need. Therefore, we have to take forward this level of housing need, as a minimum.

1.7 We consulted on a full draft Local Plan (Regulation 18 Stage 2) in February to April 2024, which included setting out how we were seeking to meet our

housing needs. It proposed a series of site allocations to meet this. However, the revised NPPF means we now need to update our housing needs and allocate additional housing sites. To do this, we have had to update the timescale for preparing the draft Local Plan.

1.8 The revised NPPF has also led to changes in how five year housing land supply is calculated in Test Valley. As our Adopted Local Plan is over 5 years old, we now must apply the housing need figure from Government in calculating our five year supply of housing land.

1.9 Whilst we have maintained a five year supply of housing land since we adopted the last Local Plan in 2016, we are now unable to demonstrate a five year supply. Our position is 2.76 years with a shortfall of 2,193 homes as of 1st April 2024. The scale of this shortfall is significant and we are very unlikely to be able to make this up, until this Local Plan is adopted.

1.10 Whilst we don't have a five year supply of housing land, we are subject to speculative applications for housing development. This is development that is not supported or led by the Adopted Local Plan or made Neighbourhood Plans. A presumption in favour of development applies unless there are significant adverse impacts as a result of the proposed development. Whilst we don't have five years' worth of housing land, the Council's ability to refuse development is limited.

Impact of Devolution and Local Government Reorganisation

1.11 The Government is seeking to have simpler local government structures as identified in the English Devolution White Paper. It is taking forward proposals to devolve powers to new strategic authorities (known as mayoral combined authorities) and reorganise local government with 2 tier authorities becoming one unitary authority.

1.12 Hampshire will become a mayoral combined authority, with Test Valley encompassed within a new larger unitary authority whose boundaries are yet to be determined. Both the mayoral combined authority and the new larger unitary authority will be in place by 1st April 2028.

1.13 Whilst we are required by national policy to look over a 15-20 year time period for the draft Local Plan, it means we are planning to meet housing needs over a timeframe that far exceeds the existence of Test Valley Borough Council. The strategic planning decisions will be made by the Mayoral Combined authority and the new unitary authority anticipated to come into existence by April 2028.

Purpose of this Public Consultation

1.14 This draft Local Plan identifies how the Council is seeking to meet the Government's increase in housing need for Test Valley. We have sought to publish this as quickly as possible to be clear to our communities on how we aim to meet this need, to help safeguard against speculative development in the future and to coordinate the delivery of the necessary infrastructure.

1.15 At Regulation 18 Stage 2, we consulted on a full draft Local Plan with the intention of heading to a final draft Local Plan early in 2025. The change in our housing needs means we cannot continue with that timetable. To publish our position at the pace needed, we are undertaking another Regulation 18 stage.

1.16 This Revised Regulation 18 document focuses solely on those matters related to addressing our increase in housing needs. This includes updating our draft spatial strategy, housing requirement and the sites needed to accommodate this. Where policies or sites have been updated from the Regulation 18 Stage 2 document, the same policy number has been used. For new site policies, a new policy number has been provided, but these will be reviewed for the final draft Local Plan (Regulation 19 stage). Any consequential changes from increasing our housing requirements and allocation of sites, such as impact on our employment needs or local gaps, are also explained.

1.17 We are seeking your comments on how the Council is proposing to plan for all these homes and whether you consider these are in the best places to meet the Government's ambitions and the needs of our communities.

1.18 Whilst the purpose of this public consultation is very focussed, the next draft Local Plan will be our final draft (Regulation 19 stage) covering all matters with an opportunity to comment on these. We will consider your comments, on this Revised Regulation 18 document and your previous comments made on the Regulation 18 Stage 2 document to inform and prepare the final draft Local Plan. When making comments on this draft Local Plan, it may be helpful to reference policies in the Regulation 18 Stage 2, given the focussed nature of this document.

1.19 We have published a Consultation Statement setting out a summary of the comments we received on the Regulation 18 Stage 2 document. Where comments were made on matters not in this Revised Regulation 18 Local Plan, these comments will be considered in preparing the Regulation 19 document.

How to Comment

1.20 Effective engagement and consultation are key to ensuring the draft Local Plan takes account of what is important to our communities and stakeholders. Our Statement of Community Involvement (SCI) (2023) describes how our communities and stakeholders can get involved in the plan-making process.

1.21 We are inviting and welcome comments on the Revised Regulation 18 Local Plan. Comments are invited during a 10-week period, which runs from **27 June to noon on 5 September 2025**. Comments should be submitted to the Planning Policy and Economic Development Service. They need to be made via

Details on how to make comments via website[1]

Email: planningpolicy@testvalley.gov.uk

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

1.22 If you have any queries on the content of this document, please contact the Planning Policy and Economic Development Service using the above email address or via 01264 368000.

1.23 In your response, please provide your name, and postal or email address. If you are responding on behalf of someone else, please also provide the name of the individual or organisation.

1.24 If you respond to this consultation, we will keep you informed of future consultation stages unless you advise us that you want to opt out of such communications.

1.25 All consultation responses will be made publicly available in due course following the end of the consultation. If you are responding as an individual, rather than as an organisation, we will not publish your contact details (email/postal address and telephone number) or signatures.

[1] Available here: Draft Local Plan 2042 | Test Valley Borough Council

1.26 Some of the content of this document goes into a level of detail or uses phrases which planners need to cover in order to refer to the correct technical terminology. If you are uncertain about the meaning of anything, or would like further explanation of the meaning, please contact us.

1.27 **Next Steps**

1.28 We will process and review consultation comments and finalise our evidence to inform the preparation of the final draft Local Plan (Regulation 19 stage). We will be consulting on our final draft Local Plan by the end of June 2026.

1.29 All comments made on our final draft Local Plan (Regulation 19 stage) will be collated and submitted alongside the draft Local Plan to the Secretary of State for Examination. Once the draft Local Plan has been submitted, the timescale is subject to the Planning Inspectorate.

2 Chapter 2: National, Regional and Local Context

2.1 Central to preparing the Local Plan is understanding the changing national and regional policy context which must be taken into account. Recent changes to national policy have already been highlighted which have significantly impacted the preparation of the draft Local Plan, which we must adapt too. Balancing this with taking account of the character and the local issues specific to Test Valley and its communities, is fundamental and challenging to preparing the Local Plan.

National Planning Policy and Guidance

2.2 We must frame our Local Plan against national planning guidance. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) provide guidance for the preparation of local plans. They set out key national priorities that must be taken into account in the preparation of local plans and when determining planning applications. The NPPF requires that all development needs are met in the Local Plan, in terms of homes, commercial development, and the provision of supporting infrastructure, facilities and services, in a sustainable manner.

2.3 At the heart of the NPPF is a presumption in favour of sustainable development. This reflects the requirement, in the Planning and Compulsory Purchase Act 2004 (as amended), that Local Plans are prepared with a view to '*contributing to the achievement of sustainable development*'[2]. It confirms that the planning system has three overarching and interdependent objectives: economic, social and environmental. The NPPF definition of sustainable development states that '*sustainable development is development that meets the needs of the present without comprising the ability of future generations to meet their own needs*'.[3]

2.4 The Government identifies the tests which the Local Plan will be assessed against. The tests ensure that Local Plans can be considered 'sound' and thus Adopted. The tests that must be met are positively prepared, justified,

2 Planning and Compulsory Purchase Act 2004 (as amended) Section 39(2).
3 Brundtland Commission definition as per Resolution 42/187 of the United Nations General Assembly and referenced at paragraph 7 in the NPPF

effective and consistent with national policy[4].

2.5 The Government published the Planning and Infrastructure Bill in March 2025 setting out how they will deliver their aim of building 1.5 million homes and deliver sustained economic growth. This includes measures such as bringing forward more of a strategic approach to nature recovery to unlock and accelerate growth and introducing strategic planning at a sub-regional level through the production of Spatial Development Strategies.

2.6 The Government has published a revised NPPF (December 2024) to help it achieve its target of building 1.5 million homes. This has resulted in the staggering increase in housing needs for us and other local authorities.

2.7 A new plan making system is to be in place from 31st December 2026. The aim is to make local plans simpler to understand, quicker to prepare and for communities to easily shape them. Any Local Plan submitted to the Secretary of State after 31st December 2026 will be examined under the new plan making system.

2.8 We are proposing to submit the draft Local Plan by the end of September 2026. The draft Local Plan would be examined under the current plan making system.

2.9 One part of the Government's planning reforms is the introduction of National Development Management Policies. These would avoid Local Plans having to repeat nationally important development management policies. The Government is intending to consult on National Development Management Policies this year ahead of finalising its position. We will take account of this prior to finalising our draft development management policies at the Regulation 19 stage.

2.10 At the same time as progressing potential planning reforms, the Government is clear that local authorities should be continuing with reviewing and updating their local plans and not await the new plan making system.

2.11 If further changes were to be made to the current plan making system, this could present further risks for the preparation of the draft Local Plan. We may need to pause plan preparation and consider any implications for taking the draft Local Plan forward.

[4] Paragraph 36 in the NPPF

Regional Context and the Duty to Cooperate

2.12 National policy places a duty on local planning authorities to co-operate with external organisations and stakeholders on strategic matters that cross over boundaries, such as transport corridors, infrastructure projects, or housing needs.

2.13 We are engaging with external organisations and stakeholders, including statutory consultees, such as Hampshire County Council and Natural England through the preparation of the draft Local Plan. This will help to ensure the draft Local Plan is informed by the expertise, priorities and requirements of other key agencies and authorities on strategic or cross boundary matters. This also provides opportunities for coordinated delivery of projects, policy and infrastructure.

2.14 We are also engaging with all our neighbouring authorities. These are shown in Figure 2.1.

Figure 2.1: Map showing Neighbouring Authorities

2.15 The Council works collectively with authorities across South Hampshire, including Hampshire County Council, through the Partnership for South Hampshire (PfSH) voluntary partnership[5] on a range of strategic planning matters, including on a joint evidence base. A Spatial Position Statement (SPS) for the sub-region, for the period to 2036, together with an overall vision and strategic direction covering the period to 2050, was published in December 2023.

2.16 The SPS set out the level of housing need and supply in South Hampshire, at that point in time, in December 2023. The revised NPPF (December 2024) has led to significant changes in housing needs across South Hampshire. Respective local plans are at varying stages, with each local authority considering whether they can meet their own housing needs. Ongoing discussions continue on this matter.

2.17 The Duty to Cooperate Topic Paper summarises the engagement the Council has undertaken with external organisations, stakeholders and neighbouring authorities. For this consultation, it focusses on strategic cross boundary matters that relate to delivering our housing needs. These are:

- Planning and delivering housing needs across South Hampshire
- Planning and delivering significant housing sites at Ludgershall
- The cumulative impacts of residential development on the international nature conservation designations of the New Forest, the Solent, and Salisbury Plain
- The cumulative impacts of additional nutrient input from new development on the Solent, River Avon, and River Itchen
- The approach to considering potential impacts on the River Itchen SAC compensation measures, which includes parts of the River Test and some of its tributaries.

2.18 Since the public consultation on the Regulation 18 Stage 2 document, Natural England notified the Council that parts of the River Test and some of its tributaries are providing compensatory measures for the River Itchen Special Area of Conservation. In line with national policy, the sites providing compensation measures need to be given the same protection as the Special Areas of Conservation. At present, additional guidance is awaited from Natural England on the approach to considering potential impacts of the compensation measures. The Habitat Regulations Assessment supporting the draft Local Plan has been prepared based on best available information at

5 Test Valley is part of the PfSH Partnership together with Eastleigh, Fareham, Gosport, Hampshire County, Havant, New Forest, Portsmouth, Southampton, and Winchester Councils and New Forest National Park.

present and will be updated prior to the final draft Local Plan (Regulation 19 stage).

Local Planning Context

2.19 The current Local Plan 2011-2029 was adopted in January 2016. This covers the majority of Test Valley as there is a small area of the borough within the New Forest National Park. The New Forest National Park Authority is responsible for the planning of this part of the borough, with the Adopted New Forest National Park Local Plan 2016-2036 covering this area.

2.20 The Adopted Local Plan forms part of the Development Plan for Test Valley. The Development Plan outlines the strategy for sustainable development and planning for Test Valley. The Test Valley Development Plan also includes the Adopted Hampshire Minerals and Waste Local Plan 2013[6] and a number of made Neighbourhood Plans.

2.21 Neighbourhood Plans provide an opportunity for parishes and local communities to plan for their local community and reflect their aspirations for their area. Neighbourhood Plans must be prepared in general conformity with the strategic policies currently set out in the Adopted Revised Local Plan 2016, however this will change to the draft Local Plan once adopted. The Council will continue to provide support for communities wishing to prepare a neighbourhood plan.

2.22 Other local planning policy documents can be prepared, such as Supplementary Planning Documents (SPDs) and Village Design Statements. SPDs can help to provide further guidance regarding strategic policies set out in a Local Plan. The Council already has several SPDs in place and these will remain in use if they are based on a strategic policy in the draft Local Plan on Adoption. Village Design Statements can be prepared by parishes and residents in consultation with the Council, to provide guidelines for developments to be in keeping with the village's essential character.

Preparing a new Local Plan

2.23 This draft Local Plan will replace the Revised Local Plan 2016 and become part of Test Valley's Development Plan, once adopted. It will set out how we intend to deliver sustainable development in Test Valley, including the level of new homes, jobs and infrastructure to be provided in order to support the borough's communities, whilst also protecting the local environment. It will aim to plan and create the right conditions for the delivery of infrastructure to help

[6] Available here: Hampshire Minerals and Waste Plan | Environment | Hampshire County Council

meet community needs.

2.24 The Council commenced preparation of the draft Local Plan back in 2018, with two informal and two formal stages of public consultation having taken place.

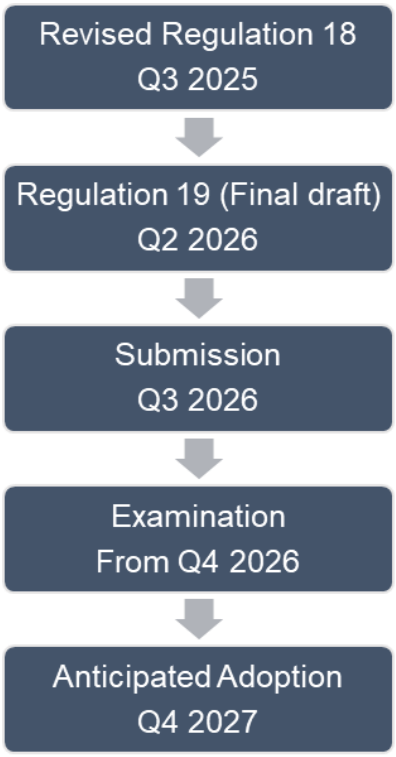
2.25 The informal stages of public consultation were an 'Issues and Options' document in the summer of 2018 and a 'Refined Issues and Options' document in summer of 2020. Both sought views on issues that the borough, and those who live and work in Test Valley, will face in the future.

2.26 The formal stages of public consultation were a 'Regulation 18 Stage 1' document in winter-spring of 2022 which sought to provide proposals on solely strategic matters, and a 'Regulation 18 Stage 2' document in February–April 2024 which was a full draft plan.

2.27 Whilst this Revised Regulation 18 document focuses solely on those matters related to addressing our increase in housing needs, the final draft (Regulation 19) Local Plan will cover all matters, such as an updated Vision, Objectives, how we are seeking to meet employment needs and Development Management Policies.

2.28 The timetable for preparing the draft Local Plan (Figure 2.2), is set out in the Test Valley Local Development Scheme.

Figure 2.2: Local Plan 2042 Timescale.



2.29 A draft Policies Map is provided alongside the Revised Regulation 18 Local Plan.

2.30 We were proposing to cover the plan period 2020 to 2040 for the draft Local Plan. However national planning policy is clear that the Council needs to look ahead over a minimum of 15 years from the date of adoption of the plan. The change in timescale for preparing the draft Local Plan means we need to change the plan period to 2025 to 2042.

2.31 The preparation of the draft Local Plan is informed by evidence studies. These studies help to understand the background of issues a Local Plan needs to address and provide justification for what is proposed. Studies will evolve over the preparation of the draft Local Plan.

2.32 The Council has already prepared several evidence studies to inform the policies and proposals within the previous Regulation 18 Stage 2 document. These studies have informed what is proposed in this consultation document and will be updated at the final draft stage (Regulation 19).

2.33 The Council has updated relevant Topic Papers and Assessments relating to what is proposed in the Revised Regulation 18 document. These explain how the Council has assessed and derived the draft proposals and policies. This includes the Sustainability Appraisal, the Habitats Regulations Assessment, and Equalities and Health Impact Assessment. These ensure sustainability is embedded within the draft Local Plan, as well as ensuring the impacts from the proposals or policies in the draft Local Plan on protected habitats, equality and health are fully considered and reflected in the Plan. These assessments and evidence studies are part of the public consultation.

2.34 Partnership and collaborative working with many stakeholders including both public agencies and private sector has informed the draft Local Plan and will continue over its preparation and delivery. Delivery of necessary infrastructure is important to our communities and partnership working is crucial to enable coordinated and forward planning. However, this is a significant challenge when we are now needing to plan for many more homes with the delivery of infrastructure outside of our control.

3 Chapter 3: Spatial Strategy and Housing Needs

3.1 We are committed to ensuring the borough's growth is delivered in the most sustainable way which benefits our communities. The spatial strategy identifies how much, where and what sustainable development looks like for our communities in Test Valley.

3.2 This Chapter updates the overarching spatial strategy along with the number of homes that are needed and where the Council is seeking to meet this need. It also sets out the potential impact this has on planning for employment needs and contingency and delivery measures.

Sustainable Spatial Strategy

3.3 To ensure the overarching sustainable objectives are at the heart of Local Plans and decision making on planning applications, the National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development.

3.4 Sustainable development is meeting the needs of the present without compromising the ability of future generations to meet their own needs and has three overarching objectives. To deliver this, we must balance these objectives; economic, social and environment, which can be challenging.

3.5 The spatial strategy sets out Test Valley's approach to promoting a sustainable pattern of development:

- It sets out key factors to guide the shape of sustainable development. A focus on ensuring health, high quality design, addressing our changing climate and green networks are at the heart of development; and
- It identifies the distribution of development in the borough setting out where we will meet our various needs, ensuring infrastructure is aligned with development and supporting opportunities for local communities to plan to meet their needs.

3.6 Taken as a whole, the spatial strategy and the plan's policies will balance the delivery of the three sustainability objectives and how we positively deliver the presumption in favour of sustainable development for our communities. Reflecting this, we are still continuing to not propose to have a policy in the draft Local Plan that sets out the presumption in favour of sustainable development. This approach continues to be supported by consultation responses. Instead, we have expressed what sustainable development looks like for Test Valley.

Spatial Options

3.7 The spatial strategy has been developed from assessing several options for the distribution of development. We have developed these options and undertaken an iterative and robust assessment informed by the Sustainability Appraisal, evidence and consultation comments.

3.8 The following stages have been undertaken:

- At Regulation 18 Stage 1 (February 2022) we assessed six broad distribution options.
- At Regulation 18 Stage 2 (February 2024) we revisited the options to consider both 'top down' and 'bottom up' factors. 'Top down' factors included meeting our needs, consistency with our settlement hierarchy and other factors which could influence the broad distribution of development such as environmental constraints. Exploration of 'Bottom up' factors included assessment of the merits of individual site options in delivering the 'top down' factors.
- At this Revised Regulation 18 stage, we have revisited the spatial options in the light of the significant increase in the need for homes ('top down' factors) and the assessment of individual site options ('bottom up' factors).

3.9 The assessment has demonstrated that the significant increase in our housing needs leads to a need to allocate a number of additional sites. The spatial strategy has been developed to enable this to be delivered sustainably.

Proposed Spatial Strategy

3.10 A key consideration for the proposed spatial strategy is the strong distinction between Andover and the northern part of the borough, and Romsey and the southern part of the borough which has a close relationship with South Hampshire. The spatial strategy has considered the distribution of development across the borough recognising that a balance is needed between north and south Test Valley.

3.11 To support and sustain vibrant and healthy communities, the spatial strategy identifies a wider distribution of development than set out in our current Local Plan 2016. This remains with the significant increase in our housing needs.

3.12 The market towns of Andover and Romsey are our largest settlements in the borough, with the widest range and number of facilities. They are at the core of our spatial strategy and will continue to be a focus for development. Central to this, is the regeneration of the town centres through requiring high

quality design and providing a mixture of uses to support day and evening economies which will benefit our communities and attract visitors. The respective Masterplans are delivering this. Development will need to maximise the use of brownfield land in the town centres.

3.13 Significant growth has already taken place or is planned at Andover and Romsey in the form of large scale housing allocations, as identified in the current Adopted Local Plan 2016. We have already taken account of this growth in considering site allocations.

3.14 There are a handful of settlements that also provide a range of facilities and services, and whilst not to the same level of Andover and Romsey, they provide more of a range than our more rural settlements. These are settlements in Tier 2 of the Settlement Hierarchy. These settlements will also continue to be a key focus for growth.

3.15 For the rural area, the strategy is still to continue to support vibrant and thriving communities. Alongside this, we have considered whether expanding rural settlements would bring benefits of providing additional infrastructure to support the existing and new communities. This has led to a large scale expansion at Weyhill being proposed. This would enhance the settlement by enabling a primary school to be provided and improve the range of services and facilities available at Weyhill.

3.16 Smaller scale growth is proposed at other rural settlements. The settlement hierarchy identifies the settlements where there are facilities to meet daily needs, which are in Tier 3. The delivery of appropriate levels of growth at these settlements will bring additional population to help sustain existing facilities whilst seeking to maintain the settlements' rural character.

3.17 Not all settlements in Tier 3 will have a site allocation within the draft Local Plan. For some settlements, there are sites that are either not available or suitable to take forward. This means an equal distribution is not deliverable.

3.18 The draft Local Plan continues to support and enable rural communities to deliver their own priorities to address the specific challenges they face in terms of housing supply and affordability. This builds on the approach in the Council's Four-year (corporate) Plan 2023-27 of a tailored approach to working with our rural communities to deliver their varying needs.

3.19 Communities already have the opportunity to shape their areas through Neighbourhood Plans and Village Design Statements. This strategy will support communities in identifying and shaping their needs for housing and other development by using the community planning tools available to them to

deliver this, alongside what is proposed in the draft Local Plan. The Council has recently published an updated Community Planning Toolkit (May 2025) providing practical guidance to help and support communities in doing this.

3.20 There is a strong and diverse rural and visitor economy in the borough and the spatial strategy continues to recognise the need to support this. These types of economies play a crucial role in supporting and sustaining vibrant communities, and the support for a wider distribution of development will enable this to grow, where it is sustainable to do so.

3.21 The delivery of new or improved infrastructure has consistently been raised by our communities as a key concern for them. The significant increase in our need for homes, will put extra pressure on our infrastructure. It is critical to ensure that growth is delivered sustainably with the necessary infrastructure to avoid placing more pressure on existing services or facilities, but this is very challenging to achieve. The Council works collaboratively with partners to plan and deliver infrastructure, however the delivery of such is out of our control.

Test Valley Sustainable Spatial Strategy

Maintaining and enhancing a sustainable and attractive borough through:

- **Reducing our impact on our changing climate and integrating ecological networks and improving biodiversity.**
- **Providing inclusive growth that creates green, safe, and well-designed places**
- **Supporting new or improved infrastructure which positively responds to its setting, local needs, and our changing climate**
- **Promoting access to the countryside and conserving and enhancing the borough's diverse and historic landscape character**
- **Providing developments that promote active travel and invest in infrastructure to enable clean travel that reduces our impact from travel**
- **Working with our communities and organisations to deliver this**

Delivering vibrant and resilient towns at Andover, Romsey and other larger settlements through:

- **Promoting the town centres as destinations through delivering well designed, accessible, mixed-use developments with improvements to our public realm, maximising the use of previously developed land, to support the day and evening economies in accordance with our Masterplans**
- **Being a key focus for sustainable growth along with supporting infrastructure which is integrated with the towns**

- **Sustaining sustainable communities through maintaining and enhancing the roles of our larger settlements**
- **Working jointly with Andover Vision and Romsey Future to deliver improvements to the town centres**

Enhancing and sustaining vibrant and healthy rural communities through:

- **Expanding Weyhill to enable the delivery of a primary school**
- **Maintaining the roles of our rural settlements through supporting appropriate growth to help sustain existing accessible facilities**
- **Supporting our communities to be empowered to identify and deliver their needs through the use of community planning tools**
- **Supporting our strong and diverse economy including the rural and visitor economy.**

Settlement Hierarchy and Boundaries

3.22 A key part of delivering our spatial strategy is our settlement hierarchy. The Settlement Hierarchy identifies and groups together towns and villages based on their sustainability and their role and function. This is identified in terms of the access to services and facilities within each settlement or in nearby larger towns or villages.

3.23 The Regulation 18 Stage 2 document identified a draft settlement hierarchy (in Spatial Strategy Policy 1 (SS1)). This set out where settlements sat in the hierarchy based on their range of services and facilities. It identifies four settlement tiers. The more sustainable settlements are located in the higher tiers of the hierarchy as residents are able to access a greater range of services and facilities more easily without the need to travel as far by car. The smaller, less sustainable settlements with fewer facilities are located towards the bottom of the hierarchy.

3.24 The Regulation 18 Stage 2 document also identified settlement boundaries. Settlement boundaries are a planning tool to direct development to the most sustainable locations, within defined settlement boundaries. Areas outside the defined boundaries are classed as countryside for the purpose of planning policy.

3.25 We are not proposing any changes to the settlement hierarchy or settlement boundaries that were consulted on as part of the Regulation 18 Stage 2 document. These will be reviewed following consultation on this document and set out in the final draft Local Plan (Regulation 19 stage). For ease, a copy of the draft settlement hierarchy is provided at Appendix 1 and the settlement boundaries are set out on the draft Policies Map. We will take into

account comments made on these, at both the Regulation 18 Stage 2 and on this document, in producing the final draft Local Plan.

Meeting our Housing Needs

3.26 Meeting future housing needs is one of the greatest challenges for the Local Plan. The plan needs to provide for the right number of homes, of the right type and in the right locations. There is also a need to ensure that as part of the overall scale of provision, that the needs of different household groups are met, including for affordable housing and for those with specialist needs.

3.27 Increasing overall housing delivery is a key priority for the Government and a target has been set to deliver a total of 1.5 million homes between 2024 and 2029. To achieve this target, the Government has amended how housing needs are calculated. This has resulted in many local authorities housing need significantly increasing, including Test Valley's.

3.28 Since the Local Plan 2016 was adopted, we have delivered 6,847[7] homes which includes over 2,005 affordable homes. We have made a significant proportional contribution towards delivering homes. However, the changes from Government mean we need to significant increase our housing need. This means we need to plan for many more homes.

Housing Need

Spatial Strategy Policy 3 (SS3): Housing Requirement

The housing requirement for the borough is a minimum of 15,878 homes, to be delivered over the plan period of 2025 to 2042 with an annual requirement of 934 homes.

3.29 National planning policy requires us to meet our housing needs to support the Government's objective of boosting supply. A local housing need assessment should be undertaken based on the national standard method to inform the housing requirement figure for the plan area. A sufficient supply and mix of sites should then be identified to meet this requirement.

3.30 The Government is continuing to use the standard method to calculate local housing need but the calculation has been amended. The calculation takes account of existing housing stock levels and increases this by 0.8%. It then applies an affordability adjustment to take account of house prices and

[7] This equates to an average of 761 homes per year between 2015/16 to 2023/24

earnings to boost housing numbers.

3.31 The outcome of the standard method for Test Valley is 934 homes per year. This has increased from 524 homes per year[8]. For the plan period 2025 to 2042 (17 year period), this is a total of 15,878 homes. This is significantly different from what we were planning for in the Regulation 18 Stage 2 document, which was 11,000 homes over a 20 year period.

3.32 There are annual updates to the data that inform the standard method calculation which we will need to consider as plan preparation continues. It is anticipated that this data will be available by the end of May 2025, which we will need to address in the final draft (Regulation 19 stage) of the Local Plan. It is therefore likely that the local housing need figure will change again prior to the final draft Local Plan (Regulation 19 stage).

3.33 We previously undertook a Strategic Housing Market Assessment (SHMA) in 2022 to evidence our overall housing need, affordable housing need and specialist housing need. This study will be updated to inform the final draft Local Plan (Regulation 19 stage) on affordable and specialist housing needs.

Unmet Housing Needs

3.34 National policy is clear that where unmet housing needs exist, neighbouring authorities are required to help provide for these housing needs. Whilst preparing the Regulation 18 Stage 2 consultation document, there was increasing pressure from authorities neighbouring southern Test Valley.

3.35 A Spatial Position Statement[9] (published in December 2023) by the Partnership for South Hampshire set out the ongoing engagement between the authorities and the current level of housing need and supply in South Hampshire, at that point in time. Whilst it identified a supply shortfall in meeting housing needs across South Hampshire, this reflected the fact that several Local Plans were at the early stages of plan preparation. The intention was that once individual Local Plans had progressed and evidenced the level of unmet housing need, we would be able to consider this. However, at that point, the evidence and confirmed level of unmet need had not been produced by the relevant neighbouring authorities, so we were unable to consider it.

3.36 Since the SPS was published, the Government's revised NPPF has significantly impacted the progress of Local Plans, and the level of housing needs we are all planning for. Given the significant increase in need for homes, the pressure from our neighbours will continue to increase which we

[8] based on previous standard method calculation as of March 2024
[9] https://www.push.gov.uk/work/planning-and-infrastructure/push-position-statement/

are engaging with our neighbours on. However, our discussions and their respective local plans are not at a stage of identifying and evidencing the scale of unmet needs yet. As our own housing need has increased, it will make our ability to help address unmet needs from our neighbouring authorities more challenging. We will continue to engage with our neighbours on this.

3.37 At present, we therefore do not have any current requests to help meet unmet housing needs from our neighbouring authorities. This position may change as plan preparation continues but it is uncertain whether this will be at a point at which this draft Local Plan can address this, or whether it will need to be addressed through the new Spatial Development Strategies to be prepared by the combined authorities and subsequent future Local Plans under the new unitary authorities.

Housing Market Areas

3.38 We have had a long-standing position that the identification of housing needs should reflect the distinct geography of Test Valley. Test Valley contains two distinct housing market areas (HMAs) which are geographical area defined by household demand and preferences. It reflects the key functional linkages between places where people live and work.

3.39 We reviewed the two HMAs through the HMA study (2022) and this recommended to continue with two separate HMAs for Northern and Southern Test Valley, but with a revised boundary. The Regulation 18 Stage 2 document therefore proposed to take this forward with the two HMAs as separate areas for the purpose of monitoring housing need and calculating the five-year housing land supply.

3.40 This draft Local Plan proposes to change this, by removing the two HMAs and monitoring housing need and calculating our five year housing land supply on a boroughwide basis. This reflects the revised NPPF which requires local authorities to measure housing needs on a boroughwide basis.

Rural Housing Requirement

3.41 The spatial strategy sets out a different strategy for Andover, Romsey and the next larger settlements and our more rural communities. The spatial strategy seeks to maintain the roles of the majority of our rural settlements[10] recognising that these communities have varying needs, as recognised by our

[10] Apart from Weyhill which is proposed to be enhanced through strategic expansion.

Four-year (corporate) Plan 2023 -2027.

3.42 In the Regulation 18 Stage 2 document, a rural housing requirement was proposed of 542 homes. The delivery of this was to be met through existing committed housing supply and communities bringing forward locally driven schemes including through designated active neighbourhood plans.

3.43 Due to the increase in our housing need, we have had to review our spatial strategy and how we are seeking to deliver this across the borough. The delivery of the spatial strategy in the rural area, will still be met by committed housing supply and communities bringing forward locally driven schemes, but alongside this, the draft Local Plan is now having to allocate homes in the rural area. This change in approach, means what was previously proposed is no longer appropriate, however we will review this in the preparation of the Regulation 19 document.

Neighbourhood Plan Housing Requirement

Spatial Strategy Policy 5 (SS5): Neighbourhood Development Plan Housing Requirements

Neighbourhood Development Plans will need to make provision for the following minimum housing requirements:

Neighbourhood Development Plan	Minimum Housing Requirement
Awbridge	10
Wherwell	10

New Designated Neighbourhood Plan Areas and made Neighbourhood Plans under review will be provided with a minimum housing requirement following designation or on commencement of the review, unless a site allocation is made in the designated Neighbourhood Plan Area in the Local Plan.

3.44 Neighbourhood Plans provide a tool for communities to have their say in the future of the places where they live and work. National planning policy encourages communities to develop their own local vision, and plan positively to meet local housing needs for their communities, by allocating sites for new homes and influencing the form and shape of new development. They become part of the Development Plan and have legal weight in determining planning applications.

3.45 As the borough is fully parished, Parish and Town Councils will lead neighbourhood planning in areas which include all or part of a parished area. At present, there are 10 made Neighbourhood Plans with a number of other

Plans in progress and information on this can be found on our website[11].

3.46 By their nature Neighbourhood Plans are 'non-strategic' but nevertheless can contribute to achieving the strategic objective of providing new homes. Neighbourhood Plans should not promote less development than set out in the Local Plan but can promote more development.

3.47 National planning policy places a duty on the council to provide a housing requirement for each designated neighbourhood area which reflects the overall strategy for the pattern and scale of development for the area and any relevant allocations.

3.48 The pattern and scale of development proposed in this draft Local Plan is different to what was consulted on as part of the Regulation 18 Stage 2 document. In the Regulation 18 Stage 2 document, the draft Local Plan was not proposing site allocations in any of the designated neighbourhood areas where a neighbourhood plan was actively being progressed. Due to the significant increase in our housing need, and the scale of the challenge to meet this, we are now having to allocate homes in these areas. We have therefore reviewed our approach to providing housing requirements to designated neighbourhood plan areas.

3.49 For our largest and most sustainable settlements (as identified in settlement tiers 1-2 of the settlement hierarchy), the draft Local Plan makes a number of site allocations at these locations. It is considered that these will meet both the strategic housing need for the borough but also local needs. Reflecting this, it is proposed that housing requirements for designated neighbourhood plan areas at these settlements will not be provided.

3.50 At our rural settlements (as identified in settlement tiers 3 and 4 of the settlement hierarchy), the draft Local Plan will consider and identify housing requirements for designated neighbourhood plan areas, but only where there is no site allocation proposed in the draft Local Plan. The site allocations are of a scale that would meet the housing needs of these settlements.

3.51 Policy SS5 has been updated to remove designated areas that now have a made neighbourhood plan, to include recently designated areas but also remove designated areas where there are proposed sites allocated in their area in the draft Local Plan. Although no housing requirements are provided for these areas, neighbourhood plans can still consider undertaking housing needs survey to assess their specific needs including the type and mix of homes. The neighbourhood plan can seek to shape the draft Local Plan site

[11] https://www.testvalley.gov.uk/planning-services/planningpolicy/neighbourhood-planning

allocation in this regard.

3.52 There are three made Neighbourhood Plans that have allocated sites to deliver new homes; King's Somborne, Wellow and Charlton. The draft Local Plan is also proposing to allocate homes at two of these settlements, reflecting the range of services and facilities they offer to support these sites.

3.53 National policy does not set a methodology for producing housing requirements for designated neighbourhood plan areas. National guidance advises that a balance must be struck between supporting local housing needs whilst avoiding adverse impacts on the natural and historic environment. A methodology for assessing the housing requirements for each of the active designated neighbourhood areas was produced to inform the Regulation 18 Stage 2 document. This methodology remains.

3.54 The assessment for the designated neighbourhood plan areas concluded that a minimum requirement of 10 new homes over the plan period should be provided for. This figure will ensure that affordable housing can be provided in these rural areas. This minimum figure should be delivered through the Neighbourhood Plan and supplemented with local evidence, such as a housing needs survey, to ensure that the right type and size of new homes are delivered in the designated areas. There are a few active designated areas where no housing requirement is proposed reflecting the constraints that exist at these areas.

3.55 The draft Local Plan anticipates that new neighbourhood areas will be designated over the Plan period and requirements for these will be provided on designation of the area. Housing requirements will also be given on commencement of the review of a made plan unless the draft Local Plan has proposed a site allocation within the designated plan area.

3.56 Alongside Neighbourhood Development Plans, there are other community planning tools available to our communities to bring forward proposals for housing or to shape the form of development. This includes through a Community led Scheme, Rural Exceptions site or Village Design Statement.

3.57 Undertaking any of the community planning tools for our communities can be a complex and challenging process. We have increased our level of support for our communities to undertake these tools through increasing officer

resource and updating our Community Planning Toolkit with a series of guides for the various tools available to communities[12].

Meeting our Housing Requirement

Spatial Strategy Policy 6 (SS6): Meeting the Housing Requirement

The minimum boroughwide housing requirement is being met through housing completions, commitments, windfall allowance, site allocations and neighbourhood plans.

The site allocations are set out in the table below. Where appropriate, development at these allocations will be guided by comprehensive masterplans to achieve high quality sustainable design and connectivity to the surrounding area.

The site allocations will be supported in accordance with the general requirements identified at Appendix 3 and the Development Plan.

Site	Approximate Number of Homes	Parish	Settlement Tier	Policy
Land South of London Road, Andover	90	Andover	1	NA4
Land at Manor Farm, North of Saxon Way, Andover	900	Enham Alamein	1	NA5
Land at Bere Hill, Andover	1400	Andover	1	NA6
Land at Finkley Down Farm, Andover	1150	Andover	1	NA11
Land east of Smannell Lane, Andover	200	Smannell	1	NA12
Land West of Andover	200	Penton Mewsey	1	NA13
East of Hatherden Road, Charlton	135	Charlton	2	NA14
Land East of Ludgershall	350	Kimpton	2	NA7
Land South East of Ludgershall	1363	Kimpton	2	NA8
Land at Danebury School, Stockbridge	100	Longstock / Houghton	2	NA15
Expansion of Weyhill	1,034	Amport/ Fyfield	3	NA16
Land North of Streetway Road, Grateley Station and Palestine	80	Grateley	3	NA17

[12] Available here: Community Planning Toolkit | Test Valley Borough Council

Site	Approximate Number of Homes	Parish	Settlement Tier	Policy
Land west of Newbury Road, Enham Alamein	100	Enham Alamein	3	NA18
Land South of Eastville, Appleshaw	35	Appleshaw	3	NA19
Land at Bulberry Field, Duck Street, Abbotts Ann	60	Abbotts Ann	3	NA20
North of Red Rice Road, Upper Clatford	20	Upper Clatford	3	NA21
Land at Barrow Hill, Goodworth Clatford	40	Goodworth Clatford	3	NA22
Land to the north-east of Thruxton	80	Thruxton	3	NA23
Tennis Court Field, Barton Stacey	20	Barton Stacey	3	NA24
Land to North East of Drove Road, Chilbolton	65	Chilbolton	3	NA25
Land South of Ganger Farm, Romsey	340	Romsey	1	SA4
Land South of the Bypass, Romsey	110	Romsey	1	SA5
Land at Velmore Farm, Valley Park	1070	Chilworth	2	SA6
Land at Ampfield Meadows, Ampfield	44*	Ampfield	2	SA7
Land at Upton Lane, Nursling	80	Nursling and Rownhams	2	SA8
Halterworth, Romsey	1070	Romsey	1	SA18
Land North of Highwood Lane, Romsey	100	Romsey	1	SA19
Brentry Nursery, Romsey	245	Romsey	1	SA20
Land at Packridge Farm, North Baddesley	180	Nursling and Rownhams	2	SA21
Fields Farm, Rownhams	100	Nursling and Rownhams	2	SA22
Land at Flexford Road, Valley Park	200	Valley Park	2	SA23
Land adjacent to Hyde Farm, Broughton	45	Broughton	3	SA24
Land West of Holbury Lane, Lockerley	50	East Dean	3	SA25
Land West of Braishfield Road, Braishfield	54	Braishfield	3	SA26
Land South of Romsey Road, Wellow	100	Wellow	3	SA27

C2 units extra care accommodation

3.58 The delivery of our housing requirement will need to take account of our spatial strategy and the availability and sustainability of sites. Test Valley significantly varies in character and constraints, and whilst the spatial strategy can broadly direct the location of sustainable development, an equal spread of housing is unachievable and unsustainable.

3.59 As the plan period now starts on 1st April 2025, we can take account of existing housing supply from this date e.g. outstanding permissions and completions. We have assessed how much existing housing supply we have committed as of 1 April 2024, as data is not available for 1 April 2025 yet. This will be updated for the final draft Local Plan (Regulation 19 stage).

3.60 The proposed site allocations to meet our housing needs are listed in Policy SS6 with further detail in the individual site policies set out in Chapter 4. The settlement tier is included in Policy SS6, and where settlements are located outside but adjacent to the borough boundary e.g. Ludgershall, the equivalent settlement tier has been set out. A Housing Trajectory is provided alongside the draft Local Plan setting out the delivery of the proposed site allocations. The housing supply figures and trajectories provide a snapshot and there will be variables within these figures. This is the case at the current time and will remain so in the future as unknown delays to delivery can take place.

3.61 We consulted on a series of draft site allocations in the Regulation 18 Stage 2 document, which were supported by evidence. We received a number of consultation comments regarding these sites. These comments have been taken into account in updating the respective site policies. These sites continue to be proposed and are included in this draft Local Plan, with updated policies. These sites make a contribution towards meeting our increased housing requirement; however a significant shortfall still remains.

3.62 The Regulation 18 Stage 2 document proposed sites at our largest and most sustainable settlements of Andover, Romsey, Ludgershall[13], Valley Park, Chandler's Ford and Nursling and Rownhams. Further sites are allocated at Andover, Romsey, Ludgershall, Stockbridge, and Nursling and Rownhams.

3.63 Large scale expansion is proposed at Weyhill. There are a number of unconstrained sites at Weyhill, with facilities such as shops available to support these sites. There is not a primary school at Weyhill, which this expansion would enable. This would bring benefits to both existing and future

[13] Ludgershall is within Wiltshire Council administrative boundary but adjacent to Test Valley administrative boundary.

residents.

3.64 Several site allocations are proposed at rural settlements, where facilities exist to support daily needs. There is variety in the size of sites proposed and not all settlements with facilities will have a site proposed. The varying nature of our rural communities means a one size fits all approach is not sustainable or deliverable.

3.65 We have undertaken a broad assessment of the capacity of the proposed sites and sites in our housing supply to ensure the necessary infrastructure and mitigation can be delivered alongside the number of homes that have been promoted. However, it is inevitable that as sites progress through the plan making process and planning application process, their capacities will be refined. There may be instances where potential capacities decrease however given the number and scale of sites the capacity could increase to result in a positive supply. To reflect this, an adjustment allowance has been included in our housing supply. This will be reviewed at the final draft Local Plan (Regulation 19) stage.

3.66 The change in our five year housing land supply position, and the resultant significant risk of speculative development, means that there will be extra housing supply coming forward. To forecast the number of homes that will come forward is a challenge. We have increased our windfall allowance firstly, over the plan period and secondly, over the next five years to take account of this. This will be reviewed at the final draft Local Plan (Regulation 19) stage.

3.67 We will continue to monitor our housing supply position as the preparation of the draft Local Plan progresses.

Table 3.3: Housing Requirement and Supply

	Housing Supply 2025-42
Minimum Housing requirement	15,878
Existing Commitments	3,187
Regulation 18 Stage 2 Site Allocations	5,534
Neighbourhood Development Plan Requirements	20
Revised Regulation 18 Site Allocations	5,676
Site Adjustment Allowance (reflecting future refinement in capacities)	196
Total windfall allowance	1,265
Total Supply of Housing	**15,878**

Local Gaps

3.68 Local Gap designations and policies identify areas of countryside which are strategically important in defining settlement edges and settings, and in maintaining separation between settlements. They are well established in Test Valley Borough and have been supported by local communities for many years.

3.69 In the Regulation 18 Stage 2 document, we proposed to continue to take forward local gaps with nine gaps designated. These have been considered alongside the outcomes of the Local Gaps Study, in the assessment of sites for housing. Given the extent of sites, for which we need to allocate, there are sites proposed which create a need to amend some of the local gap boundaries. However, these changes do not fundamentally alter the aim of the local gaps in maintaining separation between settlements and all nine gaps continue to be proposed. Local gap boundaries are shown on the policies map with Appendix 2 explaining the changes that are proposed compared with what was set out in Regulation 18 Stage 2 document.

Meeting our Economic Needs

3.70 There is a strong and robust local economy in Test Valley. This is key to delivering prosperity and quality of life. However national factors such as the cost of living are impacting our national economy and we will need to support recovery, especially during periods of economic instability.

3.71 National policy emphasises the role of the planning system in helping to create an environment in which businesses can invest, expand and adapt. A key part of delivering sustainable development is building a responsive and competitive economy, including by ensuring the appropriate availability of land to support economic growth, innovation and improved productivity.

3.72 The draft Local Plan will continue to support economic growth, and we will need to set out our employment needs and approach to meeting this. This will need to take account of, and be flexible to, the changes in the structure of the local economy as it continues to evolve.

3.73 The Regulation 18 Stage 2 document identified employment land needs for the borough, split by north and south Test Valley. This need was evidenced through the Test Valley Employment Needs Further Analysis Study (DLP) 2022. This study considered a range of factors such as forecasts of economic growth, market attractiveness and past trends. We proposed to take forward

the figure of 71.7 hectares of employment land boroughwide.

3.74 A key consideration in determining the level of employment land needed, is whether there is a balance between the amount of new employment land provided versus the number of new homes to be delivered. New homes generate new population and increase the amount of people available to work. An appropriate balance between homes and employment ensures that there are opportunities for the Test Valley population to live and work in the same area.

3.75 The significant increase in our housing need means we need to reassess whether the amount of employment land proposed is still appropriate to inform the final draft Local Plan (Regulation 19 stage). Nonetheless, we did plan to deliver more employment land than we needed in the Regulation 18 Stage 2 document across the borough.

3.76 The sites we have already proposed to provide employment land in the Regulation 18 Stage 2 document are critical to meeting our employment needs. We undertook a call for sites alongside the previous public consultation where only a couple of new sites were submitted for consideration. These sites are included in the update to the Strategic Housing and Economic Land Availability Assessment (SHELAA, 2025).

Delivery, and Contingency and Monitoring

3.77 Delivering and implementing the policies and proposals of the draft Local Plan, at the appropriate time and in a sustainable way, is a challenge. The need to significantly increase the number of homes we deliver has further emphasised this challenge. The Council will not be able to deliver the proposed development alone. It will need the support and involvement of a number of organisations.

3.78 The Council has engaged with a range of stakeholders in preparing the draft Local Plan. This includes public agencies and the private sector who will play a key role in delivering proposals and infrastructure and provide advice on technical matters. This includes (and is not limited to) neighbouring authorities, developers, infrastructure providers, local communities and interest groups and other organisations relating to the ‘duty-to-cooperate’.

3.79 Engagement ensures that the draft Local Plan takes account of their priorities, helps to meets national requirements and is deliverable. However, there are challenges to this, most notably related to viability and market capacity, given the high number of homes needed. This can impact the timing of the delivery

of homes, which is outside of our control.

3.80 The viability of development is crucial to the delivery of high-quality sustainable development with the necessary infrastructure being delivered in a timely manner by partners and stakeholders. We did undertake a Viability Study (2024) which concluded that there was a strong local housing and employment market but also that the level of financial obligations required to deliver infrastructure and mitigate impact of development has increased in recent years.

3.81 We will need to update the Viability Study to inform the final draft Local Plan (Regulation 19 stage), to assess the increase in number of homes and changes to costs and values.

3.82 The Regulation 18 stage 2 document identified a policy on delivery, monitoring and contingency including setting a monitoring framework which sets out how the plans and policies of the draft Local Plan will be monitored. This will be reviewed and consulted on as part of the final draft Local Plan (Regulation 19 stage).

4 Chapter 4: Test Valley Communities: Proposed Housing Sites

4.1 The draft Local Plan proposes to deliver development in a sustainable way taking account of the varied character and communities of Test Valley. The Spatial Strategy has identified the broad direction of growth with this Chapter focussing on the sites needed to ensure we can meet our housing needs. The Regulation 18 Stage 2 document proposed a number of housing sites. These sites are continued to be proposed along with additional site allocations.

4.2 In the Regulation 18 Stage 2 document, a series of employment sites were allocated or safeguarded, and on our town centres were presented. We will be reviewing our evidence to update these policies as part of our final draft (Regulation 19 stage).

4.3 To reflect the varied local character and communities of Test Valley, this Chapter sets out the proposed housing site allocations by north and south Test Valley with the A30 separating the north and south areas of the borough:

- **North Test Valley**: this covers the area north of the A30 and includes Andover, Test Valley's largest settlement, with strategic employment sites at Portway Business Park and Walworth Business Park. The next largest settlements are at Charlton and Stockbridge.
- **South Test Valley**: this covers the area south of the A30 and includes the town of Romsey which is at the heart of Southern Test Valley. The next largest settlements are at North Baddesley, Nursling and Rownhams, and Valley Park.

4.4 The Site Selection Topic Paper summarises why sites have or have not been taken forward for allocation at this stage. Although there is a planning justification for why sites have been taken forward, the difference in sustainability between some of these sites can be marginal.

4.5 There are several technical studies and papers which provide the evidence for our site selection process. These include the Infrastructure Delivery Plan, Sustainability Appraisal, and Habitats Regulations Assessment. Evidence prepared at the Regulation 18 Stage 2 has informed the site selection process, such as Landscape Sensitivity, Strategic Flood Risk Assessment and Local Gaps Study. We will be updating evidence studies to inform the final draft Local Plan (Regulation 19 stage).

North Test Valley

4.6 At the heart of North Test Valley is Andover, a historic market town on the River Anton. Andover is located close to the A303, providing wider connectivity with Basingstoke, Salisbury and other settlements in Wiltshire and the southwest.

4.7 The area around Andover is highly rural, with the North Wessex Downs National Landscape covering the northern boundaries of the borough. There are a few larger rural settlements including Charlton providing local services and facilities. In addition, the settlement of Ludgershall is immediately adjacent to the borough boundary and although located in Wiltshire, has functional links with Andover.

4.8 Andover is a highly sustainable settlement providing a range of services and facilities and has been the focus for sustainable development in recent years, with large urban extensions having taken place to the east of Andover at Picket Piece, East Anton and Picket Twenty. The town has key strategic employment sites including Walworth Business Park, East and West Portway Business Park, and Andover Business Park reflecting its location on the A303 and wider connectivity.

4.9 There are 20 strategic housing allocations proposed in North Test Valley which will ensure there is enough housing provision to meet our residual housing requirement alongside the allocations in South Test Valley. For each of the proposed housing site allocations, a site policy sits alongside a list of General Requirements as set out at Appendix 3. The site policies focus on only site-specific matters whereas the general requirements bring together requirements that will apply for all sites, as appropriate.

4.10 Sites at Land South of London Road, Andover (Policy NA4), Land at Manor Farm, North of Saxon Way, Andover (Policy NA5), Land at Bere Hill, Andover (Policy NA6), East of Ludgershall (Policy NA7) and South East of Ludgershall (Policy NA8) were previously proposed for allocation in the Regulation 18 Stage 2 document. The draft policies have been reviewed and updated to take account of consultation comments, evidence and discussions with stakeholders.

4.11 The evidence at this stage has provided a high-level indication of what infrastructure and mitigation is needed for each site. Further evidence and engagement to refine the policies and General Requirements will be undertaken to inform the final draft Local Plan (Regulation 19 stage).

South of London Road, Picket Twenty, Andover

Northern Area Policy 4 (NA4): Land South of London Road, Picket Twenty

A strategic housing allocation of approximately 90 dwellings is proposed south of London Road at Picket Twenty.

Development will be permitted subject to:

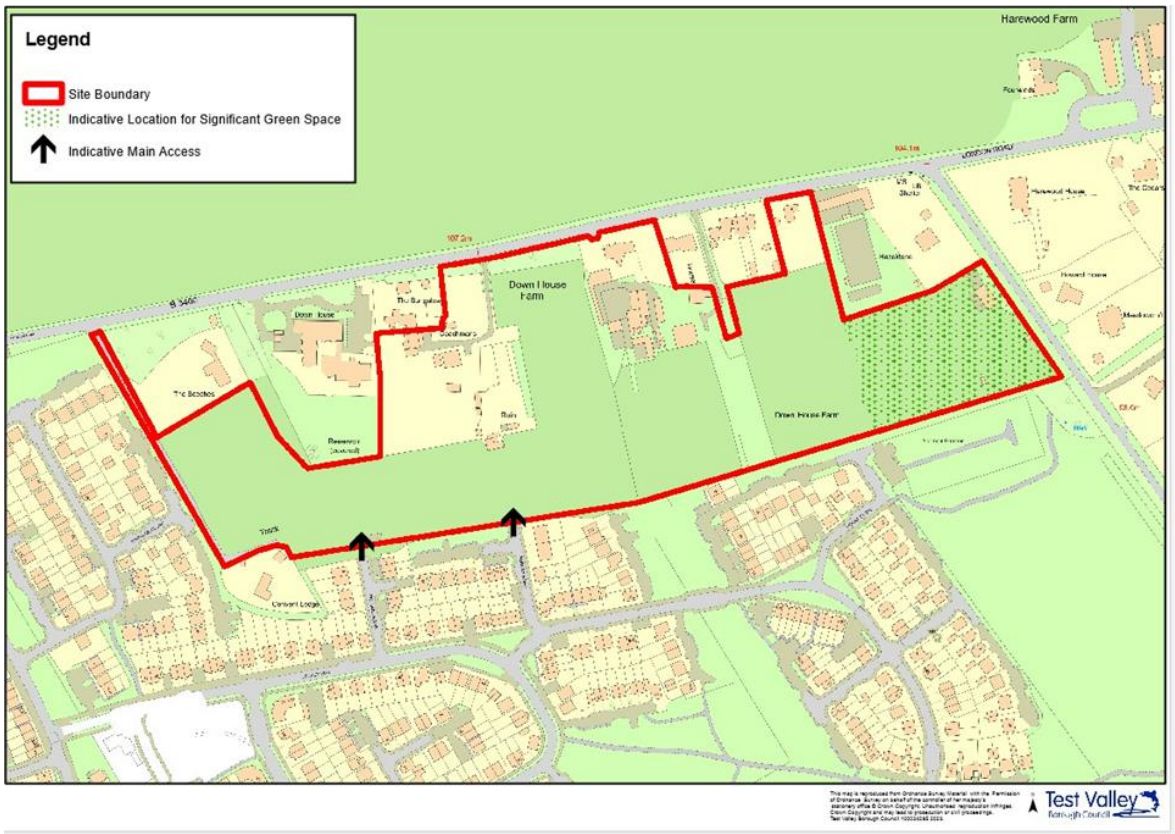
a) Provision of green space in the east of the site to extend Harewood Common;

b) Access to the development via Picket Twenty Way and Eddery Road / Pollard Road;

c) Submission of a Heritage Statement incorporating an archaeological assessment; and

d) Submission of a noise mitigation strategy in relation to the B3400 London Road to the north and the provision of appropriate mitigation.

Figure 4.1: Land South of London Road, Picket Twenty



4.12 The site is to the east of Andover, at Picket Twenty. It borders the previously developed Picket Twenty Extension to the west and south and the Middleway to the east. The site also abuts Harewood Common along part of the southern

boundary of the site.

4.13 The site partially covers an area which was previously allocated for residential development in the Adopted Local Plan 2016 at Picket Twenty. It provides an opportunity to deliver a sustainable expansion to the Picket Twenty Extension allocation of approximately 90 dwellings. The site has good linkages to the existing residential development at Picket Twenty, with opportunities for residents to use local key services and facilities. The proposed development will need to integrate effectively with the existing development including existing pedestrian, cycleways and public transport connections

4.14 The site will provide an opportunity to extend the neighbouring Harewood Common green space (adjacent to the south-east corner of the site). This extension to Harewood Common will be located along the eastern boundary of the site.

4.15 The frontages to London Road to the north and Middleway to the east provide important buffers that consist of some mature trees. These existing landscape features should be retained and enhanced.

4.16 The site access is anticipated to be via Picket Twenty Way and Eddery Road / Pollard Road. There may be requirements for a contribution towards junction improvements on Picket Twenty Way.

4.17 Development that has taken place to the south of this site revealed archaeological remains, and therefore this site also has archaeological potential which requires investigation. A Heritage Statement that addresses this archaeological potential and any appropriate mitigation will be required.

4.18 The development should be located to avoid adverse road noise impacts from the B3400 London Road. A noise mitigation strategy, informed by a noise assessment, will be required to inform the masterplan preparation.

Land at Manor Farm, North of Saxon Way, Andover

Northern Area Policy 5 (NA5): Land at Manor Farm, North of Saxon Way, North Andover

A strategic, mixed-use allocation of approximately 900 dwellings and 1.5 hectares of employment allocation space is proposed north of Saxon Way at Manor Farm in Andover.

Development will be permitted subject to:

a) **Provision of a significant area of high quality and accessible Green Space to the north of the site;**

b) **Retention of the tree lines aligned north to south, along existing field boundaries;**

c) **Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the significance of heritage assets, including those at Knights Enham;**

d) **An appropriate buffer along the east of the site adjacent to Knights Enham;**

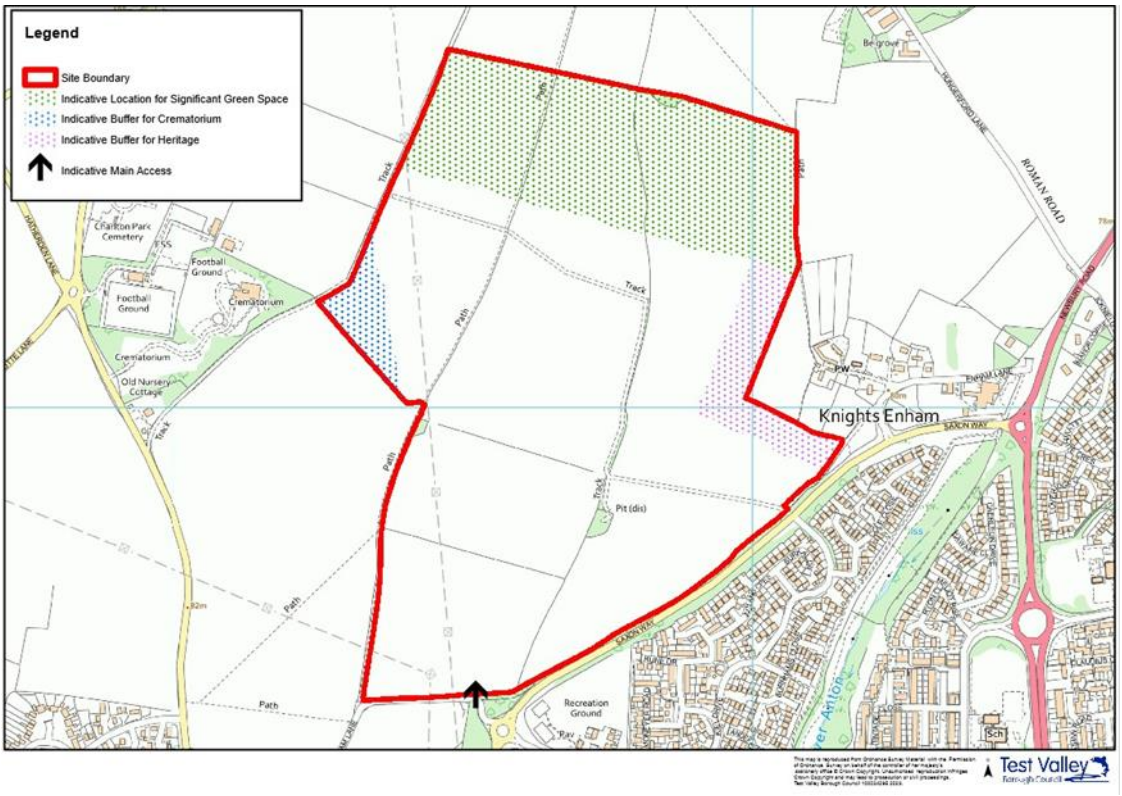
e) **An appropriate buffer along the western edge of the site adjacent to the Charlton Crematorium;**

f) **Access to the development via Saxon Way;**

g) **The enhancement of the existing public rights of way; and**

h) **Submission of an appropriate strategy regarding approach to onsite powerlines.**

Figure 4.2: Land at Manor Farm, North of Saxon Way, Andover



4.19 Land at Manor Farm is immediately north of Saxon Way in Andover. It lies south west of Enham Alamein village and north east of Charlton village, with

the historic hamlet of Knights Enham adjoining the south eastern boundary. To the west of the site is Charlton Cemetery, Charlton Park Crematorium, Andover Rugby Football Club, Andover and New Street Football and Social Club and Andover Archery Club.

4.20 The site provides an opportunity to deliver a strategic allocation at a sustainable location adjacent to Andover. At Regulation 18, Stage 2, 800 homes were proposed on the site. A review of the evidence, constraints and consultation comments has indicated that there is capacity to deliver approximately 900 homes, along with the requirements set out in the policy.

4.21 The site offers the opportunity for a small scale employment land allocation (in the region of 1.5ha, or 5,000sqm floorspace) with potential uses including office, research and development, and light industrial floorspace. There may be potential to deliver a local centre to provide community uses and small scale retail provision. Further technical evidence of market demand for commercially-led facilities will be required in the context of existing local facilities in the wider area, which will be considered to inform the final draft Local Plan (Regulation 19 stage).

4.22 High quality sustainable development will be required that is integrated with existing pedestrian, cycleways and public transport connections to nearby residential development and facilities and Andover Town Centre. Within the vicinity of the site there are key facilities, such as shops and community facilities, at Saxon Way and Charlton village.

4.23 The site is near Charlton where there is a ‘Made’ Neighbourhood Plan in place. Opportunities to ensure good connectivity and active travel links in combination with the proposed site at Land off Enham Lane and Charlton Neighbourhood Development Plan allocation to the west of this site, is required.

4.24 Development will seek to conserve and enhance the setting of the North Wessex Downs National Landscape. There are strong tree lines within the site, aligned north-south, which extend beyond the site boundaries. These should be retained and inform a landscape strategy.

4.25 A significant area of publicly accessible Green Space will be required in the northern part of the site. The Green Space will provide opportunities for access to the countryside, contribute to the health and wellbeing of local people, and will provide a defensible boundary to the north of the site. The shape and location of the northern site boundary will evolve and be refined to inform the final draft Local Plan (Regulation 19 Stage).

4.26 There are several Public Rights of Way (PRoW) crossing the site which will inform and shape the Masterplan and provide an opportunity to link the site with publicly accessible green spaces in the vicinity, like Andover Diamond Wood and Harmony Wood to the east.

4.27 There are designated heritage assets within the hamlet of Knights Enham to the south and east of the site. These include Church of St Michael and All Angels (Grade I listed), Old Rectory (Grade II listed) and Manor Farmhouse (Grade II listed). Hungerford Lane lies to the north east of the site and follows the route of a Roman Road.

4.28 A Heritage Impact Assessment will be required to assess the impact of the proposed development on the significance of heritage assets, including an archaeological assessment. An appropriate landscape buffer is to be provided to the north and west of Knights Enham to help preserve and enhance the setting of the heritage assets. The nature and scale this buffer will be informed by the outcomes of the Heritage Impact Assessment and Landscape Assessment, with consideration given to the importance of the existing open setting of the Church of St Michael and All Angels (Grade I listed).

4.29 A screening landscape buffer will be needed between the site and Charlton Crematorium to the west of the site to minimise impacts from the operations of the Crematorium.

4.30 Site access is proposed from the south of the site via Saxon Way Roundabout. Site specific junction improvements may be required and will be confirmed through site specific transport assessment (undertaken by site promoter). There is potential for offsite junction improvements to be needed towards the junction at Saxon Way.

4.31 There are National Grid overhead powerlines running through the site and this will influence the layout and design of development on the site.

Land at Bere Hill, Andover

Northern Area Policy 6 (NA6): Land at Bere Hill, Andover

A strategic housing allocation of approximately 1400 dwellings is proposed south of Andover at Bere Hill. Development will be permitted subject to:

a) Provision of a minimum of 2 hectares of land for a 2 form entry (FE) primary school on site and land to enable future expansion;

b) Provision of a significant area of high quality and accessible Green Space along the north and north east of the site;

c) An appropriate landscape screening buffer adjacent to Ladies Walk and the A303;

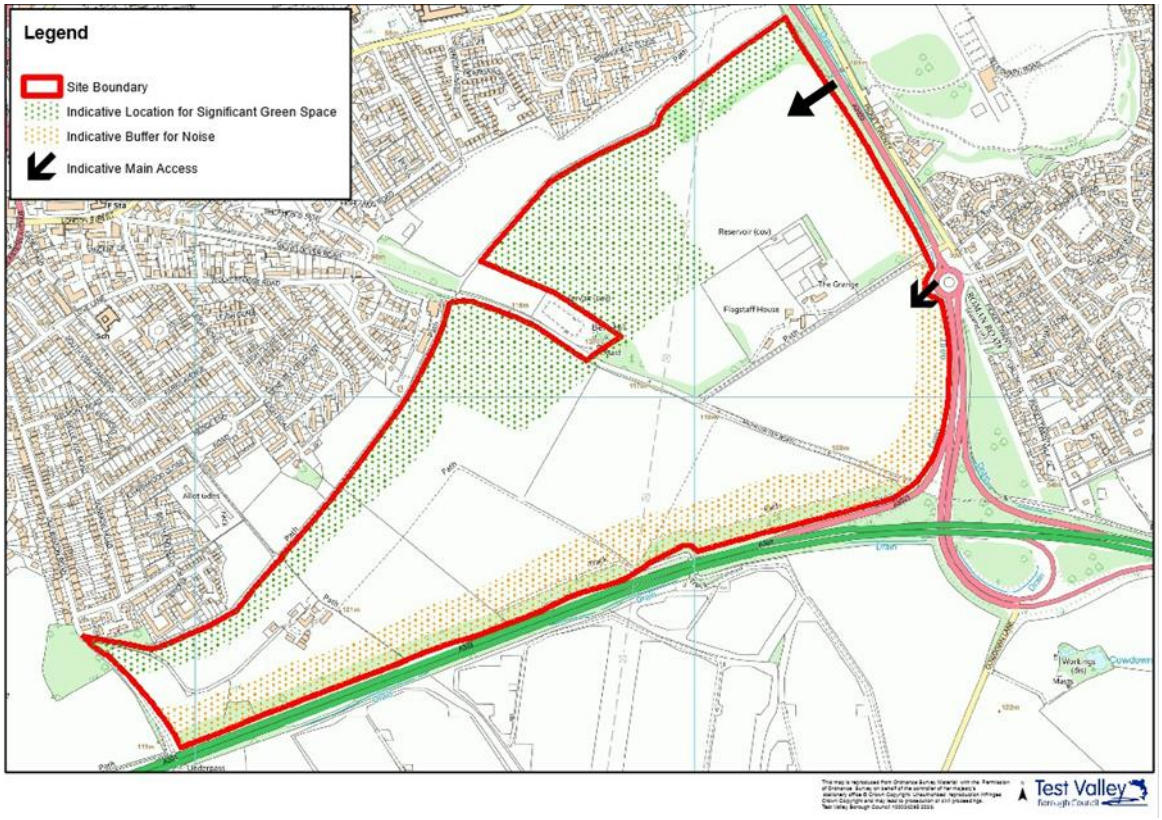
d) Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the significance of heritage assets, specifically Ladies Walk, the Iron Bridge and listed buildings adjacent to the site;

e) Two accesses via A3093;

f) The enhancement of the existing Public Rights of Way; and

g) Submission of a noise mitigation strategy in relation to the A303 and A3093 and the provision of an appropriate buffer.

Figure 4.3: Land at Bere Hill, Andover



4.32 Land at Bere Hill is located to the south of Andover and comprises a substantial triangular-shaped parcel, bordered by Ladies Walk to the north, the A303 to the south and the A3093 to the east.

4.33 The site provides an opportunity to deliver a sustainable strategic allocation of approximately 1400 dwellings that would integrate with southern Andover close to key facilities and infrastructure. The site provides an opportunity to improve connectivity east-west between Picket Twenty and Andover town centre. There is also an opportunity to improve the connections between Andover town centre and the countryside to the south of the A303 via Public Rights of Way. High quality sustainable development is required on this site including integration with pedestrian and cycle connections to neighbouring areas, such as Picket Twenty.

4.34 The site would generate a requirement for a 2 form entry (FE) new primary school to be provided on site. Evidence of market demand for commercially-led facilities will be required in the context of existing local facilities. The need and market demand for commercially led facilities and the need for non-commercial community facilities, will inform the final draft Local Plan (Regulation 19 stage).

4.35 There are multiple land owners on the site and a comprehensive masterplan will need to be prepared with the involvement of the respective site promoters.

4.36 There is a designated heritage asset immediately adjacent to the site: the Grade II listed Iron Bridge. This bridge was constructed as part of 'Ladies Walk' footpath that runs along the north-west boundary of the site. Ladies Walk is a historic route and is considered a non-designated heritage asset. Ladies Walk Down South and Allotment Gardens Down have also been designated as Sites of Importance for Nature Conservation (SINCs) which are adjacent to Ladies Walk to the north west of the site.

4.37 A Heritage Impact Assessment will be required to assess the significance of these heritage assets and the impact of development on their setting. An appropriate landscape buffer will be provided to help provide some visual containment to preserve and enhance the setting of Ladies Walk and the Iron Bridge. This will be informed by the Heritage Impact Assessment and a Landscape and Visual Impact Assessment.

4.38 A significant area of green space will be required in the northeast of the site adjacent to Ladies Walk and the Iron Bridge. The Green Space will provide opportunities for access to the countryside. Additional work will be required to refine the precise area and nature of the green space to inform the final draft Local Plan (Regulation 19 stage).

4.39 Two site accesses are now proposed from the A3093 (adjacent to Picket Twenty). Consideration of improving the A3093 corridor for active travel alongside the site accesses, will be required. Active travel (cycling and

walking) links to Andover town centre will need to be provided via Micheldever Road. The site also provides the opportunity to improve connectivity between Picket Twenty, the countryside and Andover Town Centre.

4.40 The site is adjacent to the A303 and A3093 and land along the southern and eastern site boundaries are affected by road noise. The masterplan, layout and design of development will need to be informed by a noise assessment to take this into account including the potential requirement for noise buffers and other appropriate mitigation measures.

Site Allocations at Ludgershall

4.41 Ludgershall is to the west of the borough located between Andover in Test Valley and Tidworth in Wiltshire. The settlement is located within Wiltshire Council's local authority boundary however the eastern boundary immediately adjoins Test Valley's boundary.

4.42 We are proposing to allocate two sites at Ludgershall:

- Land to the East of Ludgershall for 350 homes (Policy NA7)
- Land to the South East of Ludgershall for 1,363 homes (Policy NA8)

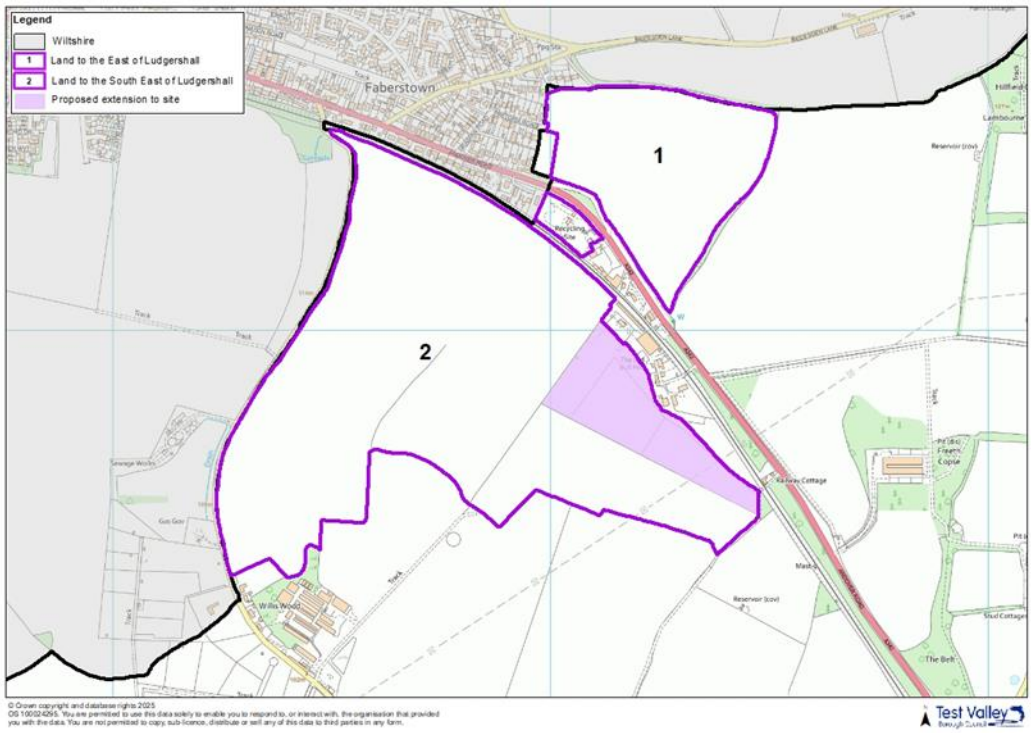
4.43 These sites provide an opportunity to deliver strategic sustainable allocations at a sustainable location adjacent to Ludgershall. These sites are proposed alongside Wiltshire Council's proposed site allocation of approximately 1,220 dwellings at Land at Empress Way in their Submission Local Plan[14]. The proposed site allocation in Wiltshire is to the west of the proposed site allocation at Land to the Southeast of Ludgershall. The combination of the three sites would deliver approximately 2,930 dwellings at Ludgershall.

4.44 There will be a need for a coordinated approach to the masterplanning and delivery of these sites from the developers working with Test Valley Borough Council, Wiltshire Council and Hampshire County Council to ensure these sites are comprehensively planned. The masterplan will need to include links between the sites and may provide shared facilities.

4.45 Ongoing discussions will be required to assess where additional community facilities and school provision are required in the context of existing facilities and cumulative growth in the area. The location of these services needs to be a key consideration, in terms of maximising accessibility for existing and new residents and minimising the need for car usage.

[14] Policy 40: Land South East of Empress Way, Ludgershall

Figure 4.4: Proposed Site Allocations at Ludgershall in Test Valley



Land East of Ludgershall

Northern Area Policy 7 (NA7): Land East of Ludgershall

A strategic housing allocation of approximately 350 dwellings is proposed to the East of Ludgershall on the north side of the A342. Development will need to be guided by a co-ordinated approach to masterplanning.

Development will be permitted subject to:

a) **An appropriate layout and design that seeks to conserve and enhance the setting of the North Wessex Downs National Landscape;**

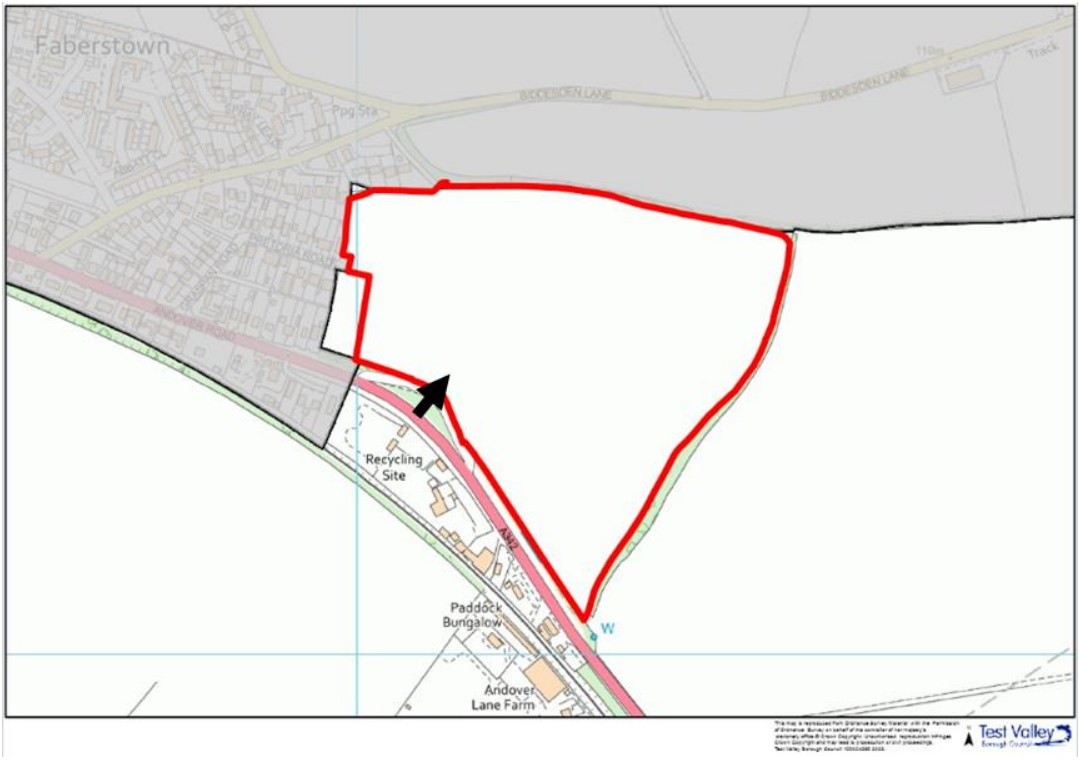
b) **Access to the development via the A342 to the south;**

c) **Appropriate mitigation in relation to the Salisbury Plain Special Protection Area (SPA);**

d) **Submission of a noise assessment and mitigation strategy in relation to the impact of noise from the A342 to the south; and**

e) **An odour assessment and appropriate mitigation in relation to nearby uses.**

Figure 4.5: Land to the East of Ludgershall



4.46 This site is located to the east of Ludgershall. It is north of the A342 (Andover Road) adjoining existing residential development in Faberstown to the west, and the North Wessex Downs National Landscape[15] to the north.

4.47 The site layout and design will seek to conserve and enhance the setting of the National Landscape. Careful consideration should be given to how matters such as external lighting, highway infrastructure, materials, layout and landscaping can help minimise any impact.

4.48 High quality sustainable development will be required with integration with existing pedestrian, cycleways and public transport connections to Ludgershall centre and Andover. Proposed sites at Ludgershall, Weyhill and West of Andover are likely to result in an increase in traffic along the A342 corridor. The A342 is served by a frequent bus route, Activ8, running between Salisbury and Andover via Ludgershall, connecting bus users with Andover town centre and the railway station. There is also an off-road cycle path from Weyhill to Andover. Further consideration needs to be given to the cumulative impact of additional development along this corridor to ensure opportunities for sustainable movement are provided through the enhancement of active travel infrastructure. This will inform the final draft Local Plan (Regulation 19 stage).

[15] Formerly the North Wessex Downs Area of Outstanding Natural Beauty (AONB)

4.49 Salisbury Plain Special Protection Area (SPA) is designated for its international significance for the conservation of bird species. The site falls within the 6.4km recreational impact zone of influence for this designation. Appropriate mitigation will be required.

4.50 Site access is proposed from the south of the site via A342 (Andover Road) potentially through the existing layby. Impact on the existing layby and the proposed access will need to be considered with Hampshire County Council.

4.51 There is the potential for noise from the A342 along southern boundary of site. This will need to be assessed by the promoter and an appropriate buffer applied.

4.52 An odour assessment would be required to inform the layout and design due nearby land uses which have potential to cause unpleasant odours at certain times of the year.

Land South East of Ludgershall

Northern Area Policy 8 (NA8): Land South East of Ludgershall

A strategic housing allocation of approximately 1363 dwellings is proposed land South East of Ludgershall. Development will need to be guided by a coordinated approach to masterplanning.

Development will be permitted subject to:

a) Provision of a minimum of 2 hectares of land for a 2 form entry (FE) primary school on site and land to enable future expansion;

b) Provision of a significant area of high quality, accessible green space;

c) An appropriate buffer to Wills Wood ancient woodland;

d) An appropriate layout and design that seeks to conserve and enhance the setting of the North Wessex Downs National Landscape;

e) Appropriate mitigation in relation to the Salisbury Plain Special Protection Area (SPA);

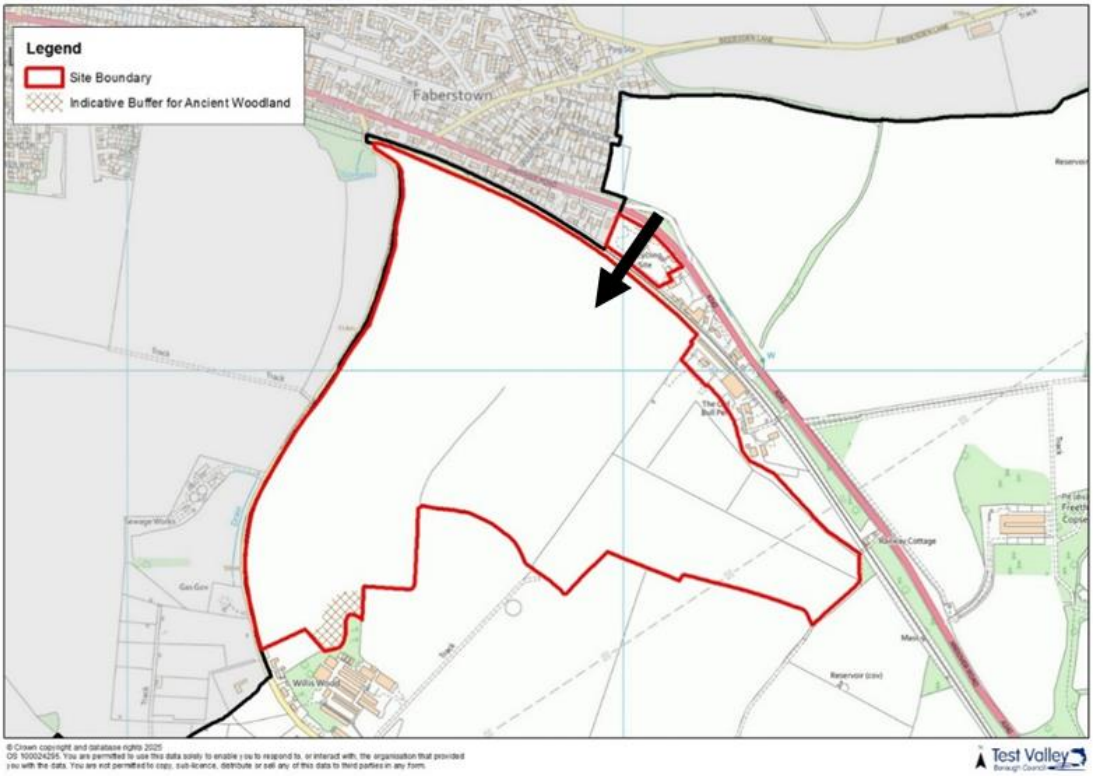
f) Access to the development via bridge over the railway line to the A342 to the north;

g) Enhancement of existing Public Rights of Way;

h) Submission of a noise and vibration mitigation strategy in relation to the impact of noise from the railway line to the north with an appropriate buffer to the northern boundary of the site; and

i) An odour assessment and appropriate mitigation in relation to nearby uses.

Figure 4.6: Land to the South East of Ludgershall



4.53 This site is located to the southeast of Ludgershall. It is south of the A342 (Andover Road) and is bordered by a railway line to the north and Shoddesden Lane to the west. The site now includes an additional parcel of land to the north east adjacent to the railway line, known as Andover Lane Farm. This has resulted in an increase in the site's capacity from 1,150 to 1,363 homes.

4.54 High quality sustainable development will be required with integration with existing and proposed residential development regarding pedestrian, cycleways and public transport connections to Ludgershall centre and Andover. This includes connection to pedestrian and cycle access via the railway underpass at the north end of Shoddesden and providing connections to access the frequent bus service (the Activ8) which runs between Andover and Salisbury via Tidworth.

4.55 Proposed sites at Ludgershall, Weyhill and West of Andover are likely to result in an increase in traffic along the A342 corridor. The A342 is served by a

frequent bus route, Activ8, running between Salisbury and Andover via Ludgershall, connecting bus users with Andover town centre and the railway station. There is also an off-road cycle path from Weyhill to Andover. Further consideration needs to be given the cumulative impact of additional development along this corridor to ensure opportunities for sustainable movement are provided through the enhancement of active travel infrastructure. This will inform the final draft Local Plan (Regulation 19 stage).

4.56 The site generates a requirement for a new 2 form entry (FE) primary school on site with the potential for expansion by a further 0.5 FE to accommodate the cumulative impact of development in the allocation to the north, East of Ludgershall site (Policy NA7).

4.57 Development will seek to conserve and enhance the setting of the North Wessex Downs National Landscape[16] to the north. Careful consideration should be given to how matters such as external lighting, highway infrastructure, materials, layout and landscaping can help minimise any impact and integrate positively in the landscape.

4.58 The site is adjacent to the Willis Wood ancient woodland and an ecological buffer will be required to this woodland in the south of the site.

4.59 Salisbury Plain Special Protection Area (SPA) is designated for its international significance for the conservation of bird species. The site falls within the 6.4km recreational impact zone of influence. A significant area of green space will be required to provide opportunities for access to the countryside and potentially help mitigate impacts on Sailsbury Plain Special Protection Area. Public Rights of Way cross the site and development will need to enhance these routes alongside the area of significant green space.

4.60 An odour assessment would be required to inform the layout and design due nearby land uses which have potential to cause unpleasant odours at certain times of the year.

4.61 Site access is proposed from the A342 (Andover Road) and a bridge would be required over the railway which is used by the Ministry of Defence. The site that is proposed in Wiltshire will need access via the railway bridge. This is a significant piece of infrastructure and ongoing discussions will be required with Hampshire County Council, Network Rail and Wiltshire Council.

4.62 An area of the northern border of the site has potential impacts of railway noise and vibration and further technical work is required to determine the

[16] Formerly the North Wessex Downs Area of Outstanding Natural Beauty (AONB)

buffer area associated with this.

4.63 The northern part of site between the A342 and the railway, contains former business uses which have been identified as potentially contaminated. Further technical work is required to identify any potential contamination and appropriate mitigation.

Land at Finkley Down Farm, Andover

Northern Area Policy 11 (NA11): Land at Finkley Down Farm, Andover

A strategic housing allocation of approximately 1150 dwellings is proposed at Finkley Down Farm in Andover.

Development will be permitted subject to:

a) Access via Finkley Road to the north;

b) Provision of a minimum of 2 hectares of land for a 2 Form Entry primary school on site;

c) Provision of a minimum of 7 hectares of land to accommodate a minimum 6 Form Entry secondary school with potential for future expansion;

d) Active travel infrastructure that provides integrated connectivity with existing and proposed adjoining neighbourhoods;

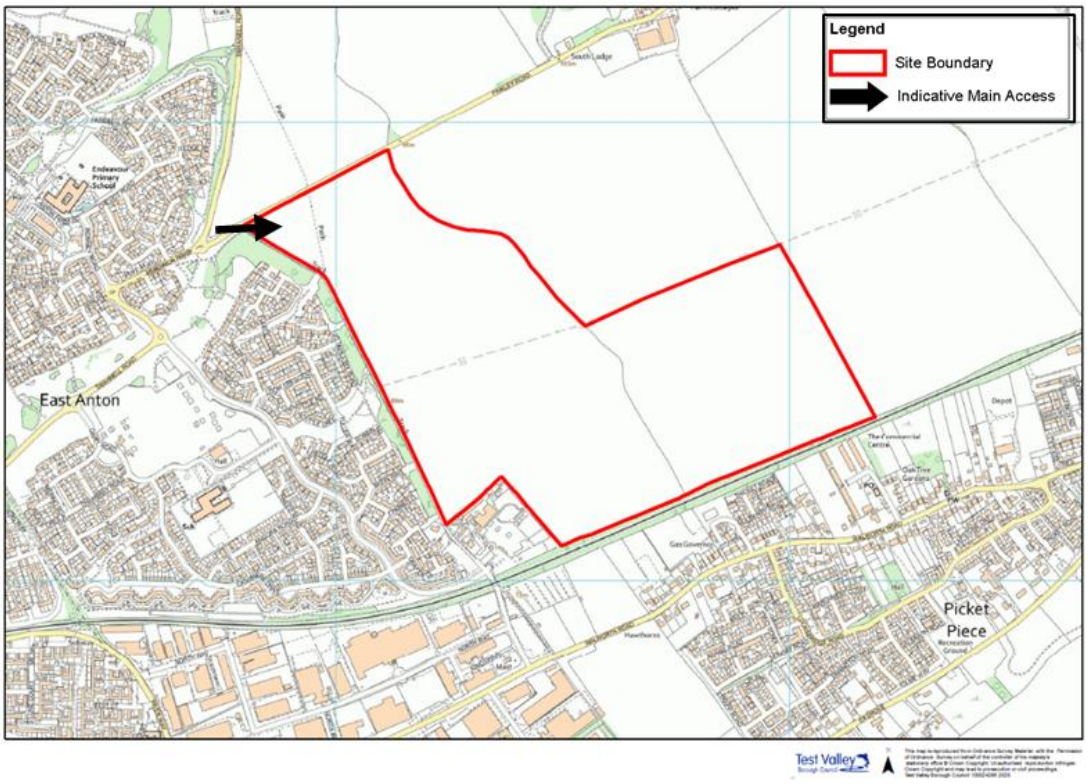
e) Submission of a Heritage Statement, incorporating an archaeological assessment, to inform masterplanning and an appropriate design that responds sensitively to the significance of the heritage assets identified;

f) An appropriate design and layout that seeks to conserve and enhance the setting of the North Wessex Downs National Landscape;

g) A landscape led defined settlement edge to be created to the north east of the site; and

h) Submission of a noise and vibration mitigation strategy in relation to the railway line to the south of the site and provision of appropriate mitigation.

Figure 4.7: Land at Finkley Down Farm, Andover



4.64 Land at Finkley Down Farm is a site of 64.3 hectares situated to the east of the existing built up area of Andover at Augusta Park, bounded by the main line railway line to the south and the Port Way Roman Road (Finkley Road) to the north. Adjacent to the site in the south west is Finkley Down Farm petting farm and activity centre as well as a children's day nursery.

4.65 The site provides an opportunity to deliver a strategic allocation of approximately 1,150 dwellings at a sustainable location. The western boundary of the site is characterised by one of Andover's newest neighbourhoods at Augusta Park with schools, shops, community facilities and parkland.

4.66 Hampshire County Council have identified the need for an additional secondary school in Andover to mitigate the impact of cumulative development. The three existing secondary schools have little capacity to be expanded further and are located in the south and west of Andover. The preferred location for a new secondary school is therefore in the north east of Andover. The land at Finkley Down Farm represents a suitable location to enable the delivery of a new secondary school.

4.67 Connections to local cycling and walking links will need to be provided to create connectivity with the existing development, particularly towards Cricketers Way where there is access under the railway. The masterplan should seek to prioritise active travel to reduce car dependency in

combination with the proposed site at Land to the East of Smannell Road (Policy NA12) to ensure opportunities for active travel are maximised.

4.68 The Transport Assessment (2024) indicated the cumulation of the proposed sites at Manor Farm, North Andover and this site, could increase traffic around Enham Arch. Further transport evidence will be required to assess this further and inform any mitigation for the draft Local Plan (Regulation 19 stage).

4.69 An extensive Iron Age/Roman settlement is known to the east of the allocation as are two Bronze Age burial sites along with a roman road to the north of the site. It is very likely that further archaeological remains exist which will need to inform the layout of the development including opportunities for preserving remains in situ. A scheme of archaeological investigation should be undertaken, and this would inform a detailed Heritage Statement.

4.70 The site contains established hedgerows that are a positive feature of the site with the land beyond the hedgerows becoming more visually sensitive as it rises eastwards and north eastwards up towards the boundary of the North Wessex Downs National Landscape. Development will seek to conserve and enhance the setting of the North Wessex Downs National Landscape. This should be considered in combination with the proposed allocation to the north, Land East of Smannell Road. Appropriate landscaping will need to be provided that responds to this, and provides a strong defined settlement edge to the north east of Andover.

4.71 In the central part of the site is a hedgerow providing a strong north south alignment which is a priority habitat. Dormice are known to be present in the vicinity of the site and the enhancement of hedgerow features is an opportunity to preserve and enhance wildlife corridors.

4.72 The elevation of the railway on the southern boundary will be source of noise and potential disturbance to residential properties and other uses sensitive to noise intrusion. Further technical work is required to determine extent of mitigation required.

Land East of Smannell Lane, Andover

Northern Area Policy 12 (NA12): Land East of Smannell Road, Andover

A strategic housing allocation of approximately 200 dwellings is proposed at Land East of Smannell Road, Andover.

Development will be permitted subject to:

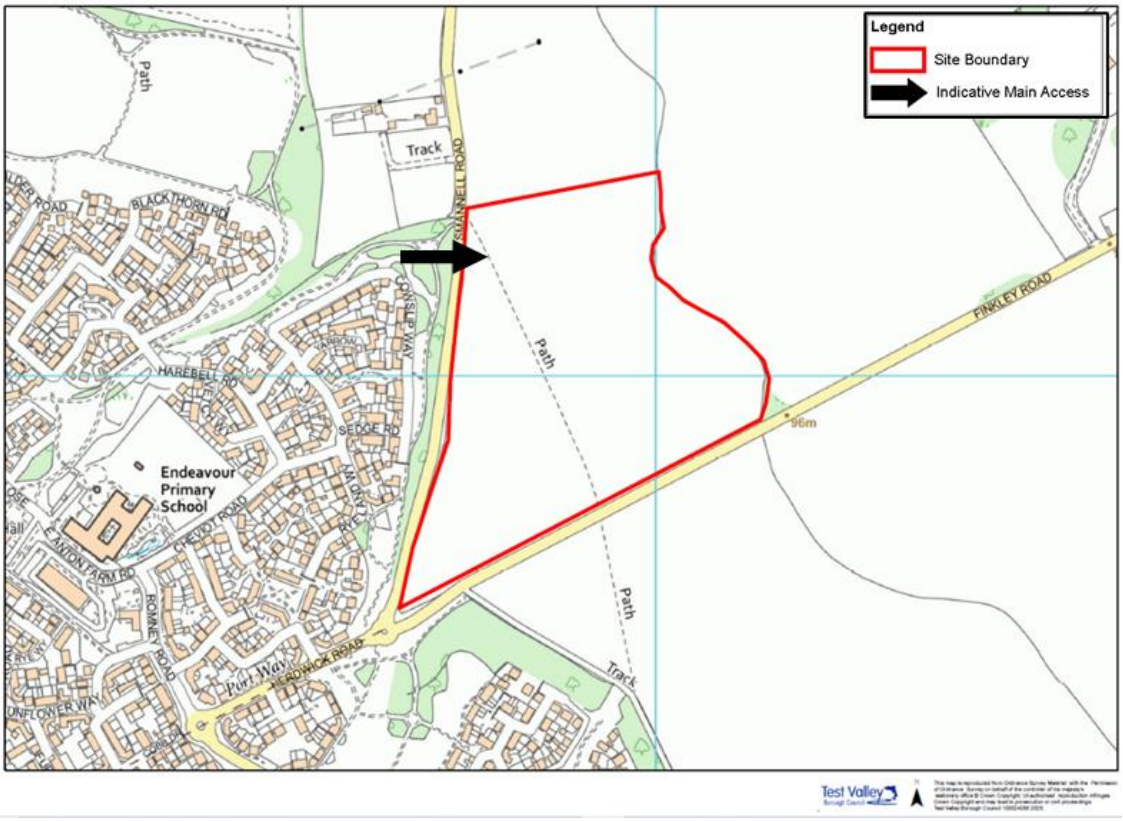
a) Access to the development via Smannell Road;

b) Active travel infrastructure that integrates with East Anton and the proposed site at Finkley Down Farm;

c) An appropriate layout and design that seeks to conserve and enhance the setting of the North Wessex Downs National Landscape; and

d) A landscape led defined settlement edge to be created to the north east of the site.

Figure 4.8: Land East of Smannell Lane, East Andover



4.73 This site of approximate 10 hectares lies to the east of the new neighbourhood of East Anton, Andover and has the potential to provide approximately 200 homes. The site is surrounded by dwellings to the west and agricultural land to the north, east and south and is accessible to services such as schools, shops and community facilities at Augusta Park neighbourhood adjacent to the west.

4.74 Site access will be from Smannell Road. Connections to local cycling and walking links will need to be provided to create connectivity with the existing development, particularly towards Cricketers Way where there is access under the railway. This also includes taking account of the public rights of way

running through the site entering from the northwestern corner. The masterplan should seek to prioritise active travel to reduce car dependency in combination with the Land at Finkley Down Farm (Policy NA11) to ensure opportunities for active travel are maximised.

4.75 The Enham Alamein/Smannell local gap has been amended to reflect the proposed site allocation. The amended local gap boundary will be to the south of the site and will still preserve the gap. Development will seek to conserve and enhance the setting of the North Wessex Downs National Landscape. This should be considered in combination with the proposed allocation to the south, Land at Finkley Down Farm (Policy NA11). Appropriate landscaping will need to be provided that responds to this, and provides a strong defined settlement edge to the north east of Andover.

Land West of Andover

Northern Area Policy 13 (NA13): Land West of Andover

A strategic allocation of up to 200 dwellings is proposed on Land at West of Andover, Andover.

Development will be permitted subject to:

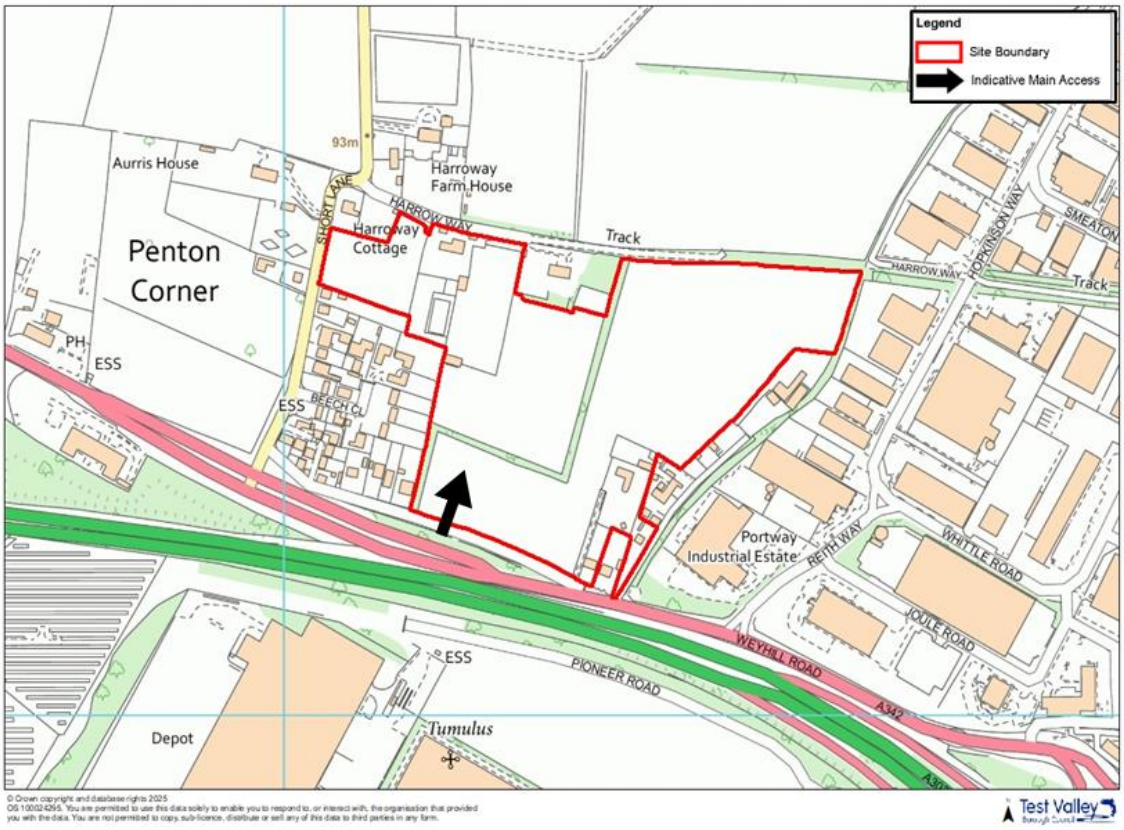
a) Access via the service road to the south of the site, connecting to the A342 Weyhill Road;

b) An appropriate layout reflecting the setting of Harroway public right of way to the north;

c) The provision of a scheme of archaeological investigation, the results of which shall inform masterplanning, in order to preserve in situ, excavate or record, as appropriate, important finds and to minimise damage to the heritage of the site; and

d) Submission of a noise mitigation strategy in relation to the impact of noise from the A303 and nearby industrial land uses to the east and south.

Figure 4.9: West of Andover, Andover



4.76 This 10.1 hectare site lies to the west of Andover, and to the east of existing residential development at West of Andover. The land gradually rises towards the north and comprises irregular fields lined with hedgerows and some trees The site is adjacent to Andover and has good access to facilities, schools and services at Portway, Weyhill Road and Harrow Way.

4.77 This site offers the opportunity for a sustainable extension to the west of the town, delivering approximately 200 homes. Site access will be from the service road that connects to Weyhill Road to the south. This access road and its junction with the A342 will require improvements.

4.78 Proposed sites at Ludgershall, Weyhill and West of Andover are likely to result in an increase in traffic along the A342 corridor. The A342 is served by a frequent bus route, Activ8, running between Salisbury and Andover via Ludgershall, connecting bus users with Andover town centre and the railway station. There is also an off-road cycle path from Weyhill to Andover. Further consideration needs to be given to the cumulative impact of additional development along this corridor to ensure opportunities for sustainable movement are provided through the enhancement of active travel infrastructure. This will inform the final draft Local Plan (Regulation 19 stage).

4.79 There are multiple parcels in different ownerships, and a masterplan will need to be prepared demonstrating comprehensive development of the site.

4.80 The Harroway is a historic route and landscape feature comprising a tree lined unmade track and public right of way just north of the site boundary. Development will need to sensitively consider the setting of this historic route.

4.81 Bronze Age burial sites and other substantive archaeological sites have been recorded to the east of the site and it is likely that archaeological remains are present, which together with the Harroway, can positively influence masterplanning. A scheme of archaeological investigation will be required to inform a Heritage Statement, including any appropriate mitigation.

4.82 The Pentons local gap has been amended to reflect the proposed site allocation. Appropriate landscaping will need to be provided to establish a settlement edge to the north of the allocation. The design must also respond to the existing residential development.

4.83 The southern border of the site has potential impacts of road noise and vibration from the A303 and A342 corridors along with noise from uses at Portway Business Park to the east. Further technical work is required to determine the impact and any appropriate buffer associated with this.

Land East of Hatherden Road, Charlton

Northern Area Policy 14 (NA14): Land at East of Hatherden Road, Charlton

A strategic housing allocation of approximately 135 dwellings is proposed at land east of Hatherden Road, Charlton.

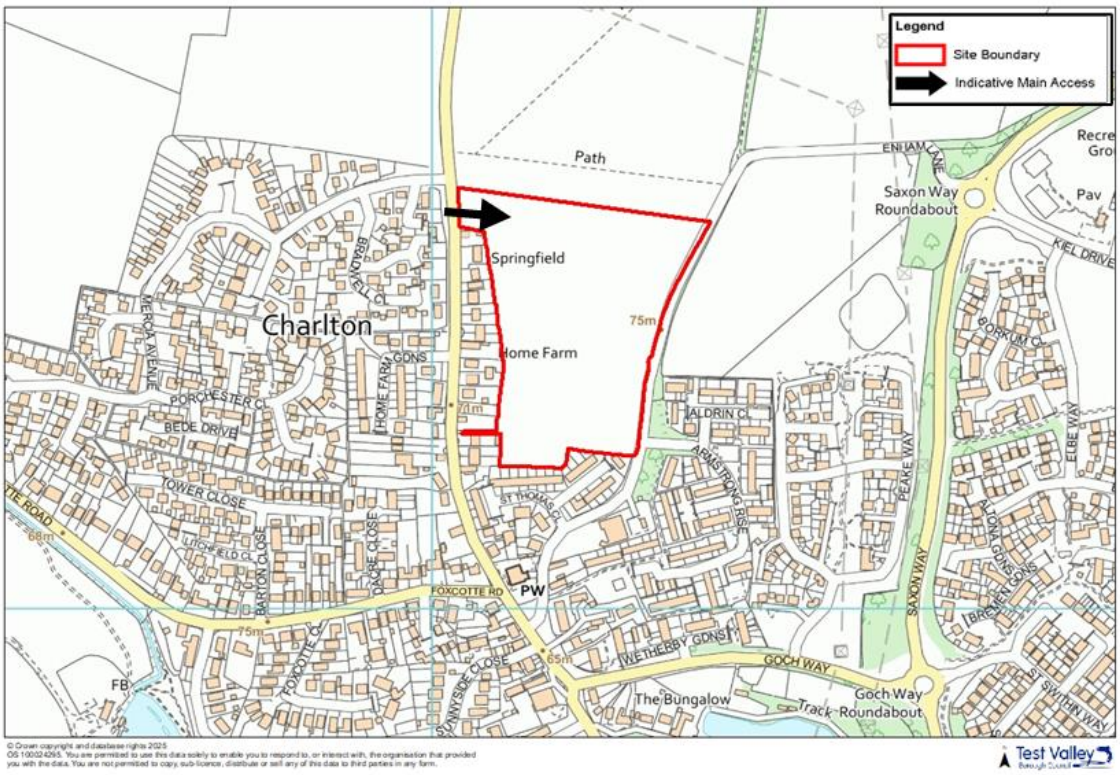
Development will be permitted subject to:

a) Access from Hatherden Road;

b) Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the significance of the Grade II listed building adjoining the site; and

c) Appropriate landscaping to define the northern edge of the site.

Figure 4.10: Land East of Hatherden Road, Charlton



4.84 This site of approximate five hectares lies to the north of Charlton between Enham Lane and Hatherden Road and has the potential to provide approximately 135 homes. It comprises agricultural land, with the eastern boundary lined with a hedgerow with some trees. Homes fronting onto Hatherden Road and St Thomas Close form the majority of the boundary to the west and south.

4.85 Access to the site will be from Hatherden Road. Enham Lane is narrow and is one way on the northern section leading to Saxon Way, opportunities to ensure good connectivity and active travel links in combination with the Charlton Neighbourhood Development Plan allocation to the east of this site, is required.

4.86 The policies of the Charlton Neighbourhood Development Plan will need to be considered when bringing this site forward.

4.87 There is a Grade II listed building adjacent to the site at Sundial Cottage, along Hatherden Road. The lanes to the east and west of the site are anticipated to be medieval, or earlier, and may be associated with significant boundary banks. The development will need to be informed by a heritage impact assessment taking account of the significance of heritage assets on and near to the site.

4.88 Appropriate landscaping will need to be provided that defines the northern edge of Charlton. It will also need to take account of the views from the public rights of way to the north of the site and important viewpoints set out within the Charlton Neighbourhood Plan.

4.89 The site is approximately 400 metres from a watercourse that feeds through Anton Lakes Local Nature Reserve and into the River Anton. There will need to be consideration of the potential for construction phase impacts on nearby watercourses and associated priority habitats.

4.90 The central part of the site, running north-south, includes an area identified to be at risk of surface water flooding. While the majority of this area is identified to have a low probability of flooding, there are areas of moderate and high probability. Development will take place in those areas of the site that are at low risk of flooding, in accordance with national policy. Opportunities for improvements in relation to flood risk in the vicinity should also be explored.

4.91 There is a foul sewer main in the centre of the site that will need to be taken into account in the layout and design of development including any easements required.

Land at Danebury School, Stockbridge

Northern Area Policy 15 (NA15): Land at Danebury School, Stockbridge

A strategic housing allocation of approximately 100 dwellings is proposed at Land adjacent to Danebury School, Stockbridge.

Development will be permitted subject to:

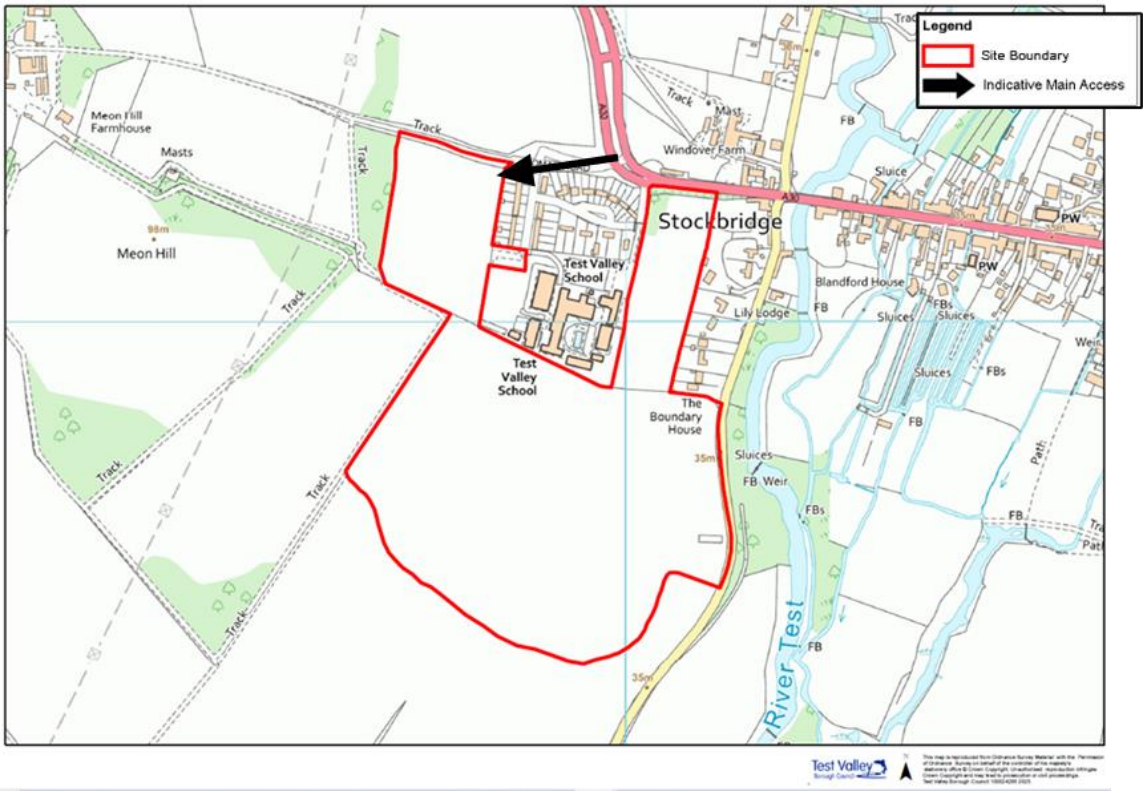
a) Access to the development via the north of the site from the A30;

b) The appropriate reprovision of sports pitches;

c) Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the significance of heritage assets in the vicinity, including the setting of Stockbridge Conservation Area; and

d) An appropriate layout reflecting the setting of the public right of way to the north of the site.

Figure 4.11: Land adjacent to Danebury School, Stockbridge



4.92 The site comprises open fields and existing sports pitches, access and parking areas adjacent to Danebury School, on the western edge of Stockbridge, in Longstock and Houghton parishes. The site lies in the river valley to the west of Stockbridge, on land that rises to the west.

4.93 The site will deliver a development of approximately 100 homes within close proximity to a range of facilities and services in the centre of Stockbridge, together with replacement school sports pitches.

4.94 The school sports pitches are currently located within the north east corner of the site, and will need to be relocated to the south west corner. The typography of the site will need to be taken into account to ensure the pitches are usable. Ongoing discussions with Hampshire County Council and the School Trust are required to enable this to take place.

4.95 Site access will be provided via the A30 to the north, with technical work required by the site promoter to inform access to each part of the site. There is an opportunity to enhance active travel connections to improve access to facilities and services in the High Street and provide access to the countryside.

4.96 The site straddles the conservation area to the north east and there are several listed buildings adjoining the site. There are heritage assets in the

town and wider landscape, including at Stockbridge Down (scheduled monuments) and Marsh Court to the east (Grade I listed building and Registered Park and Garden). A Heritage Impact Assessment will be required, to inform the layout and design of the site.

4.97 The land within the allocation rises up to the west of the valley floor and continues to rise beyond the site. Careful consideration must be given to views into and over the development. Structural landscaping will help to soften views and integrate the development within this setting. The outcome of landscape and visual assessments will inform layout, design and landscape strategy.

4.98 The site falls within the 7.5km zone of influence for Mottisfont Bats Special Area of Conservation (SAC) and appropriate mitigation will be needed.

4.99 The River Test and its adjacent floodplain and tributaries is a SSSI. This stretch of the River Test is also providing compensation measures for the River Itchen SAC. It is important that any potential impact on this watercourse and its sensitive ecology is carefully considered.

4.100 The public right of way, to the north of the site, follows the route of a Roman Road, which historically linked Winchester and Old Sarum. The development will have regard to the setting of this historic right of way.

Expansion of Weyhill

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:

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;

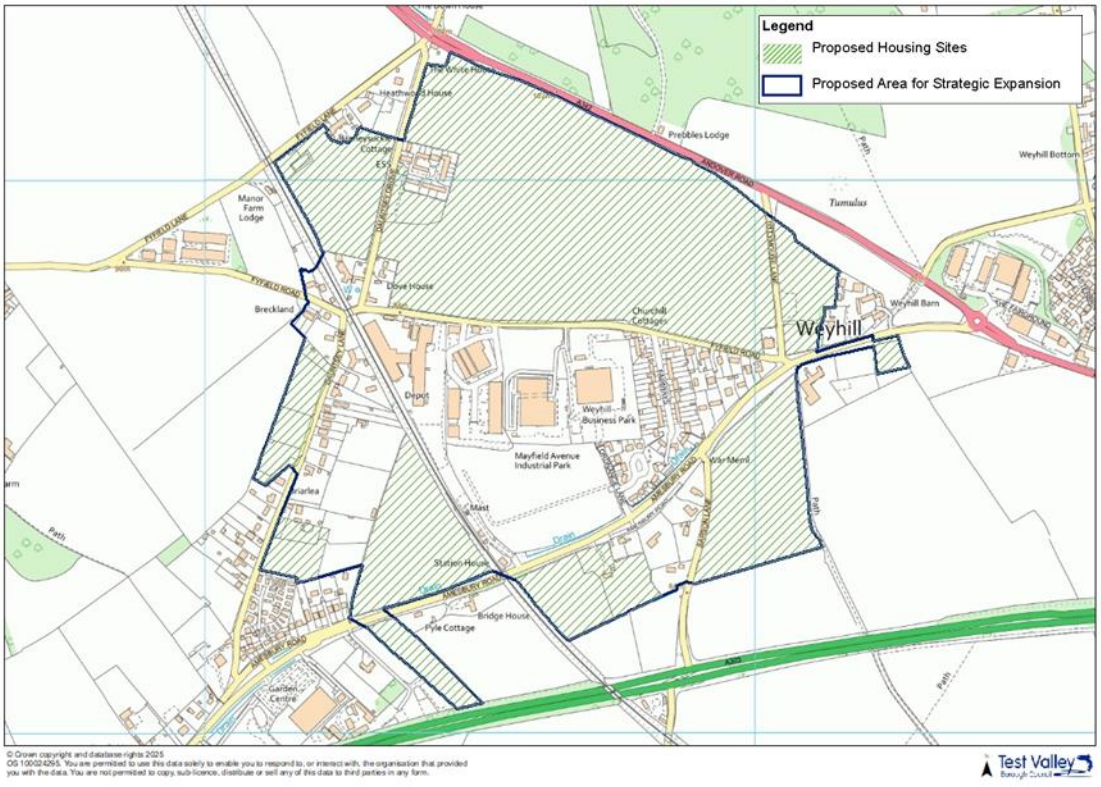
d) **A suitable relationship with Fyfield and the eastern part of Weyhill including potential strategic landscaping;**

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.**

Figure 4.12: Weyhill Expansion



4.101 Weyhill provides the opportunity for strategic expansion for the development of an expanded village, to enable the delivery of a new primary school.

4.102 Development would be located on both sides of the railway line, but with the majority of development to the south of Andover Road. Weyhill is dispersed around Mayflower Avenue Industrial Estate with development extending north of the A342 and adjoining the A303 to the south. The area is fairly flat with a mixture of existing residential and employment development. There are

several ownership parcels.

4.103 Development could deliver approximately 1034 homes and would include the following parcels of land[17]:

- Land south of Andover Road for approximately 612 dwellings[18]
- Land at Amesbury Road for approximately 110 dwellings
- Land at Harcourt Field for approximately 100 dwellings
- Land at Fyfield Lane for approximately 60 dwellings
- Field at Daunsey Lane for approximately 20 dwellings
- Land at Daunsey Drove for approximately 9 dwellings
- Land at Mayfield House for approximately 45 dwellings
- Land east of Daunsey Lane for approximately 15 dwellings
- Land at Tittymouse Lane for approximately 30 dwellings
- Land at The Gallops for approximately 12 dwellings
- Land south west of Pyle Cottage for approximately 19 dwellings

4.104 In Weyhill, there are facilities provided at different locations including the Hilliers Garden Centre and the Fairground site with employment provision at Mayflower Avenue Industrial Estate, but there is no primary school. The provision of this expansion generates a requirement for a new 1.5 form entry (FE) primary school in Weyhill. This will benefit existing and new residents and enable children to travel to school sustainably. It is proposed the primary school is provided on Land South of Andover Road. Ongoing engagement with Hampshire County Council will inform the amount of land required to accommodate a primary school on site.

4.105 Proposed sites at Ludgershall, Weyhill and West of Andover are likely to result in an increase in traffic along the A342 corridor. The A342 is served by a frequent bus route, Activ8, running between Salisbury and Andover via Ludgershall, connecting bus users with Andover town centre and the railway station. There is also an off-road cycle path from Weyhill to Andover. Further consideration needs to be given the cumulative impact of additional development along this corridor to ensure opportunities for sustainable movement are provided through the enhancement of active travel infrastructure and integration with existing linkages. This will inform the final draft Local Plan (Regulation 19 stage).

4.106 Improvements to the provision of water supply and wastewater provision, will be required.

[17] This includes planning permission for 2 dwellings since 1 April 2024
[18] Proposed site for inclusion of primary school

4.107 Development should take account of the setting of the Grade II listed Weyhill Boer War Memorial. A Heritage Impact Assessment will be required, to inform the layout and design of development.

4.108 Woodland to the north of the area on the northern side of Andover Road is ancient woodland. An ecological buffer will be required. Existing landscape features including trees, trees belt and hedge lines should be retained, where possible, and consideration given to the relationship with the eastern part of Weyhill.

4.109 Salisbury Plain Special Protection Area (SPA) is designated for its international significance for the conservation of bird species. The site falls within the 6.4km recreational impact buffer zone for this designation. Appropriate mitigation will be required.

4.110 An area has the potential to be impacted by railway noise and vibration and highway and employment noise. An assessment is needed to assess the impact and the approach to potential mitigation.

Land North of Streetway Road, Grateley Station and Palestine

Northern Area Policy 17 (NA17): Land at Streetway Road, Grateley Station and Palestine.

A housing allocation of approximately 80 dwellings is proposed at Streetway Road, Grateley Station and Palestine.

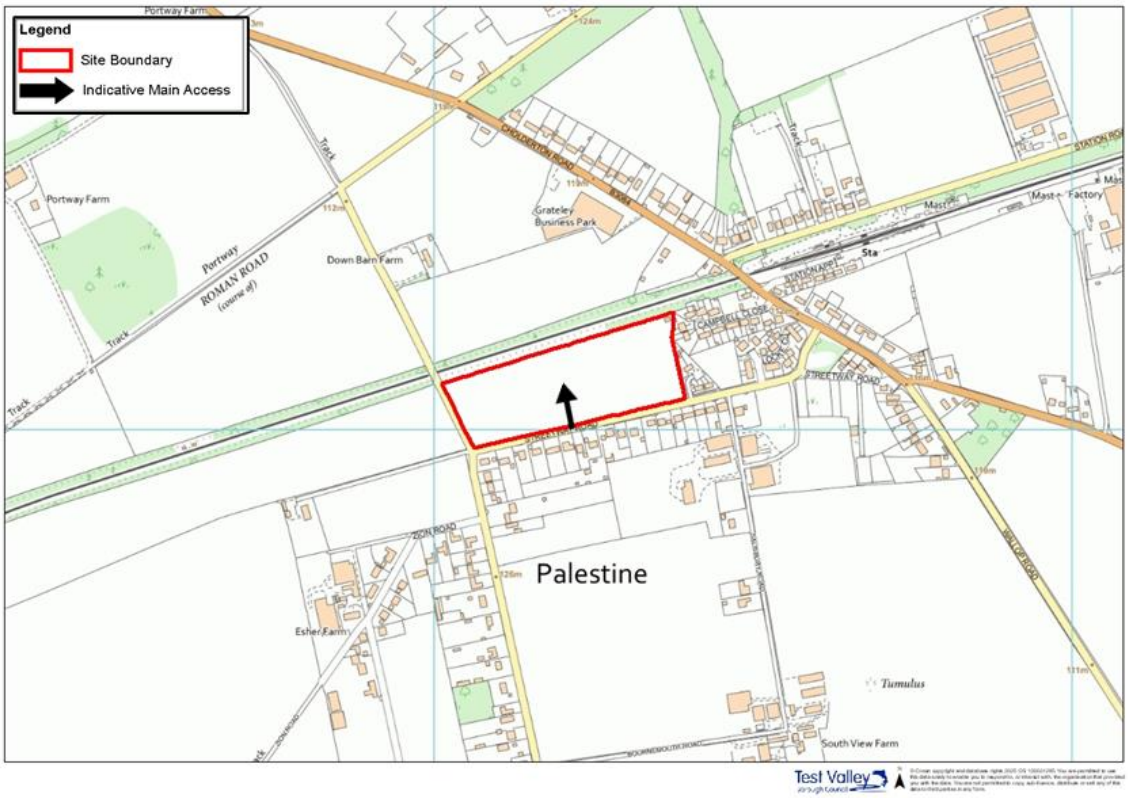
Development will be permitted subject to:

a) Access via Streetway Road;

b) Appropriate mitigation in relation to the Salisbury Plain Special Protection Area (SPA); and

c) Submission of a noise and vibration assessment and mitigation strategy in relation to the railway line to the north and the provision of appropriate mitigation.

Figure 4.13: Streetway Road, Grateley Station and Palestine



4.111 This site of 4.39 hectares is located in Grateley Station and Palestine, to the north of the village. The railway line lies to the north of the site and there is existing residential development to the south and east of the site. The site is within walking and cycling distance of Grateley Train Station, with regular services to London and Salisbury.

4.112 Vehicular access will be provided via Streetway Road. Palestine and Grateley Station can experience through traffic which is potentially heading to Grateley Train Station. Facilities and services are located in Grateley and improvements will be sought to ensure safe access. Transport evidence will be required to assess the transport impact of the proposed sites and inform any mitigation for the draft Local Plan at the Regulation 19 stage.

4.113 Salisbury Plain Special Protection Area (SPA) is designated for its international significance for the conservation of bird species. The site falls within the 6.4 kilometre recreational impact buffer zone for this designation. Appropriate mitigation will be required.

4.114 The layout and design of development should be informed by a noise and vibration assessment to take account of the railway line that runs to the north of the site. This may include the requirement for a buffer and other appropriate mitigation measures. Due to the proximity of the site to the railway there is the

potential for contaminated land, which should be investigated and appropriate mitigation applied, if required.

Land west of Newbury Road, Enham Alamein

Northern Area Policy 18 (NA18): Land west of Newbury Road, Enham Alamein

A housing allocation of approximately 100 dwellings is proposed at Land west of Newbury Road, Enham Alamein.

Development will be permitted subject to:

a) **Access to the development via Newbury Road;**

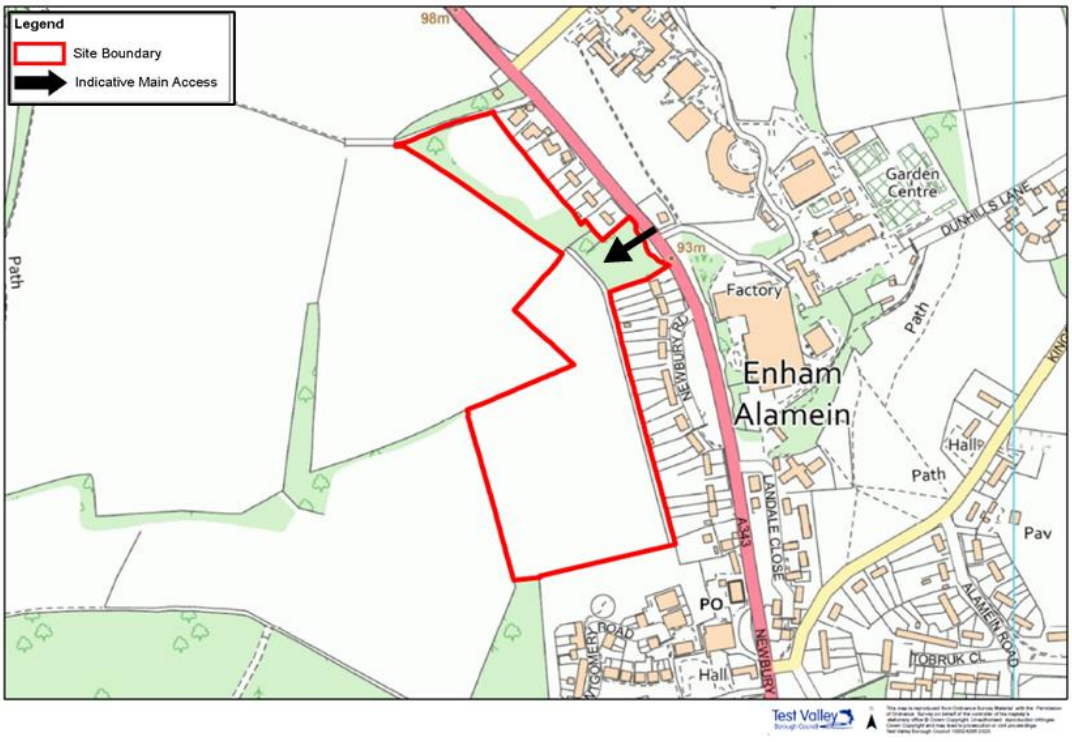
b) **An appropriate layout and design that seeks to conserve and enhance the setting of the North Wessex Downs National Landscape;**

c) **Retention of existing tree lined boundary to the west/northwest;**

d) **Retention of the woodland in the northern part of the site except where removal is required for access, which should be minimised; and**

e) **Provision of walking and cycling linkages to the south to integrate with existing routes from Montgomery Road.**

Figure 4.14: Land west of Newbury Road, Enham Alamein



4.115 This site is approximately 5 hectares on the north eastern side of Enham Alamein and is accessed from Newbury Road. The site has previously been used to grow Christmas trees, and also comprises an area of woodland to the north that includes Priority Habitat. There is an existing vehicular access into the site that crosses through woodland. The site is in close proximity to the village shop.

4.116 Development should allow for an active travel access point along the southern boundary of the site to enable the site to link up with the development to the south, and an existing shared use route into Andover via Montgomery Road.

4.117 This site is approximately 800m away from the North Wessex Downs National Landscape, a protected landscape. Consideration should be given to the potential for landscape impacts and an appropriate layout and design incorporated that seeks to ensure the setting of the National Landscape is conserved and enhanced.

4.118 This site is bounded by trees and hedges along the western edges, and the tree line should be retained to provide screening of the site from the open countryside that lies beyond the site.

4.119 This site contains an area of priority habitat deciduous woodland, and the existing access to the site crosses through this area. It is proposed to use the existing access and consideration will be needed to minimise the impact on the surrounding trees, and where possible enhance the habitat through design and layout.

Land south of Eastville, Appleshaw

Northern Area Policy 19 (NA19): Land South of Eastville, Appleshaw

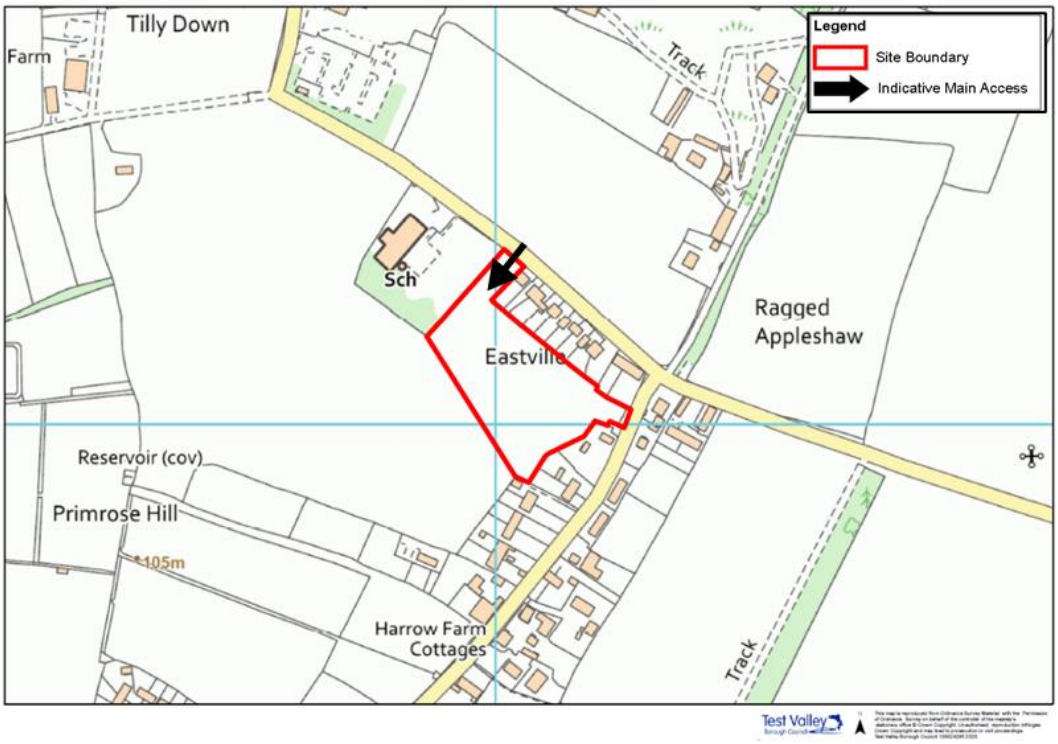
A housing allocation of approximately 35 dwellings is proposed at Land south of Eastville, Appleshaw.

Development will be permitted subject to:

a) Access via Eastville; and

b) Submission of a Heritage Impact Assessment to demonstrate how the layout, landscaping and design of the development will respond sensitively to the significance of heritage assets in the vicinity, including the setting of the listed building adjoining the site to the east.

Figure 4.15: Land South of Eastville, Appleshaw



4.120 This site of 1.32 hectares is in Appleshaw, to the north of the village. It is adjacent to existing residential properties to the east and to the south. The site is adjacent to St Peter's C of E Primary School.

4.121 There is a Grade II listed building adjacent to the site (Queen Anne Cottage). The Appleshaw Conservation Area lies to the south-west. There is the site of a Roman Villa, which is also a Scheduled Monument, 400m to the east of the site. Due to the site being fringed to the north and east by ribbons of existing development it is not likely that there would be a significant impact on the setting of the monument, but this should be closely considered.

Land at Bulbery Field, Duck Street, Abbotts Ann

Northern Area Policy 20 (NA20): Land at Bulbery Field, Duck Street

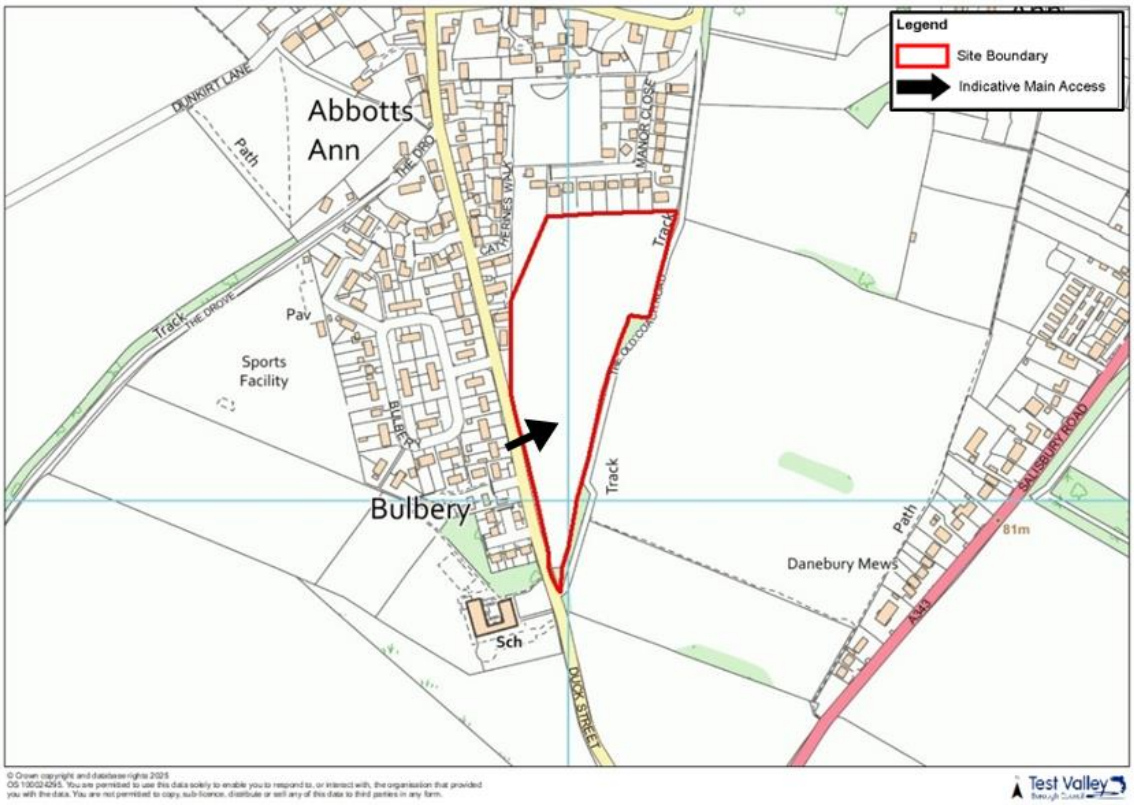
A housing allocation of approximately 60 dwellings is proposed at Land at Bulbery Field, Duck Street, Abbotts Ann.

Development will be permitted subject to:

a) Access via Duck Street; and

b) Retention of existing tree lined boundary to the east.

Figure 4.16: Land at Bulbery Field, Duck Street



4.122 This is a site of approximately 3.3 hectares within the village of Abbotts Ann. It is situated on the eastern side of Duck Street and on the southern side of the village of Abbotts Ann. The site is in close proximity to both Abbotts Ann Nursery School and Abbotts Ann Primary School and to green space at Bulbery Sports Field.

4.123 The site is currently in agricultural use. There are trees and hedgerows on the boundaries. The existing treeline/hedgerow along the eastern boundary should be retained to provide natural screening of the site. Topographically, the site falls gently from its western boundary towards the south east.

4.124 Consideration will be needed to the setting of Bury Hill Camp to the east, although due to the distance and topography of the site any impact is likely to be limited.

North of Red Rice Road, Upper Clatford

Northern Area Policy 21 (NA21): North of Red Rice Road, Upper Clatford

A housing allocation of approximately 20 dwellings is proposed at North of Red Rice Road, Upper Clatford

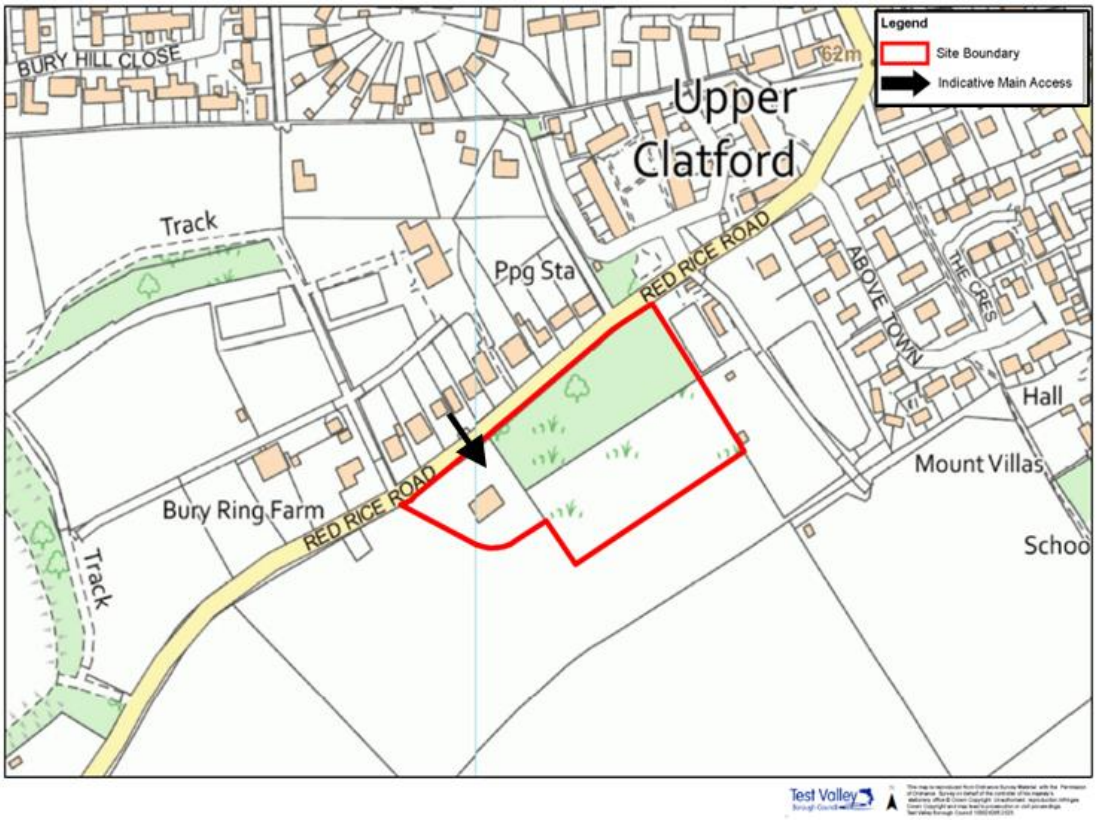
Development will be permitted subject to:

a) **Access via Red Rice Road;**

b) **Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the significance of heritage assets in the vicinity, including the of Bury Hill Camp Scheduled Monument; and**

c) **Retention of existing trees and hedgerows to the northern and southern boundaries, except where removal is required to provide access to the site from Red Rice Road, which should be minimised.**

Figure 4.17: North of Red Rice Road, Upper Clatford



4.125 This site of approximately 1.82 hectares is within the village of Upper Clatford. It is located opposite existing housing on Red Rice Road and surrounded by agricultural land to the south.

4.126 Upper Clatford is covered by a made neighbourhood development plan. This plan includes a policy on important landscape and settlement views that should be taken into consideration.

4.127 To the west of the site is the Scheduled Monument of Bury Hill Camp. The setting of the monument will need to be considered, with the landscaping, design and layout of development responding appropriately.

4.128 The existing trees and hedgerows along the northern and southern boundaries of the site provide a landscape feature that should be retained to screen the site.

4.129 Consideration of the potential for construction phase impacts to the Pillhill Brook, which feeds into the River Anton and down to the River Test SSSI, should be given, alongside any surrounding priority habitats (e.g. upon nearby deciduous woodland and coastal and floodplain grazing marsh).

4.130 There are Public Rights of Way in vicinity of the site and the site has potential to connect to footpaths with access to Andover.

Land at Barrow Hill, Goodworth Clatford

Northern Area Policy 22 (NA22): Land at Barrow Hill, Goodworth Clatford

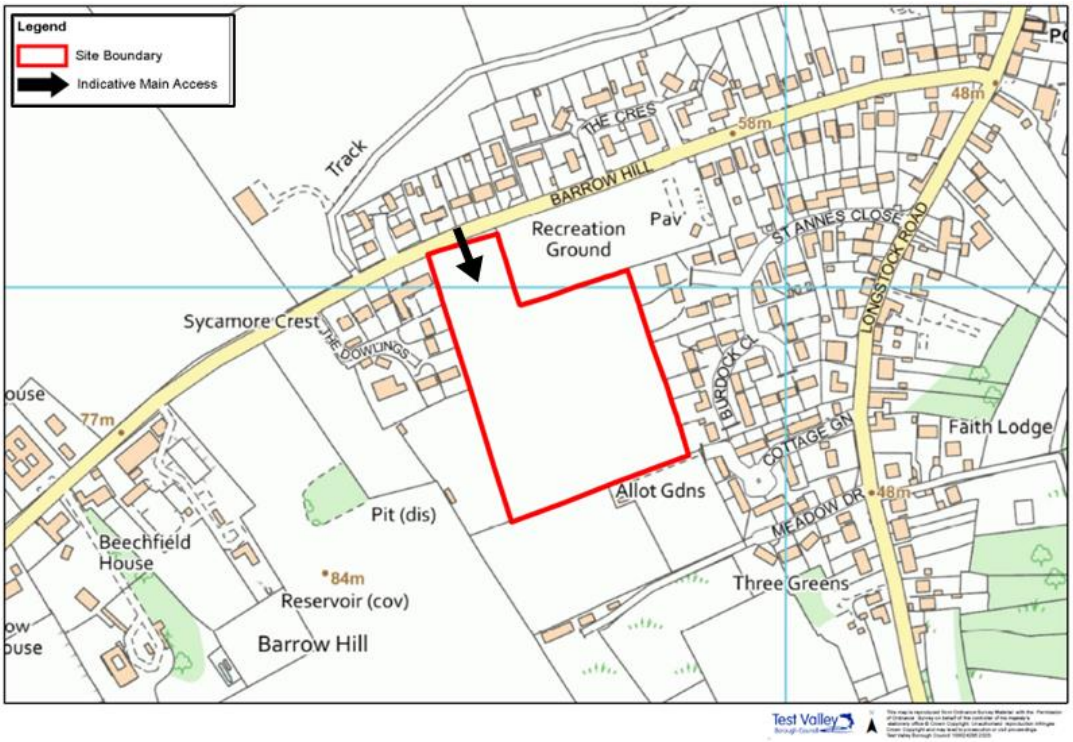
A housing allocation of approximately 40 dwellings is proposed at Land at Barrow Hill, Goodworth Clatford.

Development will be permitted subject to:

a) Access via Barrow Hill; and

b) Submission of a Heritage Statement incorporating an archaeological assessment.

Figure 4.18: Land at Barrow Hill, Goodworth Clatford



4.131 This is a site of approximately 3 hectares within the village of Goodworth Clatford. The site adjoins existing housing, with the recreation ground to the north and allotments to the south. The site has existing access from Barrow Hill. Goodworth Clatford has a primary school and village shop.

4.132 A number of archaeological sites are recorded in the vicinity, including a Bronze Age barrow cemetery and prehistoric pottery to the west of the site. This site therefore has the potential to contain archaeological sites that are not currently recorded. As such a Heritage Statement will be required to assess the archaeological potential and set out appropriate mitigation measures.

4.133 This site may need to consider the potential for construction phase impacts to the River Anton, which feeds into the River Test SSSI, and any surrounding priority habitats (deciduous woodland and coastal and flood plain grazing marsh).

4.134 It is recognised the site has a resolution to grant planning permission for 40 homes[19]. Given the sites' status, the need for this policy will be reviewed for the final draft Local Plan (Regulation 19).

Land to the north east of Thruxton

Northern Area Policy 23 (NA23): Land to the north-east of Thruxton

A housing allocation of approximately 80 dwellings is proposed at Land to the north-east of Thruxton.

Development will be permitted subject to:

a) Access to the development via Lambourne Close and Stanbury Close;

b) Submission of a Heritage Statement incorporating an archaeological assessment;

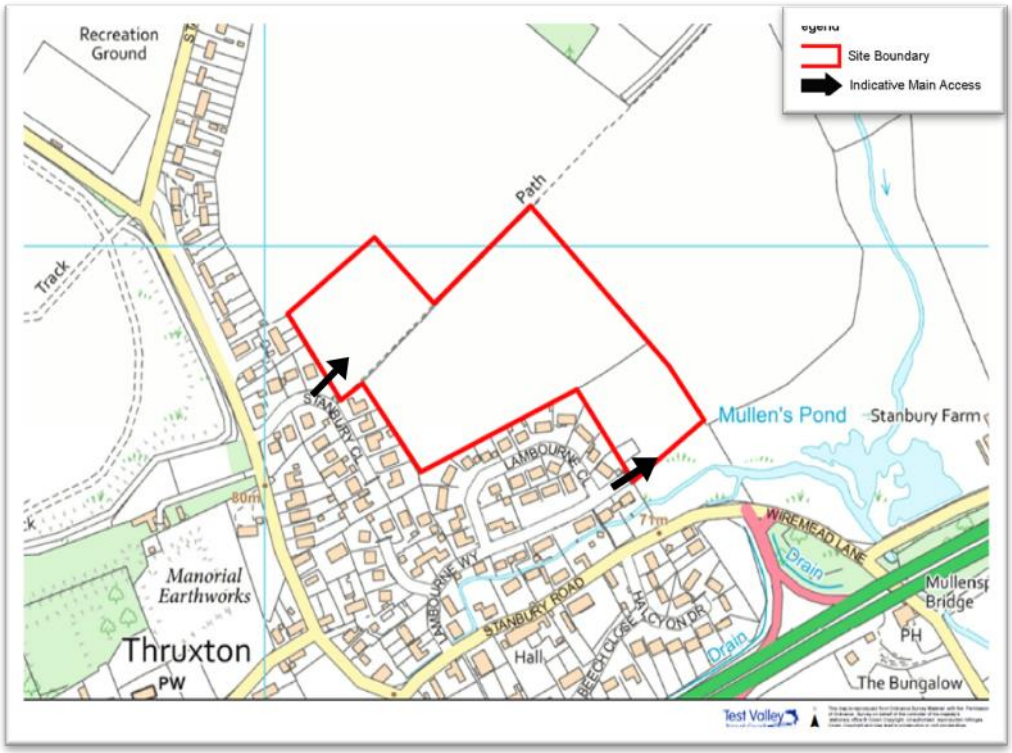
c) Retention of hedgerows and trees;

d) Retention of the Public Right of Way that crosses the site; and

e) Provision of landscaping to create a strong settlement edge to the northern and eastern boundary of the site.

[19] Subject to completion of a legal agreement. Outline planning application reference 24/01239/OUTN

Figure 4.19: Land to the north-east of Thruxton



4.135 This site of approximately 5 hectares is to the north east of the village of Thruxton. The site is surrounded by existing residential development to the south and west and comprises mainly agricultural land. Thruxton has a primary school and the site is close to the Thruxton Recreation Ground.

4.136 The site has two access points at Lambourne Close to the south and Stanbury Close to the north. Thruxton is covered by a Made neighbourhood development plan, the policies within the NDP will need to be complied with as part of any future planning application.

4.137 A number of archaeological sites are recorded in the vicinity, including the site of a large Iron Age settlement immediately to the north. This site therefore has the potential to contain archaeological remains that are not currently recorded. As such a Heritage Statement will be required to assess the archaeological potential and set out appropriate mitigation measures.

4.138 The site rises up to the north and development should respond to the local landscape, taking into account views into the site. There are established hedgerows and mature trees along the site boundary and across the site that should be retained, except where removal is needed to achieve an appropriate access. This should be minimised where possible. In addition, appropriate landscaping will need to be provided to create a strong settlement edge that responds to the local landscape.

4.139 There is a Public Right of Way that runs through the site that follows the line of an established hedgerow. This walking connection should be retained and consideration given to the setting of the Public Right of Way.

4.140 It is recognised that part of this site has planning permission for 14 homes, with access from Stanbury Close[20].

Tennis Court Field, Barton Stacey

Northern Area Policy 24 (NA24): Tennis Court Field, Barton Stacey

A housing allocation of approximately 20 dwellings is proposed at Tennis Court Field, Barton Stacey.

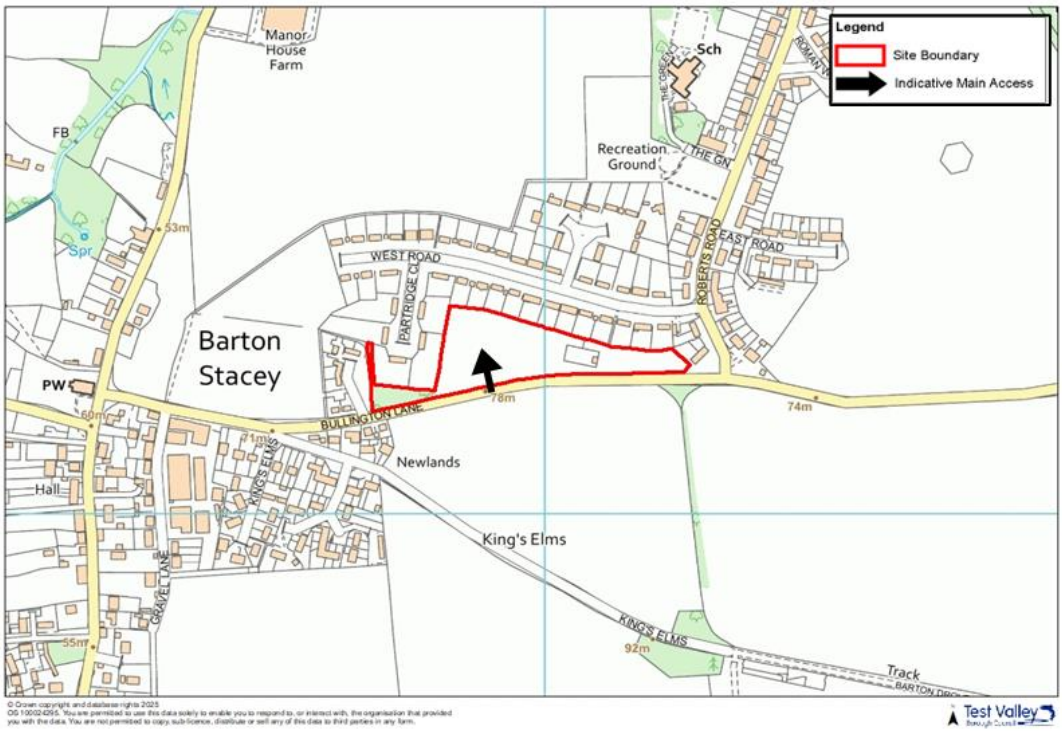
Development will be permitted subject to:

a) Access to the development via Bullington Lane;

b) Demonstrating how the layout will respond to the presence of protected trees on site; and

c) Submission of a Heritage Statement, incorporating an archaeological assessment.

Figure 4.20: Tennis Court Field, Barton Stacey



[20] Outline planning application reference 23/03026/OUTN, granted on appeal in May 2025.

4.141 This site of approximately 1.6 hectares is within the village of Barton Stacey. The site is surrounded by existing residential development to the north, east and west comprises a disused tennis court and a number of protected trees. Barton Stacey has a primary school and pre-school and a village shop.

4.142 Access to the site shall be via Bullington Lane, there is also a footpath to the north giving access to West Road.

4.143 This part of the village is relatively enclosed as the site slopes towards Bullington Lane along the southern boundary of the site. At the eastern and western edges of the site there are areas of Priority Habitat and protected trees. There are other trees across the site that are also protected and so must be retained. The layout of development should respond appropriately.

4.144 This site is approximately 500m from the River Dever to the north which flows into the River Test to the west. The River Dever a SSSI and is also providing compensation measures for the River Itchen SAC. It is important that any potential impact on this watercourse and its sensitive ecology is carefully considered.

4.145 There is archaeological evidence of a World War One practice trench within the allocation, which along with any other archaeological remains will need to be addressed.

Land to the north east of Drove Road, Chilbolton

Northern Area Policy 25 (NA25): Land to the north east of Drove Road, Chilbolton

A community led housing allocation of approximately 65 dwellings is proposed at land to the north east of Drove Road, Chilbolton.

Development will be permitted subject to:

a) Access to the development via Drove Road;

b) Retention of trees and hedgerows along the eastern boundary; and

c) Submission of a Heritage Statement incorporating an archaeological assessment.

Figure 4.21: Land to the north east of Drove Road, Chilbolton

4.146 This site of approximately 2.3 hectares is within the village of Chilbolton. The site is surrounded by existing residential development and the village hall to the west and comprises mainly agricultural and grazing land.

4.147 Chilbolton Parish Council are seeking to deliver a housing scheme on this site, through establishing a Community Land Trust, to enable delivery of affordable and 'downsize' homes to meet local needs, as well as market housing. Multiple sites in and around the village were considered by the Parish Council, and this site was selected as the preferred option. The Local Plan supports the delivery of housing on this site, through a community led development.

4.148 Access to the site shall be via Drove Road. Chilbolton is also covered by a Made neighbourhood development plan, the policies within the NDP will need to be complied with as part of any future planning application.

4.149 Due to the possible presence of an Iron Age or Roman settlement on part of the site, a Heritage Statement is required, supported by an archaeological assessment to address archaeological matters, including the nature of the archaeology, the impact of development and an appropriate mitigation strategy.

4.150 This part of the village is elevated, as the land rises up from the River Test. Development should respond to the local landscape, taking into account views into the site. There is an established hedgerow along the eastern boundary that provides a landscape feature and should be retained to provide natural screening to the site.

4.151 A Public Right of Way runs along the eastern boundary and consideration should be given to its setting.

South Test Valley

4.152 Southern Test Valley has strong connections with South Hampshire, and much of the south eastern boundary adjoins settlements that are located outside of the borough, including Southampton and Eastleigh. Romsey is the largest sustainable settlement with good connectivity to the wider highway network via the A27 and A3057, M271, M27 and M3.

4.153 The area to the south west of Romsey is very rural, with the New Forest National Park covering a small part of the borough. There are settlements in the east and south including at North Baddesley, Nursling and Rownhams which provide local services and facilities. There are various settlements outside the borough which have strong functional links to Southern Test Valley, such as Chandler's Ford, Southampton, Eastleigh and Salisbury.

4.154 Romsey is a sustainable market town that has been the focus for development, with recent developments taking place at Ganger Farm and Abbotswood. Residential development is also underway at North Baddesley at Hoe Lane, and at Rownhams, at Broadleaf Park. There is one outstanding Adopted Local Plan 2016 allocation at Romsey, which is Whitenap. There is an outline planning application for Whitenap, currently pending determination.

4.155 There are 15 strategic housing allocations proposed in South Test Valley which will ensure there is enough housing provision to meet our residual housing requirement alongside the allocations in North Test Valley. For each of the proposed housing site allocations, a site policy sits alongside a list of General Requirements as set out at Appendix 3. The site policies focus on only site-specific matters whereas the general requirements bring together requirements that will apply for all sites, as appropriate.

4.156 Sites at Land South of Ganger Farm, Romsey (Policy SA4), South of the Bypass, Romsey (Policy SA5), Land at Velmore Farm, Valley Park (Policy SA6), Land at Ampfield Meadows, Ampfield (Policy SA7) and Land at Upton Triangle, Nursling (SA8) were previously proposed for allocation in the Regulation 18 Stage 2 document. The draft policies have been reviewed and updated to take account of consultation comments, evidence and discussions with stakeholders.

4.157 The evidence at this stage has provided a high-level indication of what infrastructure and mitigation is needed for each site. Further evidence and engagement to refine the policies and General Requirements will be undertaken to inform the final draft Local Plan (Regulation 19 stage).

Land at Ganger Farm, Romsey

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

A strategic housing allocation of approximately 340 dwellings is proposed to the south of Ganger Farm, Romsey.

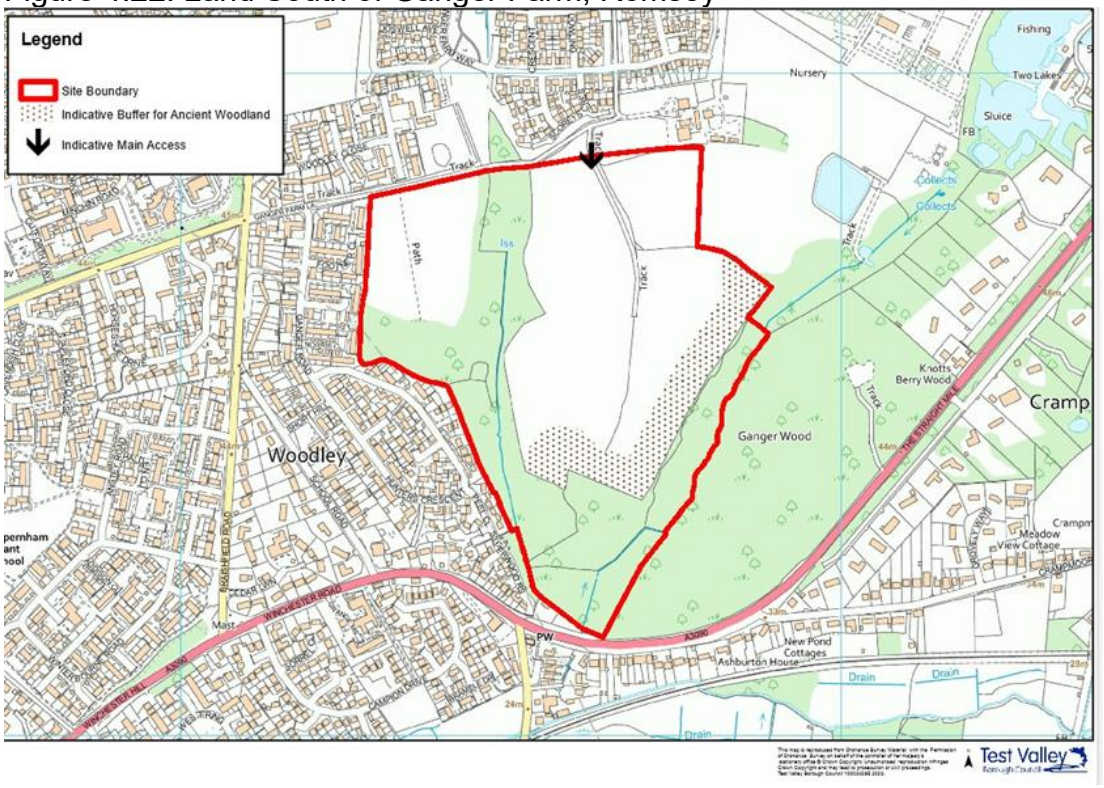
Development will be permitted subject to:

a) An appropriate buffer to the ancient woodland located on the south and south eastern boundary;

b) Access to the development via Ganger Farm (Kings Chase) to the north; and

c) Provision of Suitable Alternative Natural Greenspace (SANG) in relation to the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site.

Figure 4.22: Land South of Ganger Farm, Romsey



4.158 Ganger Farm South is located to the north east of Romsey and to the east of Braishfield Road. It adjoins the new neighbourhood of Ganger Farm (also known as Kings Chase) which provides 9 sports pitches, a substantial pavilion, public open space and 275 new homes. The site is also near to the new neighbourhood and facilities at Abbotswood.

4.159 There is a resolution to grant outline planning permission for a development of 309 homes on the eastern part of the site, subject to further liaison with

Natural England and Hampshire County Council, and the completion of a Section 106 legal agreement (application reference 23/00964/OUTS).

4.160 The site is bounded by existing residential development to the north and west and by Ganger Wood, a designated Site of Importance for Nature Conservation (SINC) and ancient woodland to the south and east. The site consists of two parcels separated by a belt of woodland. Appropriate buffers will be required on site between the development and Ganger Wood Ancient Woodland and SINC.

4.161 The site provides an opportunity to deliver a sustainable strategic allocation of approximately 340 dwellings that would integrate with northern Romsey close to key facilities in the neighbouring areas. High quality sustainable development is required on this site with pedestrian and cycle connections to neighbouring areas, Ganger Farm Sports Pavilion to the north and existing public transport connections. Further detailed work is required to assess the impact of a pedestrian and cycle access through or around the woodland areas to the south of the site.

4.162 The site falls within the 7.5km zone of influence for Mottisfont Bats Special Area of Conservation (SAC) and appropriate mitigation will be needed. There are habitats on-site which contribute to the Mottisfont SAC Functionally Linked Land (FLL), including the woodland. The masterplan would need to reinforce, protect and enhance green infrastructure networks and ensure the SAC foraging area is preserved and that the Ganger Wood Ancient Woodland and SINC and other woodland areas are appropriately protected. This includes ensuring the appropriate level of darkness is retained.

4.163 The site falls within the recreational impact zone for the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site. Appropriate mitigation will need to be provided in accordance with Policy BIO2, including the provision of Suitable Alternative Natural Greenspace (SANG) – the starting point would be that this is delivered on site.

4.164 Site access is proposed from the north through the Ganger Farm development. Further technical work will be required to assess the feasibility of an access from Ganger Farm Lane to adjoining areas. Offsite junction improvements to the junctions of Jermyns Lane and Braishfield Road with Ganger Farm Lane may be required.

Land South of the Bypass, Romsey

Southern Area Policy 5 (SA5): Land South of the Bypass, Romsey

A strategic housing allocation of approximately 110 dwellings is proposed south of Bypass Road, Romsey.

Development will be permitted subject to:

a) Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the significance of heritage assets, including the Broadlands Estate Registered Park and Garden and Romsey Conservation Area;

b) Access to the development via A27 / A3090 (Bypass Road);

c) Submission of a noise mitigation strategy in relation to the impact of nearby roads; and

d) Provision of Suitable Alternative Natural Greenspace (SANG) in relation to the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site.

Figure 4.23: Land South of the Bypass, Romsey

4.165 The site is located south of the Romsey Bypass (A3090) and is bordered by residential development at Burma Road to the west, the grounds of the Broadlands Estate to the west and south and the Romsey Rapids Sports Complex and Romsey Town Football Club to the east. A Public Right of Way (PRoW)32 runs the length of the eastern boundary of the site.

4.166 The site provides an opportunity to deliver a strategic allocation of approximately 110 dwellings in a sustainable location close to the key

services and facilities available in Romsey Town Centre. High quality sustainable development is required on this site along with integration with existing pedestrian, cycle and public transport connections to the Town Centre and surrounding area.

4.167 The site falls within the recreational impact zone for the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site. Appropriate mitigation will need to be provided in accordance with Policy BIO2, including the provision of Suitable Alternative Natural Greenspace (SANG) – the starting point would be that this is delivered on site.

4.168 The site falls within the 7.5km zone of influence for Mottisfont Bats Special Area of Conservation (SAC) and appropriate mitigation will be needed. There are habitats on-site which contribute to the Mottisfont SAC Functionally Linked Land (FLL), including mature trees (which are protected by Tree Preservation Orders). The masterplan would need to reinforce, protect and enhance green infrastructure networks and ensure the foraging area is preserved and that the woodland areas and ecological links are appropriately protected. This includes ensuring the appropriate level of darkness is retained.

4.169 The site is adjacent to the Broadlands Estate Registered Park and Garden (RPG) which is designated as a Grade II* heritage asset. This is part of the Broadlands Estate and there are several other designated heritage assets within the RPG, including Broadlands House (Grade I listed) and associated buildings (Grade II listed). Within 100m to the west of the site are 23A and 23B Palmerston Street (Grade II listed), Mill Cottage (Grade II listed) and Red Lodge (Grade II listed). The Romsey Conservation Area is within 20m of the northwest corner of the site. Burma Road to the west is a cul-de-sac with several dwellings in that area considered to be non-designated heritage assets.

4.170 A Heritage Impact Assessment will be required to assess the impact on heritage assets, including the setting of Broadlands Estate Registered Park and Garden, Romsey Conservation Area and nearby listed buildings. The design, density and scale of development must make a positive contribution to preserving the setting and significance of these heritage assets.

4.171 Site access is proposed on the northern site boundary off the A27/A3090 (Bypass Road). There is potential that off-site junction improvements towards the junction of the A27/ A3090 (Bypass Road) will be required. Improvements to cycling and walking connections to the surrounding area may be required (such as to the town centre, railway station and other facilities).

4.172 The site adjoins Flood Zones 2 and 3, to the northern boundary and there are pockets of higher and moderate surface water flood risk within the site, to the south east and west. The development will take place at those areas within the site that are subject to the lowest risk of flooding.

4.173 An area of the northern border of the site has potential impacts of road noise and further technical work is required to determine the buffer area or mitigation associated with this.

Land at Velmore Farm, Valley Park

Southern Area Policy 6 (SA6): Land at Velmore Farm

A strategic housing allocation of approximately 1,070 dwellings and 1.5 hectares of employment land is proposed at land at Velmore Farm, Valley Park.

Development will be permitted subject to:

a) Provision of a 1.5 form entry (FE) primary school on site;

b) Provision of a significant area of high quality and accessible green space in the south and west of the site;

c) Provision of Suitable Alternative Natural Greenspace (SANG) in relation to the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site;

d) Conserve, enhance and manage the Sites of Importance for Nature Conservation (SINC) within and adjacent to the site;

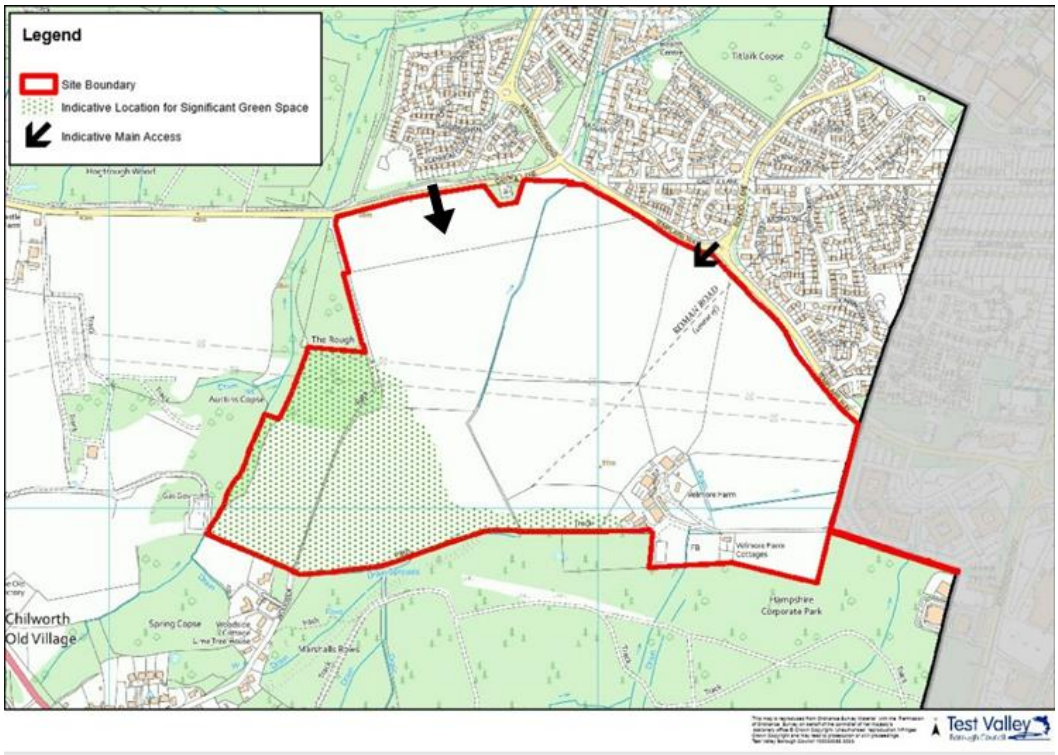
e) Submission of a Heritage Statement, incorporating an archaeological assessment, to inform the conservation of archaeological remains of the former Roman road and a sensitive design that responds positively to the heritage assets identified;

f) Access to the development via Templars Way and Castle Lane;

g) The enhancement of existing Public Rights of Way; and

h) The development being set back from Templars Way and Castle Lane with retention and enhancement of the hedges and trees

Figure 4.24: Land at Velmore Farm



4.174 Velmore Farm is in the south eastern part of the borough adjacent to Valley Park. The site is surrounded by residential development to the north, east and south east, which contain key facilities such as the local centre at Valley Park and Eastleigh town centre; Chandler's Ford and Eastleigh railway stations are within cycling distance of the site and many employment opportunities are within walking and cycling distance.

4.175 The site provides an opportunity to deliver a strategic allocation of approximately 1,070 dwellings at a sustainable location with potential for a provision of community hub / local centre and employment uses of up to 1.5 hectares. Further technical evidence of demand for community (non-commercial) led and commercially-led facilities will be required in the context of existing local facilities in the wider area, which will be considered to inform the final draft Local Plan (Regulation 19 stage). This could include on-site provision or improvements to existing local facilities.

4.176 The site would generate a requirement for a 1.5 form entry (FE) primary school on site. Ongoing engagement with Hampshire County Council will inform the amount of land required to accommodate a primary school on site.

4.177 There are two landowners on this site and a comprehensive masterplan will need to be prepared by the site promoters. The built development will be predominantly focused to the middle, north and north east of the site.

4.178 High quality active travel infrastructure links will need to be provided within the site and the development will be required to integrate with existing pedestrian, cycle and public transport connections including existing Public Rights of Way to Valley Park, Romsey, Eastleigh and towards Southampton. Site access is proposed from Templars Way and Castle Lane. Pedestrian and cycle access via the south east corner to Bournemouth Road will need to be explored. A site specific transport assessment will inform other site specific improvements to the local highway network. This assessment will need to include consideration of the local road network, including roads within Eastleigh borough.

4.179 There are the woodland areas of Hut Wood, Austin Copse and The Rough Sites of Importance for Nature Conservation (SINC) within and to the south and west of the site. Ecological buffers may need to be provided to avoid significant adverse effects on these habitats as part of the masterplan process. There is a Public Right of Way (footpath) along the south site boundary and a Public Right of Way (byway) along the west of the site.

4.180 A significant area of publicly accessible green space will be required in the south west corner of the site. The green space will provide opportunities for access to the countryside. Additional work will be required to refine the specific area and nature of the green space to inform the final draft Local Plan (Regulation 19 stage).

4.181 As part of the masterplanning process, existing hedgerows should be retained as much as possible, and where there is scope enhanced, as part of the green corridors crossing the site and connecting nearby habitats.

4.182 Development should be set back along Templars Way and Castle Lane to reflect the relationship of the existing development. The hedges and tree line along the northern boundary should be retained and enhanced including potential strategic landscaping.

4.183 The local gap between Southampton and Eastleigh is proposed to be amended to reflect this proposed site. The amended local gap boundary will be to the south of the site and will still preserve a gap. The area of significant green space in the south west corner of the site will also contribute to the distinction between the developed area and the local gap.

4.184 The site falls within the recreational impact zone for the New Forest Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site. Appropriate mitigation will need to be provided in accordance with Policy BIO2, including the provision of Suitable Alternative Natural Greenspace (SANG) on site.

4.185 Wastewater from this site is anticipated to feed into treatment works which are linked to the River Itchen Special Area of Conservation (SAC) and appropriate mitigation will be required in accordance with Policy BIO2.

4.186 The course of a former Roman road runs south west across the site. The likelihood of surviving earthworks has been identified and should be retained as a feature of the layout and design of the development promoting its historic significance and ensuring future management to protect it during and after development. An Archaeological Assessment will be required to assess the Roman road and any potential impacts. An up to date accurate survey of the earthworks associated with the line of the Roman road should be submitted as part of this assessment.

4.187 There are small areas at risk of flooding from rivers and surface water within the site, including associated with existing watercourses within the site. The risk of flooding on this site was raised by consultation comments. Development shall be located in areas of lowest flood risk in accordance with national policy and Policy CL2. This will also ensure that the risk of flooding offsite is not increased.

4.188 There are National Grid overhead powerlines running through the site and this will influence the layout and design of development of the site. The National Grid Electricity Transmission Design Guide and Principles will need to be taken into account as part of the masterplanning stage. The site promoters are encouraged to discuss with National Grid the possibility of undergrounding the power lines.

4.189 There are additional pipelines crossing the site for gas and water that will need to be considered as part of the layout and design of the site.

Land at Ampfield Meadows, Ampfield

Southern Area Policy 7 (SA7): Ampfield Meadows, Ampfield

A strategic allocation of approximately 44 units of extra care accommodation (C2 use) is proposed on the eastern edge of Ampfield.

Development will be permitted subject to:

a) A buffer to the Trodds Copse Site of Special Scientific Interest (SSSI) and Ancient Woodland; and

b) Access to the development via the adjacent care village, Baddesley Road.

Figure 4.25: Land at Ampfield Meadows, Ampfield

4.190 Ampfield Meadows is located to the east of Ampfield, near to Chandler's Ford. The adjacent site has previously been granted planning permission for a care village (C2 use), a care home building/community hub and core facilities along with up to 101 extra care units[21]. Access is provided from Baddesley Road with the Village Centre located near to the boundary with this site. To the south and south-east of the site are residential static caravans, which are accessed by several roads from Baddeley Road.

4.191 This site provides an opportunity to deliver approximately 44 units of extra care accommodation (C2) which contributes towards the boroughwide need identified in the Strategic Housing Market Assessment (2022). These dwellings would help to meet an identified need for residential care facilities, such as the provision of homes for older people.

4.192 It is a sustainable site with good connectivity to nearby facilities in Chandler's Ford. The site should be planned to achieve cohesive, high quality sustainable development and a positive relationship with adjacent residential areas to the east and south. Access to the site will be via the adjacent care village, which is accessed from Baddesley Road.

4.193 The north-western site boundary borders the Trodds Copse Site of Special Scientific Interest (SSSI) and ancient woodland. Appropriate buffers will need

[21] Under outline application 17/01615/OUTS and reserved matters application 20/00488/RESS

to be provided to help protect their sensitive ecology. Sustainable Drainage Systems will be required on site to mitigate the impact of any changes in hydrology on the Trodds Copse SSSI. There are also several trees along the southern boundary which are protected by a Tree Preservation Order

4.194 The site falls within the recreational impact zone for the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site. Appropriate mitigation may need to be provided in accordance with policy BIO2 depending on the type of C2 use proposed.

4.195 Wastewater from this site is anticipated to feed into treatment works which are linked to the River Itchen Special Area of Conservation (SAC) and appropriate mitigation will be required in accordance with Policy BIO2.

4.196 The local gap between Ampfield and Valley Park is proposed to be amended to reflect this proposed site. The amended local gap boundary will be to the west of the site and will still preserve a gap.

Land at Upton Lane, Nursling

Southern Area Policy 8 (SA8): Land at Upton Lane

A strategic employment and strategic housing allocation comprising approximately 8.5 hectares of employment to the west of Upton Lane and approximately 80 dwellings to the east of Upton Lane.

Development will be guided by a comprehensive site-wide masterplan. Development will be permitted subject to:

a) The provision of employment uses which may include offices, Research and Development, Industrial Processes, General Industrial and Storage and Distribution and open storage;

b) Where ancillary non-employment uses are proposed, these will primarily support onsite businesses and their employees;

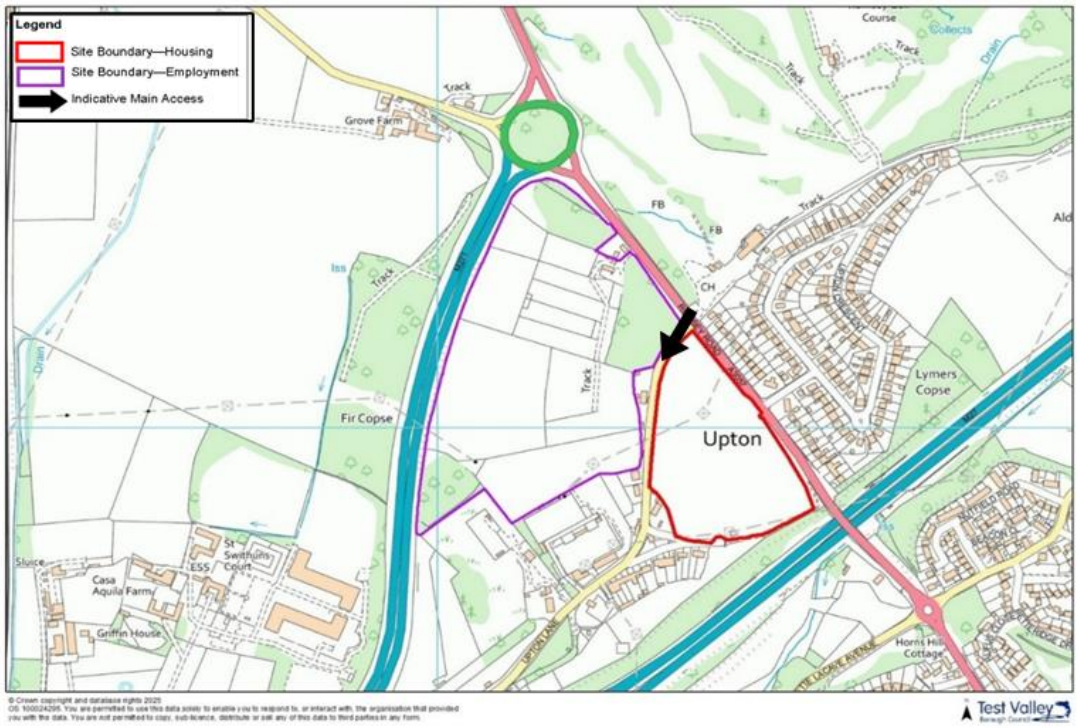
c) Appropriate location of residential development to establish a positive relationship with existing dwellings at Upton Lane and east of the Romsey Road with a green edge;

d) Submission of a noise mitigation strategy in relation to the M27 and M271 to the south and west and the provision of any buffer as required;

e) Site access to the development via Upton Lane; and

f) Provision of buffers to the three Sites of Importance for Nature Conservation (SINC) within the site.

Figure 4.26: Land at Upton Lane



4.197 Land at Upton Lane comprises two land parcels to the west and east of Upton Lane located north of the M27 and the settlement of Nursling and Rownhams. A single allocation is proposed that will be comprehensively masterplanned to deliver a high-quality mixed-use development of employment and residential development.

4.198 The site will be a mixed-use employment led development providing the opportunity to deliver high quality employment development (west of Upton Lane) well located adjacent to the motorway network and the urban areas of Southampton and Eastleigh. The site has the potential to deliver approximately 8.5 hectares (30,000sqm) of employment land.

4.199 The location of the site makes it suitable for all range of employment uses with being adjacent to the M27 and attractive for B8 storage and distribution employment uses. The site has potential to support some ancillary uses to support the main employment function including non-employment facilities to support on site businesses and employees.

4.200 The southern-eastern parcel (east of Upton Lane) is adjacent to Romsey Road and the existing residential development at Upton Crescent. Housing (of approximately 80 homes) on this part of the site is to provide a comprehensive site-wide approach to ensure a well-planned and integrated development served by the necessary infrastructure. This site has the potential to be impacted by road noise from the south and further technical

work is required to determine the buffer area or mitigation associated with this.

4.201 The site is therefore primarily appropriate for employment development and ancillary uses serving the main employment use. However, subject to a noise assessment and an appropriate mitigation scheme, residential development is appropriate.

4.202 Development should be set back along Romsey Road to reflect the relationship of the existing development, including the consideration of the provision of bungalows. This should include a green edge along Romsey Road providing suitable planting complementary to the existing trees and hedgerow.

4.203 The site falls within the zones of influence for recreational impacts on the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site, as well as for the Solent SPAs. Appropriate mitigation will need to be provided in accordance with Policy BIO2.

4.204 There are three Sites of Importance for Nature Conservation (SINCs) within the site: Roundabout Copse, Upton Lane Wood and Small Copse, and appropriate buffers should be provided as these contain ancient or semi-ancient woodland.

4.205 The site is located to the north east of Grove Park, across the M271, where there are a number of listed buildings. To the north of Grove Park are the Sunken Garden and Fir Copse Sites of Importance for Nature Conservation (SINCs), which are separated from the site by the M271.

4.206 The site access is proposed off the Romsey Road and Upton Lane. There may be the need for offsite junction improvements that will be confirmed through site-specific transport assessment.

Halterworth, East Romsey

Southern Area Policy 18 (SA18): Halterworth and Warren Farm Green Space, Romsey

A strategic housing allocation of approximately 1070 dwellings is proposed at Halterworth, Romsey.

Development will be guided by a comprehensive site-wide masterplan across the allocation and will also relate positively to the adjoining proposed allocation north of Highwood Lane (Policy SA19).

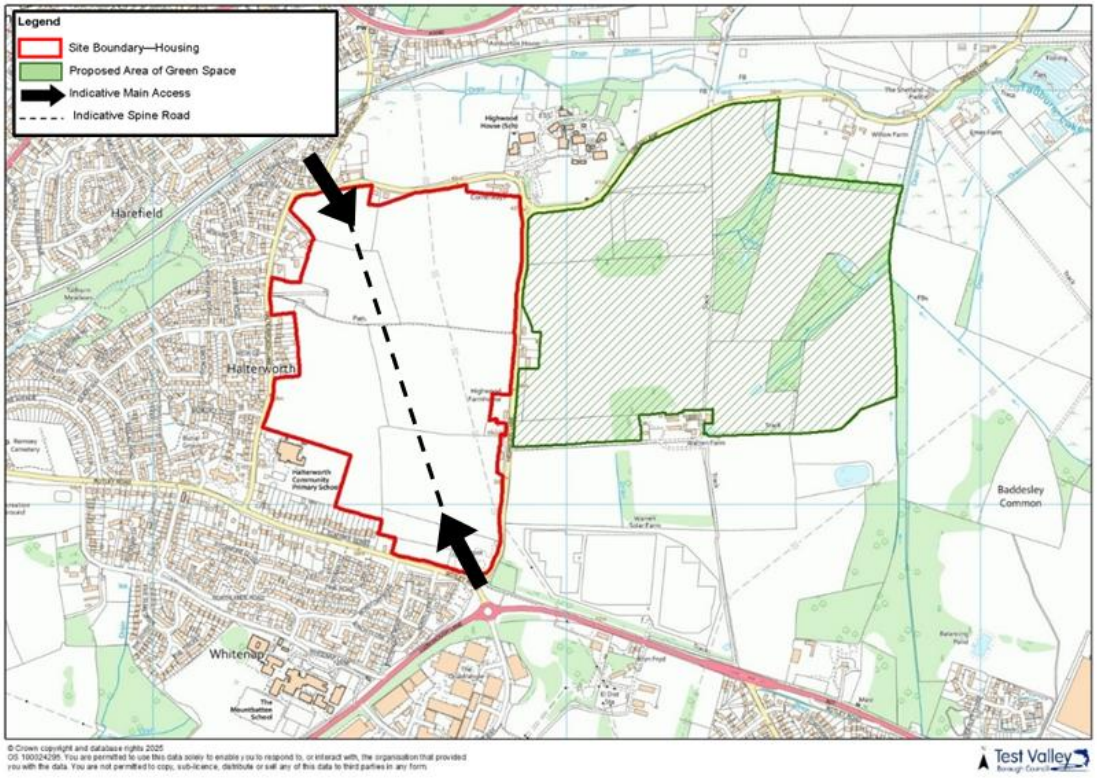
Development will be permitted subject to:

a) **Access to the development via Halterworth Lane/Highwood Lane junction and Botley Road (Luzborough roundabout) and provision of a spine road linking these access points; and**

b) **Provision of Suitable Alternative Natural Greenspace (SANG) in relation to the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site.**

Warren Farm is allocated for 57.5 hectares of public greenspace to the east of the strategic housing allocation at Halterworth, Romsey, as defined on the Policies Map.

Figure 4.27: Halterworth, Romsey



4.207 The strategic housing allocation site extends to approximately 40 hectares, to the eastern edge of Romsey and Halterworth. There are several ownership parcels within the allocation, which is predominantly made up of fields, bordered by hedges and some mature trees.

4.208 The site is fairly flat and adjoins farmland to the east and north and is crossed by a public right of way (aligned east-west). To the immediate west of the site is the existing residential development at Halterworth Lane, and Halterworth Primary School. To the North and east is Highwood Lane and to the south is Botley Road. To the south east of the site is a solar farm.

4.209 The site provides an opportunity to deliver a strategic allocation of approximately 1,070 homes. This includes the outline permission which has been granted at appeal for up to 270 dwellings within the allocation to the south, (24/00174/OUTS). There is convenience shopping in Halterworth and at Botley Road and the town centre provides key facilities and a railway station, at a distance of approximately 2 kilometres to the west. Provision of links that prioritise pedestrian and cycling journeys to the town centre and to the south and west will be appropriate.

4.210 The allocation will need to be masterplanned as one comprehensive development and should positively integrate with the proposed North of Highwood Lane site allocation for 100 homes to the north (Policy SA19).

4.211 The adjacent Primary School would need to be expanded by 1 form of entry, to provide for the increased pupil numbers arising from the development.

4.212 The site will need to be accessed from the Halterworth Lane/Highwood Land junction to the north west of the site and Botley Road at Luzborough roundabout to the south east. The Transport Assessment (2024) highlighted that the existing highways network around this site is at capacity, at peak times. The provision of a spine road linking the two access points, as set out indicatively on Figure 4.27, potentially could help to mitigate additional highway impact on the network. Further transport evidence will be required to assess this and inform any mitigation for the draft Local Plan (Regulation 19 stage).

4.213 There is a designated heritage asset to the immediate south of the allocation, at Luzborough Cottage (Grade 2 listed). Masterplanning, layout and landscaping will be informed by a Heritage Impact Assessment.

4.214 The Romsey-North Baddesley Local Gap has been amended to reflect the proposed site allocation. The Warren Farm Greenspace will provide a significant area of greenspace to the east of the strategic housing site providing opportunities for access to the countryside and recreation. This greenspace will fall within the local gap designation and help to define and soften the edge of the settlement.

4.215 The Warren Farm Greenspace will be able to provide Suitable Alternative Natural Greenspace (SANG), to provide some of the mitigation requirements regarding recreational impacts on the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site. The Greenspace will need to be provide suitable car parking facilities.

4.216 Early consideration should be given to the potential for this allocation to have hydrological impacts that could have implications for Emer Bog SAC,

including through surface water drainage. A robust Sustainable Drainage Systems (SuDS) plan would be appropriate, and consideration should be given to the potential for any recreational impact to Emer Bog SAC, in consultation with Natural England.

4.217 There are National Grid overhead powerlines crossing the site which will influence the layout and design of the development. A strategy should be set out to demonstrate how the infrastructure will be impacted and accommodated. The undergrounding of powerlines is encouraged where possible.

Land North of Highwood Lane, Romsey

Southern Area Policy 19 (SA19): Land north of Highwood Lane, Romsey

A strategic housing allocation of approximately 100 dwellings is proposed at Land north of Highwood Lane, Romsey.

Development will be guided by a comprehensive site-wide masterplan across the allocation and will also relate positively to the adjoining proposed allocation to the south at Halterworth (Policy SA18).

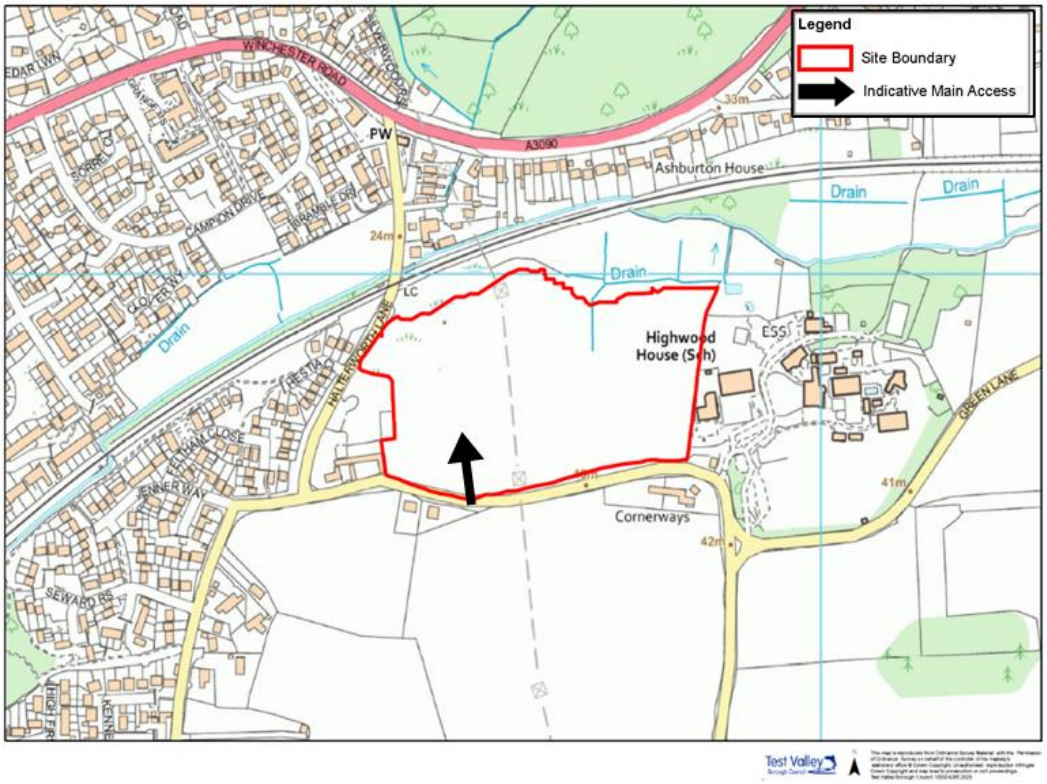
Development will be permitted subject to:

a) Access to the development via Highwood Lane;

b) Provision of Suitable Alternative Natural Greenspace (SANG) in relation to the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site; and

c) Submission of a noise assessment and mitigation strategy in relation to the impact of noise and/or vibration from the railway line to the north and the provision of any buffer as required.

Figure 4.28: Land North of Highwood Lane, East Romsey



4.218 The site extends to 6.9 hectares and lies on the eastern edge of Romsey, to the north of Highwood Lane and south of Crampmoor and the railway line. The land falls gradually within the site, towards Tadburn Lake watercourse to the north. To the east is Stroud School campus. The site is predominantly fields with hedges and trees to the boundaries.

4.219 The site provides an opportunity for a sustainable extension to the east of the town, which will be masterplanned to positively integrate with the Halterworth site allocation to the south of Highwood Lane (Policy SA18) for 1070 dwellings.

4.220 There is convenience shopping and a primary school at Halterworth and key facilities are approximately 2km from the site, within the town centre. Provision of links that prioritise pedestrian and cycling journeys to the town centre and to the south and west will be appropriate.

4.221 The railway line may have potential impacts for the allocation, as a result of rail noise and/or vibration. A noise assessment will be required to inform an appropriate mitigation strategy, to inform the layout and design of the site.

4.222 The development should have regard to the ecology of the watercourse and woodland off site, to the north. A robust and semi natural landscaped edge would be appropriate to the northern boundary for both landscape and ecological reasons.

4.223 The site falls within the recreational impact zone for the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site. Appropriate mitigation will need to be provided in accordance with Policy BIO2, including the provision of Suitable Alternative Natural Greenspace (SANG) – the starting point would be that this is delivered on site.

4.224 There are National Grid overhead powerlines crossing the site and this will influence the layout and design of development within the site.

Brentry Nursery, Romsey

Southern Area Policy 20 (SA20): Brentry Nursery, Romsey

A strategic housing allocation of approximately 245 dwellings is proposed at Brentry Nursery.

Development will be permitted subject to:

a) Access via Jermyns Lane to the north;

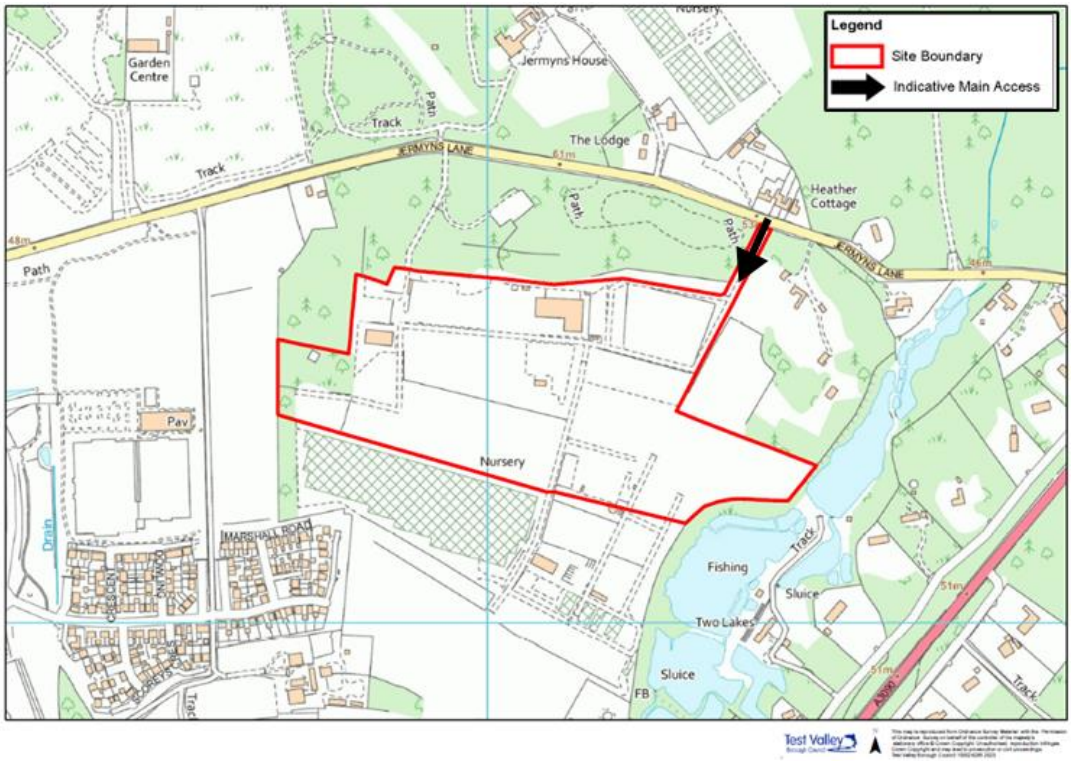
b) Provision of a pedestrian and cycle link to the west, linking with Ganger Farm (Kings Chase) development;

c) Submission of a Heritage Impact Assessment to demonstrate how the layout, and design of the development will respond sensitively to the significance of Sir Harold Hillier Gardens and Arboretum Registered Park and Garden to the north;

d) Provision of Suitable Alternative Natural Greenspace (SANG) in relation to the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site; and

e) Submission of a noise assessment and the provision of an acoustic mitigation scheme in relation to the adjacent horticultural activities to the south and any buffer as required.

Figure 4.29: Brentry Nursery, Romsey



4.225 The site extends to 13 hectares of horticultural hardstandings, nursery buildings and access to Brentry Nurseries within the Hilliers Nursery estate.

4.226 The site will provide for a development of approximately 245 homes to the north east of Romsey, with access provided from Jermyns Lane to the north. The existing structures and growing areas will need to be removed and consolidated within new offices and buildings elsewhere at Hillier Nurseries, aligned with their future business needs. The site neighbours Ganger Farm and the sports pavilion and pitches (at Kings Chase) and connections will need to be provided to enable walking and cycling to these facilities and onwards to the local centre at Abbotswood and towards the town centre.

4.227 The site is contained by tree belts and woodland, which effectively screen the development in wider views. The trees to the north and east of the site are an important landscape feature and are protected by a Tree Preservation Order (TPO).

4.228 The northern boundary of the site adjoins the southern edge of the Sir Harold Hillier Gardens and Arboretum Registered Park and Garden. A Heritage Impact Assessment will be required to assess the impact on and setting of the Registered Park and Garden. The design and landscaping should make a positive contribution to preserving the setting and significance of this heritage asset.

4.229 The site adjoins areas of ecologically sensitive woodland, which will need to be sensitively addressed and accommodated. Landscaping within the development will help to integrate the site within the partially wooded setting.

4.230 There is some potential for noise disturbance to residents from the nursery operations, including vehicular movements through the residential site. A noise assessment is required and an appropriate mitigation strategy will be needed. Masterplanning will have regard to the working plant nursery areas that adjoin the site.

4.231 The site falls within the recreational impact zone for the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site. Appropriate mitigation will need to be provided in accordance with Policy BIO2, including the provision of Suitable Alternative Natural Greenspace (SANG) – the starting point would be that this is delivered on site.

Land at Packridge Farm, North Baddesley

Southern Area Policy 21 (SA21): Land at Packridge Farm, North Baddesley

A strategic housing allocation of approximately 180 dwellings is proposed at Packridge Farm, North Baddesley, together with an area of public greenspace to the south of the development, as defined on the Policies Map.

Development will be permitted subject to:

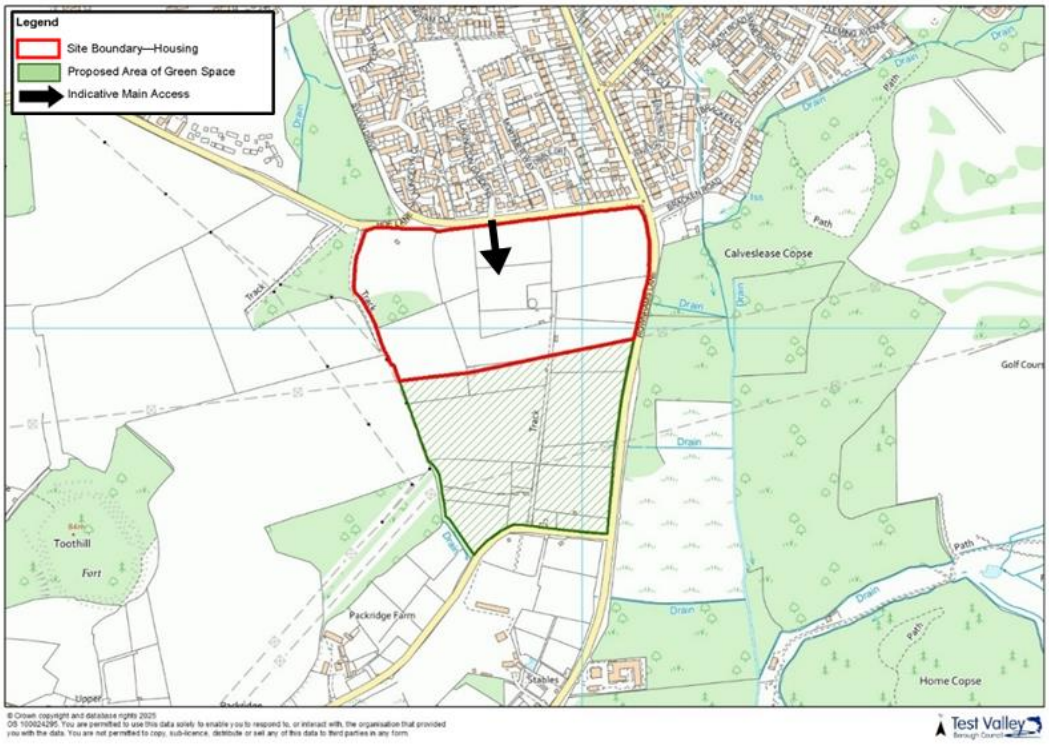
a) Access to the development via Hoe Lane;

b) Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the significance of heritage assets, specifically Toothill Camp Scheduled Monument to the west;

c) Provision of Suitable Alternative Natural Greenspace (SANG) in relation to the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site; and

d) Retention of the tree line along the northern boundary.

Figure 4.30: Land at Packridge Farm, North Baddesley



4.232 The site comprises 11ha, made up of fields, edged by hedgerows and some mature trees. It lies south of Hoe Lane and west of Rownhams Lane, adjacent to North Baddesley along the northern boundary of Nursling and Rownhams parish. The site adjoins pockets of woodland to the west, and to the east of Rownhams Lane is a SINC and area of ancient woodland.

4.233 The site provides an opportunity for a strategic allocation of approximately 180 dwellings, together with a substantial area of green space to the south. Convenience shopping, a primary school, day nursery, community hall and other facilities are available within North Baddesley, approximately 1km to the north. There is an opportunity to enhance active travel connectivity within the vicinity and the Southern Test Valley Local Cycling and Walking Infrastructure Plan identifies the potential for cycling improvements along Rownhams Lane.

4.234 There are two landowners on the site and a comprehensive masterplan will need to be prepared with the involvement of the respective site promoters.

4.235 There is a scheduled monument to the west of the allocation, at Toothill Camp (hill fort). The development will need to respect the setting of this elevated heritage asset and historic landscape feature. A Heritage Impact Assessment will be required to demonstrate how the development will have regard to the significance of heritage assets in the locality.

4.236 There is an established line of trees along the northern site boundary, which should be retained and reinforced, where possible. Further technical work will

need to be undertaken to determine the most suitable point of access along Hoe Lane, along with assessing the impact of the development on the junction with Rownhams Lane and Hoe Lane to inform any mitigation.

4.237 A strong landscaped settlement edge should be provided to the southern site boundary. Detailed landscape assessments will inform the design, landscaping and layout, which will be masterplanned.

4.238 There are ecological sensitivities on and adjoining the site, including an area of Priority Habitat in the north west parcel, which should be carefully considered in masterplanning.

4.239 The site falls within the recreational impact zone for the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site. Appropriate mitigation will need to be provided in accordance with Policy BIO2, including the provision of Suitable Alternative Natural Greenspace (SANG) – the starting point would be that this is delivered on-site or adjoining the site. This could be provided as part of the significant greenspace to the south of the site.

4.240 There are National Grid overhead powerlines and a below ground water main crossing the site and this will influence the layout and design of development within the site.

Fields Farm, Rownhams

Southern Area Policy 22 (SA22): Fields Farm, Rownhams

A strategic housing allocation of approximately 100 dwellings is proposed at Fields Farm, Rownhams.

Development will be permitted subject to:

a) Access via Rownhams Lane;

b) Provision of Suitable Alternative Natural Greenspace (SANG) in relation to the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site;

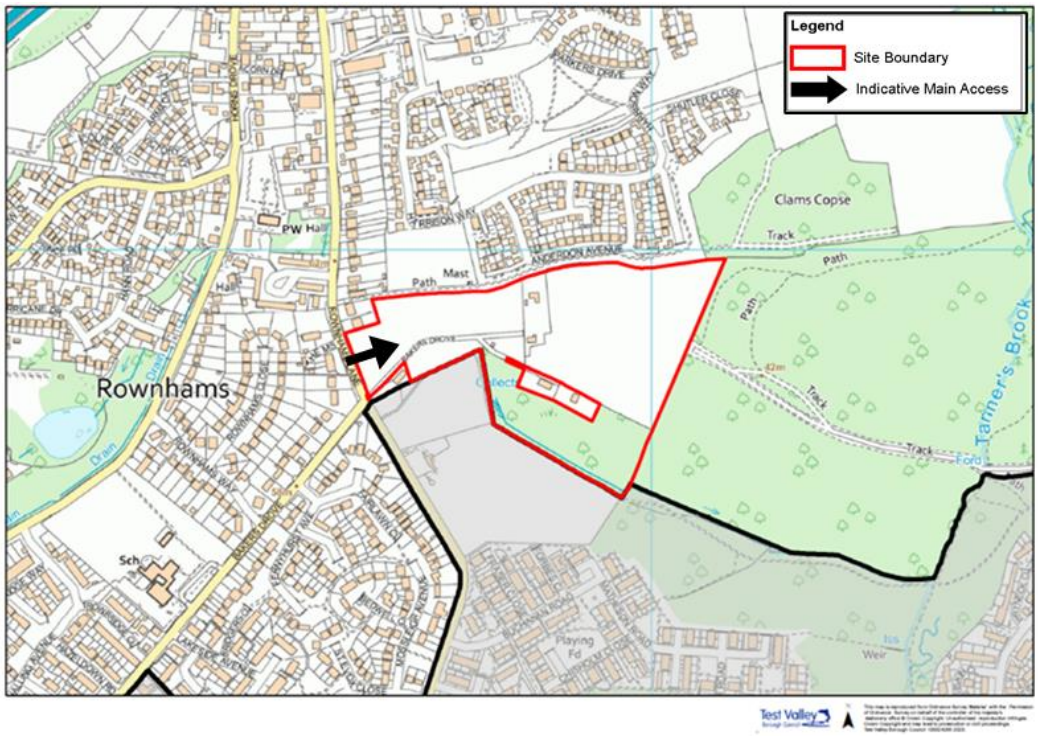
c) Provision of an appropriate buffer to the ancient woodland located on the boundary to the east of the site;

d) Conservation, enhancement and management of the Rownhams Meadow Site of Importance for Nature Conservation (SINC) within the site;

e) Submission of a Heritage Statement incorporating an archaeological assessment; and

f) Retention of the tree lined boundary along Rownhams Lane.

Figure 4.31: Fields Farm, East Rownhams



4.241 Fields Farm lies to the southeast of Rownhams settlement, to the east of Rownhams Lane, south of Broadleaf Park, and west of Lords Wood. It is adjacent to the administrative boundary for Southampton City. It is located in Nursling and Rownhams parish. The site is just over 8 hectares and comprises two main fields and an area of woodland, and it includes a single dwelling (Fields Farm House) with two further dwellings in the middle of the site, but not part of it.

4.242 There is a range of facilities in Rownhams and Lord's Hill, including a primary school, convenience shopping and a preschool within 1km, and a secondary school, sports centre and GP surgery within 1.6km. There are a choice of frequent bus services nearby which provide connections to Southampton city centre.

4.243 Records indicate that a Roman road bisects this site. The development of the site will need to be informed by and be sensitive to any archaeological remains and, depending on extent of the Roman road's survival, it may offer an opportunity for the development to harness the historic character of this landscape, including securing its future management. Archaeological investigations will need to be undertaken prior to development, and should inform a detailed Heritage Statement.

4.244 The woodland, treelines, and hedgerows on the site boundaries and within the site play a role in the site's setting. Some of the trees running along the northern boundary are subject to a TPO. The existing trees to the western edge of the site should be retained where possible and enhanced as part of the overall masterplan for this site.

4.245 Lords Wood is designated as ancient woodland and Biodiversity Action Plan (BAP) priority habitat, and so an appropriate buffer will need to be provided to conserve this irreplaceable habitat. Additionally, the site includes Rownhams Meadow Site of Importance for Nature Conservation (SINC) to the south, which is also designated as priority habitat. An appropriate buffer will need to be provided, along with appropriate management arrangements to manage, conserve, and if possible, enhance it.

4.246 The Lords Wood Greenway, a public bridleway, runs to the south of the site, connecting Rownhams Lane to Coxford Road, providing access to Lords Wood and the countryside.

4.247 The site falls within the recreational impact zone for the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site. Appropriate mitigation will need to be provided in accordance with Policy BIO2, including the provision of Suitable Alternative Natural Greenspace (SANG) – the starting point would be that this is delivered on site.

Land at Flexford Road, Valley Park

Southern Area Policy 23 (SA23): Flexford Road, Valley Park

A strategic housing allocation of approximately 200 dwellings is proposed at land off Flexford Road, Valley Park.

Development will be permitted subject to:

a) Access to the development via Flexford Road;

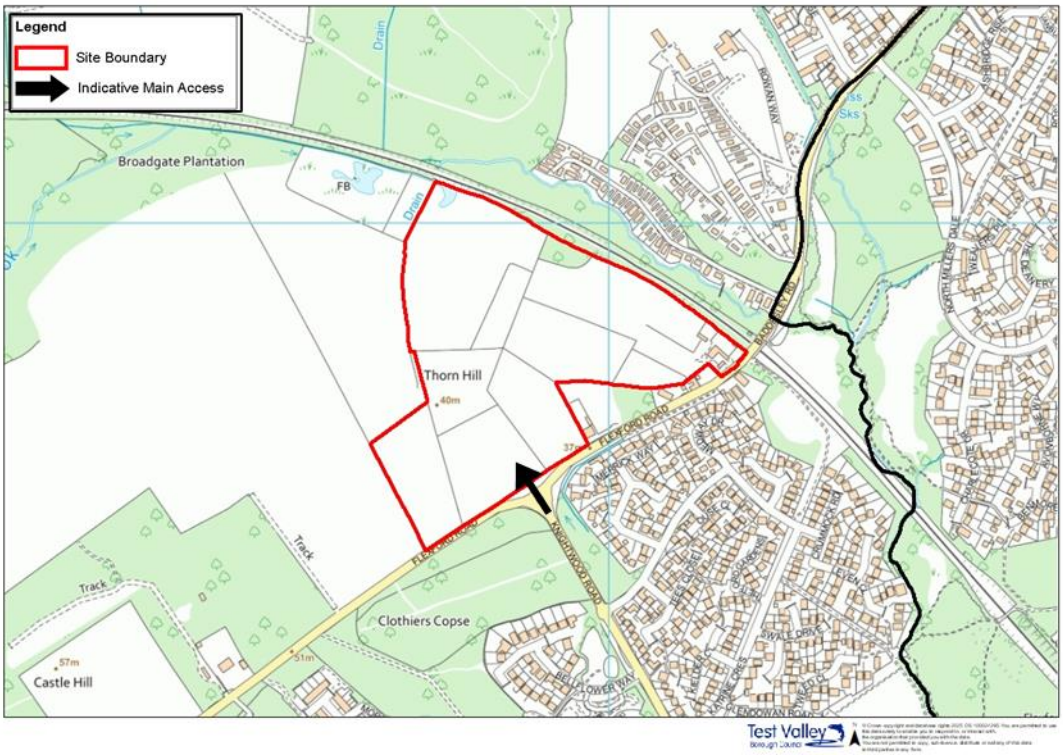
b) Provision of Suitable Alternative Natural Greenspace (SANG) in relation to the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site;

c) Conservation, enhancement and management of the Sites of Importance for Nature Conservation (SINCs) within the site;

d) The retention of hedges and tree lines along the boundaries of the site, particularly to the east; and

e) Submission of a noise and vibration mitigation scheme in relation to the railway line to the east and north of the site and the provision of any buffer as required.

Figure 4.32: Land at Flexford Road, Valley Park



4.248 This site lies to the north of Flexford Road, to the west of the railway line that runs between Chandler's Ford and Romsey, and to the north of Valley Park. The land is part of an agricultural and equestrian landscape, comprising irregular fields, with areas of woodland to the north and south west. It is approximately 12 hectares and provides an opportunity to deliver approximately 200 homes.

4.249 Access to the site is to be provided from Flexford Road via the roundabout with Knightwood Road. Enhancements would be required to ensure safe use for all users and to connect the site to existing active travel links, including routes to the east along Flexford Road that connect to Chandler's Ford train station. Further transport evidence will be required to assess the highways impact of this site to inform the draft Local Plan (Regulation 19 stage).

4.250 The north west boundary of the site will adjoin the amended Ampfield-Valley Park local gap. The amended local gap boundary will still preserve a gap. The retention and enhancement of hedges, tree lines and woodland on the site boundaries will help to define the settlement edge and also improve the connectivity between the woodland parcels to the north.

4.251 The site includes the Thornhill Pond and Surrounds Site of Importance for Nature Conservation (SINC), located to the northern boundary of the site. There are a number of areas of priority habitat within and adjacent to the site. Trodds Copse Site of Special Scientific Interest (SSSI) is located immediately

to the north east of the railway line, with Valley Park Woodland Local Nature Reserve to the south of Flexford Road. Early consideration will need to be given to the potential construction and potentially operational phase impacts on these features, with the allocation site brought forward in a way that conserves and enhances these habitats, which may include the need for appropriate buffers.

4.252 The site falls within the recreational impact zone for the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site. Appropriate mitigation will need to be provided in accordance with Policy BIO2, including the provision of Suitable Alternative Natural Greenspace (SANG) – the starting point would be that this is delivered on site.

4.253 Wastewater from this site is anticipated to feed into treatment works which are linked to the River Itchen Special Area of Conservation (SAC) and appropriate mitigation will be required in accordance with Policy BIO2.

4.254 The Monks Brook is adjacent to the site. This watercourse feeds into the River Itchen and consideration will additionally need to be given to potential construction and operation phase impacts, including in relation to surface water drainage.

4.255 As the site is adjacent to a railway line, an assessment will need to be carried out in relation to noise and vibration, with appropriate mitigation provided to ensure acceptable living conditions for future occupants. In addition, the relationship with railway land will also need to be considered in terms of the potential for land contamination. As such, appropriate investigations will need to be undertaken, along with the delivery of mitigation if required.

Land adjacent to Hyde Farm, Broughton

Southern Area Policy 24 (SA24): Land adjacent to Hyde Farm, Broughton

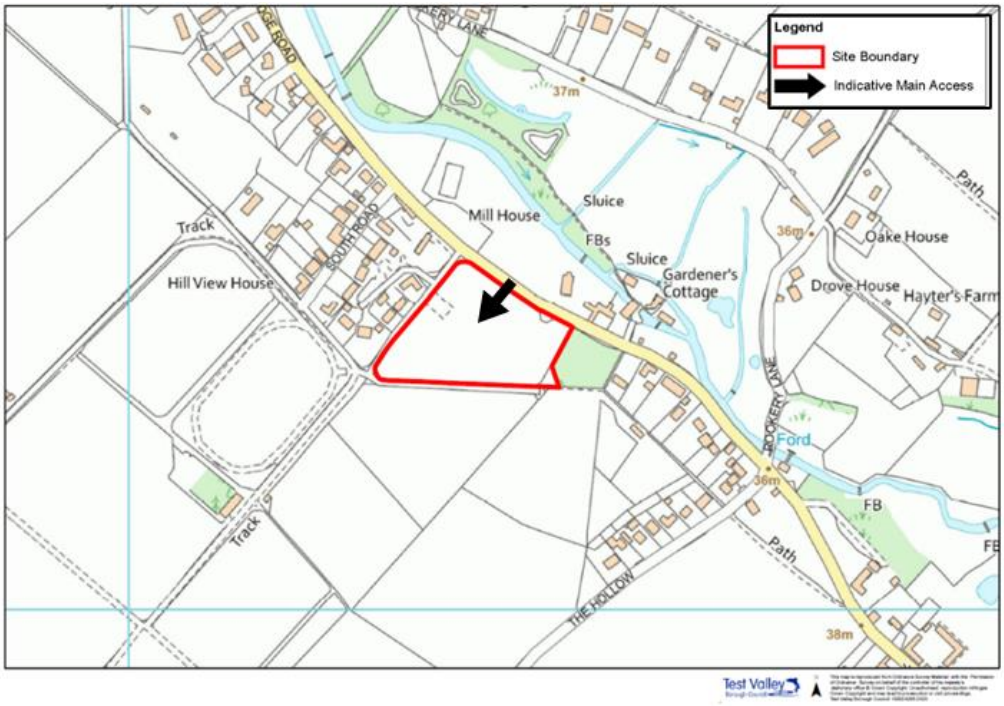
A housing allocation of approximately 45 dwellings is proposed at Land adjacent to Hyde Farm, Broughton.

Development will be permitted subject to:

a) Access to the development via Horsebridge Road; and

b) Submission of a Heritage Impact Assessment to demonstrate how the layout, landscaping and design of the development will respond sensitively to heritage assets in the vicinity, including the adjoining conservation area.

Figure 4.33 Land adjacent to Hyde Farm, Broughton



4.256 This site of 1.63 hectares is within the village of Broughton, located on Horsebridge Road to the south of the village. Recent development has taken place to the west of the site and development of this site would continue the linear character of the village.

4.257 Broughton has a primary school, doctor's surgery and village shop, although the school and surgery are located in the north of the village. There is a Public Right of Way adjacent to the site to the south, providing connections to the village. Consideration should be given to the setting of the Public Right of Way.

4.258 The site is adjacent to the Broughton Conservation Area. Future development should respond sympathetically to the character and appearance of the conservation area.

4.259 Consideration of the potential for construction phase impacts to the Wallop Brook, which feeds into the River Test SSSI, and any surrounding priority habitats (deciduous woodland and coastal and floodplain grazing marsh) may be needed.

Land west of Holbury Lane, Lockerley

Southern Area Policy 25 (SA25): Land west of Holbury Lane, Lockerley

A housing allocation of approximately 50 dwellings is proposed at Land west of Holbury Lane, Lockerley.

Development will be permitted subject to:

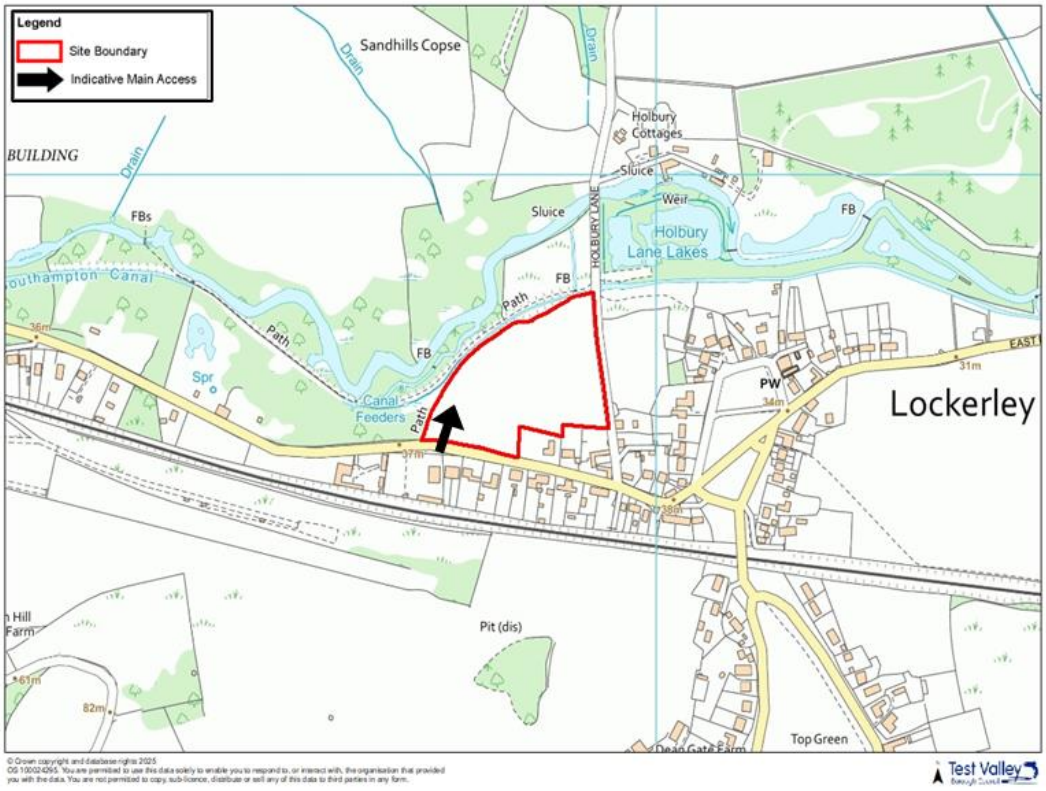
a) **Access to the development via East Dean Road;**

b) **Retention of trees and hedgerows along the north-western and eastern boundaries;**

c) **The development being set back from the north-western edge to provide a suitable buffer to the river bank; and**

d) **Submission of a foul drainage risk assessment.**

Figure 4.34: Land west of Holbury Lane, Lockerley



4.260 This site of 2.73 hectares is in Lockerley, on the western edge of the village. The site is bounded by Holbury Lane to east, East Dean Road to the south and the River Dun to the north-west. There are some residential properties opposite and adjacent to the site. The site is within walking distance of Lockerley Green and the village shop. Vehicular access to the site should be via East Dean Road.

4.261 There are mature trees along the north-western boundary that should be retained, which also provide a natural buffer to the river. Development should be set back from this edge to provide a suitable buffer between buildings and the riverbanks, for flood risk management benefits, biodiversity and water quality benefits.

4.262 The northern boundary is also marked by the line of the canal, including the site of a lock, which is an industrial archaeological landscape feature. Provision of a buffer along this northern edge should allow for the setting of the canal to be retained and enhanced.

4.263 The River Dun is providing compensation measures for the River Itchen Special Area of Conservation (SAC). It is important that any potential impacts on this watercourse are considered. Potential impacts from surface water drainage to the river will need to be considered, including the provision of a suitably robust Sustainable Drainage System (SuDS).

4.264 This site is in a location that has been identified as having a lack of sewer network infrastructure therefore a foul drainage risk assessment is required.

4.265 A Public Right of Way runs along the north western boundary, connecting the site to Lockerley Green. Consideration should be given to the setting of the Public Right of Way.

Land West of Braishfield Road, Braishfield

Southern Area Policy 26 (SA26): Land West of Braishfield Road, Braishfield

A housing allocation of approximately 54 dwellings is proposed at Land West of Braishfield Road, Braishfield.

Development will be permitted subject to:

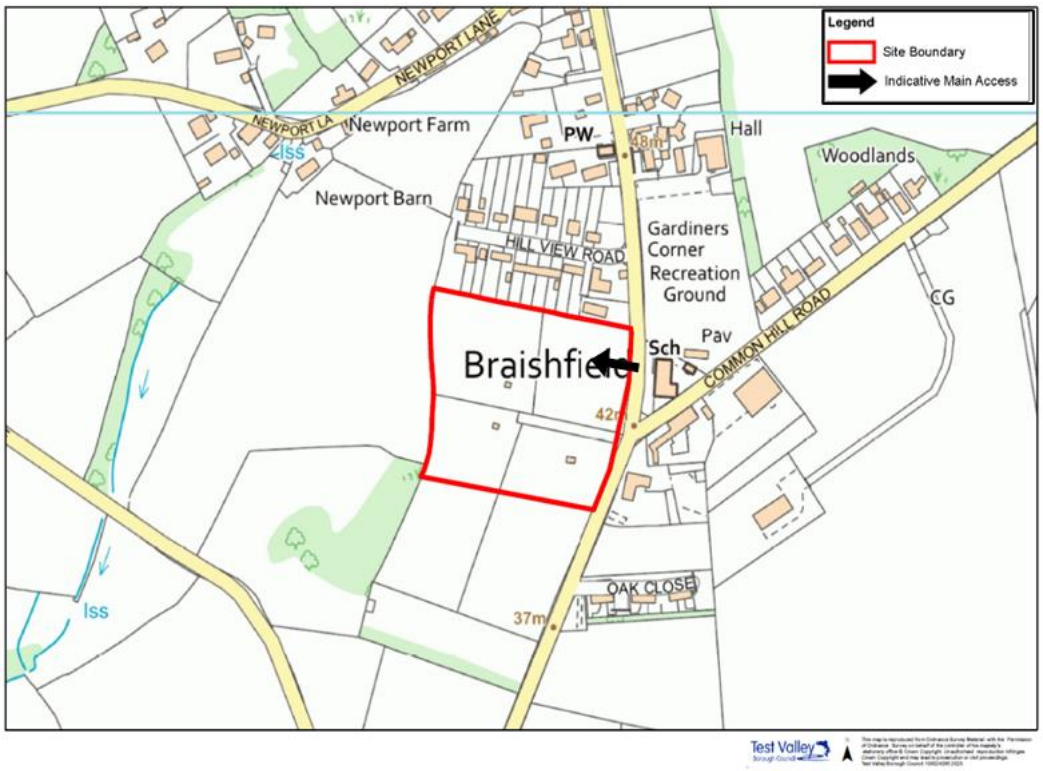
a) Access to the development via Braishfield Road;

b) Retention of trees along the western boundary;

c) Retention of hedgerow along the eastern boundary, except where removal is required for access, which should be minimised; and

d) Submission of a Heritage Impact Assessment to demonstrate how the layout, landscaping and design of the development will respond sensitively to heritage assets in the vicinity, including the adjoining conservation area.

Figure 4.35: Land West of Braishfield Road, Braishfield



4.266 This site of approximately 2.5 hectares is within the village of Braishfield. The site is adjacent to existing residential development to the north and comprises mainly grazing land. Access to the site shall be via Braishfield Road. Braishfield Primary School is in close proximity to the east of the site.

4.267 There is a mature tree line along the western boundary, which is subject to tree preservation order, and provides a strong landscape feature that should be retained.

4.268 Development should respond sympathetically to the significance, character and appearance of the Braishfield Conservation Area which is immediately adjacent to the site.

4.269 There are small amounts of surface water flood risk on site, and development should take a sequential approach to avoid areas of flood risk.

Land South of Romsey Road, West Wellow

Southern Area Policy 27 (SA27): Land South of Romsey Road, Wellow

A housing allocation of approximately 100 dwellings is proposed at Land South of Romsey Road, Wellow.

Development will be permitted subject to:

a) **Access to the development via Buttons Lane;**

b) **Submission of a Heritage Impact Assessment to demonstrate how the layout and design of the development will respond sensitively to the significance of heritage assets in the vicinity, specifically the Listed Buildings immediately adjacent to the site;**

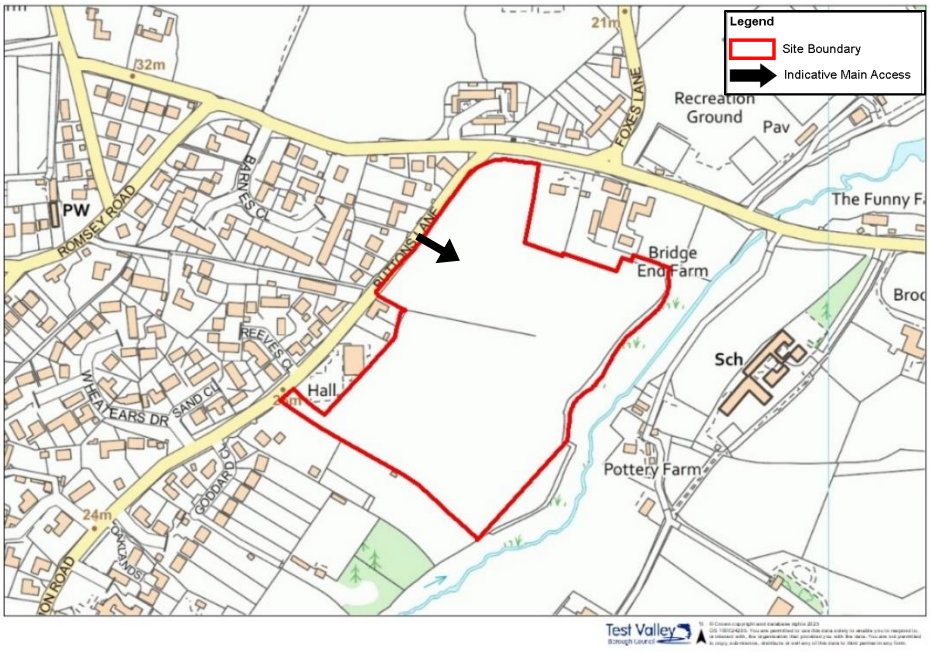
c) **An appropriate layout and design that seeks to conserve and enhance the setting of the New Forest National Park Protected Landscape;**

d) **Retention of hedgerow on the site boundary and through the centre of the site except where removal is required for access, which should be minimised;**

e) **Provision of an appropriate buffer along the eastern edge of the site; and**

f) **Provision of Suitable Alternative Natural Greenspace (SANG) in relation to the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site.**

Figure 4.36: Land South of Romsey Road, Wellow



4.270 This site of approximately 5.8 hectares is within the village of Wellow. There are some existing homes to the south and west with commercial development to the north. Wellow Primary School is to the east of the site. Access to the site shall be via Buttons Lane. Impact on the A36 will need to be considered

as part of the further transport evidence undertaken to inform the final draft Local Plan (Regulation 19). The site also adjoins Wellow Village Hall.

4.271 Wellow is covered by a 'Made' neighbourhood development plan, and policies within the NDP will need to be complied with as part of any future planning application. The neighbourhood plan identifies an important view from School Lane looking north-west across to Buttons Lane, and proposals will need to demonstrate that they will not have an adverse impact on the important view. The site is adjacent to the River Blackwater to the east and is within the River Blackwater buffer, where proposals should protect and enhance the waterside character, biodiversity, heritage value and setting as appropriate, as set out in the neighbourhood plan.

4.272 There are listed buildings within the vicinity, and three Grade II listed buildings back on to the site. Proposals should set out how these heritage assets have been considered and should respond sympathetically to them. The design and layout will be informed by a proportionate heritage impact assessment.

4.273 This site is approximately 600 metres from the New Forest National Park, which is a protected landscape. An appropriate layout and design should be incorporated that seeks to ensure the setting of the National Park is conserved and enhanced.

4.274 The site also falls within the recreational impact zone for the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site. Appropriate mitigation will need to be provided in accordance with Policy BIO2, including the provision of Suitable Alternative Natural Greenspace (SANG) – the starting point would be that it is delivered on site.

Glossary

Affordable housing:
Housing for sale or rent for those whose needs are not met by the market. It needs to be provided in line with the specific types of affordable housing set out within the National Planning Policy Framework.

Ancient and/or veteran tree
A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Area of Outstanding Natural Beauty:
An area designated of national importance for its distinctive character and natural beauty. They are designated by Natural England as an Area of Outstanding Natural Beauty (AONB). AONBs are protected under the National Parks and Access to Countryside Act 1949 and this protection is further enhanced by the Countryside and Rights of Way Act 2000 (CroW2000). The North Wessex Downs AONB covers part of Test Valley. On the 22 November 2023, the North Wessex Downs AONB was re-named as the North Wessex Downs National Landscape.

Climate change adaptation:
This relates to preparing for and dealing with the actual or anticipated impacts of climate change. This could include adjustments made to natural or human systems to mitigate harm or exploit beneficial opportunities.

Climate change mitigation:
Action to reduce the impact of human activity on the climate system, mainly through reducing greenhouse gas emissions.

Community Infrastructure Levy (CIL):
A levy that local authorities can choose to charge on new development. The charges are related to the size and type of the new development. The money collected can be spent on funding infrastructure that the Council has identified as being required.

Corporate Plan:
A plan that sets out the Council's vision and priorities. It provides the Council's direction and focus for activities and services. The current Four-year (corporate) Plan 2023-2027 'A Place for Everyone – Supporting our Communities to Thrive' was approved in April 2023.

Custom build home:
Refers to when an individual or an association of individuals commissions a specialist developer to deliver a new home.

Development Plan:
The Development Plan is made up of the Development Plan Documents for Test Valley and the Minerals and Waste Plans produced jointly by Hampshire County Council, Portsmouth and Southampton City Councils and the New Forest and South

Downs National Park Authorities. It also includes Made Neighbourhood Development Plans.

Development Plan Document (DPD):
Spatial planning documents that are subject to independent examination and will collectively make up the Development Plan for a local authority area. Individual Development Plan Documents or parts of a DPD can be reviewed independently of other Development Plan Documents.

Duty to Co-operate (DTC):
The Duty to Co-operate was created in the Localism Act 2011. It is a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis on strategic cross boundary matters in relation to local plans.

Evidence base:
The evidence and information used to inform Development Plan Documents. It should be as up to date as possible.

Green infrastructure:
This is a network of multi-functional green space that can deliver a range of benefits to local communities and the environment.

Gypsies and Travellers:
Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such (2024).

Housing Market Area (HMA):
A HMA is a broad geographical area in which generally most people will both live and work.

Infrastructure Delivery Plan (IDP):
The infrastructure delivery plan (IDP) is a document that details the strategic infrastructure required in order to deliver the growth planned for within the Local Plan. The IDP is a live document and brings together a range of data from infrastructure providers in order to help ensure that the right infrastructure is prioritised.

Local Ecological Networks:
Groups of habitat patches that species can move easily between, which can maintain ecological function and conserve biodiversity.

Local Green Spaces:
Areas designated though plans that are identified of particular importance to local communities for example for beauty, historic significance or recreational value.

Local Development Scheme (LDS):

The Local Development Scheme sets out the approach and timetable the Council will follow in the preparation and adoption of planning policy documents. The Council is required to keep the LDS up to date. The LDS was approved in February 2025 and is available on the Planning pages of the Council's website.

Local Plan:
This sets out the long-term spatial vision for the local planning authority area and the spatial objectives and strategic priorities to deliver that vision through development management policies and strategic site allocations. Local Plans have the status of a Development Plan Document.

Major Development:
For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1000m^2 or more, or a site of 1 hectare or more, as otherwise provided in the Town and Country Planning (development Management Procedure) (England) Order 2015.

National Planning Policy Framework (NPPF):
The NPPF set out national planning policy for plan making and decision taking. The NPPF was first published in 2012, with revised versions published in 2018, 2019, 2021, twice in 2023, 2024, and 2025.

National Landscape:
An area designated of national importance for its distinctive character and natural beauty. They are designated by Natural England as an Area of Outstanding Natural Beauty (AONB). AONBs are protected under the National Parks and Access to Countryside Act 1949 and this protection is further enhanced by the Countryside and Rights of Way Act 2000 (CroW2000). The North Wessex Downs AONB covers part of Test Valley. On the 22 November 2023, the North Wessex Downs AONB was re-named as the North Wessex Downs National Landscape.

Nature Based Solutions:
Actions or approaches to conserve, sustainably manage, and restore natural or modified ecosystems that also address social and / or economic challenges effectively, therefore providing wellbeing, economic and biodiversity benefits simultaneously.

Nature Recovery Network:
A network of wildlife-rich habitats supporting species recovery, alongside achieving wider benefits such as carbon capture and water quality improvements. It includes the existing network of protected sites and other wildlife rich habitats as well as landscape or catchment scale recover areas where there is co-ordinated action for species and habitats.

Neighbourhood Plan:
A plan prepared by a Parish Council that sets out planning policies. There is a specific process set out in legislation setting out how such plans are produced. They form part of the Development Plan

Partnership for South Hampshire (PfSH):

This is an organisation comprising Eastleigh, Fareham, Gosport, Hampshire County, Havant, New Forest, Portsmouth, Southampton, Test Valley and Winchester Councils, and New Forest National Park. The organisations have come together through PfSH to improve the economic performance of South Hampshire and enhance it as a place to live and work.

Planning Practice Guidance (PPG):
An online resource published by Government which provides detailed national guidance on how to apply the NPPF.

Self build home:
Refers to when an individual or an association of individuals directly organises the design and construction of a new home.

Statement of Common Ground (SoCG):
A written record of matters that are agreed or not agreed by the organisations that have prepared the statement. In the context of the Duty to Co-operate they are used to document agreement on cross boundary strategic issues with other local planning authorities or public bodies.

Statement of Community Involvement (SCI):
This sets out the standards which authorities will achieve with regard to involving local communities in the preparation of planning documents and decisions on planning applications. The Test Valley SCI can be viewed on the Planning pages of the Council's website.

Strategic Housing and Economic Land Availability Assessment (SHELAA):
This is a technical document that provides information on potential housing and/or economic development sites promoted by landowners/developers. It provides details on whether the promoted sites are available, suitable and achievable.

Strategic Housing Market Assessment (SHMA):
This assessment considers the need and demand for specific types of housing (including affordable housing), as well as the mix of housing, within the borough. It forms part of the evidence base.

Suitable Alternative Natural Greenspace (SANG):
A type of greenspace that is designed to mitigate for the potential recreational impacts arising from new development on certain nature conservation designations.

Sustainable Drainage System (SuDS):
These are approaches that are designed to mimic the natural drainage of surface water. They are generally designed to manage both flooding and pollution risks associated with rainfall and water runoff. Typically, they seek to manage rainfall close to where it falls.

Appendix 1: Settlement Hierarchy

The Settlement Hierarchy set out in the draft Regulation 18 Stage 2 document is set out below. No changes are proposed the Settlement Hierarchy at this stage, however it will be reviewed to inform the final draft Local Plan.

Hierarchy Designation	Settlements	Scale of Development
Tier 1	Andover and Romsey	- Strategic allocations - Windfalls - Replacement dwellings - Community-led Development - Strategic Employment Sites - Small scale employment development - Main Town Centre Uses - Renewable Energy Development
Tier 2	Charlton, Chilworth, North Baddesley, Nursling and Rownhams, Stockbridge, Valley Park.	- Strategic allocations - Windfalls - Replacement dwellings - Community-led Development - Rural Affordable Housing sites - Strategic Employment Sites - Small scale employment development -Renewable Energy Development
Tier 3	Abbotts Ann, Ampfield, Appleshaw, Awbridge, Barton Stacey, Braishfield, Broughton, Chilbolton, Enham Alamein, Goodworth Clatford, Upper Clatford and Anna Valley, Grateley, Palestine and Grateley Station, Hurstbourne Tarrant and Ibthorpe, King's Somborne, Lockerley, Longparish, Monxton and Amport, Nether Wallop, Middle Wallop, Over Wallop, Shipton Bellinger, Thruxton, Vernham Dean, Wellow, West Tytherley, Weyhill, Wherwell	- Windfalls - Rural Affordable Housing sites - Replacement dwellings - Community-led Development - Small business uses - Re-use of Buildings - Renewable Energy Development

Hierarchy Designation	Settlements	Scale of Development
Tier 4	Open Countryside All other settlements	- Replacement dwellings - Reuse of buildings - Rural Affordable Housing sites - Community-led Development - Employment sites in the Countryside. - Small business uses - Renewable Energy Development

Appendix 2: Local Gaps

The table below sets out which Local Gaps are proposed to be amended, from what is identified in the Regulation 18 Stage 2 document, reflecting the new site allocations identified in this Revised Regulation 18 document.

Local Gap	Boundary changes proposed
Andover – Anna Valley/Upper Clatford	No change
Andover – Enham Alamein/Smannell	Remove land east of Smannell Road.
Andover – Abbotts Ann	No change.
Andover – The Pentons	Remove land west of Andover.
Ampfield – Valley Park	Remove land at Flexford Road
North Baddesley – Chilworth	No change
North Baddesley – Valley Park	Remove land at Flexford Road
Romsey – North Baddesley	Remove land at Halterworth
Southampton – Eastleigh	No change

Appendix 3: General Requirements for Strategic Site Allocations

General requirements for site allocations

This site specific requirements are set out in the site allocation policies. In addition to these site specific requirements, the following list of 'General Requirements' includes criteria which will need to be considered for all sites.

The 'General Requirements' refer to relevant strategic and development policies that were included in the Regulation 18 Stage 2 document. A list of all policies is provided at Appendix 4. Other key issues may apply. This avoids the site-specific policies duplicating requirements.

The draft Infrastructure Delivery Plan (IDP) has been updated for this consultation which identifies infrastructure requirements to support the delivery of the Local Plan. The site specific policies, general requirements and IDP should be read alongside each other. Ongoing engagement on the IDP and delivery of the draft Local Plan is being undertaken including with infrastructure providers and developers.

The Council will continue to work closely with stakeholders through the remaining stages of plan preparation and at the planning application stage to ensure that all key policy and infrastructure requirements are effectively addressed.

These 'General Requirements' have been informed by relevant documents including, Infrastructure Delivery Plan, Sustainability Appraisal, Habitats Regulations Assessment, and latest evidence on Landscape Sensitivity, Strategic Flood Risk Assessment, Local Gaps Study, Water Cycle Study, Transport Assessment, and Viability Assessment.

Subject to viability testing, all housing site allocations will be required to consider the following.

Strategic requirements

- Comprehensive site-wide masterplans will be prepared and agreed with the Council to deliver high quality and sustainable development. The masterplan is intended to provide a high-level framework to inform how the site could be developed but also to enable flexibility at the planning stage.

- The masterplan will cover broad location, quantum of development, range of employment uses, form and design of development, site access and provision of key infrastructure.

- The approach to sustainable modes of transport should be clearly set out and demonstrated, including details of how the need to travel by private car for local journeys has been reduced, 20 minute neighbourhood principles and how infrastructure to embed active travel has been taken into account in the design. As part of the masterplan process the design and layout of developments will adopt a hierarchy approach to site access where priority is given to establishing pedestrian and cycle access and access to public transport connections. The

masterplan must take into account the adopted Local Transport Plan and other relevant Hampshire County Council guidance.

- Have regard to, and contribute towards, the aims and objectives of any Made Neighbourhood Development Plans.

- Development should ensure the timely delivery of infrastructure and minimise disruption to neighbouring communities during construction.

Housing

- Residential development will be required to provide 40% affordable housing in accordance with Policy HOU1.

- Residential development will be required to deliver an appropriate housing mix in line with Policy HOU1.

Design

- Development should achieve a high quality of design in accordance with the principles set out in Policies DES1-2.

- Housing should be designed at densities that are appropriate for the location and in accordance with a site wide masterplan.

- Housing should be designed according to the residential space standards set out in Policy HOU6.

- Housing should be designed according to the standards for sustainable construction and energy use as set out in Policy CL3.

Historic environment

- Development should preserve and enhance designated and non-designated heritage assets and their settings in accordance with Policies ENV1 - ENV2.

- Heritage Impact Assessments will be required for sites which contain, or are close to, designated and non-designated heritage assets or their settings. Heritage Impact Assessments will include a proportionate assessment of the impact on nearby heritage assets and their settings. It will both identify and assess the significance of the heritage assets likely to be affected and identify any harm which could arise from the development. It will include reference to appropriate mitigation or enhancement measures, to mitigate and minimise any potential harm, and to highlight the potential public benefits.

- Where development includes or has the potential to include heritage assets with archaeological interest (below or above ground), a Heritage Statement will be required, which will include an assessment of the archaeological potential of the site in accordance with Policy ENV2. This will include an appropriate desk-based assessment, and where necessary, a field evaluation. The scope of any field

evaluation should be agreed with the Council in advance, and a Written Scheme of Investigation provided prior to any site investigations taking place.

Social and community facilities

- Residential development will be required to contribute towards enhancing education capacity (early years, special educational needs, primary and secondary) in accordance with Policy COM1.

- Any new schools will be located to maximise the potential for pupils to walk and cycle, make provision for attractive routes through the wider development (including links to surrounding areas) and designed to accommodate school buses where required.

- Residential development will be required to provide public open space and recreational facilities in accordance with Policy HE1.

- Contribute towards public art in accordance with Policy DES4.

- Residential development will be required to provide community facilities, both non-profit and commercial to meet the daily needs of residents, on site where feasible. Alternatively, contribute towards the improvement of existing community facilities in accordance with Policy COM1.

- Residential development will be required to contribute towards healthcare provision and leisure provision in accordance with Policy HE1 and COM1.

Landscape and green infrastructure

- A proportionate Landscape Appraisal (LVA) will be required or, where an Environmental Impact Assessment necessitates, a Landscape and Visual Impact Assessment (LVIA) will be required[22]123. The LVA or LVIA will be required to assess the landscape impact of the proposal and inform the location, design of development and landscaping strategy.

- The Council's Landscape Sensitivity Study will need to be considered including the guidance and recommendations for those sites captured by this Study. Further detailed landscape evidence will be prepared for the Regulation 19 Local Plan to inform masterplanning and landscape strategies for all allocations.

- New development should contribute to the improvement and expansion of the green infrastructure network, in accordance with Policy BIO4. Landscape strategies will be expected to set out an approach to establishing the sensitive transition where new development joins the open countryside.

[22] This is set out in the General Landscape and Visual Impact Assessment Guidance (GLVIA3 or successive guidance).

- Where trees, including those protected by Tree Preservation Orders (TPOs), may be impacted by development, a Tree Assessment of TPOs and trees on and adjoining the sites will be required to inform the site layout and masterplanning.

- Where relevant, development will be required to seek to conserve and enhance the landscape and scenic beauty of the New Forest National Park and the North Wessex Downs National Landscape[23] including with regard to their setting. This must inform masterplanning of the site.

- A strategy for enhancing, improving and integrating the rights of way network should be considered alongside the layout of the area of significant green space, ensuring the linkages between paths is maintained and enhanced.

Biodiversity and geodiversity

- Relevant habitats and species surveys should be carried out to ensure compliance with Policy BIO1-3.

- Appropriate mitigation will be provided in accordance with Policy BIO1-2 to mitigate the impact of nutrients on Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) for residential development and overnight accommodation in the relevant catchment. Nutrient budget calculations will inform the scale of mitigation needed. The Council will work with developers and other relevant stakeholders to establish how this mitigation will be delivered.

- Appropriate mitigation will be secured to address likely significant effects on international nature conservation designations in accordable with Policy BIO2.

- It is anticipated that Suitable Alternative Natural Greenspace (SANG) for the New Forest SPA, SAC and Ramsar site will be delivered on-site or in close proximity to the site (along with measures to address residual impacts at the designated site) for proposals providing in the order of 100 homes or more in accordance with the New Forest Recreation Mitigation Supplementary Planning Document (SPD).

- Smaller sites that fall within the recreational impact zone of the New Forest SPA, SAC and Ramsar site will need to provide appropriate mitigation in accordance with Policy BIO2 and the New Forest Recreation Mitigation Supplementary Planning Document.

- Development should achieve a net gain in biodiversity in accordance with Policy BIO3.

- Appropriate mitigation, which may include buffer zones, will be required where development is near to or could adversely impact Sites of Special Scientific Impact (SSSI), Local Nature Reserves (LNRs), Sites of Importance to Nature Conservation (SINC) and irreplaceable habitats including ancient woodland[24].

[23] Formerly referred to as Areas of Outstanding Natural Beauty (AONB).
[24] Where possible, a buffer zone should contribute to wider ecological networks and be part of the green infrastructure of the area. A buffer zone should consist of semi-natural habitats such as

Highways, transport and travel

- The Council undertook transport modelling to inform the draft Local Plan Regulation 18 Stage 2 document. This concluded there was no significant impact from the proposed sites in that document. The findings have informed the proposed sites in the Revised Regulation 18 document, however the cumulative impact of the draft Local Plan will be assessed to inform the Regulation 19 document.

- Developments will be required to contribute towards the vision set out in Local Transport Plan 4 (LTP4) for a carbon neutral, resilient and inclusive transport system designed around people.

- Developments will be required to connect to footpaths, cycleways and Public Rights of Way and enhance connections to the wider network and enhancing opportunities for active travel.

- A Transport Assessment will be required in accordance with Policy TR1- 2.

- A Travel Plan will be submitted seeking to establish improvements in active travel links to the site such as paths, cycleway, public rights of way access and public transport.

- Improvements to transport infrastructure will be required in accordance with Policy TR1-3. This may include the requirement for contributions for improvements to highway infrastructure, including active travel infrastructure or junction improvements, and potentially improvements to public transport infrastructure. This may take the form of a financial contribution.

Environmental Health

- Investigate potential impacts associated with former land use, noise and air pollution to ensure that land is safe and suitable for intended use in accordance with Policy ENV5-6.

- Adequate measures to ensure protection of the public water supply for sites within or in close proximity to a groundwater Source Protection Zone (SPZ).

Flood risk

- A Flood Risk Assessment / surface water drainage strategy, based on data contained in the Council's latest Strategic Flood Risk Assessment and guidance from the Lead Local Flood Authority, will be required in accordance with Policy CL2. The latest data from the Environment Agency will also need to be taken into account. The Council encourages engagement with the Environment Agency and Lead Local Flood Authority at this stage using their pre-application processes.

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woodland and a mix of scrub, grassland, heathland and wetland. The proposal should include creating or establishing habitat with local and appropriate native species in the buffer zone.

- Sustainable Drainage principles and methods should be used to drain surface water from the development in accordance with Policy CL2, including potential to improve flood risk in the vicinity of the site.

- A strategic approach may be needed in considering surface water flooding for the sites as set out in Policy CL2.

Utilities

- Proposals will need to demonstrate that there is adequate water and wastewater capacity to serve the development. Engagement with the relevant water companies will be required.

- The latest Water Cycle Study provides evidence on where infrastructure requirements will be needed. This needs to be considered to ensure sufficient capacity is provided. However this Study will be updated to inform the Regulation 19 stage.

- Liaison with water, gas and electricity providers to ensure that appropriate works are carried out to ensure that sufficient network capacity is provided will be required.

- Any required permits from the Environment Agency will need to be obtained.

- Further assessments will also be undertaken regarding any additional improvements in services such as broadband.

- Where overhead powerlines cross a development site, this will influence the layout and design of development. Submission of an appropriate strategy regarding approach to onsite powerlines will be required. The Council's Landscape Character Assessment recommends undergrounding powerlines on development sites.

- Where water mains cross a site, the condition and status will need to be investigated to inform a strategy to address easements or diversion.

Minerals and waste

- A number of the sites fall within a minerals consultation area. A Mineral Resource Assessment will be required on sites that are either partially or wholly within a Minerals Consultation Area. Consideration should be given to the relevant requirements in the Hampshire Minerals and Waste Plan, including Policy 15: Safeguarding - mineral resources. Engagement will be needed with Hampshire County Council.

Appendix 4: List of Strategic and Non-Strategic Policies

Chapter	Policy	Strategic or Non-Strategic Policy	Set out in Revised Regulation 18 or Regulation 18 Stage 2
Chapter 3: Spatial Strategy	SS1: Settlement Hierarchy	Strategic	Regulation 18 Stage 2 (2024)
	SS2: Development in the Countryside	Strategic	Regulation 18 Stage 2 (2024)
	SS3: Housing Requirement	Strategic	Revised Regulation 18 (2025)
	SS4: Rural Housing Requirement	Strategic	Regulation 18 Stage 2 (2024)
	SS5: Neighbourhood Development Plan Housing Requirements	Strategic	Revised Regulation 18 (2025)
	SS6: Meeting the Housing Requirement	Strategic	Revised Regulation 18 (2025)
	SS7: Employment Land Requirement	Strategic	Regulation 18 Stage 2 (2024)
	SS8: Meeting the Employment Land Requirement	Strategic	Regulation 18 Stage 2 (2024)
	SS9: Delivery, Monitoring and Contingency	Strategic	Regulation 18 Stage 2 (2024)
Chapter 4: Test Valley Communities	NA1: Andover Town Centre	Strategic	Regulation 18 Stage 2 (2024)
	NA2: Delivering High Quality Development in Town Centres	Strategic	Regulation 18 Stage 2 (2024)
	NA3: Andover Town Centre Uses	Strategic	Regulation 18 Stage 2 (2024)
	NA4: Land South of London Road	Strategic	Revised Regulation 18 (2025)
	NA5: Land at Manor Farm, North of Saxon Way	Strategic	Revised Regulation 18 (2025)
	NA6: Land at Bere Hill	Strategic	Revised Regulation 18 (2025)
	NA7: Land East of Ludgershall	Strategic	Revised Regulation 18 (2025)
	NA8: Land to the South East of Ludgershall	Strategic	Revised Regulation 18 (2025)
	NA9:Land south of Thruxton Aerodrome	Strategic	Regulation 18 Stage 2 (2024)

Chapter	Policy	Strategic or Non-Strategic Policy	Set out in Revised Regulation 18 or Regulation 18 Stage 2
	NA10: Thruxton Aerodrome	Strategic	Regulation 18 Stage 2 (2024)
	NA11: Land at Finkley Down Farm, Andover	Strategic	Revised Regulation 18 (2025)
	NA12: Land East of Smannell Road, Andover	Strategic	Revised Regulation 18 (2025)
	NA13: Land west of Andover, Andover	Strategic	Revised Regulation 18 (2025)
	NA14: Land at East of Hatherden Road, Charlton	Strategic	Revised Regulation 18 (2025)
	NA15: Land At Danebury School, Stockbridge	Strategic	Revised Regulation 18 (2025)
	NA16: Expansion, Weyhill	Strategic	Revised Regulation 18 (2025)
	NA17: Land at Streetway Road, Grateley Station and Palestine	Strategic	Revised Regulation 18 (2025)
	NA18: Land west of Newbury Road, Enham Alamein	Strategic	Revised Regulation 18 (2025)
	NA19: Land South of Eastville, Appleshaw	Strategic	Revised Regulation 18 (2025)
	NA20: Land at Bulbery Field, Duck Street	Strategic	Revised Regulation 18 (2025)
	NA21: North of Red Rice Road, Upper Clatford	Strategic	Revised Regulation 18 (2025)
	NA22: Land at Barrow Hill, Goodworth Clatford	Strategic	Revised Regulation 18 (2025)
	NA23: Land to the north-east of Thruxton	Strategic	Revised Regulation 18 (2025)
	NA24: Tennis Court Field, Barton Stacey	Strategic	Revised Regulation 18 (2025)

Chapter	Policy	Strategic or Non-Strategic Policy	Set out in Revised Regulation 18 or Regulation 18 Stage 2
	NA25: Land to the north east of Drove Road, Chilbolton	Strategic	Revised Regulation 18 (2025)
	SA1: Romsey Town Centre	Strategic	Regulation 18 Stage 2 (2024)
	SA2: Delivering High Quality Development in Town Centres	Strategic	Regulation 18 Stage 2 (2024)
	SA3: Romsey Town Centre Uses	Strategic	Regulation 18 Stage 2 (2024)
	SA4: Land South of Ganger Farm	Strategic	Revised Regulation 18 (2025)
	SA5: Land South of Bypass, Romsey	Strategic	Revised Regulation 18 (2025)
	SA6: Land at Velmore Farm, Valley Park	Strategic	Revised Regulation 18 (2025)
	SA7: Ampfield Meadows, Ampfield	Strategic	Revised Regulation 18 (2025)
	SA8: Land at Upton Lane	Strategic	Revised Regulation 18 (2025)
	SA9: Land Adj to Abbey Park (both sites)	Strategic	Regulation 18 Stage 2 (2024)
	SA10: Land South of Botley Road, Romsey	Strategic	Regulation 18 Stage 2 (2024)
	SA11: Land at Test Valley Business Park, North Baddesley	Strategic	Regulation 18 Stage 2 (2024)
	SA12: Kennels Farm, Science Park Extension	Strategic	Regulation 18 Stage 2 (2024)
	SA13: University of Southampton Science Park	Strategic	Regulation 18 Stage 2 (2024)
	SA14: Land at Adanac, Nursling	Strategic	Regulation 18 Stage 2 (2024)
	SA15: Nursling Estate	Strategic	Regulation 18 Stage 2 (2024)
	SA16: Forest Park	Strategic	Regulation 18 Stage 2 (2024)
	SA17: Stockbridge Local Centre	Strategic	Regulation 18 Stage 2 (2024)

Chapter	Policy	Strategic or Non-Strategic Policy	Set out in Revised Regulation 18 or Regulation 18 Stage 2
	SA18: Halterworth and Warren Farm Green Space, Romsey	Strategic	Revised Regulation 18 (2025)
	SA19: North of Highwood Lane, East Romsey	Strategic	Revised Regulation 18 (2025)
	SA20: Brentry Nursery, Romsey	Strategic	Revised Regulation 18 (2025)
	SA21: Land at Packridge Farm, North Baddesley	Strategic	Revised Regulation 18 (2025)
	SA22: Fields Farm, Rownhams	Strategic	Revised Regulation 18 (2025)
	SA23: Flexford Road, Valley Park	Strategic	Revised Regulation 18 (2025)
	SA24: Land adjacent to Hyde Farm, Broughton	Strategic	Revised Regulation 18 (2025)
	SA25: Land west of Holbury Lane, Lockerley	Strategic	Revised Regulation 18 (2025)
	SA26: Land West of Braishfield Road, Braishfield	Strategic	Revised Regulation 18 (2025)
	SA27: Land South of Romsey Road, Wellow	Strategic	Revised Regulation 18 (2025)
Chapter 5: Theme Based Policies (Development Management Policies)	CL1: Countering Climate Change	Strategic	Regulation 18 Stage 2 (2024)
	CL2: Flood Risk	Strategic	Regulation 18 Stage 2 (2024)
	CL3: Sustainable Buildings and Energy Use	Non-strategic	Regulation 18 Stage 2 (2024)
	CL4: Water Use and Management	Non-strategic	Regulation 18 Stage 2 (2024)
	CL5: Renewable Energy and Low Carbon Energy	Non-strategic	Regulation 18 Stage 2 (2024)

Chapter	Policy	Strategic or Non-Strategic Policy	Set out in Revised Regulation 18 or Regulation 18 Stage 2
	COM1: Delivering Infrastructure	Strategic	Regulation 18 Stage 2 (2024)
	COM2: Community Services and Facilities	Non-strategic	Regulation 18 Stage 2 (2024)
	TC1: Main Town Centre Uses	Strategic	Regulation 18 Stage 2 (2024)
	ENV1: Historic Environment	Strategic	Regulation 18 Stage 2 (2024)
	ENV2: Development Affecting Heritage Assets	Non-strategic	Regulation 18 Stage 2 (2024)
	ENV3: Landscape Character	Strategic	Regulation 18 Stage 2 (2024)
	ENV4: Local Gaps	Strategic	Regulation 18 Stage 2 (2024) and Revised Regulation 18 (2025)
	ENV5: Pollution	Non-strategic	Regulation 18 Stage 2 (2024)
	ENV6: Lighting	Non-strategic	Regulation 18 Stage 2 (2024)
	ENV7: Amenity	Non-strategic	Regulation 18 Stage 2 (2024)
	BIO1: Conservation and Enhancement of Biodiversity and Geological Interest	Strategic	Regulation 18 Stage 2 (2024)
	BIO2: International Nature Conservation Designations	Strategic	Regulation 18 Stage 2 (2024)
	BIO3: Biodiversity Net Gain	Strategic	Regulation 18 Stage 2 (2024)
	BIO4: Green Infrastructure	Strategic	Regulation 18 Stage 2 (2024)
	BIO5: Trees and Hedgerows	Non-strategic	Regulation 18 Stage 2 (2024)
	HE1: Open Space and Recreation	Non-strategic	Regulation 18 Stage 2 (2024)

Chapter	Policy	Strategic or Non-Strategic Policy	Set out in Revised Regulation 18 or Regulation 18 Stage 2
	HE2: Existing Open Space	Non-strategic	Regulation 18 Stage 2 (2024)
	HE3: Access to the countryside	Non-strategic	Regulation 18 Stage 2 (2024)
	DES1: Delivering of Sustainable and High-Quality Design	Strategic	Regulation 18 Stage 2 (2024)
	DES2: Design Detail and Considerations	Non-strategic	Regulation 18 Stage 2 (2024)
	DES3: Residential Areas of Special Character	Non-strategic	Regulation 18 Stage 2 (2024)
	DES4: Public Art	Non-strategic	Regulation 18 Stage 2 (2024)
	HOU1: Affordable Housing	Strategic	Regulation 18 Stage 2 (2024)
	HOU2: Community Led Development	Non-strategic	Regulation 18 Stage 2 (2024)
	HOU3: Rural Exception Affordable Housing	Non-strategic	Regulation 18 Stage 2 (2024)
	HOU4: First Homes Exception Affordable Housing	Non-strategic	Regulation 18 Stage 2 (2024)
	HOU5: Provision of Housing to meet our needs	Non-strategic	Regulation 18 Stage 2 (2024)
	HOU6: Residential Space Standards	Non-strategic	Regulation 18 Stage 2 (2024)
	HOU7: Self Build and Custom Build Housing	Non-strategic	Regulation 18 Stage 2 (2024)
	HOU8: Meeting the needs of Gypsies, Travellers and Travelling Showpeople	Strategic	Regulation 18 Stage 2 (2024)
	HOU9: Gypsies, Travellers and Travelling Showpeople	Non-strategic	Regulation 18 Stage 2 (2024)

Chapter	Policy	Strategic or Non-Strategic Policy	Set out in Revised Regulation 18 or Regulation 18 Stage 2
	HOU10: Occupational Accommodation for Rural Workers in the Countryside	Non-strategic	Regulation 18 Stage 2 (2024)
	HOU11: Existing Dwellings and Ancillary Domestic Buildings in the Countryside	Non-strategic	Regulation 18 Stage 2 (2024)
	HOU12: Replacement Dwellings in the Countryside	Non-strategic	Regulation 18 Stage 2 (2024)
	EC1: Retention of Employment Land and Strategic Employment Sites	Strategic	Regulation 18 Stage 2 (2024)
	EC2: Re-Use of Buildings in the Countryside	Non-strategic	Regulation 18 Stage 2 (2024)
	EC3: Rural Diversification and Employment Sites in the Countryside	Non-strategic	Regulation 18 Stage 2 (2024)
	EC4: Tourism	Non-strategic	Regulation 18 Stage 2 (2024)
	EC5: Skills and Training	Non-strategic	Regulation 18 Stage 2 (2024)
	TR1: Active and Sustainable Travel	Strategic	Regulation 18 Stage 2 (2024)
	TR2: Assessing Transport Impacts	Non-strategic	Regulation 18 Stage 2 (2024)
	TR3: Parking Standards	Non-strategic	Regulation 18 Stage 2 (2024)

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The Inset Maps have been updated to reflect the policies included in the Local Plan Revised Regulation 18 document. All other boundaries reflect the policies in the draft Regulation 18 Stage 2 document, unless there have been subsequent updates to environmental designations, then these have been updated. These are all included to ensure comprehensive inset maps are provided. All boundaries will be reviewed and updated, where appropriate at the Regulation 19 stage.