

## Planning Policy

---

**From:** Ian Johnson ·  
**Sent:** 14 September 2018 15:41  
**To:** Planning Policy  
**Cc:** Jonathan Mace; Robin Reay  
**Subject:** Test Valley Local Plan Issues and Options Consultation - Strategic Employment Site

**Attachments:** Wynford Ind Park - Reg 18 I&O Representations.pdf

Dear Planning Policy

Please find attached representations to the Issues and Options Consultation Document, submitted on behalf of our client Mr J Mace, Wynford Industrial Park, Belbins, Romsey.

Please would you confirm receipt of this email.

Regards

Ian

Managing Director

**Office:**

**Mobile:**

**Email:**

**LinkedIn:** [LinkedIn](#)

**Website:**



**RTPI**  
Chartered Town Planner



SMARTER  
PLANNING  
CHAMPION

RTPI AWARDS FOR  
**PLANNING  
EXCELLENCE**  
WINNER 2016



# Luken Beck



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

14<sup>th</sup> September 2018

Our Ref: 15006

Your Ref:

**by email only**

Dear Sir / Madam

**REPRESENTATIONS TO THE TEST VALLEY LOCAL PLAN ISSUES AND OPTIONS CONSULTATION: LAND AT WYNFORD INDUSTRIAL PARK, BELBINS, ROMSEY**

The purpose of this letter is to provide representations on behalf of the Wynford Industrial Park to the Test Valley Local Plan 'Issues and Options' consultation document and in particular to Section 6 'Working in Test Valley' and related Question 26 (Page 22).

These representations are prepared in the context of Paragraphs 11, 81 and 82 of the National Planning Policy Framework 2018 (NPPF), which state,

*'Plans and decisions should apply a presumption in favour of sustainable development.'*

For **plan-making** this means that:

a) *plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;*

(Paragraph 11, NPPF)

*'Planning policies should...;*

b) *set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;*

c) *seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and...*

(Paragraph 81, NPPF)

*'Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.'*

(Paragraph 82, NPPF)

**Q26: SOULD WE ALLOCATE MORE LAND TO ENABLE MORE CHOICE AND FLEXIBILITY TO THE MARKET?**

Wynford Industrial Park is identified in Annex E of the Adopted Test Valley Local Plan 2011-2029 as a 'Strategic Employment Site' and is subject to Policy LE10. Due to its location within the countryside it is also subject to Policy LE17. Paragraph 6.92 of the supporting text states,



Director and Practice Manager: Ian Johnson B.Sc (Hons), M.A., PG Dip UD, M.R.T.P.I.  
Exec Consultants: Graham Beck JP, M.B.A., LL.B (Hons), B.A. (Hons), Dip.T.P., M.R.T.P.I., M.C.M.I.  
Mark Luken M.B.A., B.Sc.(Econ) (Hons), Dip.T.P., M.R.T.P.I., M.C.M.I.



'Proposal which involve the extension of the site boundary into the countryside would be considered on their individual merits. Open storage will only be permitted if it is not visually intrusive.'

Within this policy regime previous development at the industrial park has occurred in a piecemeal fashion. Most recently planning permission was granted in February 2015 for the use of land adjacent to the western boundary for open storage. That use has been implemented and the land is currently in use by small businesses for open storage and storage of caravans and other vehicles.

In recognition of the continued growth within the small business sector and rising demand for small workspace and storage the industrial park is seeking to expand beyond its southern boundary, as shown in Figure 1. In order to invest in and provide the additional infrastructure greater certainty is required over the principle of expanding the site further to the south. The inclusion of this area within the boundary of a strategic allocation would also enable the estate and circulation routes to be planned more efficiently in the future.

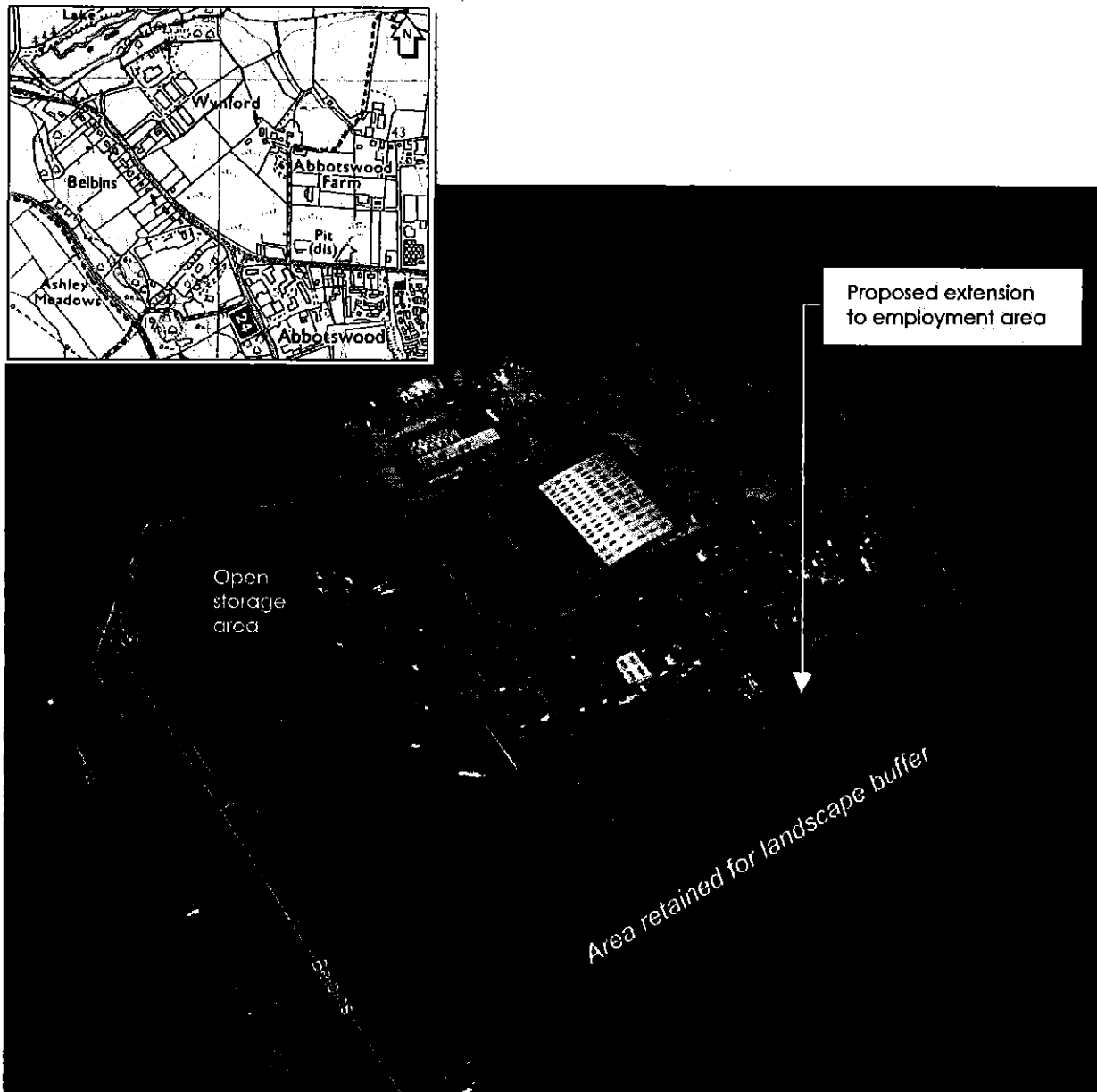


Figure 1: Wynford Industrial Park – Proposed Extension to Strategic Employment Site

## **LAND TO THE SOUTH OF WYNFORD STRATEGIC EMPLOYMENT SITE – A SUITABLE LOCATION FOR EMPLOYMENT**

### **Site and Surroundings**

The area (c. 1.6 ha) is currently used for rough grazing, although was formerly used for the deposit of waste material, now restored. It has a domed topography, relatively flat across the central part and falling towards each of the boundaries, particularly towards the north.

The site is not within an area designated for high or medium flood risk, landscape sensitivity or historic significance and does not include heritage assets within its boundary. It is also not within, or adjacent to, a site of international, national or local ecological importance.

Vehicular access to the expansion site can be provided through the existing industrial park via one of the existing access routes that link with the estate's driveway access onto Belbins.

### **Landscape Impact**

In the immediate locality the site is screened from views from the west by the buildings and storage areas within the industrial park and to the east by trees and hedgerow on the field boundaries. To the south the existing mature hedgerows alongside Belbins provide partial but significant screening. This could be substantially bolstered by proposed landscaped bunds, tree and shrub planting to further screen existing glimpses of buildings within the industrial park. Views of the site from the wider locality are generally either blocked by existing buildings, by the topography of the area and/or existing tree belts/woodland or are from a considerable distance such that the site blends into the wider landscape. The limitation of the area for expansion would also allow for an area of grazing land to be retained to act as a landscape buffer, as shown in Figure 1.

### **Amenity of Neighbouring Properties**

The closest residential neighbours are at Wynford Farm to the west, Wynford Cottage to the south-west, Abbots Barn to the south and the group of dwellings close to Abbotswood Farm (The Stables and Cherry Tree Cottage) to the east. The appearance of the expansion in views from Wynford Farm, Wynford Cottage and Abbots Barn could be effectively screened by the existing mature boundary vegetation around each property and by potential bunds within the landscape buffer area. Impact on properties to the east could also be screened by existing field boundary vegetation, subject to the application of Local Plan design policies.

### **Summary**

This proposed extension to the existing strategic employment site is consistent with the Council's aim to support economic growth and innovation and the NPPF objectives to ensure strategic employment sites can meet the anticipated needs over the Plan period and to support rural businesses.

We appreciate the opportunity to comment on the 'Issues and Options' and respectfully request the Council support this proposed employment allocation and extension to the Wynford Industrial Park.

Yours sincerely

Ian Johnson  
**Managing Director**

Email:

