

**Planning Policy**

**From:** Ben Christian <[redacted]>  
**Sent:** 07 September 2018 15:01  
**To:** Planning Policy  
**Cc:** David Ramsay  
**Subject:** Representation to Issues and Options Consultation for the next Local Plan 2036 - Thrupton Industrial Estate Andover  
**Attachments:** Representation Letter - Issues and Options Consultation Local Plan 2036 - Thrupton Industrial Estate Andover.pdf

Dear Test Valley Planning Policy Team,

Please find attached a representation to your Issues and Options Consultation for the next Local Plan 2036. This representation relates to the Thrupton Industrial Estate Andover.




I look forward to hearing your response to this representation.

Kind regards,

Ben Christian

**Ben Christian** BSc (Hons), MSc, MRTPI Senior Planner


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Ref: P18-2449  
Date: September 2018



Planning Policy  
Test Valley Borough Council  
Beech Hurst  
Weyhill Road  
ANDOVER Hampshire  
SP10 3AJ

Dear Sir/Madam

**Representation to the Issues and Options Consultation for the Test Valley Borough Local Plan 2036 on behalf of Western Air (Thruxton) Ltd in respect of their site Thruxton Industrial Estate, Thruxton Airport, Andover SP11 8PW.**

Vail Williams LLP have been instructed by Western Air (Thruxton) Ltd to submit representations to the above consultation in respect of the allocation of Thruxton Industrial Estate as an existing employment site. This consultation by Test Valley Borough Council has a response period expiring on the 14<sup>th</sup> September 2018.

#### The Site

The Thruxton Industrial Estate site is located within the administrative boundary of the Test Valley Borough Council.



Figure 1: Aerial View of Thruxton Industrial Estate (Courtesy Of Google)

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The site is located west of the village of Thruxton which is to the west of the nearest major settlement of Andover. To the north of the site is the Thruxton Aerodrome and motor circuit. To the south of the site is the A303 and beyond this agricultural fields. To the west of the site is the Thruxton Kart Centre and an aggregate storage facility.

The industrial estate is currently a collection of ageing industrial sheds arranged in an ad hoc format. The uses of the buildings are commercial including warehouse, office and industrial uses. The buildings are sporadically located amongst areas of grassland with access roads achieving the most direct routes from the estate point of access in the south-eastern corner.

The existing access to the site is via a 1.2km lane which starts from the main access road into Thruxton Airport and Motor Circuit in the south-western end of the Western Air (Thruxton) Ltd ownership. The access lane then follows the southern boundary of the ownership until reaching the Industrial Estate. The main access to the Thruxton Airport and Motor Circuit complex (including the Industrial Estate) has easy access to the A303.

In order to mitigate any noise produced by the Thruxton Motor Circuit and Airport, large bunded mounds have been created which surround the Industrial Estate giving it the appearance of sitting within a valley.

The site is located predominately within flood zone 1 but a section of flood zone 3 runs through the centre of the site following the line of Pill Hill Brook. Work has been undertaken to manage the flood risk. Planning history records exist for the bunds and flood alleviation works.

No historic assets exist on the site according to Historic England but a number of listed buildings are located in Thruxton village and a Scheduled Ancient Monument is in the north-west corner of the village bordering the Motor Circuit.

No ecological designations are on or adjacent to the site according to Magic.gov.

#### Representation

Thruxton Industrial Estate is not identified within the adopted Test Valley Borough Revised Local Plan (2016) as an existing employment site. The proposals map for this Local Plan identifies the site as outside of the settlement boundary of Thruxton and within the countryside and also a mineral consultation area.

Industrial Estates in a similar countryside location to Thruxton Industrial Estate (located within the countryside) are identified as existing employment sites and their operations supported by Local Policy LE17 (employment sites in the countryside). A nearby example is Harewood Forest Industrial Estate which is located within a countryside location but is identified as an existing employment site.

Policy LE17 (employment sites in the countryside) details that the redevelopment extension of the buildings or erection of new buildings on existing employment sites for employment use will be permitted provided that:

- a) it is contained within the lawful employment site;
- b) the proposal is well related to any retained buildings;
- c) it does not include outside storage where this could be visually intrusive.

We are supportive of this Policy being within the Local Plan and would encourage the Local Planning Authority to transpose this Policy into the new Local Plan.

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As Thruxton Industrial Estate is not currently identified within the Local Plan proposals map as an existing employment site the opportunities offered by Policy LE17 do not apply. The operations at Thruxton Industrial Estate do however reflect the characteristics outlined within the supporting text of Policy LE17 (paragraph 6.92). Paragraph 6.92 states that employment sites within the countryside have a variety of industrial, storage or business uses, comprise an important element of the rural economy and provide local job opportunities for those in rural areas.

The purpose of this representation is to request that Thruxton Industrial Estate is included within the Local Plan 2036 as an existing employment site. This would ensure that the continuing commercial operations of the estate are supported by the employment sites in the countryside policy. For the survival of this rural Industrial Estate it is also essential that the uses are not restricted to being associated with the Motor Circuit and Airport but are open to B1, B2 and B8 uses which typify an industrial estate.

National Planning Policy supports the proposed allocation of Thruxton Industrial Estate as an existing employment site within local policy. The following paragraphs within the National Planning Policy Framework (adopted 2018) are of relevance.

Paragraph 80 of the NPPF states that planning policy and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should also be placed on the need to support economic growth and productivity taking into account both local business needs and wider opportunities for development that paragraph 80 encourages.

Paragraph 81 of the NPPF details that planning policies should:

- set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth;
- set criteria, or identify strategic sites, for local and inward investment to match the strategy and meet anticipated needs over the plan period;
- seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and
- be flexible enough to accommodate the needs not anticipated in the plan, allowing for new and flexible working practices, and to enable a rapid response to changes in economic circumstances.

To support a prosperous rural economy NPPF paragraph 83 states that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of existing building and well designed new buildings.

#### Summary

Based on National Policy support, the long term existence of Thruxton Industrial Estate as an employment site and the nature of the operations taking place at the Estate, it is requested that the Estate is identified as an existing employment site within Local Plan 2036. This allocation is essential to the long term retention of this locally important employment site to protect and promote local business and provide security for local employment.

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Should additional information be required to support the allocation of this Estate as an existing employment site please do not hesitate to contact me.

I trust these representations are duly noted.

Yours faithfully

Ben Christian BSc (Hons) MSc MRTPI  
Senior Planner  
For and on behalf of Vail Williams LLP  
Mob:  
Email: I

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