

Response to Northern Area Policy 25 (NA25): New Local Plan, for land to the north east of Drove Road, Chilbolton.

The Chilbolton Pre App [25/00258/PREAPN] proposed 25 houses on this site north east of Drove Road.

The New Draft Local Plan proposes 65 houses on the same site by 2042.

Chilbolton Parish Council does not support and wishes TO OBJECT to the proposal to build 65 houses on the site NA25 for the following reasons.

Chilbolton Parish Council supports 20 houses and OBJECTS to more than 20.

Chilbolton OBJECT to the figures in the Housing Trajectory Paper in the REG 18 Consultation Local Plan (Housing). The timing and numbers are unacceptable. Whilst the Local Plan runs until 2042 (17 years) the figures for Chilbolton show development over just 7 years, 10 years earlier than paper states. This has to be addressed.

Chilbolton is a tier 3 rural village and as such has been allocated a higher number of houses than other rural communities (14.3%) in the same tier (3%) some of which have no allocation at all, why is this ?

Whilst it is recognised that TVBC must provide the houses required by government in the Local Plan and to prevent speculative development in Test Valley, it is NOT AGREED that this necessitates an additional 65 for Chilbolton, an increase of 14.3% to 521 houses whilst 25 would be about 5.5% increase.

The pre app 25/00258/PREAPN is for 20 houses plus 5 self- build plots, (to create a viable development). The about 20 as per the NDP is a community project. The responses from Test Valley to the pre app state quite clearly the need for the development to be community led. The building therefore of as many as 65 houses flies in the face of these requirements and is certainly not community led. Any further development over and above those contained in the pre app must therefore only be built when there is proven need, ascertained by a housing need survey.

The NDP policies must be rigidly applied and house sizes and land coverage proposed by Chilbolton (REG 18 consultation) for the new LP (and to be in the NDP when it is updated) must be applied.

Andover has 28 brownfield sites on its register, 8 of which having planning consent. Which of these is likely to come on stream in the next 5 years? What are the numbers of houses per site and how are these going to be taken into account as regards TV's housing figures?

It should be noted that Chilbolton Parish Council's Development Committee (CDC) is reviewing other possible sites in the village.

Existing infrastructure, particularly water supply, sewage disposal and electric power, is inadequate to meet the needs of the village today. Utilities and services must be installed and/or upgraded to meet current village demands, let alone the demands of the new houses.

Lack of Infrastructure is a recognised problem and clear plans need to be in place to support any new housing AND address existing problems in the village before any development is approved. This is the village's main priority as repeatedly evidenced in surveys.

There should be a professional report on each of the following to define what must be delivered to overcome existing problems and ensure adequacy for any new houses

The Interim Accessibility Assessment entry for Chilbolton (pages 16 to 18) contains multiple: errors, which CPC would wish to see corrected, as follows:

- 1) The main routes towards the village from the south and south-east are Martins Lane and the B3420 Winchester Road.
- 2) The southern part of Drove Road (between the junctions with Little Drove Road and Thirt Way) is a bridleway and does not benefit from a maintained and surfaced carriageway. While this route has been designated as "prospectively adoptable highway" since the 1970s, there remain no plans for this to happen, as confirmed by Hampshire County Council Highways.
- 3) The correct name is "Coley Lane" not "Colney Lane."
- 4) The A3057 Romsey Road is an access from the west, not the north.
- 5) The only vehicular access from the north is Winchester Road (off the B3420 Winchester Road)
- 6) The settlement has no bus route serving it since September 2024. There is a "Connect" Transport On-Demand Service covering the Northern Test Valley only.
- 7) "fast speed road" would be better described as "subject to the National Speed Limit"
- 8) In the summary, Village Street has some "virtual footways" consisting of painted markings within the carriageway to allow for pedestrian movement and to encourage driver caution; parts of Coley Lane also benefit from these "virtual footways."
- 9) In the "Accessibility to Higher Tier Settlement" section there is again mention of the bus route which is no longer in operation.

Other Considerations:

Although strictly part of regulation 19 when the following are vital:

There should be delivery, or contributions, or land, for additional parish facilities and amenities over and above development CIL contributions.

Amenities are mentioned in our Vision and should be delivered in line with village priorities.

(Summaries of two Surveys of Parishioner aspirations are attached)

ATTACHMENTS

- 1 May 2024 Housing Need Survey (175 responses)
- 2 Housing Need Survey 2017. (216 responses)
- 3 Parish Aspirations Survey 2024

4 Responses to 2025 Reg 18 Consultation (35 responses)

Note: The planning application for Test Valley Farm generated 198 comments.

1 May 2024 Housing Need Survey

Key Findings

These are the views from the 175 responses received:

- Overall 146 respondents confirmed they would support a development of some kind within the parish over the next 15 years.
- 64.74% of respondents feel there is insufficient housing in the parish
- 5.36% would support a scheme of 40+ homes.
- 12.50% would support a scheme of 21-40 homes,
- 33.33% of respondents would support a development scheme of between 11-20 homes,
- 27.38% would support a scheme of 4-10 homes,
- 8.33% would support a scheme of 1-3 homes and
- 13.10% provided other comments.
- 7 respondents did not complete this question.

2 2017 Housing Need Survey

≈

Housing Needs Survey Final Report April 2017

Question 6. In your opinion, which three of the following statements are the most important when planning new housing in Chilbolton Parish?

Respondents were able to give more than one answer

Table 6 - The most important statements for planning new housing	Number of respondents	Percentage of the 216 respondents
It supports local facilities e.g. the village shop, pub, post office, church, playing fields	138	64%
It enables local people to remain in Chilbolton Parish	134	62%
It provides suitable types of housing to help meet identified local needs	132	61%
It respects the architectural character of the area	123	57%
It provides or improves local green spaces	35	16%
It supports local transport services	32	15%
It attracts more people to live in Chilbolton Parish	11	5%

May 2017 Housing Need Survey (Contd)

Question 7.1. What you would like to see built in Chilbolton Parish

Respondents were able to give more than one answer.

Table 7.1 - What you would like to see built in Chilbolton Parish	Number of respondents	Percentage of the 216 respondents
1-3 bedroom open market homes for local residents wanting to downsize to a smaller home	130	60%
Affordable homes to purchase for people with a local connection to Chilbolton Parish	127	59%
Affordable homes for rent for people with a local connection to Chilbolton Parish	104	48%
Retirement housing	80	37%
Open market homes with 3 bedrooms or more for residents wanting to upsize to a bigger home	32	15%
Self-build plots for those wanting to purchase their first home	32	15%
Self-build plots for those wanting to downsize	28	13%

3 Parish Aspirations Survey 2024

Parish Aspirations : High / Medium Priorities 2024

Parish Aspirations	Priority Count
Water mains / drains / flood prevention improvements	<120
More affordable homes to be built in the parish Maintaining or improving transport facilities (e.g. to attend medical appointments) More properties available for downsizing Support solar technology for the Parish Better mobile phone service	60 -80
Retirement homes being built in the Parish Weekly doctor surgery in the Parish Support wind technology for the Parish Electricity utilities improvements Electricity utilities improvements Increased Police Presence Further traffic calming measures Improved footpaths and crossing points (<i>Please specify</i>) Retain unmade roads (e.g. Drove Road)	50-60

Parish Aspirations : Medium / Low Priorities 2024

Parish Aspirations	Priority Count
Additional Playing Fields / outdoor sports space with access and parking for cars and visiting teams Improve facilities on War Memorial playing fields More properties available for rent Better access to group purchase schemes (e.g. Oil) Provision of preschool / nursery facilities Weekly dentist surgery in the Parish More pub / social / eating opportunities Security Cameras in Key Areas Games Room Hub (e.g. Snooker / pool / table tennis / darts etc) More Allotments available	40-50
Permanent stage for the Chilbolton Village Hall Gym facilities within the parish Improved transport for schools More retail opportunities Other medical facilities in the Parish	30-40