

**Planning Policy**

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**From:** Russell Crow <  
**Sent:** 14 September 2018 08:21  
**To:** Planning Policy  
**Cc:** James Bradshaw  
**Subject:** Issues and Options response  
**Attachments:** TVBC Issues and Options response Sept 2018.pdf; BIR4590\_5 SITE LOCATION PLAN 06 01 2015 (2).pdf

Dear Sir or Madam,

These representations, made by Richborough Estates Ltd, relate to land east of Duck Street in Abbots Ann. The landowner and Richborough Estates are committed to the delivery of this site for a residential-led development. A site location plan is also attached.

If you require any further information then please do not hesitate to contact us.

Kind regards,

Russell Crow  
Regional Director (Central)

t:  
f:  
m:

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Strategic land promotion  
*Helping places evolve*

Sent by email only to: [planningpolicy@testvalley.gov.uk](mailto:planningpolicy@testvalley.gov.uk)

Dear Sir or Madam,

**RE: Issues and Options consultation for the next Local Plan – July 2018**

These representations, made by Richborough Estates Ltd, relate to land east of Duck Street in Abbots Ann. The landowner and Richborough Estates are committed to the delivery of this site for a residential-led development. A site location plan is enclosed with these representations.

The site is capable of delivering a sustainable residential development of circa 50 dwellings and also delivering benefits for the community, including a potential parking area for the primary school and other community uses. We have actively engaged with the Abbots Ann Community Land Trust in understanding the housing needs of the village and how we could assist in meeting these needs.

We now respond individually to a number of questions as set out in the consultation document:

**Q2: What could be improved about living and/or working in Test Valley?**

It is important that there is a mix of housing delivered across a full range of locations, including meeting housing needs in villages such as Abbots Ann in order to add vitality and viability to local communities and their services and facilities.

**Q4: Should the Local Plan's housing requirement be consistent with Government's standard methodology?**

The new NPPF is clear that the Government's standardised methodology provides the starting point for assessing housing needs; in progressing the Local Plan it should be considered whether there are local circumstances that justify the delivery of a higher housing requirement over the Plan period.

**Q8: Do you have any comments on the approaches suggested above?**

The proportionate distribution to parishes would appear to provide a fair and reasonable approach to meeting housing needs in rural areas and ensuring the continued vitality of rural communities.

It is clear based on our discussions at the Parish-level in Abbots Ann that, whilst the former strategy has been successful in delivering overall housing numbers across the Borough, it has failed to meet the needs of residents in rural areas and thus there should be an increased focus on delivery in these communities over the coming Plan period.

Such sites will be of a scale to deliver quickly and will provide high quality schemes that could be catered to meet the needs of the community and deliver significant betterment for the local area.

If you require any further information then please do not hesitate to contact us.

Yours faithfully,

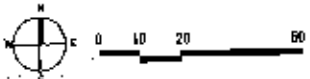
A handwritten signature in black ink, appearing to be a stylized name or initials.

Regional Director (Central)






**SITE LOCATION**  
 8.02 acres  
 3.24 hectares



**LAND OFF DUCK STREET, ABBOTS ANN, HAMPSHIRE**  
**SITE LOCATION PLAN**



