

## TRANSPORT INFRASTRUCTURE

Access to transport infrastructure is a key factor in the promotion of sustainable development. This is reflected in the NPPF which states that *'significant development should be focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes'* (paragraph 103).

In addition, paragraph 102 highlights the need for development proposals to ensure that the opportunities provided by existing and proposed transport infrastructure are fully realised. Development that makes efficient use of land, taking into account the availability and capacity of infrastructure, should be supported (paragraph 122).

**Q.44 How can the Council promote more sustainable forms of transport such as walking, cycling and public transport?**

Bellway Homes considers that in promoting sustainable forms of transport, development should be prioritised in those locations which are served by existing infrastructure, and where there is potential for such infrastructure to be enhanced. This particularly applies to those sites adjacent to established settlements with their provision of existing infrastructure and transport connections. As noted in paragraph 103 of the NPPF, development in these locations will enable the promotion of sustainable transport.

The identification of strategic-scale sites can also assist sustainable transport modes, as they will be at appropriate scales to accommodate wider services and infrastructure, such as schools and local retail within local centres, reducing the need to travel by car. They are also of an appropriate scale for well-designed masterplanning to support walking, cycling and public transport modes.





# LAND NORTH OF ANDOVER, ENHAM PARK

Bellway Homes is actively seeking to promote and to the north of Andover, Enham Park, for a strategic-scale residential-led development. Bellway Homes considers that this site represents a sustainable opportunity for development over the coming plan-period and, as such, is seeking to working proactively with TVBC on assessing the site and developing proposals further in order to support a strategic allocation.

## Site location and context



The site is located immediately to the north of Andover's settlement boundary, and comprises approximately 154 hectares (ha) of principally agricultural and arable land, with an ancient woodland copse in the most northern part of the site. It is adjacent to the suburban districts of Knights Enham and East Anton, with the separate settlement of Enham Alamein abutting the northern boundary. Land adjacent to the site within East Anton is currently in the process of being developed for residential use. Whilst the southern and part of the northern boundaries of the site adjoin existing residential areas,

open countryside and farmland extends to the east, west and north-west. Saxon Way runs along the site's southern boundary, and the A343 (also referred to as Newbury Road) crosses the eastern part of the site from north to south.

The site is located within close proximity to existing public transport. Bus routes 1, 7, C3 and C8 run along Newbury Road. The nearest train station is located in the centre of Andover which is approximately 1.86 km from the southern boundary of the site. There are on average 33 trains per weekday, connecting Andover with London Waterloo, with an average journey time of 1h 15mins. The site is well located in terms of access to the A303, A34, A338 and M3 strategic highway network.

The designations plan highlights that the site is largely unconstrained in terms of its development potential, with no overriding issues that would prevent a strategic residential allocation. It is considered that with an appropriate and sensitive design approach, it would be possible to avoid significant impacts on nearby designations.

Whilst the site contains an area of ancient woodland (designated as a Site of Important Nature Conservation) and is dissected by four separate rights of way in a north-south direction, it is considered that the site could be developed without impacting upon these features.

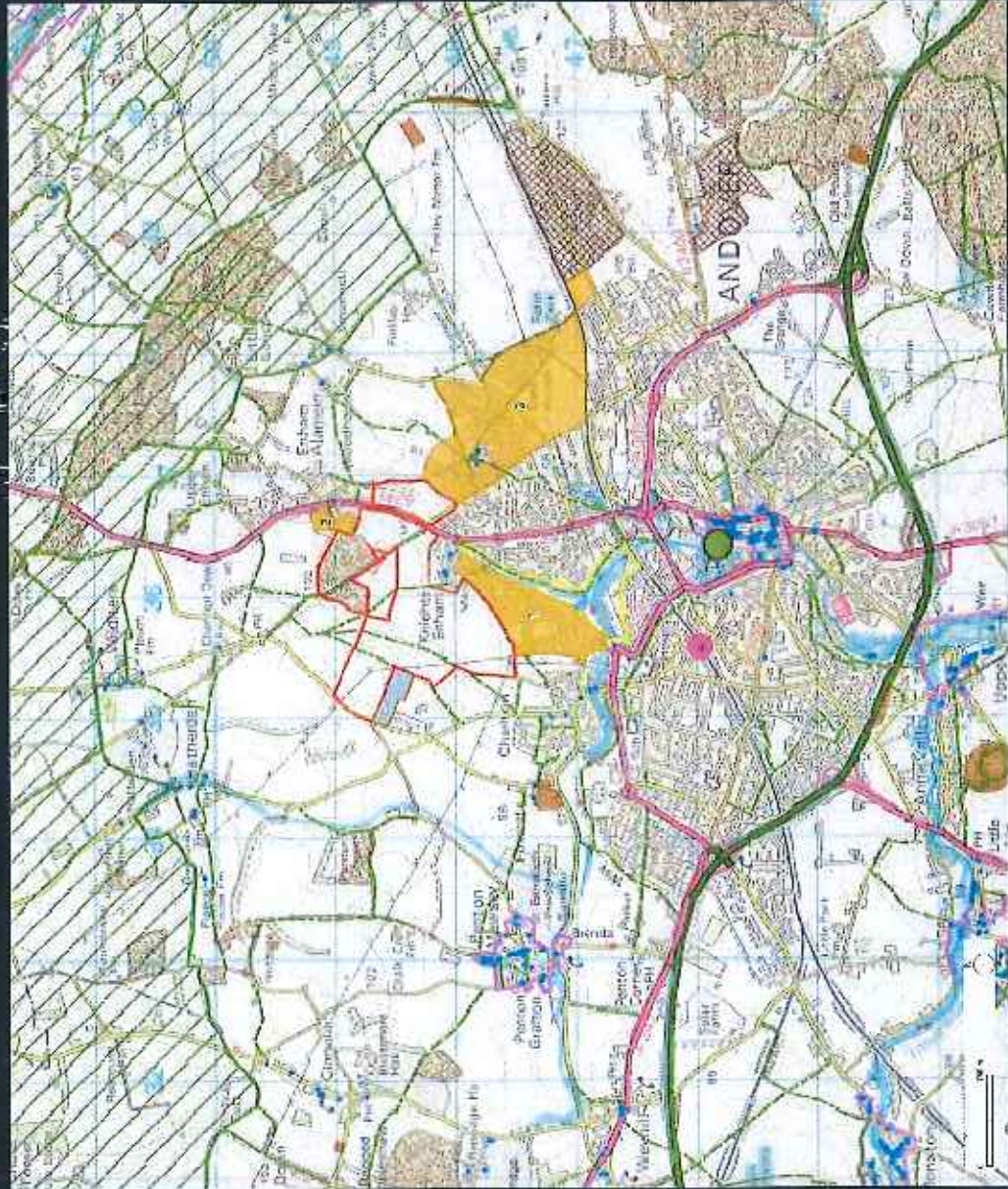




An Area of Outstanding Natural Beauty is located to the north of the site, the closest part being within 2km of promoted land. It will therefore be important for any site allocation to assess the potential visual relationship of the site with the AONB, informed by local topography.

A number of listed buildings are positioned adjacent to the southern boundary of the site within Knights Enham. These comprise the Church of St Michael and All Angels (grade I) and Old Rectory (grade II), as well as Manor Farmhouse (grade II), which is located slightly further away from the site. Whilst consideration will need to be given to the setting of these buildings, it is considered that a sensitive site masterplan would avoid any significant impacts either directly or on the setting of these buildings. This would include the provision of significant areas of green open space to respect existing settlements and provide an appropriate setting for them, specifically Knights Enham and Enham Alamein.

From a current planning policy context, the site is currently constrained as a result of its location within the designated countryside (policy COM2), with a section also falling within the Enham Alamein-Smannel Local Gap (policy E3).



Designations plan



## Development potential

Bellway Homes believes that the site is capable of delivering around 1,000 dwellings, with associated infrastructure, supporting land uses (e.g. local centre, local employment, school, community facility), and formal and informal open space provision.

Whilst this site is currently situated outside the settlement boundary, there have been numerous nearby large housing developments which have resulted in an anti-clockwise arc of development to the north of Andover. This includes the addition of 2,500 dwellings on land at East Anton (Ref: TVN.09258) and the addition of 96 dwellings to the immediate south of the settlement of Enham Alamein (Ref: TVN.03313/4). The site therefore represents the next logical location for housing to the north of Andover, in response to a clear housing need within Test Valley.

The site is well positioned in relation to Andover and existing local services and facilities, including public transport connections. It is considered that a masterplan-led approach would also enable an appropriate gap to be maintained between Andover and Enham Alamein.

Whilst not of the scale to qualify as a Garden Village, Bellway Homes considers that the site can be developed in line with the key principles of Garden Villages, as follows:



### Clear identity

A distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm.

### Sustainable scale

Built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day to day basis.

### Well-designed places

With vibrant mixed use communities that support a range of local employment types and premises, retail opportunities, recreational and community facilities.

### Great homes

Offer a wide range of high quality, distinctive homes. This includes affordable housing and a mix of tenures for all stages of life.

### Strong local vision and engagement

Designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected.

### Transport

Integrated, forward looking and accessible transport options that support economic prosperity and wellbeing for residents. This should include promotion of public transport, walking, and cycling so that settlements are easy to navigate, and facilitate simple and sustainable access to jobs, education and services.

### Healthy places

Designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health and wellbeing priorities and strategies.

### Green space

Generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity net gain and enhancement to natural capital.

### Legacy and stewardship arrangements

Should be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community.

### Future proofed

Designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy measures.



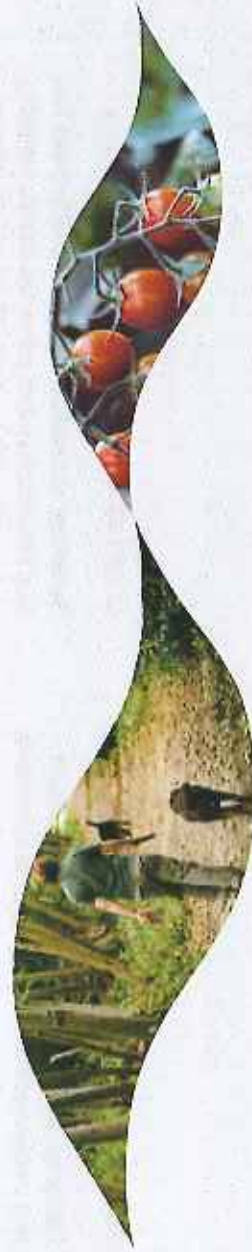


Some initial concept masterplan work has been progressed which takes into account the surrounding and site designations, and incorporates high quality landscaping and green space. Key design approaches for this site would include:

- Retention of existing landscape assets to create a unique masterplan response for the site
- Provision of carefully considered landscape planting that relates to the site's topography in order to minimise visual impacts
- Inclusion of appropriate landscape screening / buffer for the listed buildings within Knights Enham
- Retention of an appropriate gap between Enham Alamein, Knights Enham and Andover.

**Bellway Homes considers that the emerging vision for this site will create a truly sustainable urban extension to Andover, that would adhere to the principles of garden communities and deliver:**

- Much needed new homes, including affordable and the potential for retirement living and/ or care facilities within a short distance of Andover town centre
- Community facilities
- Local retail provision
- Local employment provision
- Improvements to surrounding public transport service
- Local employment opportunities / provision
- Dedicated walking and cycle routes, linking the site with the surrounding area and Andover town centre
- New community parkland and allotments
- Green corridors and opportunities for biodiversity enhancement
- Opportunities for natural play and healthy living through new homes being set within and natural framework of open and landscaped spaces.

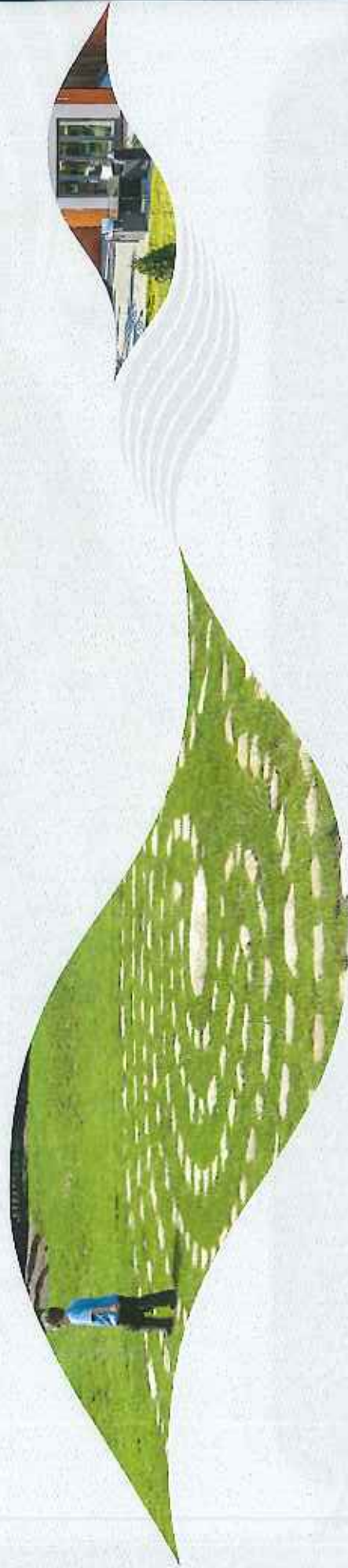




The sustainable nature of the site and its close proximity to Andover town centre, especially in comparison to other potential development sites in the locality, combined with its deliverability means that the current preparation of a new Local Plan represents a good opportunity to review the site in the context of Andover being one of Test Valley's principal economic and demographic centres.

A submission has been made to the Strategic Housing and Economic Land Availability Assessment (SHELAA) which confirms that the site is deliverable. Given the largely unconstrained nature of the site, and the fact that it is already under option, it is considered that up to 100 dwellings could be deliverable within the first five years of the plan (2017-2022), with the remaining 900 units coming forward over the following five years (2022-2027). This is subject to the speed with which the plan progresses, and whether the site is identified for allocation as a strategic residential site.

As noted, Bellway Homes is keen to work proactively and collaboratively with TVBC on the North Andover proposals. As such, we would welcome the opportunity to meet with planning officers to discuss the site, its potential and design evolution further.





WALKING/  
CYCLING  
ROUTES

LOCAL  
JOBS

COMMUNITY  
PARKLAND

HEALTH  
ROUTES

GREEN  
CORRIDORS

COMMUNITY  
ALLOTMENTS

IMPROVEMENTS  
TO PUBLIC  
TRANSPORT

NEW HOMES  
AFFORDABLE HOMES  
RETIREMENT LIVING/  
CARE HOME

NATURAL  
PLAY SPACES

Concept layout









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GROUPE