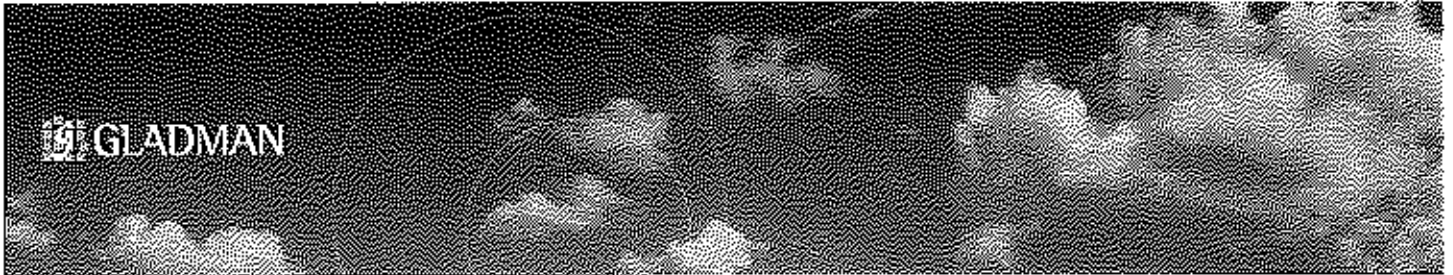


Planning Policy

From: Richard Agnew <Richard.Agnew@gladman.co.uk>
Sent: 14 September 2018 14:50
To: Planning Policy
Subject: Test Valley Issues and Options for the next Local Plan Consultation
Attachments: Test Valley Issues and Options.pdf



Dear Sir/Madam,

In response to the above consultation please find attached representations submitted by Gladman Developments Ltd. I would appreciate if you could confirm receipt of this submission by responding to this email.

Kind regards,

Richard

Richard Agnew | Graduate Policy Planner | Richard.Agnew@gladman.co.uk | 01203 283 800

Gladman Developments Limited | Company Registration No. 03341567 | www.gladman.co.uk

**Issues and Options Consultation
for the next Test Valley Local Plan**



September 2018

CONTENTS

1. Introduction	2
1.1. Introduction	2
2. Issues and Options for the next Local Plan	3
2.1. Context and National Planning Policy	3
2.2. Sustainability Appraisal	3
2.3. Duty to Cooperate	4
2.4. Plan Preparation	4
2.5. Q4: Should the Local Plans' housing requirement be consistent with Government's standard methodology?	5
2.6. Q7: Are there any other approaches for distributing development across the Borough that we should consider? And Q8: Do you have any comments on the approaches suggested above?	5
2.7. Q9: How should the settlement boundaries be defined in the next Local Plan?	6
2.8. Q10: Do you think we should continue with seeking up to 40% of new homes to be affordable or should we change the percentage? And Q11: What should the trigger be for seeking affordable housing?	7
2.9. Q15: Should the Council change its approach and set out a requirement that certain sites should provide for the needs of such groups as the elderly?	7
2.10. Q16: Should we include a policy that requires a mix and type of housing, or should the housing market inform what mix and type of housing to build?	8
2.12. Q18: Should the Council establish density standards in the Local Plan?	8
3. Site Submissions	9
3.1. Overview	9
4. Conclusion	10
4.1. Concluding Remarks	10

1. INTRODUCTION

1.1. Introduction

- 1.1.1. This representation is made by Gladman Developments Ltd (Gladman) in response to the current consultation on the Issues and Options for the new Test Valley Local Plan. Gladman specialise in the promotion of strategic land for residential development with associated community infrastructure.
- 1.1.2. Gladman has considerable experience in the development industry in a number of sectors including residential and employment development. From that experience, we understand the need for the planning system to provide local communities with the homes and jobs that they need to ensure that they have access to a decent home and employment opportunities.
- 1.1.3. Gladman also has a wealth of experience in contributing to the strategic plan preparation process, having made representations on numerous local planning documents throughout the UK and having participated in many local plan public examinations. It is on the basis of that experience that the comments are made in this representation.
- 1.1.4. Gladman have multiple land interests within the Borough and are promoting these interests for residential development through the new Local Plan. We have appended a Vision Portfolio detailing these sites to this submission and would welcome the opportunity to meet with the Council to discuss the development opportunities of these sites.

2. ISSUES AND OPTIONS FOR THE NEXT LOCAL PLAN

2.1. Context and National Planning Policy

- 2.1.1. On 24th July 2018, the Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework (NPPF 2018). This publication forms the first revision of the NPPF since 2012 and implements changes that have been informed through the Housing White Paper, the planning for the right homes in the right places consultation and the draft revised National Planning Policy Framework consultation.
- 2.1.2. The Test Valley Local Plan will need to be prepared in accordance with this policy Framework and when examined will be tested against the tests of soundness outlined in paragraph 35
- 2.1.3. To be considered sound at examination the emerging Test Valley Local Plan will need to meet all four tests of soundness set out in paragraph 35 of the NPPF 2018:

"... Plans are 'sound' if they are:

***Positively prepared** – providing a strategy which, as a minimum seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;*

***Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;*

***Effective** – deliverable over the plan period, and based on effective joint working on cross boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and*

***Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the Framework."*

2.2. Sustainability Appraisal

- 2.2.1. In accordance with Section 19 of the Planning and Compulsory Purchase Act 2004, policies set out in Local Plans must be subject to a Sustainability Appraisal (SA), and also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA regulations).
- 2.2.2. The SA/SEA is a systematic process that should be undertaken at every stage of the plan preparation, assessing the effects of the emerging Test Valley Local Plan proposals on sustainable development when judged against all reasonable alternatives. The Council should ensure that the future results of the SA clearly justify the policy choices. In meeting the development needs of the

area, it should be clear from the results of this assessment why some policy options have progressed, and others have been rejected. This must be undertaken through a comparative and equal assessment of each reasonable alternative, in the same level of detail for both chosen and rejected alternatives. The Council's decision making and scoring should be robust, justified and transparent.

2.3. Duty to Cooperate

2.3.1. The Duty to Cooperate is a legal requirement established through Section 33(A) of the Planning and Compulsory Purchase Act, 2004, as amended by Section 110 of the Localism Act. It requires local authorities to engage constructively, actively and on an ongoing basis with neighbouring authorities on cross boundary strategic issues throughout the process of plan preparation. As demonstrated through the outcomes of the 2012 Coventry Core Strategy Examination and the 2013 Mid Sussex Core Strategy Examination, if a council fails to satisfactorily discharge its Duty to Cooperate, this cannot be rectified through modifications and an Inspector must recommend non-adoption of the Plan.

2.3.2. Whilst Gladman recognise that the Duty to Cooperate is a process of ongoing engagement and collaboration as set out in the PPG, it is clear that it is intended to produce effective policies on cross boundary strategic matters. In this regard the Test Valley Local Plan will need to be able to demonstrate that the Council has engaged and worked with neighbouring authorities, alongside their existing joint working arrangements, to satisfactorily address cross boundary strategic issues and the requirements to meet any unmet housing needs. This is not simply an issue of consultation but a question of effective cooperation.

2.3.3. As the southern Housing Market Area (HMA) of Test Valley lies within the PUSH region we welcome that there has previously been extensive ongoing collaboration between the PUSH authorities. Gladman anticipate that this cooperation will continue as the preparation of the new Local Plan progresses. The meeting of full housing needs across the PUSH region will be a key strategic issue to be overcome as Local Plans in this area progress.

2.4. Plan Preparation

2.4.1. Gladman are disappointed that the introduction to the consultation document sets out that it is anticipated that it will take approximately 5 years to complete the preparation of the new Local Plan. The importance of an up to date Local Plan is clearly set out in both the NPPF (2012) and the NPPF (2018) and where possible the Council should be seeking to reduce the time taken to prepare the new Local Plan.

2.5. Q4: Should the Local Plans' housing requirement be consistent with Government's standard methodology?

- 2.5.1. Gladman would agree that the Local Plan's housing requirement should be consistent with Government's standard methodology. However, it is important to note that the standardised figure should only be considered as a minimum and there may be reasons to support an uplifted housing requirement such as to support economic growth aspirations or to assist in the delivery of additional affordable dwellings.
- 2.5.2. Once the Government's methodology for calculating local housing needs is finalised, the Council should then consider whether this figure should be uplifted. It will not be sufficient to simply progress with the figure resulting from the Government's standard methodology without consideration of the potential benefits of an increased housing requirement. Any unmet need arising from HMA partners will also need to be a consideration when establishing the Local Plan's housing requirement.
- 2.5.3. Gladman consider there is the potential for housing demand in Test Valley to be in-excess of the figure currently generated through the Government's standard method, given the borough's proximity to nearby employment centres and local affordability issues. We look forward to commenting on the emerging housing requirements for the authority in future Local Plan consultations.

2.6. Q7: Are there any other approaches for distributing development across the Borough that we should consider? And Q8: Do you have any comments on the approaches suggested above?

- 2.6.1. Whilst it is supported that the major settlements continue to play a key role in the accommodation of future development within the borough, this should not be at the expense of ensuring that the housing and employment needs of other settlements are met. Para 77 of the revised Framework seeks to promote sustainable development in rural areas to maintain and enhance rural vitality and viability. It is essential, therefore, that the needs of the sustainable rural settlements across the borough are assessed and meaningful growth apportioned to them to ensure their ongoing vitality and viability.
- 2.6.2. It is important to consider existing services and facilities in a settlement when assessing their suitability for accommodating new growth. Daily needs are particularly important with a primary school, shop and access to public transport being the key considerations. It must be recognised that there may be an ability, through new development, to improve some of these services and facilities, particularly access to public transport, that should be considered in any settlement hierarchy exercise as well as the role that new development can play in ensuring these facilities are maintained and are not lost because of a lack of support.

- 2.6.3. Whilst it is recognised that some of these villages are small scale and consideration of the setting and character of the settlement is important, these issues must be balanced against the needs of the local community for new housing, including affordable housing and the need to ensure the long-term viability of the services and facilities within the village. It should also be recognised that increasing the number of sites across the borough with allocations for residential development will increase the rate of housing completions.
- 2.6.4. Gladman would suggest that a balanced approach is the most appropriate strategy for distributing development. Whilst we recognise that the borough's main urban areas should provide a focus for growth, continuation of the current development strategy through to the new Local Plan will result in insufficient development being attributed to the rural settlements in the borough creating a real risk that the continued vitality of these rural communities is threatened.
- 2.6.5. We consider the current settlement hierarchy to be ineffective and suggest that this should be revisited through the new Local Plan. We have undertaken our own desk-based assessment of the settlements in the rural area of Test Valley and should the Council take up our invitation to meet to discuss our Vision Portfolio, we would be willing to share these results in a discussion of the settlement hierarchy.

2.7. Q9: How should the settlement boundaries be defined in the next Local Plan?

- 2.7.1. Gladman question why it has already been determined to continue with the settlement boundary approach and why no consideration has been given to a more flexible criterion-based approach. The Local Plan should avoid blanket protection policies such as this as they may act to unnecessarily stifle sustainable growth opportunities on the edge of settlements. This is at odds with national policy, seeking to boost significantly the supply of housing and applying a presumption in favour of sustainable development.
- 2.7.2. The policy approach should be amended to be flexible enough to be able to accommodate new development outside of existing development boundaries, to allow the Council to quickly address any issues in shortfall in housing supply against the plan requirement. Gladman recommend that the Council could incorporate a criteria-based policy to achieve this, as such an approach would allow the plan to protect itself against unsustainable development, whilst at the same time being open and flexible to additional development opportunities to come forward to meet identified needs. Gladman refer to the submission version of the Harborough Local Plan, Policy GD2, which states:-

"In addition to sites allocated by this Local Plan and neighbourhood plans, development within or contiguous with the existing or committed built up area of Market Harborough, Key Centres, the Leicestershire Principal Urban Area (PUA), Rural Centres and Selected Rural Villages will be permitted where..."

A series of criteria then follows,

- 2.7.3. Clearly the policies here would need to reflect the local circumstances of Test Valley, but it does provide an example of local authorities taking a proactive approach to guiding development and ensuring that they can meet their housing targets and can plan for approaches if and when problems arise over the course of a plan with the delivery of allocated sites.

2.8. Q10: Do you think we should continue with seeking up to 40% of new homes to be affordable or should we change the percentage? And Q11: What should the trigger be for seeking affordable housing?

- 2.8.1. The level of affordable housing sought on a development scheme should be determined through the viability assessment of the Local Plan. Other policy provisions should also be considered alongside the delivery of affordable in this assessment. Whilst the viability assessment will determine the maximum level of affordable housing that could be sought from development schemes Gladman would suggest the Council err on the side of caution and instead seek a realistic level of affordable housing that can be delivered alongside any other necessary policy requirements.

- 2.8.2. In relation to the trigger for seeking affordable housing Gladman draw the Council's attention to Paragraphs 63 and 64 of the revised Framework which provides guidance when seeking the provision of affordable housing.

2.9. Q15: Should the Council change its approach and set out a requirement that certain sites should provide for the needs of such groups as the elderly?

- 2.9.1. The provision of specialist housing to meet the needs of older people is of increasing importance and the Council need to ensure that this is reflected through a positive policy approach within the Local Plan. The Council needs a robust understanding of the scale of this type of need across the Borough.

- 2.9.2. Specialist housing with care for older people is a type of housing which provides choice to adults with varying care needs and enables them to live as independently as possible in their own self-contained homes, where people are able to access high quality, flexible support and care services on site to suit their individual needs (including dementia care). Such schemes differ from traditional sheltered/retirement accommodation schemes and should provide internally accessible communal facilities including residents' lounge, library, dining room, guest suite, quiet lounge, IT suite, assisted bathroom, internal buggy store and changing facilities, recreation and care managers office and staff facilities.

- 2.9.3. Given the existing evidence in relation to ageing populations, and the national strategy in relation to housing for older people, Gladman recommend that the Local Plan should include a specific policy in relation to the provision of specialist accommodation for older people.

2.10. Q16: Should we include a policy that requires a mix and type of housing, or should the housing market inform what mix and type of housing to build?

- 2.11. Dwelling mix will be influenced by any new evidence base looking into housing needs, it should also be influenced to some degree by market demand. Gladman would caution the Council in being too prescriptive in policy to the mix of housing as it can fluctuate over time and an over prescriptive policy can lead to difficulties in determining planning applications and delivering housing. It should also be remembered that housing mix can have a significant impact on site viability.

2.12. Q18: Should the Council establish density standards in the Local Plan?

- 2.13. It may be appropriate to set minimum densities on sites located adjacent to transport hubs, or on brownfield sites in town centre locations, however we do not consider it would be appropriate to set them beyond those limited circumstances. Sites have different characteristics and different development challenges to respond to, no two sites are the same. Each will require a different approach, requiring a set density for housing can have a detrimental impact on site layout and design which can again affect viability and deliverability.

3. SITE SUBMISSIONS

3.1. Overview

1.1.1 Gladman are promoting a number of sites for residential development across the Test Valley borough area. Each site is situated in a sustainable location, and offers the potential to achieve a high quality residential development to meet the authority's housing needs.

1.1.2 Further details of our site interests are provided in the Vision Portfolio appended to this representation. In no particular order of importance or suitability for development, the sites comprise:

- Land at Flexford Road, Valley Park
- Land at Halterworth lane, Romsey
- Land off Romsey Road, West Wellow
- Land off Eldon Road, Kings Somborne
- Land off Eldon Road, Charlton

1.1.3 Gladman would now welcome a meeting with the Council to discuss the contents of the Vision Portfolio and how the sites can help the Council in the delivery of the housing requirement and a balanced spatial strategy in the new Local Plan.

4. CONCLUSION

4.1. Concluding Remarks

4.1.1. What is clear from the revised Framework is the Government's continued emphasis on addressing the national housing crisis and that the premise of the whole process is the assessment and delivery of the full objectively assessed needs for housing in an area unless there are adverse impacts which would significantly and demonstrably outweigh the benefits. Councils need to ensure that Local Plans are prepared positively and that development management policies do not unnecessarily restrict the delivery of sustainable housing.

4.1.2. Gladman hope that you have found these representations constructive and look forward to reviewing future documents as the Local Plan progresses. We would welcome the opportunity to meet with the Council to discuss the Vision Portfolio we have submitted alongside these representations. The Vision Portfolio details each of the sites we are promoting which are:

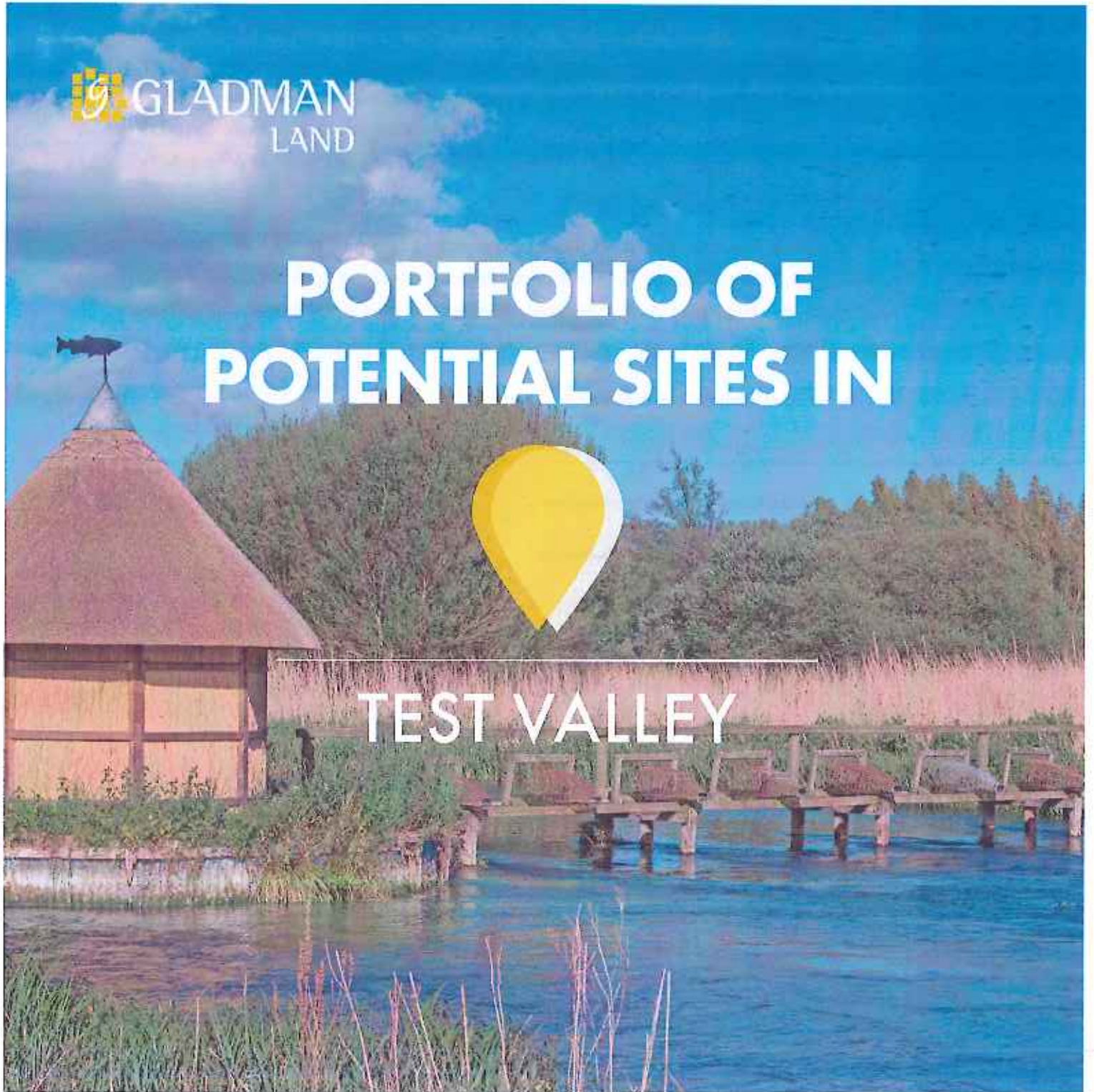
- Land at Flexford Road, Valley Park
- Land at Halterworth Lane, Romsey
- Land off Romsey Road, West Wellow
- Land off Eldon Road, Kings Somborne
- Land off Eldon Road, Charlton

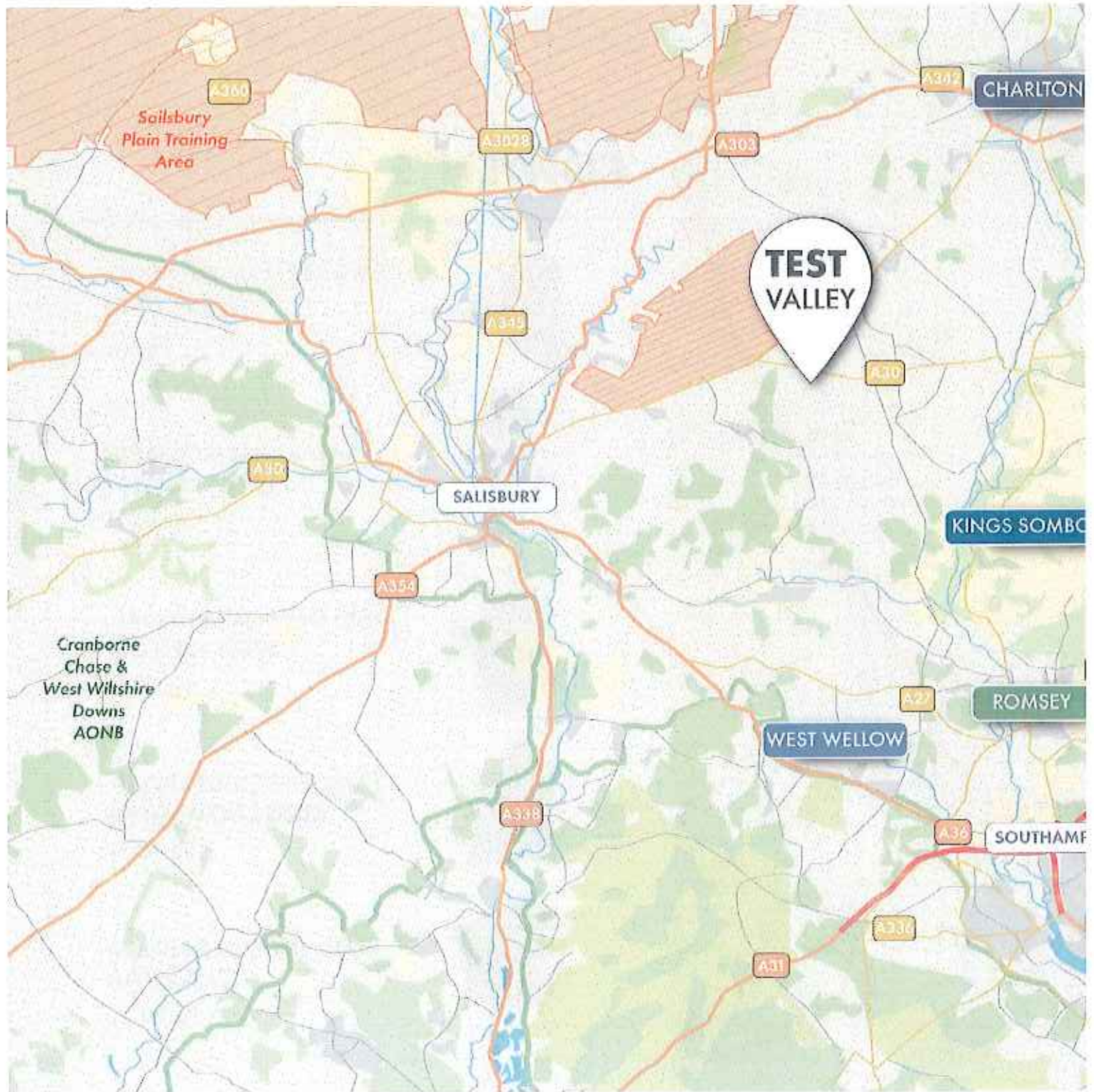


PORTFOLIO OF POTENTIAL SITES IN



TEST VALLEY







CONTENTS



LAND AT FLEXFORD ROAD,
VALLEY PARK

Pg 6-9



LAND AT HALTERWORTH
LANE, ROMSEY

Pg 10-11



LAND OFF ROMSEY ROAD,
WEST WELLOW

Pg 12-15



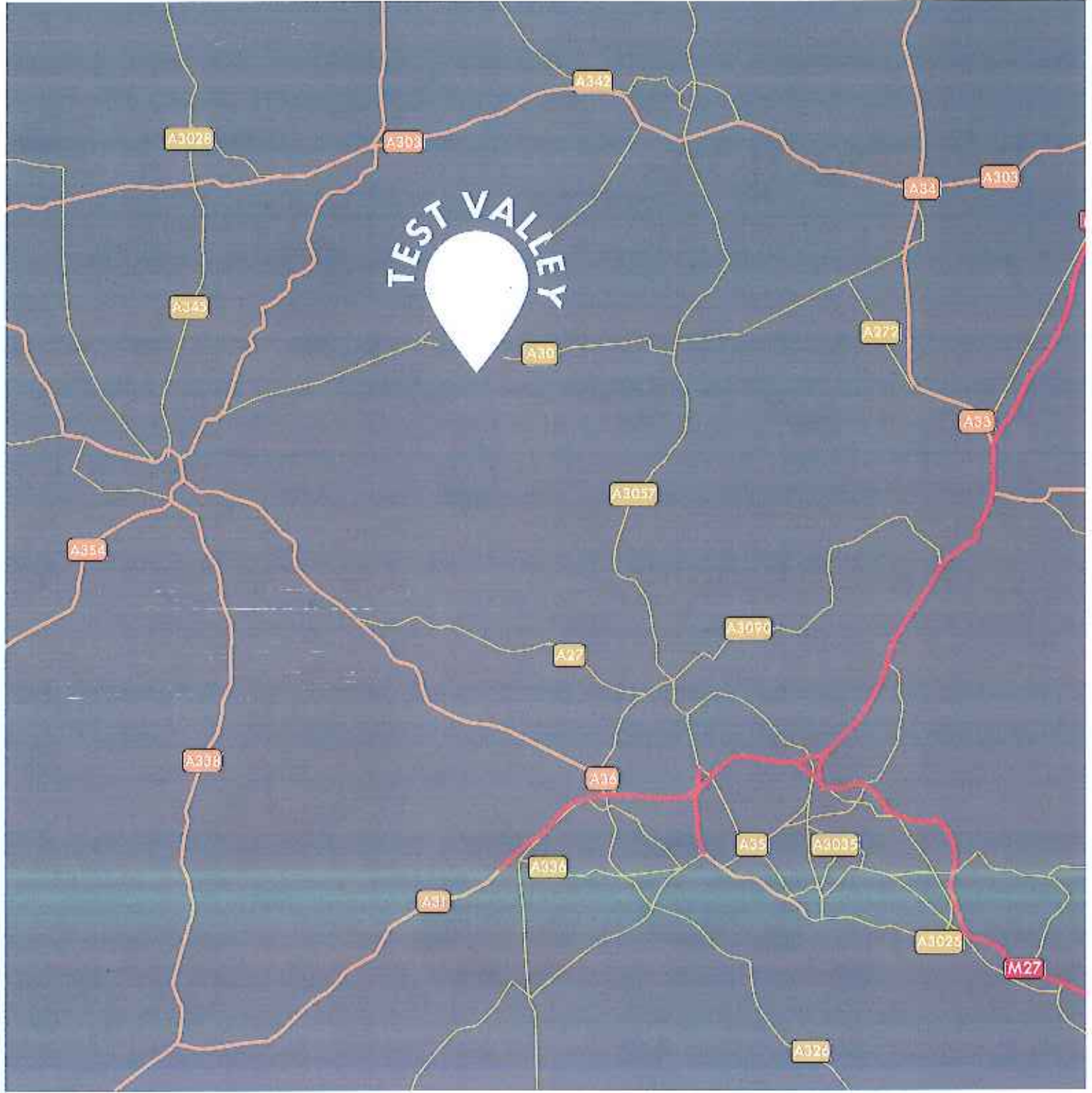
LAND OFF ELDON ROAD,
KINGS SOMBORNE

Pg 16-19



LAND OFF ELDON ROAD,
CHARLTON

Pg 20-23



INTRODUCTION

Gladman Land is a privately funded, family run business with over 30 years' experience in the land and development industry. From our beginnings in housebuilding, through to our success in commercial and industrial properties, we have evolved into the UK's largest and most successful land promoter.

Gladman has land interests in several sites across Test Valley and believe that these present an ideal opportunity to create sustainable, distinctive residential developments in sustainable places. This document outlines the five sites that Gladman are promoting and their potential benefits. We would welcome the opportunity to discuss our proposals with the Council in more

detail, so they can be considered fully in the preparation of your emerging Test Valley Local Plan for the period up to 2036.

Gladman has a strong track record of development commencing on site within 18 months- 2 years of outline permission being granted. This means the sites are deliverable and could provide a significant boost to the housing land supply. The sites in this document offer an opportunity to meet the housing needs of Test Valley, achieve its OAN and five-year housing land supply targets and provide much needed affordable housing in the area.

GLADMAN'S PAST SUCCESS





VALLEY PARK

THE SITE

Site Size: 14ha approx

Dwellings: 270



CONTEXT AND FACILITIES

Land at Flexford Road is ideally positioned to accommodate a high quality residential development where people will genuinely want to live, whilst respecting the character and distinctiveness of the surrounding area.

The principle of directing further growth to Valley Park is well established through the Council's adopted Development Plan. In accordance with the adopted settlement hierarchy for the borough, Valley Park is recognised as a Key Service Centre, where strategic allocations and additional residential growth are acknowledged as being appropriate as future forms of development.

Whilst currently situated outside of the Valley Park settlement area and within the open countryside, land off Flexford Road is considered to be well placed to deliver further residential development to meet the borough's future housing needs.

SUITABILITY FOR DEVELOPMENT

Land at Flexford Road is situated immediately adjacent to the existing Valley Park settlement area. To the north and east, the site is bordered by existing woodland, which runs parallel with the route of the Fittleigh to Salisbury railway line. To the west the site is bound by an existing hedgerow, with open countryside situated beyond.

The site could be successfully developed without adversely affecting the integrity of the Ampfield-Valley Park Local Gap, and is well contained and enclosed by its woodland setting. All on-site features with higher biodiversity value would be retained as part of any proposals, whilst a mitigation package to avoid a significant effect on the New Forest Special Protection Area (SPA) has been agreed with Natural England.

The site is situated within walking and cycling distance of Valley Park's good range of services and facilities, and could be accessed from the existing junction of Flexford Road and Knightwood Road. The site falls within Flood Zone 1, i.e. land assessed as having less than a 1 in 1,000 probability of flooding, whilst there are no designated heritage assets within or immediately adjacent to the site's location.

VALLEY PARK FRAMEWORK PLAN

KEY CONCEPTS FOR LAND AT FLEXFORD ROAD

It is currently envisaged that any future development on Land at Flexford Road would be focussed on the southern portion of the site area, to ensure a close relationship to the existing settlement edge. This would allow for the creation of a Wildlife Enhancement Area adjacent to the site's northern boundary, which would function as a shared ecological and recreational space.

A network of footpaths and cycleways would run around the site's perimeter, within areas of new landscape and green infrastructure planting. A Locally Equipped Area for Play (LEAP) and Local Area

for Play (LAP) would provide opportunities for formal recreation, whilst there is the potential to provide space for allotments adjacent to the site's eastern boundary.

Any proposals would provide a policy compliant level of affordable housing, and would also offer the opportunity to deliver complementary uses, such as an A1 retail unit, to broaden the range of facilities that are available in the area.





ROMSEY

THE SITE

Site Size: 12.8ha approx'

Dwellings: 300



CONTEXT AND FACILITIES

Land at Hallerworth Lane is ideally positioned to deliver a new exemplar development where people will genuinely want to live, whilst embracing the character and distinctiveness of the surrounding area. The site lies immediately adjacent to the existing edge of Romsey, and would represent a highly sustainable location in which to deliver additional residential growth.

The principle of directing further growth to Romsey is well established through the Council's adopted Development Plan. In accordance with the adopted settlement hierarchy for the borough, Romsey is identified as the principal settlement and major centre within the Southern Test Valley area, where strategic allocations and additional residential growth are acknowledged as being appropriate as future forms of development.

Whilst currently situated outside of the Romsey settlement area and within the open countryside, land off Hallerworth Lane is considered to be well placed to deliver further residential development to meet the borough's future housing needs.

SUITABILITY FOR DEVELOPMENT

Land at Hallerworth Lane has the ability to accommodate a high quality residential development that would form a logical and sustainable extension to the existing edge of the Romsey settlement area.

The site is well-related to existing residential development located along Hallerworth Lane and Botley Road, and is situated in walking and cycling distance of a good range of services and amenities. The closest bus stops to the site are located along Hallerworth Lane and Botley Road, and offer frequent services to destinations including Romsey town centre, Eastleigh and Southampton.

Whilst the site is currently situated in the Romsey – North Baddesley Local Gap, its development would not diminish the level of separation between the two settlements, when taking account of existing housing and employment areas to the south. The site is enclosed by a mixture of existing tree and hedgerow planting, which would help to filter and assimilate any development into its landscape setting.

There are no known technical constraints that would prevent the site's delivery. The entirety of the site is situated in Flood Zone 1, whilst any ecological interest in the land could be preserved and enhanced. Any proposals would respect the setting and significance of the nearby listed building, Luzborough Cottage.





WEST WELLOW

THE SITE

Site Size: 5.82ha

Dwellings: 115



CONTEXT AND FACILITIES

West Wellow is a sustainable settlement with a number of key facilities including a primary school, a number of shops, village hall, hair dressers, and a recreational field. West Wellow is located within the southern area of the district adjacent to the New Forest. However the settlement is located within the Northern Housing Market area as identified within the local plan review.

SUITABILITY FOR DEVELOPMENT

The majority of the site is located within flood zone 1, with the lowest risk of flooding. The site has a safe access point off Buttons Lane and has a number of pedestrian access points.

Natural England have agreed that there will not be a likely significant effect on the New Forest due to the mitigation area which can be provided on site.

The indicative development framework shows how the site might accommodate residential development.

WEST WELLOW FRAMEWORK PLAN

KEY CONCEPTS FOR LAND OFF ROMSEY ROAD

The development framework shows how the site can be developed.

The proposed development could be provided in two development parcels which allows for the retention of the hedgerow running through the centre of the site. Areas of open space have been shown to provide recreational routes around the development and an equipped children's play area. Further to the open space on site, an additional area of open space has been shown to provide additional walking routes and informal open space.

Three pedestrian access points have been illustrated on the development framework plan to increase the pedestrian connectivity to the services and facilities.

PLANNING APPLICATIONS

The original planning application was validated on 13th August 2015 for 115 dwellings. This application was refused by committee on 14th January 2016.

A second application was submitted following the refusal for the same number of dwellings. This application was subsequently refused.

Following the refusal of the application additional discussions took place with Natural England. Natural England withdrew their objection to the scheme and agreed that the mitigation was suitable.

Additional information was submitted to the Highways Authority to resolve their concerns over the access and highways.

The technical reasons for refusal can be resolved through further discussions.

Key



Site Boundary



Land within Applications Control



Existing Vegetation to be Retained



Developable Area



Public Open Space



Flood Zone 2



Flood Zone 3



Proposed Primary Road



Proposed Secondary Road



Indicative Tree Planting



Listed Building



Potential Site Access



Proposed Footpath



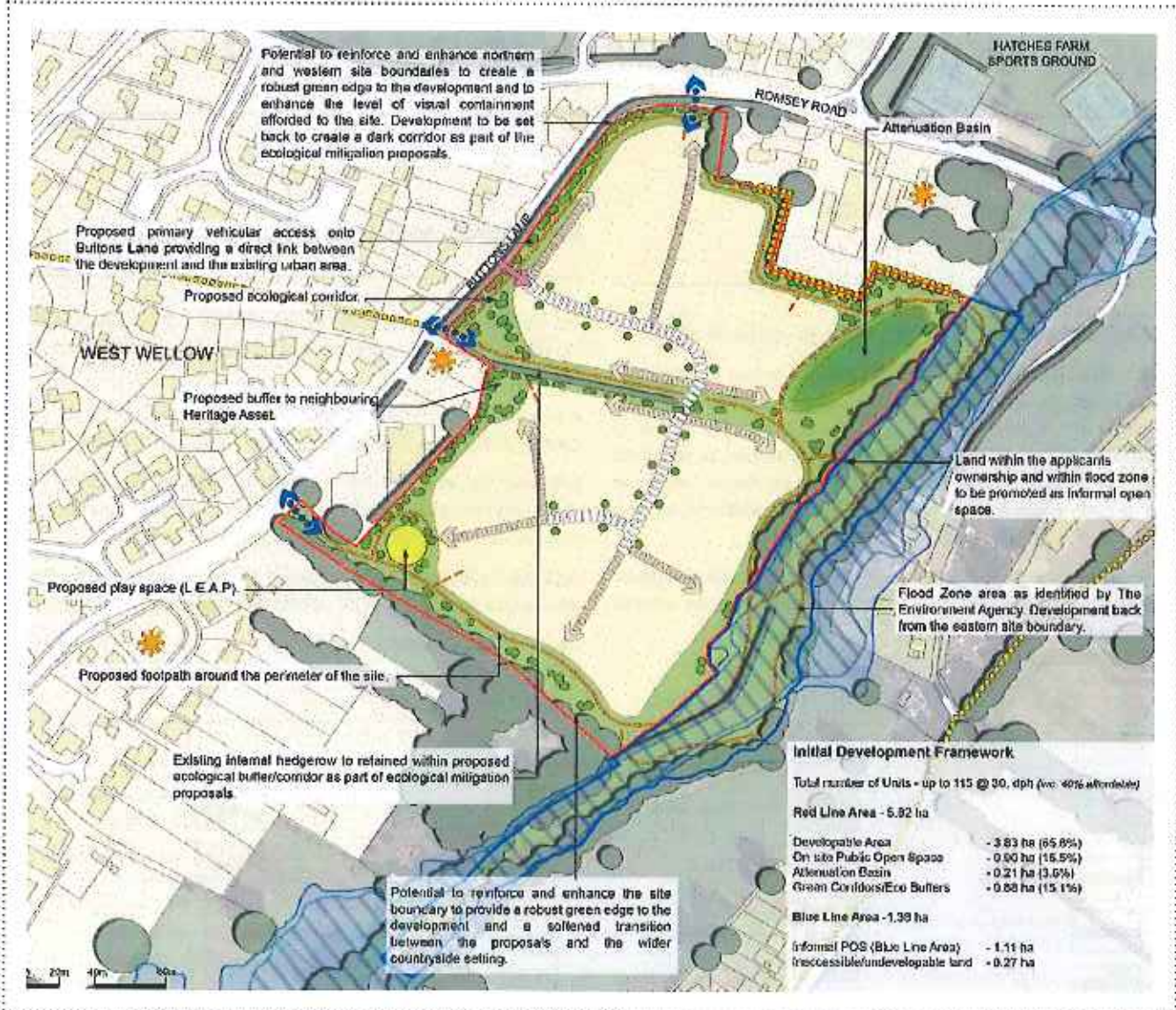
Existing Public Right of Way



Potential Pedestrian / Cycle Access



Potential 2.8m Noise Barrier



KING'S SOMBORNE

THE SITE

Site Size: 4.06ha

Dwellings: 60



CONTEXT AND FACILITIES

Kings Somborne is located within the Northern Housing Market Area of Test Valley and is identified as being within the Rural Area.

King's Somborne has a number of key services and facilities. These facilities include a shop, primary school and a recreation ground.

SUITABILITY FOR DEVELOPMENT

The site can accommodate up to 60 dwellings including 40% affordable homes. 2.30ha of open space is proposed on site. The open space includes a recreational walking route, a children's play space and a bat corridor.

A vehicular access point can be provided off Eldon Road.

The site is located within Flood Zone 1 and is at the lowest risk of flooding.

The site is not located near any heritage assets and therefore does not have an adverse impact on heritage assets.



KING'S SOMBORNE FRAMEWORK PLAN

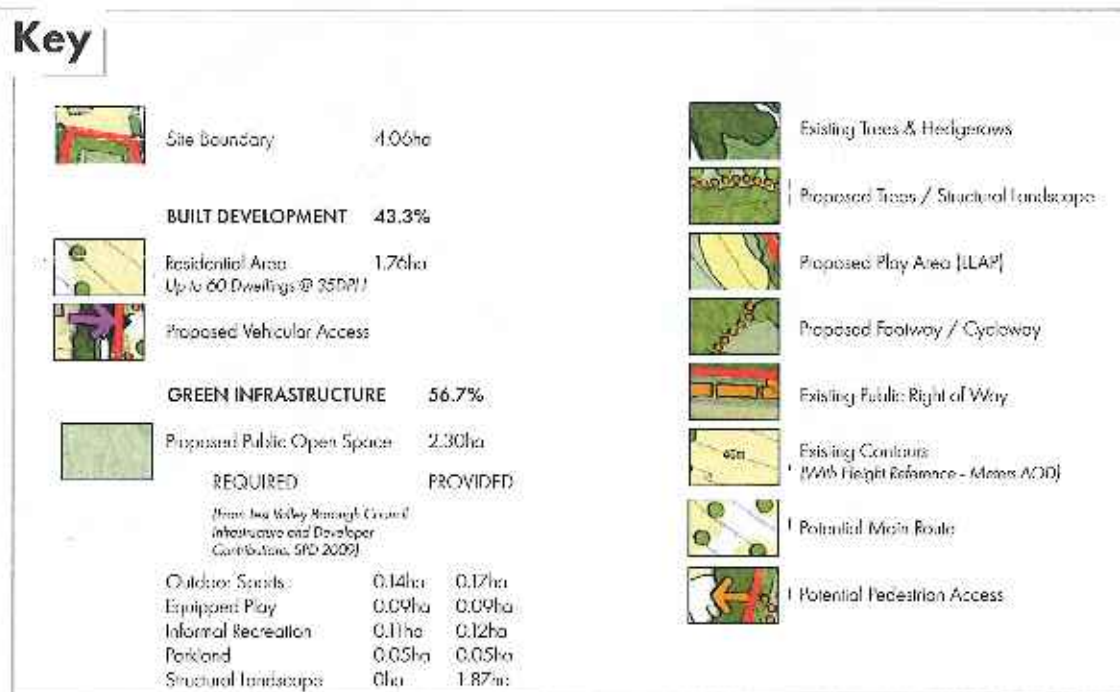
KEY CONCEPTS FOR LAND OFF ELDON ROAD

The development framework plan shows how the site could be developed. The plan indicates one parcel of residential development for 60 dwellings. A large area of open space and green infrastructure has been located to the south of the proposed site.

PLANNING HISTORY

A planning application was validated for 78 dwellings on 8th December 2014.

A second go application was submitted following the refusal of the first application. This application was submitted for 60 dwellings.







CHARLTON

THE SITE

Site Size: 8.3 ha

Dwellings: 175



CONTEXT AND FACILITIES

Charlton is a sustainable settlement located on the edge of the urban area of Andover. Charlton has a number of key services and facilities including a shop and leisure centre.

SUITABILITY FOR DEVELOPMENT

The site is located to the north west of Charlton, and can be accessed off Foxcote lane. The site is located within flood zone 1 and is within the lowest risk of flood risk.

The site could deliver up to 175 dwellings including 40% affordable housing. 2.4ha of open space is proposed on site, which includes a recreational walking route and a children play space.

CHARLTON FRAMEWORK PLAN

KEY CONCEPTS FOR LAND OFF ELDON ROAD

The development framework plan shows an illustrative way of how the site could be developed. An attenuation basin is located within the south west corner, and is located in an area of open space. A recreation route is located around the edges of the site. The development is split into two parcels, with the majority of development located within the northern parcel.

PLANNING HISTORY

An application was validated on 2nd September 2014 for 202 dwellings. Following the refusal of the application a second application was submitted for 175 dwellings.

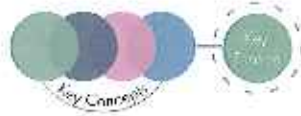
The technical reasons for refusal can be addressed through an additional application.

Key

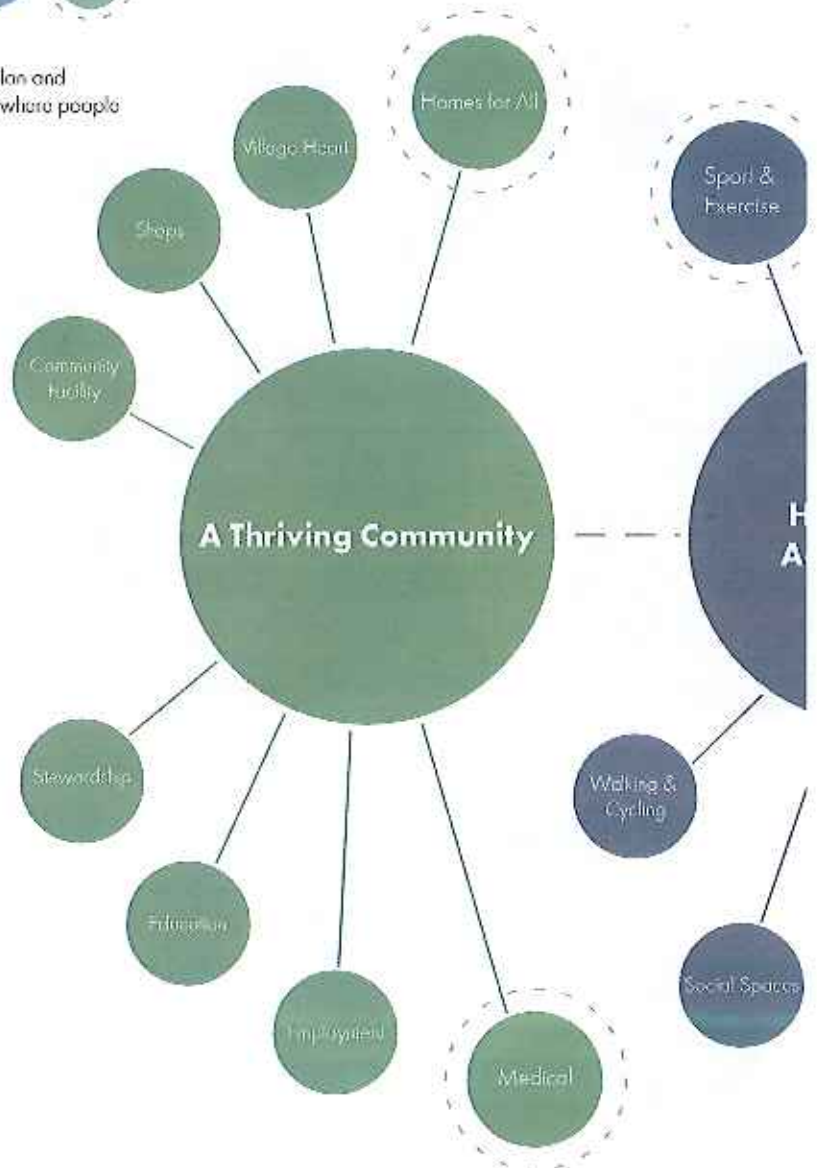
- | | | |
|---|--|---|
|  Application Boundary (8.3ha) |  Proposed Public Open Space Buffer to Foxcote Tower and Scheduled Monument |  Proposed Attenuation Pond |
|  Proposed Site Access |  Proposed Structural Flooding |  Proposed New Footpath Link |
|  Proposed Residential Development (5.61ha) up to 175 Dwellings @ 30dph |  Existing Public Right of Way Retained |  Existing Residential |
|  Proposed Public Open Greenspace: 2.45ha |  Existing Boundary Treatment Removed to Create Natural Surveillance of PRoW |  Surrounding Agricultural Fields |
|  Proposed Area of Play: 0.04ha |  Hedge/row to be Relocated Behind Visibility Splay / Trees to be Removed | |
| |  Proposed Trees | |

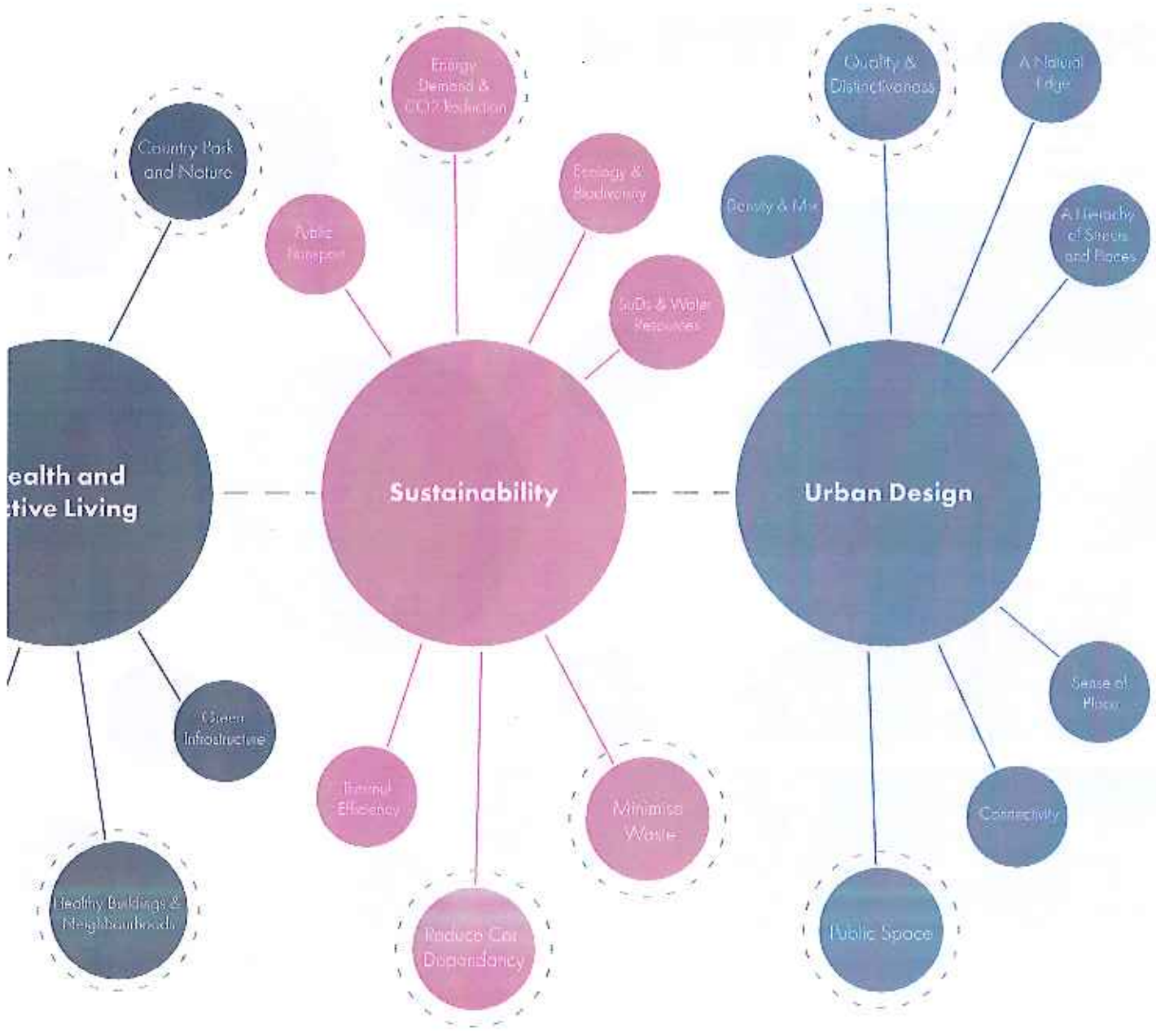


THE VISION



Our sites offer a unique opportunity for Test Valley Borough Council to plan and importantly, deliver new developments of the highest standards - places where people will genuinely want to live and work.





WHAT COULD THE SITES DELIVER?

The proposed sites could deliver many social, economic and environmental benefits to their local areas and the wider Test Valley area. Gladman would be happy to discuss specific benefits that the schemes could provide.

RESIDENTIAL

Each site has the potential to deliver a substantial number of dwellings to assist Test Valley Borough Council in meeting its OAN and maintain a five year housing land supply. As with all its schemes, Gladman will provide full policy compliant affordable housing on site, helping Test Valley to meet its affordable housing targets.





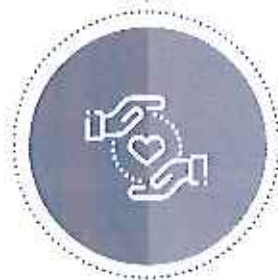
RECREATIONAL GREEN SPACE

The sites will be designed to accommodate public open space, often including equipped areas of play, footpaths, trim trail equipment and cycle links. Where possible, the sites will be incorporated into the wider PRow network, offering real benefits to the local community.



BIODIVERSITY

Biodiversity of the sites will be protected, diversified and improved as part of the proposals. An ecological appraisal will be completed as part of any future applications and will identify mitigation measures should any protected species be found on site. Alongside retention of existing hedgerows and trees where possible, new landscaping, private gardens and informal green spaces can achieve net gains in biodiversity.



COMMUNITY

Appropriate contributions will be made to local education, medical and library facilities to support the regeneration of local communities. Contributions could also be made to local clubs, groups or projects. As with all new developments, new residents will also generate an increase in local expenditure, providing increased spending in the local area as well as the wider area.



NEXT STEPS

Thank you for taking the time to look at our proposals. We would welcome your views and are happy to answer any questions that you may have. We will keep you informed of any progress with the proposals.

www.gladmanland.co.uk

