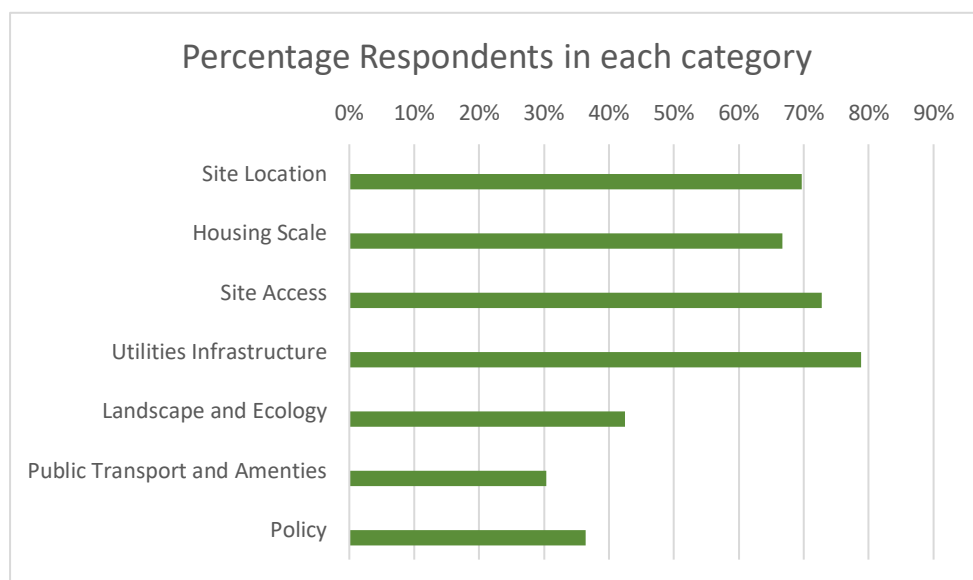


Chilbolton residents' response to Regulation 18 Consultation 2025

34 responses (with 7 of these being household responses, and one from the Planning Committee meeting 21 July 2025) were received from Chilbolton residents in response to CPC consultation on the Test Valley Local Plan revised Regulation 18 documents. Their responses covered the following key areas:

- Site Location (23 comments)
- Housing scale (22 comments)
- Site Access (25 comments)
- Impact upon utilities infrastructure (27 comments)
- Impact upon landscape and ecology (14 comments)
- Lack of public transport and amenities (11 comments)
- Policy (12 comments)



Note that not all respondents commented in each area.

Comments relate to the proposed housing site NA25, Land to the North East of Drove Road Chilbolton. Comments are also offered against the following supporting plans and documents:

- Interim Sustainability Assessment;
- Site Selection Topic Paper;
- Housing Trajectory Paper;

- Infrastructure Delivery Plan;
- Spatial Strategy Paper;
- Interim Accessibility Assessment;
- Policies SS3, SS5 and SS6;
- Housing Topic Paper.

Bullet Summary

The following key points are noted for each area:

- **Site Location**
 - Other site options available that may be preferred, still being assessed by CPC
 - Site sustainability under question (access, utilities, lack of local services)
 - Risk of future development creep (Interim Sustainability Assessment)
 - Site outside settlement boundary
 - CPC Pre application advice response identifies significant issues with site
 - One respondent in favour
- **Housing scale**
 - No community support for 65 dwellings, only ~20 iaw CNDP
 - Scale of development disproportionate for Tier 3 Rural village, somewhat higher than the mean for TVBC
 - Such a large development will damage Chilbolton's rural village identity
 - 65 dwellings over 7 years (Housing Trajectory Paper) is too rapid an expansion
 - One respondent in favour
 - One respondent in favour of 25 houses on NA25, but 65 only following infrastructure improvements
- **Site Access**
 - Narrow, twisty village roads unsuitable for construction traffic
 - Traffic from 65 homes will strain rural village road network
 - No route to site that does not go via residential streets
 - Interim Accessibility Assessment (p. 16) contains multiple errors
 - No safe routes for pedestrians, improved footpaths could be a community benefit
- **Impact upon utilities infrastructure**
 - Significant extant sewerage and surface water issues
 - Fresh water supply sustainability in question
 - Power network nearing capacity, broadband network at capacity

- Sewerage infrastructure should be considered in the Infrastructure Delivery Plan
- **Impact upon landscape and ecology**
 - Ecological damage, loss of habitat and biodiversity, loss of hedgerow
 - Lasting change to landscape character and visual setting, with a real impact upon the rural ambience of the village
 - Site inappropriate and unsustainable – in countryside, outside settlement boundary, with important archaeological significance and mineral safeguarding constraints
 - Light pollution
 - Loss of agricultural land/countryside
 - Impact upon PROW should be considered in Infrastructure Delivery Plan
- **Lack of public transport and amenities**
 - No bus service, increase in car use
 - Contribution to healthcare should be considered in the Infrastructure Delivery Plan
 - Mention of “community benefits” confuses the issue; those proposed not needed by community
- **Policy**
 - Sustainability should consider current village needs
 - 65 home development not “community led” or agreed by CPC, CNDP and VDS should be considered
 - No local employment for the new residents
 - Government should prioritise existing permissions and brownfield sites
 - One respondent commented that Chilbolton not appropriate location for low cost housing
 - Response to Pre Application suggests site not meet COM2 or COM9.

Site Location

23 respondents commented in this category:

Comment 1

The proposed site NA25 encompasses one of the locations being considered by CPC for a modest (around 20-unit) development of affordable and small open-market houses in line with the Chilbolton Neighbourhood Development Plan (CNDP).

The site adjacent to Drove Road is the current option preferred by CPC for development of ~20 houses in line with the CNDP, but there is no decision to proceed with this or any development. Other options need to be fully and objectively evaluated to ensure the site, housing mix, access and infrastructure assumptions have been fully tested.

The Interim Sustainability Assessment (para 5.4.117) also acknowledges a risk of future development creep if NA25 is adopted. There is already development creep as the CNDP requires ~20 affordable and small open market houses, 5 self builds were added to the CPC pre application advice request to make the project to deliver ~20 homes financially viable. Theoretically the Chilbolton need is only for 15 homes, as the development of 5 small open market houses at Test Valley Farm should also be accounted for when considering housing mix, access, financial and infrastructure assumptions have been fully tested.

Chilbolton Parish Council stated in February 2025 *“There is no decision to proceed with this or any development. The parish council is committed to provide 10 affordable and 10 downsize homes by 2029 per the referendum and the neighbourhood plan.....Chilbolton should not find itself a target location for significant increases in housing, but to protect the village from large-scale speculative development, it was considered necessary to put forward the proposals which are in accordance with the adopted Chilbolton Neighbourhood Plan and will provide for the defined housing need in the village.”*

The Interim Sustainability Assessment (para 5.4.117) states that there is a clear preferred option: *North east of Drove Road, Chilbolton (65 homes) – would extend the 20th century housing area, and key context is as follows: “Chilbolton Parish Council are seeking to deliver a housing scheme on this site, through establishing a Community Land Trust, to enable delivery of affordable and ‘downsize’ homes to meet local needs, as well as market housing. Multiple sites in and around the village were considered by the Parish Council, and this site was selected as the preferred option.”*

Chilbolton Parish Council are considering sites in and around the village for the provision of a community housing project of about 20 homes in accordance with the CNDP, but this work is not yet complete. Therefore it is incorrect to say that the land to the North East of Drove Road has been Chilbolton’s housing needs.

In April 2025, Pre Application Advice was sought by CPC without prejudice or commitment in order to attempt to define a *“phased and controlled plan rooted in local housing need and*

community support, (by which) the community can control the process. If we don't, then the new rules will enable much larger and denser development to be imposed on our village."

(CPC statement dated 18 December 2024 accessed via CPC website). CPC also stated, following a meeting in December 2024 to present the CPC Strategic Working Group (SWG) vision, that *"The pre-app simply explores the considerations the PC would need to address when it proceeded to an outline application; it implies no commitment to do so."*

A single development of 65 homes would be out of character with the village's rural, "hotch-potch" nature.

Furthermore, the Site Selection Topic Paper (para 4.39) incorrectly suggests CPC proposes a 65-unit Community Land Trust (CLT) scheme on this site. To clarify CPC and CLT seek only ~20 homes under CNDP policy HD1. CPC have never discussed or agreed 65 additional dwellings in the village on this, or any other site. CPC do not propose 65 homes and this statement should be corrected. TVBC should be aware of this misrepresentation of the CPC position, and not promote this development under the misconception that there is CPC or community support for it.

Comment 2

There is currently work underway to assess a number of requirements and options include other sites, so it is to be agreed by the community, so the 25 may or may not be at site and therefore consider other options.

Comment 3

To date there has been a lack of diligence by CPC over some of the other sites e.g. Betts Farm and Gravel Hill.

It is clear from a number of village meetings that the community has grave concerns about the development proposed by CPC on this site. Community support for the development has been overstated by the CPC and they have rejected a call for a referendum of parishioners on the suitability of the site. Whilst this is not directly relevant to the proposal from TVBC it does demonstrate concerns over the suitability of the site proposed by TVBC.

A full and transparent assessment of ALL potential sites is currently underway with a view to providing a better assessment of the village options, I would encourage TVBC to await the outcome of that review.

Comment 4

Eastmans Field should not be considered in isolation.

In order to meet the TV target consideration should be given to other sites such as Gravel Hill and Betts Farm with added numbers coming from TV Farm (5) and infill.

There is a real danger that if everything is focussed on Eastmans Field we will find a new large estate will be built, forced upon us by a landowner wishing to capitalise

(understandably) and aggressive National builders who will use their political and economic strength to overrule village wishes.

Chilbolton is a linear village. To overdevelop Eastmans Field will result in its character being changed irreparably and something the local councillors need to understand.

When the assessment of all sites is finished the professional report, based upon definitive criteria should be published.

Finally we should respond to TVC by saying that all options are being considered and numerous sites have been identified which are currently being reviewed, and further correspondence from CPC will be forthcoming.

Comment 5

I consider the Site proposed by TVBC is the best Site for planned additional housing, also having the potential to offer accompanying Community benefits (because it is owned by a local Family) which are unlikely to be matched by a Commercial Developer such as the Church Commissioners.

Comment 6

As with many others I disagree with the proposals, as going too far and not being in the villages best interests.

Comment 7

The selectors are still in session and have 4 sites under review. Like any selection, the 'winner' depends entirely on where you set the desirable criteria. So if you think the village needs to grow and/or have a new centre, one site will score highly. If, on the other hand, you believe that small is beautiful, then another will come top of the pile.

Our household inclination is to the latter view, even to the extent that 2 smaller sites may be preferable even if only 25 homes are agreed. It can be shown that infrastructure would be no more expensive (and may be cheaper) than for a single large site.

Location. We do not support the Drove Road site as the sole option; Gravel Hill, Betts Farm and the Martins Lane site must remain in play until at least later this year. A final view from the PC could be offered for the final (Reg 19?) consultation.

Comment 8

Why does Wherwell and Fullerton not feature in the TVBC plan? Surely they should take a share of the TVBC required target of 15,878 new homes?

Is this "preferred site" the best suited to the demographic that would make up the occupiers of the new homes? A significant number could be over Seventy years of age, could have mobility and health issues and may have no means, or have to give up the use of personal

transport. A more level site and closer to the village amenities (shop, pub, church, common) on the level should be examined.

Comment 9

Other sites should be looked at in consultation with the village.

Comment 10

Anon Lady – asked whether other sites (such as off Martin’s Lane) would be better from a sewerage perspective.

Anon Gentleman – asked what’s to say that the Drove Road site won’t represent speculative development? The Council doesn’t have control over Landowners. He also asked whether new housing would pay for additional infrastructure, how much and who pays?

Tony Vincent – queried whether brownfield sites had been taken into account, as nearly all the new allocated sites appear to be greenfield development.

Comment 11

The majority of people in Chilbolton do not support this planning application, and even if houses were to be built, the proposed location is not the most appropriate one. It seems that certain councillors and a land owner have been trying to "steamroll" this inappropriate application, against the will of the population of Chilbolton.

Comment 12

The assumptions raised in paragraph 4.147 (of the Revised Regulation 18 June 2025 document) refers to the Chilbolton Parish Council seeking to deliver a housing scheme as per the NDP on this site and that it was chosen as the preferred site in the village. Although some councillors are pressing for this site, the process to decide the preferred site out of several available has yet to be decided. In addition, contrary to the paragraph, it is not in accordance with the NDP. The NDP includes a desire for 10 affordable and 10 downsize houses within the settlement boundary only and does not include any “preferred site”.

In terms of a “preferred site” in the village, housing development since the war has nearly all been concentrated in the upper part of the village, creating an unbalanced village with its natural centre around the church, green and pub off to one side. If we are forced to add more housing to the village in future, we feel it would be better to direct future development in a way that addresses that problem over time. We would therefore see the preferred sites for future housing etc. to be off Winchester Street and Martins Lane rather than along Drove Road and we understand such sites are available – e.g. the gravel hill site.

We note that the Local Plan makes no mention of various sites in the village already in development e.g.: two houses on Coley Lane, five on Test Valley Farm, one or two on Village Street, one at the bottom of Drove Road. Since the Local Plan covers 2025-2042 inclusive, all these completions should be included in the numbers.

Comment 13

The development is outside the village settlement boundary and there are other more suitable sites.

Comment 14

I don't personally understand how the land in question adjacent to Eastman Field/Drove Road was thrown out in 2009 (I believe) when a planning application was put in then, due to its location, outside the village boundary and the infrastructure....So what's the difference now??!! Surely 16yrs on the infrastructure is suffering significantly? With no plans in place as we speak.

The village boundaries are put in place to protect our land, how can that be allowed to change??

Different sites need to be looked at, the land at the bottom of Martins Lane is to many an obvious choice. Its location far outweighs the Eastmans Field site. The road infrastructure is already there, with an upgrade to Martins Lane this will allow construction traffic much better access.

I'm completely in favour of the social housing that is needed in our village, but the location needs to be right! Even a couple of smaller developments would be less of an impact to any one particular area.

Comment 15

Providing houses is not an entity on its own. There are many sensitive issues and constraints that require consideration such as:

- Rural Proofing and resilience of the village, maintaining a vibrant thriving community without urbanisation of the village and generating concerns amongst the local community. Spatial/Strategy and site selection approval are key factors.

Comment 16

Unsustainable development

The proposed site, being outside the Settlement Boundary, adjacent to a Conservation Area, in the surrounding Countryside/Farmland and with important archaeological significance and mineral safeguarding constraints, is for these and many other important reasons, inappropriate and unsustainable.

Indeed, Chilbolton's formally adopted Village Design Statement states that 'the surrounding countryside and approaches which contribute so much to the appeal of the area, should be retained when any new development is being considered'; and that 'any new development should be kept within the existing boundaries of the village'. This is echoed in the Neighbourhood Development Plan (2019-2029) where community supported policies include 'preserving, respecting and enhancing our beautiful countryside and outstanding

natural environment' and 'support for small-scale residential development (1-3 bed) within the settlement boundary'.

What evidence is there to demonstrate how the site proposal helps sustain or enhance the village and contributes to Chilbolton's special character? The landscape, natural environment and heritage would all be adversely impacted and for what community benefit?

There is no evidence to support the site by the community. Why is Chilbolton facing a disproportionate allocation of housing compared with its other small, rural neighbours? Wherwell - 0, Leckford - 0, Longparish - 0, Longstock - 0, Goodworth Clatford - 0, Fullerton - 0, Barton Stacey - 20 but only if sewerage issues are addressed. The government can hit its target to build 1.5 million new homes by prioritising existing permissions and brownfield sites (CPRE June 2025)

Conclusion

In summary, I consider that the proposed site on farmland off Drove Road, Chilbolton is inappropriate and unsustainable for housing development for the following reasons:

- Outside the Settlement Boundary
- Not community-led or supported
- Existing planning permissions and brownfield sites should be prioritised first
- Sets a precedent for further development of up to 150 dwellings on the site

Comment 17

It is important to state that a decision has also still to be made on where these houses will go and to that CPC is examining 4 possible sites to see which is best for the village as a whole.

I also agreed with one of the final points in the village meeting (on 21 August) that any community led development would need a referendum as it would constitute a major change to the Neighbourhood Plan as the houses would need to be built outside the settlement boundary

Comment 18

In addition, NA25 preamble mentions that this is a community-led development. This is inaccurate. There is support for 20-25 additional affordable and downsize homes within the settlement boundary, but NO agreement on any homes above this number, the location or distribution of this housing stock. The Parish council almost unilaterally selected the NA25 site with little or no public consultation, after the land was offered by the landowner in a "behind closed doors" discussion. The Chilbolton parish council development subcommittee, is currently assessing other locations against an objective set of criteria designed to more accurately reflect the desires of the community. In parallel, a land trust has been established to focus on the provision of 10 affordable homes. NA25 should not be

set in stone until the work of both the CDC and CCLT has reached a stage where options can be presented to the residents of the village and agreement reached via some form of vote or referendum. The parish council is acutely aware of the prospect of speculative development submissions and has already had objections overruled with a recent 5 dwelling application on a disputed plot in terms of settlement boundary. Therefore they are working as fast as possible to get to the point of village agreement and approval to proceed. Until this is reached, no development can be said to be truly "community led"

Chapter 4 para 4.147. It is factually correct that CPC has approached TVBC with a site pre-application to assess the feasibility of developing part of the area defined by NA25 for up to 25 dwellings. TVBC's own planning department issued a report which concluded that a planning application based on submitted details would not be supported, for a plethora of reasons, all associated with negative impact to the village environment, impact of services and utilities and the lack of safe pedestrian routes from the proposed site to other parts of the village. How can it be appropriate for the SAME SITE (albeit larger in area) isn't suitable for 25 homes on the grounds of negative impact, but is suitable for a development of 2.6 times the magnitude with presumably 2.6 times the negative impact? This is the most significant indicator that site NA25 has not undergone any meaningful analysis for suitability and is just an almost randomly selected SHELAA site of sufficient area to support a shortfall of house numbers at the end of the process - it is the last entry in the Northern Area list. Bottom line: If the site cannot support 25 dwellings as per your own planning department's own criteria, it certainly cannot support 65. For this reason alone it should be struck from the list.

Comment 19

I support the efforts of Chilbolton Parish Council to introduce a number of smaller houses into the housing mix of the village, in particular the proposal to build 10 affordable homes, 10 downsize homes and 5 free-build properties on the site now indicated for Policy NA25.

Comment 20

Drove Road - Approximately two thirds of housing is already weighted towards the "upper part" of the village that Drove Road is part of. This site would only add to that imbalance, which would be detrimental to encouraging a wider integrated community for the village.

Winchester Road/Gravel Hill/ Martins Lane - These sites could redress that imbalance whilst in turn encouraging a broader demographic for the community in that area of the village.

Comment 21

The current site does is not beneficial to the community of Chilbolton.

Points in Jones letter (TVBC Planning Department response to Pre App [25/00258](#)/PREAPN) echo residents have been voicing. Therefore other 3 sites should NOW be seriously considered.

Currently Painter is driving this development.

Losing such a valuable piece of green field land when other sites have not been considered should be robustly contested.

Comment 22

My view is that this 65 house proposal was caused by the ill-governed pre application submitted to TVBC on the Drove Road site has resulted in this demand for 65 houses. I suspect that the pre application for development at the site at the rear of the village hall in Chilbolton, bizarrely paid for by the Chilbolton Parish Council, has resulted in this site being put forward for further development.

2.1 How did the proposed site at the rear of the Chilbolton Village Hall become selected?

2.2 What was the fair and open site selection methodology used to assess each of the sites in and around the village?

- Chilbolton is simply not equipped to support additional housing of this scale.
- There are no public transport links, making car ownership a necessity — which is inconsistent with the needs typically associated with affordable housing residents.
- The village has very limited pavements and street lighting, making walking hazardous — particularly at night.
- The village roads are narrow and already experience speeding, despite a 20mph limit. Additional traffic will increase safety risks to pedestrians, cyclists and horse-riders.
- The proposal threatens to compromise local bridleways and footpaths used daily by walkers, dog owners, and horse riders. These routes are a vital part of village life and should be preserved.

Comment 23

As a long-time resident of the village, I strongly object to the proposed allocation of 65 homes to be built on Site NA25 in Chilbolton.

There are possible alternative sites to NA 25 which have been ignored. These are currently being investigated by the Parish Council as part of its response to the recent Pre-App submission made by the Parish Council.

I believe this plan to be conceptually and practically flawed and that it should be scaled back to that agreed by the village in the existing Neighbourhood Development Plan.

Housing Scale

22 respondents commented in this category:

Comment 1

65 houses by 2032 does not reflect the Chilbolton Housing Needs Survey 2024 or the CNDP. Housing Trajectory Paper - The proposed trajectory (10/15/0/20/20 units per annum, 2027–2032) is too rapid an expansion of a Rural Village/Tier 3 settlement. This trajectory does not accord with the CPC position that houses should be developed in line with the CNDP (ie 10 affordable, plus 10 small housing units plus 5 self build plots to finance the project). Any houses above and beyond that figure should only be developed when there is a proven community need. TVBC should be aware of this misunderstanding and not proceed with the proposed housing trajectory under the misconception that there is CPC support for it.

The scale of development is disproportionate for a Tier 3 rural village. The Infrastructure Delivery Plan (IDP) para 7.9 proposes that Tier 3 settlements may have a small amount of growth aligning with the scale of the settlement; 65 houses is significant growth, not small. 65 homes represent a 15% increase in houses in the village on a single site.

The Spatial Strategy Paper para 7.9 recommends small scale growth of appropriate scale relative to scale and sustainability of settlement; 65 homes is not appropriate scale. Such a large scheme will damage Chilbolton's village identity.

The Chilbolton CLT has not been set up to deliver 65 dwellings; it only covers up to around 10 (the affordable homes element of the homes proposed under CNDP HD1). The Site Selection Topic Paper para 4.39 is incorrect. The parish council is not bringing forward a scheme for 65 houses through the establishment of a community land trust. It is the landowner who is proposing to develop this site, beginning with a future submission of an outline planning permission for 25 houses.

Comment 2

Focus should be on established need i.e. 10/12 affordable houses.

Comment 3

I support community-led development. I believe there will be strong local backing for around 20 affordable homes—either for purchase or rent—in the Chilbolton (Drove Road) area over the next five years, provided the homes are genuinely affordable, align with the local Neighbourhood Plan, and community support is clearly evidenced.

Any future development on the same site should also be contingent on clear evidence of community support and alignment with local planning principles.

I think it would be sensible to revisit the windfall site allocations in Test Valley. Chilbolton has had historically high levels of infill and back fill because of the relatively large size of gardens of many properties. I would estimate at least 2 per year which would equate to 34

homes over the remaining period of this plan. However, to anticipate that the 'normal' rate of windfalls will only increase by 18 or 19 across the whole borough per year in the late 2020s/early 2030s, given this government's dramatic loosening of policy, I believe is a considerable underestimate given the surge in development approaches many of us are receiving. (See TVBC Housing Trajectory document). We have an average of two or three per MONTH compared with one or two per year previously. Planning consultants are clearly busy scouring maps, and I assume Land Registry, for plots that would previously not have got planning consent but now will. Does TVBC have a windfall justification document and if so, please could you put it in the public domain so that it can be challenged? I fear the council is allocating too many larger development plots and underestimating the impact of the new planning regime on windfall sites. Any future development on the same site should also be contingent on clear evidence of community support and alignment with local planning principles.

That said, I believe it would be sensible to revisit the assumptions made about windfall sites across Test Valley. Chilbolton has historically seen high levels of infill and backfill development, largely due to the relatively large gardens of many properties. I would estimate at least two such developments per year, amounting to around 34 new homes over the remaining duration of this plan. However, it seems unrealistic to assume that the 'normal' rate of windfall development across the entire borough will increase by only 18 or 19 homes annually by the late 2020s or early 2030s—especially in light of recent significant policy relaxations at the national level. Many of us are experiencing a marked increase in speculative development approaches. (See the TVBC Housing Trajectory document.) Whereas previously we might have seen one or two such proposals per year, we are now receiving two or three per month. Planning consultants appear to be actively identifying potential plots—possibly using Land Registry data—that would not have been viable under the previous regime but now may be.

Does TVBC have a windfall justification document? If so, could it be made publicly available so it can be properly scrutinized? I am concerned that the council may be overallocating large development sites while underestimating the growing impact of windfall developments under the new planning framework.

Comment 4

The 65 houses proposed by TVBC averages less than 4 houses per year over the Plan period, and on current evidence even that number is likely to fall short of Chilbolton's needs - also remembering that we are losing existing smaller housing units every year, for example as bungalows are replaced by expensive large houses.

Comment 5

The community is not supporting an allocation of approximately 65 dwellings, it is supporting a development of 25 dwellings. That is the basis of the current pre-application.

Comment 6

As with many others I disagree with the proposals, as going too far and not being in the villages best interests.

Comment 7

I am writing to express my concerns for the proposal to build 65 new dwellings by redefining the settlement boundary in the Neighbourhood plan. I thought the Neighbourhood Plan had identified only incremental additions to the housing stock on infill plots and not the creation of new housing estates outside the settlement boundary per se.

Comment 8

Numbers

It is not clear how TVBC have come to the figure of 65 houses other than to make up their numbers; we acknowledge that they have a very difficult job, but we would hope there was some logic to their proposal. There doesn't appear to be.

These homes would represent a 14% increase in our housing stock, somewhat higher than the mean for TVBC.

Based on the additional population from the new houses, our proposed share against that for other Tier 3 villages, then against those with a population of around 1000, is as shown below.

For Tier 3 villages:

- Two have massive estates (1000+ new houses, 2500+ new people).
- Ten (10) have no new houses or people at all.
- Remainder have an average of 13% more people.
- We have 16%.
- Of the villages with populations within about 200 of Chilbolton (978)
 - Barton Stacey - 4% new people)
 - Broughton - 10%)
 - Nether Wallop - 3%) Average is about 3% more
 - Upper Clatford - 3%) people; we have 16%.
 - and another 3 at 0%)

If we had 20 new houses, then we would be at 5%, or with 25 homes, at 6%.

All numbers are based on TVBC data from Cllr Ewer, and an average of 2.36 people per new house, as per TVBC guidelines.

Timescale

The current proposal of 65 homes by 2032 has no basis in reality. We may struggle to deliver 25 by 2029, so an additional 40 within another 3 years makes little sense, even if the

demand existed. The traffic caused by the extra building would place an intolerable burden on the village. This factor alone may turn the village into implacable opponents of any expansion on the Drove Road site.

Housing need

While there is a demonstrated need for about 20 houses, there is no more demand today; certainly not 3 times that number. Adding 65 would completely ignore the CNP, effectively neutralising it and overriding any local input, even when it is from a 'made' NP.

Community support

Whilst the community is likely to support the building of about 20 houses, it almost certainly will not support any more until the local housing need is evidenced. To describe the 65 houses as 'community-led' is demonstrably untrue.

In summary

Numbers. We would not support any more than about 20 houses until the local housing need is evidenced.

Community-led. There is no community support for houses above the 20 or so currently under discussion. Even support for those numbers may be questionable.

Timescale. Any building beyond the planned 20 or so is unlikely to be sustainable, even if the demand existed, for water supply and disposal reasons until after 2035.

Comment 9

In principle we are in agreement with the need for additional housing in the village – in the most appropriate locations to best meet all the needs of the potential occupiers, and preserve the character of the village and its surroundings.

- TVBC seem to have taken the original CPC pre-app input and inflated it slightly to get from 25 to 65 homes. We would trust that if the pre-app were to be reviewed / amended then TVBC would adjust their plans accordingly.
- We trust that all developments would comply with the Chilbolton Neighbourhood Development Plan.

Comment 10

Chilbolton seems to have a larger number of proposed houses compared with other local villages.

There MUST be a referendum before anything is decided.

Comment 11

It is clear the only person who would be in favour of this huge increase in house building would be the Landowner selling their land for such a development.

Comment 12

Anon Lady – said the site is too large for 65 dwellings, and is there a risk that it could be used for more than 65 dwellings? Her concern was that the site might be used for higher density development.

Tony Parr – asked that we should focus on proven housing need.

Tony Vincent – asked whether the percentage uplift in dwellings in Chilbolton is commensurate with the size of the village, and whether it is comparable to the allocations proposed for other villages in Test Valley.

Neil Connor – considered that the figure of 65 dwellings would be acceptable running up to 2042, but it appears that these would be delivered sooner, which is not acceptable.

John Compton – asked if there is any reason why CCLT (Chilbolton Community Land Trust) couldn't simply deliver all of the 65 homes allocated.

Jane O'Boyle - pointed out that the phasing schedule from TVBC (housing trajectory) looks at development over a 7 year period rather than the full 17 years of the draft Local Plan – it all seems to be happening too quickly.

Comment 13

Whilst there is a possible need for some affordable housing in Chilbolton, this is not at the level proposed in this plan.

Lack of community support for any development of this size and more "open market" housing.

I would also like to add that the behaviours of certain councillors during recent discussions on planning and proposed developments, of which 3 of them had originally expressed an interest in buying, has certainly been less than professional and I do not consider in line with their duties as councillors and representing village interests.

Comment 14

This seriously would change our rural village forever....im not sure where "the community led development" has come from but I seriously oppose to this development in any way, shape or form.

I'm completely in favour of the social housing that is needed in our village, but the location needs to be right! Even a couple of smaller developments would be less of an impact to any one particular area.

Comment 15

Council setting housing targets for the village is not a community led approach.

In my opinion, the allocation of 65 houses is probably not unreasonable but removing the trajectory completion dates for the proposed 40 dwellings is not an unreasonable request

based on projected village needs over the next 17 years and would respectfully request that you reconsider this matter.

Comment 16

Affordable housing needs next 5 years

There is no evidence to justify the location of 65 new homes on the site over a five year period. The site allocation would have the effect of increasing the number of homes in the village by 15% and would set an unwelcome precedent for further development; the site being part of a 150 dwelling development proposed by the landowner which would increase Chilbolton's housing stock by a third. Expanding the village in this way would turn a peaceful rural environment into something very different, far less tranquil and put dire pressure on already overstretched infrastructure and resources.

The affordable housing need over the next 5 years is forecast at 20 dwellings, not 65. The Test Valley Borough Council, Chilbolton Parish, Housing Needs Survey Report, May 2024, referenced 10 registered applicants on the Hampshire Home Choice Register for affordable/social rented housing with a local connection to the parish, of which 4 are already in social housing. The survey results, which may or may not include these registered applicants, show a need for 3 social/affordable rented properties and 6 shared ownership (based on 175 replies from the village population or 38% response rate). The interest from the community for open market purchase or rent is not related to affordable housing provision and would not be affordable to younger generations given the high property values in the village. Chilbolton's property stock currently comprises 8% social housing properties.

Conclusion

In summary, I consider that the proposed site on farmland off Drove Road, Chilbolton is inappropriate and unsustainable for housing development for the following reasons:

- Disproportionate allocation of housing
- No evidence to justify 65 new homes over 5-year period

Comment 17

We support the proposed development of 25 houses being a mix of affordable/smaller and residential self-build in the area outlined, but clearly TVBC is not convinced that this proposal meets the village community view so more work on proof of need/support needs to be emphasised here.

"Should a planning application be submitted for the development of this site, this should be accompanied by robust evidence and justification on the overall sustainability of the site."

So, to us, it seems that there needs to be a lot more detail and hard fact around the proposal for TVBC to approve.

Comment 18

I think the main conclusions were that the TVBC proposal cannot be described as a community run project when the village, after earlier consultation, was in favour of a development of 20 houses, 10 each of down-sizing and affordable homes.

The number of houses proposed by TVBC would also be a substantial increase in the village housing stock - I think last night's meeting stated by 14+%, whereas the village proposal (for no more than 25) is a realistic one that serves the village need while not placing significant further pressure on utilities.

Comment 19

Considering my comments under Chapter 3 about housing need, I would support the Policy NA25 development of 65 homes provided that

- the expectations of the Chilbolton Neighbourhood Plan are respected and
- the necessary improvements to infrastructure are an integral part of the development and not merely presumed to follow it.

Comment 20

The 65 houses proposed by TVBC is not backed by a village community needs survey.

The Chilbolton Neighbourhood Plan (NDP - made 2021) identified ~20houses for Affordable & Downsize - the additional number proposed by TVBC equates to a 225% increase on the NP.

The 65 houses proposed is over 16% per head of population higher than villages with similar numbers.

There has been a net gain of 3 new build properties 2021-2025 in the village and there is an approved plan for 5 new build properties 2025-2028, alongside a "live" application for 1 other new build.

These projects are all additional, which in turn should negate any increase on the 20 within the NP.

Comment 21

There is no clear evidence to support the need for additional housing of this type within Chilbolton. The village has not been identified as an area of significant housing demand, and the proposed development appears disproportionate to the size, character, and capacity of the community. This proposal is not rooted in local need and lacks justification.

There is clear and widespread opposition to this development among Chilbolton residents.

The planning process to date has lacked transparency, and there has been minimal genuine engagement with the community.

This proposal does not reflect the needs or wishes of the Chilbolton community.

It is not community-led, nor is it in the broader public interest.

The announcement at the CPC meeting 22/8/25 and the publication of the letter from Mr J Painter regarding his intention to put in for planning at the Drove Road /Eastmans Field site for 25 houses, has not got Chilbolton community support, ie it is not 'community led' and does not address the clear infrastructure problems which the existing village suffers from.

The Chilbolton Parish Council claim that they have a mandate from the village survey(s) of residents to make housing development proposals.

I dispute this claim as the survey turnout (return) was low and the survey did not indicate that the data collected would be used to set housing developments.

For this to be community led, the Chilbolton residents must be allowed to vote in a referendum on the detailed proposals and not just 'consulted' or 'to be told it is happening' by the CPC.

Development in the village should be based upon by current, recent and evidenced housing need.

I strongly object to this proposal. I fear that any small-scale development will result in over development of the village, something which cannot be reversed.

The responses of TVBC planning officer Emma Jones, to the pre-application outlines in professional clarity, why this site is not suitable

TVBC ref: 25/00258/PREAPN Date: 30th June 2025

<https://chilboltonparishcouncil.org.uk/wp-content/uploads/2025/08/25-00258-PREAPN-07.25-TVBC-Pre-app-Response-letter-EMJ-250630-received-07.25-Chilbolton-PC-preapp-response-re-land-NE-Drove-Rd.pdf>

Comment 22

The allocation is excessive compared with other rural Tier 3 villages in the TV area. Nearly 50% have received no allocation at all whilst Chilbolton has been allotted approximately 15% increase.

Independent surveys have identified the need for only 20 houses built over 17 years not the proposed 65 over 7 years, as per the Housing Trajectory Paper. This target is excessive and

the phasing numerically arbitrary, taking no account of need. Furthermore, it encourages development creep since it would be naïve to believe no further development would take place in years 8 to 17.

There are possible alternative sites to NA 25 which have been ignored. These are currently being investigated by the Parish Council as part of its response to the recent Pre-App submission made by the Parish Council.

The need for 20 houses has been recognised in the ND Plan (albeit inside the settlement boundary) and as such would be 'community led', an essential requirement for future development. Anything above that figure would most certainly not be 'community led'.

Site Access

25 respondents commented in this category:

Comment 1

The ***Interim Sustainability Assessment (para 5.4.117)*** states that there is good road access to site NA25. This statement is challenged for the following reasons:

- At the point of proposed access to the proposed site (NA25), Drove Road is a single carriageway lane with no footpath.
- All roads into the village (Martins Lane, Coley Lane, Winchester Road) are single carriageway rural lanes with limited passing places and no footpaths. Traffic to/from the proposed site will increase the demands on this rural road network. These roads are unsuitable for sustained two-way traffic from the proposed site.
- The proposed site is poorly located for construction traffic access, this would have to travel through narrow village lanes with no pavements, and residential streets with on street parking and with tight bends; there is also an existing restriction on 7.5T HGV on Martins Lane.

If this development proceeds there will be pressure to upgrade Cart Lane, a PROW and pleasant, tranquil rural footpath. This is not desirable.

There is a general concern that implementation of the changes required to the highway network to address access issues will result in urbanisation of the village streets and lanes and change the rural character.

The Infrastructure Delivery Plan identifies an additional 19.5 primary school places required for site NA25; there is no primary school in the village, triggering necessary car journeys to schools in Wherwell and Stockbridge. It is worth noting that the catchment primary school at Wherwell is already operating a waiting list for Key Stage 1 pupils.

The speed limit within the village is 20mph, not the 20/30 stated in the Interim Accessibility Assessment page 17.

As a Tier 3 settlement with limited facilities, car journeys are needed for school, work, shopping, medical appointments, etc.

The Interim Accessibility Assessment (p. 16) contains multiple errors:

- Drove Road does not connect to the A30 except via single track bridleway. It is not a through road.
- Coley Lane (misspelt) links to the A3057 Romsey Road to the south; Winchester Road joins B3048 to the north.
- No bus route to Romsey.
- Drove Road to the north of site NA25 is a public bridleway well used as a footpath, it is an unadopted single track bridle path with permitted use for residents only.

- Thirt Way is also a PROW, not an adopted road.

Comment 2

Access to the site need to consider. It has been not agreed that access is via Drove Road, is the only way. Other access routes, including from Martin's Lane, will be considered as the development is taken forward

Interim Accessibility Statement

We should mention that the main village thoroughfare of Coley Lane/Village street, which has access to village shop, pub and Church has major sections which are single lane with no pavements and some blind corners.

Second line I would dispute the Drove Road is a main route to the south. It's tarmacked from the north towards the village centre. To the south it's an up-adopted single track bridle path with permitted use for resident only. Not a through road.

Specific comments, which repeat a bit I'm afraid.

Land to NE of Drove Road

Comment on Barriers - Drove Road to the north is tarmacked to the village centre. To the south it's an un-adopted single track bridle path with permitted use for resident only. Not a through road.

As a public bridleway it is well used as a footpath with Public Right of Way

Comment on Enables - Both Thirt Way and the southern part of Drive road are Public Rights of Way

Land at Betts Farm

Comment on Barriers - Drove Road from the south it's an un-adopted single track bridle path with permitted use for resident only. Not a through road. Access to the village would be via Martins Lane

As a public bridleway it is well used as a footpath with Public Right of Way

Land to SE of Martins Lane

Comment on Barriers - To the south Drove Road is an un-adopted single track bridle path with permitted use for resident only. Not a through road.

Comment 3

The roads are not suitable for the level of traffic currently using them let alone the proposed increased traffic.

Construction traffic - there is no route to the proposed site which does not pass through the village. Having abandoned the plan to tarmac the Drove Road bridleway, Chilbolton Parish Council now propose to take construction traffic up Station Road and Branksome Avenue,

where there are many parked cars and children playing. We feel there are more accessible sites available e.g. Gravel Hill, Betts Farm, Martin's Lane.

Once built, the main access to the site is via Drove Road from Village Street, that corner is already dangerous due to the amount of traffic and the speed at which it travels. Adding further traffic to that corner and through the village presents a material increase in danger for pedestrians.

There are no footpaths to connecting the site to the centre of the village presenting a safety issue.

Comment 4

All of the other sites will not impact upon our already congested roads and additionally offer pedestrian access via bridleways and established rural footpaths such as Cart Lane. None will detract from Chilbolton's current village characteristics.

Comment 5

The increase in traffic and the fact that there are no footpaths in Village Street (Where I live) and the road is very narrow in parts. I find it increasingly dangerous with the amount of traffic flowing through the village now, let alone with any increased volume. Currently, Village Street is the only access road to the A303 East bound and Winchester. I often see people having to stand in between cars or up on the grass verge near the Church end in particular. Some cars enter Village Street from Winchester Street at quite a speed, sometimes not stopping and it has become very dangerous at times.

I believe part of the plan could be to open another access road into Chilbolton, this could help with the Health and Safety issue above.

Comment 6

It will however be important that CPC urgently works closely with the Landowner, the Highways Authority, and Services Providers to produce the best outcomes possible for Sewerage, Water, Electricity and Road access.

Comment 7

CPC still seem to be fixated on building on the site behind the Village Hall despite having found that upgrading the upper part of Drove Road has a prohibitive cost. In a public meeting in December 2024, a slide was shown with conditions which would be fulfilled by the new housing development, one of which was 'No large construction traffic permitted on Village Street, Coley Lane, Station Road, Drove Road (Below Little Drove Road)'. I fervently believe that this condition was key in getting a large portion of the village on board with the plans, although understandably the residents of the unmade part of Drove Road were a more than a little upset. It seemed to me, from their response at that meeting, that driving a new road from Martins Lane was completely out of the question (for political reasons).

CPC are still talking about developing the above mentioned site, although access with the conditions still applied is not viable (cost of upgrading unmade portion of Drove Road). All the other sites under consideration have much better access off Martins Lane. Are we going to find that the other conditions will be erased, one by one, as deeper investigations are found to rule them out by commercial considerations and we end up with urban style housing, with poor insulation, shoddily built, small, no outside space, no 'green technology', no footpaths and very limited parking. That would make them much cheaper to build and maximise the developers' profit, to the great detriment of the existing and future village occupants.

I feel very strongly that the conditions promised at the meeting in December be maintained in full.

Comment 8

I am therefore strongly against any housing development beyond this for the following key reason.

- Another hazard is the inadequate road network. Chilbolton is an ancient village with the centre running along a linear Village Street which is narrow and does not have footpaths. Houses and cottages front this road and residents step directly onto the road due to the lack of pavements. There is lot of activity on the road as this is where the village shop, the church and the pub are also located. Furthermore there are many parked cars. It is already dangerous at times as over the years the amount of traffic and speeding cars has increased. This road is already unsuitable as the main road out of the village and yet all traffic entering and exiting Chilbolton must use either Village Street or Coley Lane and further housing development would mean a substantial increase in traffic using these roads (neither having footpaths).

Comment 9

The proposal for even 25 or 65 new dwellings will place severe and adverse impact on the existing arterial road network in and out of the village which has insufficient road widths no pavements no street lighting and poor surface drainage. Existing road use is poorly controlled giving rise to excessive speeding and noisy vehicles with load and over revved noisy engines. These factors are a danger and harmful to local residents and users.

Comment 10

Drove Road site. The access from Drove Road for 20-25 houses is poor; access for 65 homes would, I suspect, be deemed unacceptable by HCC Highways. Upgrading (upper) Drove Road would be too expensive to justify or support the cost. A direct route from the Drove Road site to Martins Lane would be the optimum solution but would require permission from, and no doubt payment to, the Church Commissioners.

Other 3 sites. Access is easily available from the other 3 sites direct onto Martin's Lane; two also have secondary access onto minor roads or semi-paved bridleways.

Comment 11

Could not a temporary road / access be considered / made available to the site from Martins Lane to the South East corner of the site (*there appears to be a track shown on the plan already in place*) for the duration of the construction to enable all construction materials, equipment and construction professionals to get to the site and not clog up

Village Street, Coley Lane, Drove Road, Station Road, Little Drove Road, and Branksome Avenue (the areas of highest population and current traffic volumes). This could mitigate the Congestion and Safety impacts that this new home building project would have on the village during an extended period of development.

Comment 12

Drove Road is not suitable for construction traffic. It is the main road to the village shop, post office, pub and church. There is no pavement so runs severe accident risk.

Comment 13

Local roads in and around Chilbolton are very narrow. Traffic problems would arise.

Extra Parking in the main village road would create a problem.

Comment 14

Anon Lady – In relation to the Drove Road site, she was worried about excessive development of the whole plot, and stated that traffic in Drove Road is already an issue. She estimated that the housing development would create an additional 90 vehicle movements per day, without looking at traffic associated with a new shop and/or medical centre.

Tony Parr – mentioned that vehicle speed is an issue, with the existing 20mph limit routinely ignored by some drivers.

Comment 15

There are no pavements in Chilbolton, and almost no street lighting. It is already a dangerous place to walk, particularly when it is dark. There is a 20 mph limit, but many cars exceed that limit. Adding yet more residents would increase that risk as more traffic would pass through the very narrow village roads.

There are many routes and lanes around the village where residents walk, take their dogs for a walk, and horses exercise too. Changing or upgrading these routes would be very difficult and costly, and is not wanted, as it would take away local amenities for Chilbolton residents.

For any building vehicles to access the proposed site, they would have to drive through narrow, residential roads and streets, which would be dangerous and disruptive.

Comment 16

Heavier traffic than is safe when much of the village is without pavements and with a number of blind bends – much of the traffic exceeds the 20mph speed limit

Comment 17

Roads are already hazardous for walking on with very limited pavements, and the traffic generated by another 65 houses would significantly increase traffic in the village. Given the location of the proposed site, much of the increase in traffic would be through the village centre.

Lack of appropriate and safe routes for construction traffic.

Comment 18

Back in December at the general meeting it was stated that absolutely no way can any construction traffic come through the village. Again what's changed?

The roads through our beautiful rural village will take a major impact if these 65 houses go ahead. They just won't cope. It will bring danger to pedestrians as there is only a very limited pavement and as the bottom of Drove Road narrows significantly passing safety will be a major problem.

Comment 19

Providing houses is not an entity on its own. There are many sensitive issues and constraints that require consideration such as:

- Accessibility constraints: Chosen site if possible to be within walking/cycling distance of village amenities along safe and suitable roads and paths.
- Air Quality: Increased noise pollution and emissions from traffic movements, householders, site workers and construction vehicles.

Comment 20

The road links to the site are unsuitable and unsafe. A new access to the site would be required removing a hedgerow and destroying wildlife habitat. All heavy construction traffic and subsequent access traffic would be required to travel along the village lanes where there are no pavements, past West Down Nature Reserve and through the residential areas of Station Road and Branksome Avenue or Drove Road. Drove Road is narrow and also without pavements at one end and becomes a Bridleway at the proposed site access. All routes are regularly used by walkers, cyclists and horse riders.

There is no continuous footway running along Drove Road to provide a safe route for pedestrians from the site into the village centre and no street lighting. There would be reliance on use of private vehicles by any occupants of the site to access services and facilities elsewhere.

Conclusion

In summary, I consider that the proposed site on farmland off Drove Road, Chilbolton is inappropriate and unsustainable for housing development for the following reasons:

- Unsuitable and unsafe access and road links

Comment 21

They note that there is not a continuous footway running along Drove Road to provide a safe route for pedestrians from the site to the village centre. You could argue the same exists for the previously approved TVF development and there could be footpath improvements on Drove Road already walked by current residents to access the common and shop and church as measures put forward as a community benefit.

Comment 22

Drove Road is already used by traffic & pedestrians from Little Drove Road/ Station Rd/Branksome Avenue and all associated side roads as a main arterial route to village street & beyond.

In the winter it is also utilised to avoid the volatile steepness of Station Road.

It is not a suitable highway to carry ~ 100+ additional vehicles that 25 units of the pre app would generate and ~ 25 additional from the 5units at Test Valley Farm when built.

The proposed access will be dangerous.

Drove Road narrows at the lower end, before, and at the point of a blind bend.

Drove Road is not suitable for HGV's

Drove Road has restricted visibility in many areas.

Upper Drove Road is a bridleway with the top section being unadopted.

The other sites around Winchester Street/Gravel Hill/Martins Lane have direct access to the A30 for construction traffic & future residents. Their positions would mitigate additional traffic through the already congested heart of the village. Schools at Wherwell & Stockbridge would be easily accessible.

Comment 23

Construction traffic accessing the proposed site would be forced to use narrow, residential roads, posing a direct threat to road safety and causing considerable disruption to daily life for villagers. This might seem like a trivial objection, but for residents affected by construction travel, this will be a daily disruption for many many years.

Should this site be developed, then access should be mandated to be from Martins Lane.

Comment 24

The main road through the village, Coley Lane is narrow with no footpath and several blind bends. The other main road within the village, Drove Road is similarly narrow, generally lacking a footpath and meets Coley Lane at a blind and dangerous junction. Additional pedestrian and vehicular traffic on these roads caused by further development would exacerbate the existing hazardous situation.

Comment 25

We have lost all our bus services and the narrow lanes in the village mean that expansion would cause even more congestion.

Utilities Infrastructure (Sewerage, Drainage, Electricity, Broadband)

27 respondents commented in this category:

Comment 1

I concur with the Infrastructure Delivery Plan para 7.14 that timely delivery of new infrastructure to support development must be secured; however this must include utilities infrastructure.

The entry for NA25 makes no mention of any restrictions or conditions for development associated with upgrade of infrastructure (waste water, fresh water supply, electricity supply). Any application that does not address the issues facing the entire village should absolutely be challenged.

Before there is any development, a thorough infrastructure assessment is essential. Chilbolton already has significant sewerage, drainage and surface water issues and electricity supply issues.

The existing sewer network is recognised as being overloaded; high level of groundwater infiltration necessitates removal of waste from village via tankers when levels are high. Additional external pumps often needed to support the Village St Pumping Station;

There is a pollution risk to the ecologically sensitive River Test.

Chilbolton Wastewater Treatment Works may be reaching capacity; additional homes (plus five at Test Valley Farm) may exceed its capacity limit.

Chilbolton has an issue with runoff into the surface drains, increasing problems with wastewater capacity and contamination of the River Test (notable issue near proposed site).

Lack of fresh water infrastructure causing regular service failures where water supply is cut off or pressure reduced.

The local power network capacity is nearing its limit; a new transformer/substation would be required to support housing development.

As a minimum, a condition for Infrastructure Requirements needs to be added into the ***Infrastructure Delivery Plan at Page 143*** as follows:

Utilities - Improvements to the local sewerage infrastructure are required.
Reinforcement of the waste water network will be required prior to occupation to minimize the risk of flooding.

Comment 2

Infrastructure must be considered, sewage and water in particular must be addressed in parallel. It is no good TVBC says it's hard but not in it's their remit. 'Sustainable

development' must include solutions to excess water abstraction from the Test River basin, solving the ongoing sewage issues resulting sewage and brown water into the village centre and dumping into the Test.

Comment 3

The sewage system in the village is already overloaded. Due to lack of maintenance, every winter the drains become inundated and Southern Water have to put tankers in Village Street to prevent sewage overflow. Without this the water levels rise above ground and cause sewage to seep into people's property.

Furthermore, if necessary Southern Water have plans in place to pump that sewage into the River Test if necessary, causing an ecological catastrophe.

There is concern about the water run off from the increase in hard surfaces causing overload on the drains and potential contamination into the River Test,

Lack of fresh water infrastructure - the village has regular service failures where the water supply is cut off, causing insanitary conditions due to lack of water to flush toilets, etc

Lack of power infrastructure - we already get power cuts due to the unreliable infrastructure/ cabling etc. within the village.

Whilst the village benefits from Virgin Broadband (FTTH) this is proving to be unreliable and we understand that it has now reached capacity, so no further houses can be added.

Comment 4

No housing should be implemented before infrastructure is sorted out...water, sewage and electricity. All 3 services fail on a regular basis.

Major problems with power supplies, infrastructure is decrepit.

Needs replacing and upgrading before any additional housing.

Comment 5

My understanding is that while sewage a particularly vexing issue at present, modern houses can be built with their own high tech sewage system and if this is the case this will be another way in which large builders will circumvent opposition.

Comment 6

The entry for NA25 makes no mention of any restrictions or conditions for development associated with upgrade of infrastructure (waste water, fresh water supply, electricity supply). Any application that does not address the issues facing the entire village should absolutely be challenged and as a villager I would want solid assurances that no additional building will take place that jeopardises the provision of BASIC UTILITY SERVICES for the existing population. There must be other locations in the borough, whether brownfield or existing empty business property whose owners are desperate to sell, that can meet the

need proposed in Chilbolton. Any developer faced with the additional cost of rectifying the primary services in the village is unlikely to invest and so keeping NA25 in the plan is likely to be detrimental to the overall local plan.

Comment 7

My other major concern is the water level and drainage in the village. I refer back to 2023/2024 and the huge amount of waste water that was having to be pumped day and night out of the village. There were times when the excess water, with nowhere to go, was across the whole width of Village Street, again causing issues with access to some properties. This is not only inconvenient but a health hazard to the residents, at times I saw what looked like toilet paper. I can only imagine with the lack of proper water drainage at certain times of the year, after heavy rainfall, along with the increase in dwellings, this will only compound the problem and become a Health and Safety issue which is unacceptable.

Comment 8

It will however be important that CPC urgently works closely with the Landowner, the Highways Authority, and Services Providers to produce the best outcomes possible for Sewerage, Water, Electricity and Road access.

Comment 9

I am therefore strongly against any housing development beyond this for the following key reason.

- It is well documented that Chilbolton suffers from excess water in the centre of the village during wet winters. This water overwhelms the sewerage system resulting in diluted raw sewage flooding the road outside the pumping station, village shop and village pub. Residents walk through this, often unaware of what it actually is and where it has come from. Wet winters are happening with increased frequency and building yet more houses will only increase water run-off and exacerbate the public health risk by adding to the sewage system.

Comment 10

The proposal for even 25 or 65 new dwellings will:

- 1) Place severe and adverse consequential impact on the overwhelmed drainage and pumping infrastructure which cannot cope in periods of high rainfall. The Parish Council should focus its efforts of remediation of this failed system instead of promoting new additions to the housing stock. Why should residents have to walk through and suffer, the noise and disruption from over pumping, the spillage and smell of raw sewage on the street?
- 4) Adversely impact village infrastructure viz power, water, drainage, roads and community facilities.

Comment 11**Water and sewage**

Supply of potable water is perhaps the greatest constraint on new homes.

Maximum use will need to be made of rainwater for all homes, but an additional 40 or so houses, presumably many larger than the original 25, would add around 10000 litres/day to the demand (assuming they meet the Water 100 target). Southern Water's plans offer little respite until after 2035, so this additional demand may well be a step too far.

Although the wastewater treatment works (WTW) is alleged to be fit for current and planned demand until 2035, it seems doubtful it could meet any additional load. Even if the input is restricted to black sewage, then the higher nitrogen levels in that effluent will demand ever greater treatment to meet the river release standards.

Getting a range of interested parties together will be essential, including farmers as well as the other villages along the river. Persuading Southern Water to act, even on fairly modest schemes, will not be easy for the existing housing; adding many more would only exacerbate the challenges.

Heating and power

The future electrical loads of many heat pumps and EVs across the 500 + 25 existing and planned houses is already estimated at 2.5-3 times current supply. If we add another 40 houses, some quite large, then it will further overload the generation capability in the area.

In summary the critical infrastructure shortfalls, particularly water supply and disposal must be resolved before new houses are built.

Comment 12

The village needs to address the currently significant infrastructure issues (sewage, water supply, electricity, communications, transport, roads, surface water) before increasing the loading on the current village size by up to some 15%.

Comment 13

The present system for water drainage is already unable to cope with the existing pressures.

Comment 14

Tony Vincent – it is better for (the community) to take control where possible. He is worried about infrastructure and the “blithe assumption” that infrastructure will be upgraded to meet need. In the past 3 weeks, electricity supply has been very problematic including in Durnford Close. There are issues with the primary supply, and an issue with the underground wiring which is old and failing. Mentioned tiers/priorities whereby Romsey and Andover appear more important to TVBC.

Anon Lady – pointed out that separate sewage treatment plants (packaged plants) can allow for more development to happen.

Comment 15

The village already has many major infrastructure issues - including serious sewage problems, with a fleet of tankers often needed to take away waste water and sewage. The power infrastructure is also not adequate for the existing village, and there are often water outages too.

Adding any more houses to the village would make these significant issues even worse.

Comment 16

A sewage system already overstretched, requiring regular tinkering.

An unreliable water system - our taps have dried up on several occasions.

Limited power available to accommodate heat pumps/car charging, with the power company admitting that the cables to the village are already overloaded.

Comment 17

Village infrastructure, including water and sewage treatment, is already over stretched.

Recently the intrinsic rights of the River Test to flow freely and unpolluted was unanimously approved by councillors and stated that this must be taken into account when making decisions on planning. Another 65 homes in Chilbolton would be very likely to breach these rights.

Comment 18

Our village infrastructure is at bursting point! With regular water pressure problems, sewage, especially in the lower part of our village. Which has had a huge impact on the River Test. How can this be allowed to happen again?

Regular power cuts, and Wi-Fi dipping in and out.

Comment 19

I would just mention that when we have a lot of rain the pumping station has not been able to cope so we have flooding on the main village street which can affect us. Can I just draw your attention to this and whether all these extra houses will exacerbate this problem and also the extra sewage which all these extra houses will produce. I assume this has been taken into consideration?

Comment 20

<https://www.testvalley.gov.uk/assets/attach/24471/11.-Infrastructure-Delivery-Plan-Revised-Regulation-18.pdf>

Chilbolton's entry is on pages 143 and 144. They record three points for us: New access required of Drove Road. Developer contribution for Education (Primary) and Nitrate Neutrality.

What I was trying to say, unsuccessfully I think, was that Chilbolton should also have an entry for Utilities that says "Improvements to the local sewerage infrastructure are required. Reinforcement of the waste water network will be required prior to occupation to minimize the risk of flooding".

The reasoning for this is that Chilbolton already has a chronic problem of rain and river water entering the waste water system. This will be exacerbated, without preventive action, by the development of 65 new homes.

The precedent for including this, in the same document, is their infrastructure requirements for "Tennis Court Field 20 Dwellings" on pages 142 and 143 which includes an entry for sewerage.

Comment 21

Providing houses is not an entity on its own. There are many sensitive issues and constraints that require consideration such as:

- Water services, sewage disposal and risk management of flooding. Constraints such as frequent shortages of supply during summer. Critical shortcomings in sewerage network capacity and lack of wastewater recycling treatment services. Sewerage contamination of ground water during rainy season flooding the village centre. This must be improved before new builds add to the problem.
- Electricity: Frequent outages owing to lack of capacity against current demand throughout the Parish. Must be improved to support existing housing requirements and new houses.

Comment 22

Sustainable drainage and wastewater is a huge issue in Chilbolton. The demands on water supply and management from a 15% increase in village dwellings would only make a bad situation even worse. Residents and visitors endure months on end of multiple tankers dangerously blocking Village Street and surrounding lanes to remove sewage and wastewater from a system unfit for current purpose. Investment in infrastructure is critically needed to meet current demand and prevent the outages and flooding to properties which already occur. Power infrastructure is also inadequate with outages occurring in the village.

Conclusion

In summary, I consider that the proposed site on farmland off Drove Road, Chilbolton is inappropriate and unsustainable for housing development for the following reasons:

- Inadequate drainage and wastewater infrastructure
- Inadequate power infrastructure

Comment 23

General: Although many other sites identified in chapter 4 mention development conditions including mitigation to foul water management, transport, roads etc. the same are notable by their absence in the NA25 entry. To be clear, the current foul and surface water management provision, as well as mains electricity, provision of pavements along primary access routes, traffic management options, impact on the nature and character of the village, transport links and many others are unsuitable for a 15% expansion in housing stock. Improvement in all of the above MUST be made conditions of development.

Comment 24

It's common knowledge that all the village utilities and infrastructure are at capacity at this time so major investment before any plans are implemented is paramount.

Comment 25

The existing infrastructure in Chilbolton is poor and struggles to cope with the current demands of the existing housing stock and residents.

Chilbolton is already facing serious infrastructure problems:

- Sewage and wastewater systems are inadequate, often requiring tanker intervention.
- There are recurring power outages and water supply issues.

My view is that adding load to the existing infrastructure will make matters worse.

It has been suggested that existing infrastructure problems would be addressed if more house were built and the infrastructure is improved to accommodate this. My view is this sounds like a 'bribe' to the community accept even more housing development. I am suspicious that 'promises' of future infrastructure development will not be delivered upon, resulting in more houses using the existing infrastructure and creating poorer services for all.

Comment 26

Village infrastructure and utilities are inadequate for existing usage and would need major upgrades prior to any further development. The old part of the village is prone to flooding and sewage tankers are currently required 24/7 over much of the winter. The existing electricity supply is operating at close to maximum capacity and the fresh water supply is subject to periods of low and fluctuating pressure.

Comment 27

Having studied the housing proposals, we really can't understand why there is the need to impose so much extra housing in rural areas. Test Valley's rural areas are lacking in good infrastructures and so many services have been lost over the years.

We have lived in Chilbolton for 46 years and in that time, 119 new homes have been built, 19 of which are substantial replacement dwellings, with no noticeable improvements to the infrastructure. In fact certain areas of the village have regular interruptions to their water supply. There have also been many issues with the sewerage pumping station too especially as this also receives sewerage from Wherwell.

Landscape and Ecology

14 respondents commented in this category:

Comment 1

Development on site NA25 will have a significant and lasting impact on Chilbolton's landscape character and visual setting. NA25 lies within Chilbolton Downs Landscape Character Area 10D, outside the settlement boundary, on open elevated farmland. The site is visible from public rights of way (PROW), most notably Cart Lane; a 65-home cluster would urbanise this tranquil rural edge.

Development will result in loss of agricultural land and hedgerows and have a significant impact upon ecology and the habitats of ground-nesting birds, bats, and foraging wildlife. Disruption to the ecosystem through increased human presence, light pollution and habitat fragmentation risks undermining the integrity of the ecosystem in contravention of conservation obligations.

The impact of development of site NA25 upon prehistoric/Roman settlement artefacts (Historic England references 58814 and 58815) is unknown but may be significant.

The *Interim Sustainability Assessment para 5.4.118* acknowledges “clear landscape, historic environment and biodiversity constraints, access would be challenging, there is no clear strategic growth opportunity (e.g. a new or relocated primary school) and this would involve a high growth strategy for what is a rural and sensitive village”. I agree with all these points and particularly consider that the impact upon the landscape and ecology is of great concern for site NA25.

As a minimum, a condition for Infrastructure Requirements needs to be added into the **Infrastructure Delivery Plan at Page 143** as follows:

Public Rights of Way - Development will be required to take into account of the PROW which runs adjacent to the site.

There is a pollution risk to the ecologically sensitive River Test. The River Test is a globally renowned rare chalk stream that should be protected. TVBC itself adopted a rights for rivers resolution in July 2025, which commits to protecting rivers from pollution and embedding river rights in planning policy.

Comment 2

Loss of wildlife habitat and impact on the rural ambience/aspect of the village, the village benefits from a plethora of wildlife which may be impacted by the development.

Comment 3

All of the other sites will not impact upon our bridleways and established rural footpaths such as Cart Lane. None will detract from Chilbolton's current village characteristics.

Comment 4

The addition of any new homes, the generation of additional traffic both from construction and occupation will contribute to the degradation of the Chilbolton Conservation Area and be harmful to the ambience and tranquillity which this historic village once enjoyed. The proposals will do nothing to preserve or enhance the Conservation Area and bring more noise and light pollution.

Comment 5

We must restore, not simply prevent further loss of, bio-diversity. That means thoughtful design of both homes and their surrounds, as well as the wider landscape around the village. Turning the place into a high-intensity building site for 7 years does not seem to contribute much in this area.

Comment 6

The section between 4.145 and 4.146 on page 70 of the TVBC draft Local Plan 2042 – “Land to the north east of Drove Road, Chilbolton”. – Should have further and tighter conditions of development permissions: - i.e.

- Compliance with the Chilbolton Neighbourhood Development Plan.
- Construction access via Martins Lane.
- Occupier access via Drove Road.
- Retention of trees and hedgerows along the eastern boundary and Retention / planting of trees and hedgerows along the **southern boundary**.
- Ecological impact and mitigation plans.
- Infrastructure requirements and mitigation plans.

Comment 7

Anonymous Lady – queried whether and how the Bio-Diversity Net Gain requirements could be met on greenfield sites in rural areas.

Comment 8

The River Test has now been accorded the right to protections as a legal entity in its own right, meaning that any person or body representing it can sue any other person or body harming it or taking actions likely to harm it. The sewage overloads in the village could be seen as likely to harm it and as further housing development will only add to that problem it seems that any developer including CPC will be vulnerable to such litigation.

Comment 9

Recently the intrinsic rights of the River Test to flow freely and unpolluted was unanimously approved by councillors and stated that this must be taken into account when making decisions on planning. Another 65 homes in Chilbolton would be very likely to breach these rights.

Comment 10

The environmental impact on such a beautiful landscape is so wrong! This land in question is filled with wildlife and amazing birds that frequently are seen all along the hedgerows. It's a peaceful haven and should remain so. To have a housing estate that will light up the night sky, with domestic lighting, security lights, garden lights. And the amount of vehicles that 65 houses would generate with their lights constantly moving around.

The noise that would be generated, firstly from the construction that would go on for years...and then the general household noise.

Comment 11

Providing houses is not an entity on its own. There are many sensitive issues and constraints that require consideration such as:

- Erosion of Landscape, versus conservation of Ecology, Biodiversity and wildlife habitats.
- Climate Change Adaptation: Alignment with net zero objectives. Reduce vulnerability to risk of flooding. Mitigate against surface water flooding by capturing and storing run-off water for agricultural use, gardens and allotments. Counter against extreme hot temperatures, causing fire and risks to health. Keeping homes warm in winter and cool in summer. New homes can be built to incorporate latest tech developments to facilitate climate change adaptation, but existing housing stock built prior to climate change policies face considerable retrofitting costs and uncertain performance claims by the manufacturers of Solar and Heat Source Pumps. 100% guarantees are required on performance outputs. These are currently constraints on the progress of adaptation.

Comment 12

As well as the removal of a long stretch of hedgerow, the ecological damage and losses to nature and wildlife would be significant. The proposed site supports biodiversity and is habitat for hedge and ground-nesting birds, along with 16 species of mammals. Owls can be observed swooping across the farmland. Light pollution would increase dramatically and impact dark skies, so important for wildlife and a village with virtually no street lighting. The environmental burden of new homes in this site location would be heavy.

Conclusion

In summary, I consider that the proposed site on farmland off Drove Road, Chilbolton is inappropriate and unsustainable for housing development for the following reasons:

- Loss of agricultural land/countryside
- Does not preserve, respect and enhance Chilbolton's beautiful, natural environment
- Ecological damage and losses to nature and wildlife
- Light pollution

Comment 13

Drove Road site is surrounded by farmland & open countryside with a well used Footpath & Bridleway on the perimeter.

The proposed site will impact on all surrounding countryside by its very existence.

Comment 14

Losing such a valuable piece of green field land when other sites have not been considered should be robustly contested.

Public Transport and Amenities

11 respondents commented in this category:

Comment 1

Since the bus service was withdrawn in April 2025, there is no public transport serving Chilbolton, only the Connect First “dial a ride” service.

As a Tier 3 settlement with limited facilities, car journeys are needed for school, work, shopping, medical appointments, etc. However, there is a strong desire within the community to remain a rural village and avoid overdevelopment into an urban settlement.

A village aspirations survey conducted in 2024 was discussed at a community meeting in March 2025, with the conclusion that development should focus on the things that are critical (eg sewerage improvements for the village as is today) rather than “nice to have” over the next 50 years. A key aspiration is to enhance what we have and not urbanise our village. There is no appetite for another village shop or doctor’s surgery, gymnasium, parish council office, pavilion, despite these being promoted by some parish councillors as welcome community benefits.

As a minimum, conditions for Infrastructure Requirements needs to be added into the ***Infrastructure Delivery Plan at Page 143*** (if these are not already clear from the general table on page 135 of the IDP as follows:

Community facilities – Contributions to community facilities will be required

Healthcare - Developer Contributions will be secured towards enhancements to primary care provision in the local area.

Comment 2

Lack of transport - there is no longer any bus service to the village, pushing up the dependency on private cars and therefore the traffic levels in the village. The roads are not suitable for the level of traffic currently using them let alone the proposed increased traffic.

Comment 3

Regular daily transport to local towns and cities does not exist for Chilbolton. Surely this will not suit new residents especially those in 'affordable homes'?

Comment 4

There is no public transport, and realistically anyone who lives in Chilbolton will need to travel by car, which is not the expected financial profile for low cost housing residents. There is also no local school for young children.

Comment 5

There are no educational facilities in the village - playgroup/nursery/primary school. Children have to be transported to Wherwell for primary and further afield thereafter.

No public transport is available. This makes the village unsuitable for social housing as it is necessary to run one or two cars per household, a cost likely to be out of the reach of those qualifying for such housing.

Comment 6

Lack of public transport.

Comment 7

Other developments require developer contributions to healthcare for general practices. Given that the new development would see perhaps 130 new patients from Chilbolton at Stockbridge Surgery, a developer contribution should be required.

Comment 8

Chilbolton is in the top 10% of the most deprived areas when it comes to physical proximity of local services (Test Valley Borough Council, Chilbolton Parish Profile, 2021). There is no school and no longer a bus service running through the village. There is a clear link to affordability here for residents on lower incomes.

Conclusion

In summary, I consider that the proposed site on farmland off Drove Road, Chilbolton is inappropriate and unsustainable for housing development for the following reasons:

- Lack of local services

Comment 9

We believe the proposal has muddied the waters by suggesting a shop and medical centre should be included as, unless Nikki want to move her shop and is prepared to fund that (that won't happen) and there is not enough evidence to suggest we need additional medical centre support over and above the Stockbridge practice. They talk about including a play area but we have Chilbolton Common and the play area there already established in the village – are they aware of that? One possible solution would be to include a green with a small child's play area and a relaxing space for older adults.

Comment 10

Cancellation of the bus service means residence of any proposed development will need to be drivers or mobility to many of their daily needs will be barred.

Comment 11

We have lost all our bus services and the narrow lanes in the village mean that expansion would cause even more congestion.

Policy

12 respondents commented in this category:

Comment 1

Comment on Policy SS3

Recent local referenda in Chilbolton identified an unmet housing need of approximately 10-25 homes, primarily affordable housing for first-time buyers and smaller housing for existing villagers wishing to downsize in order to stay in the village they have made their long-term residence. A number of SHELAA submissions have been made speculatively by local landowners, desperate to divest agricultural land that is no longer profitable for growing food through a combination of misguided government subsidies and changing weather patterns. The primary question that needs answering is "who will buy the additional 1.5m proposed properties?" There is no situation in reality where properties built to local planning policy will be affordable for the demographic the Government is aiming to support. As a result, built properties will either remain empty or will be bought up by wealthy landlords and rented out at similarly unaffordable rates. The government, and by extension County and Borough councils, should focus on supporting the conversion of the stock of empty business properties to residential use, which typically are already located in areas with high levels of supporting infrastructure. Building over greenfield sites in rural areas on the basis of a speculative submissions by landowners with a vested financial interest is wrong on every level. Some of the proposals will irrevocably change, in many cases for the worse, the character and nature of rural communities which flies in the face of local planning policy that exists primarily to do exactly the opposite.

Comment on Policy SS5

At some point, Chilbolton parish had at least drafted a neighbourhood plan based on a local referendum that sought to understand the local housing need. The outcome of this was a need for up to 10 affordable homes, and another 10 downsize homes to be made available to existing residents wishing to move into more manageable properties as they grew older, releasing larger existing housing stock to the open market. This plan became mired in local discussion largely due to the mishandling of plans by the parish council. If a meaningful consultation with relevant stakeholders has indeed taken place, i would expect to see this neighbourhood plan allocation included in the proposal and as a result the NA25 site (part of which was proposed for the above affordable and downsize homes in the draft neighbourhood plan) should be removed from the list of potential sites.

Comment on Policy SS6

Sustainability should not only include the needs of the planned additional housing stock, but also the existing community. Chilbolton suffers from many infrastructure based deficiencies,

namely: Failing waste water management (Tankers required to remove sewage from the village that the existing pumping station cannot handle during the wetter months, pitch pipe main sewers that allow uncontrolled ingress of surface water and are unable to deal with any upgrade to the pumping station without blowing out, some villagers experiencing raw sewage overflow into their properties, etc.); Water supply issues in summer (the village's water is drawn almost exclusively from the test, which is already under significant strain and water mains burst regularly (two mains bursts in the last six months); Electricity supply issues (there have been two underground cable faults that removed power from significant parts of the village for several hours within the past two weeks); High speed internet only being available from one supplier, so there's no competition and therefore no incentive for the supplier to lower pricing; Poor mobile signal in the village due to the topography but also because Chilbolton observatory radar operates in S-Band which partially overlaps with 4g/5g frequency ranges. There is no mains gas provision. The nearest primary and secondary schools are a drive away in Wherwell, Stockbridge and Andover. The nearest GP is in Stockbridge. The Village amenities amount to two public houses and a village shop/post office. Chilbolton lacks the infrastructure to properly support the current population, let alone an additional 260 people (assuming 2 child families occupying the proposed additional 65 homes). 260 people represents over 20% additional population and it is absolutely not sustainable without millions in basic infrastructure investment by utility companies. Expecting said companies to do anything other than meet their minimum statutory requirement of hooking new homes up to the existing crumbling utilities - the "build it and they will come" model - is incredibly naive and will only result in further suffering and degradation in quality of life for the existing population of the village. For these reasons it would be utterly irresponsible of any council to recommend any additional housing in the village until these basic issues are resolved. I invite you to visit the Abbott's Mitre and/or the Village store and conduct a straw poll of villagers on their top issues - I can guarantee the top issues will be waste water management, fresh water supply, and assurance of electricity supply.

Comment on Spatial strategy and housing needs

The proposed local plan states that key stakeholders have been consulted during the development of the plan. It seems to me that no such consultation has made it as far as Chilbolton, or if it has, it has been completely ignored as I know that the parish council, for all their failings, has consistently supported the position that larger scale development in the village would likely result in the complete collapse of an already crumbling basic infrastructure.

Comment 2

Chapter 1 (of revised Regulation 18 document) comment

Simply increasing the number of homes—without addressing affordability, location, or the suitability of the existing housing stock—is unlikely to significantly reduce homelessness. Moreover, such an approach could negatively impact the environment, increase CO₂ emissions, and lead to the loss of valuable farmland. This plan is likely to extend beyond the current parliamentary term, and future policy directions may shift, especially if, as many academics and housing experts predict, the strategy of merely building more homes proves ineffective in addressing the deeper roots of the housing crisis. I am sure TVBC Officers and councillors will be bearing this in mind in their deliberations.

3.66 Spatial

I think it would be sensible to revisit the windfall site allocations in Test Valley. Chilbolton has had historically high levels of infill and back fill because of the relatively large size of gardens of many properties. I would estimate at least 2 per year which would equate to 34 homes over the remaining period of this plan. However, to anticipate that the 'normal' rate of windfalls will only increase by 18 or 19 across the whole borough per year in the late 2020s/early 2030s, given this government's dramatic loosening of policy, I believe is a considerable underestimate given the surge in development approaches many of us are receiving. (See TVBC Housing Trajectory document). We have an average of two or three per MONTH compared with one or two per year previously. Planning consultants are clearly busy scouring maps, and I assume Land Registry, for plots that would previously not have got planning consent but now will. Does TVBC have a windfall justification document and if so, please could you put it in the public domain so that it can be challenged? I fear the council is allocating too many larger development plots and underestimating the impact of the new planning regime on windfall sites.

Comment 3

Current Government policy requiring TVBC to find Sites for many more houses than hitherto has also dramatically changed the Planning landscape. We are now in a situation where any Sustainable housing Development, without limit of number and anywhere in the Parish, now has a presumption in favour of Approval. There is now no requirement for the Development referenced in the CPC Pre-App to be brought forward under Rural Exception Planning policies (Com8 Affordable and Com9 Community-led development).

Comment 4

The TV Draft Local Plan entry for NA25 describes the proposed development as “community led”, to be considered under the extant TVBC policy COM9 for community led development in the countryside, and under COM2. This must be viewed alongside the new NPPF, and the need to uplift the TV Housing Land Supply. The principle of tilted balance will come into

consideration, where any proposed development must demonstrate and justify that it is beneficial and in a sustainable location.

A development of 65 dwellings on site NA25 does not have community support and therefore does not meet the requirements of COM9.

Site NA25 is not a sustainable location in this Rural Village, due to extant utility infrastructure limitations, lack of community facilities and a rural road network giving poor access for vehicles and pedestrians. The harmful impact upon landscape, heritage, and nature conservation, that development of NA25 will result in, must also be taken into account.

Comment 5

In this recent plan Chilbolton P.C. concluded that 20 dwellings were the requirement and a further 5 houses were to be included to cover land costs, making a total of 25 to be the requirement for their community.

We are now advised that TVBC are suggesting we may need 65 dwellings. Further they have suggested there is the capacity for 150 dwellings!

I ask myself why we have such a discrepancy in numbers of houses required, between the view of Chilbolton P.C and TVBC Planners. The only reason can be the change in government, a year ago. This present government plans to build 1.5 million new homes. This is understandable. However, surely they need to be built where there is employment for the occupants of these homes.

Chilbolton is a rural area and will not be able to provide employment for the planned new residents.

Comment 6

Martin Gossling – Queried whether infill development proposals count towards the overall housing total numbers, and mentioned that we are unable to control that factor.

Tony Vincent – Mentioned a concern over what might happen in future if there is another change of central Government. Also mentioned that the lack of traffic in Chilbolton was a key draw in encouraging him and his family to move to Chilbolton.

Anon Gentleman – asked what's to say that the Drove Road site won't represent speculative development? The Council doesn't have control over Landowners. He also asked whether new housing would pay for additional infrastructure, how much and who pays?

Anon Gentleman – questioned the figure of 934 dwellings per year – is TVBC over-fulfilling its quota?

Finian O'Boyle – queried the description of the proposals as "community led" – is that a correct assertion? He pointed out that this was a first opportunity for a true reflection of village views. There is a potential dissonance between the villagers' comments and the Parish Council's comments.

Comment 7

Chilbolton is not an appropriate location for low cost housing.

This proposal is not community driven, and does not match the needs of the Chilbolton community.

Comment 8

TVBC must deliver 15878 new homes over the next 17 years as required by Government. (Reference Housing Topic Paper 2025 page 21 article 3.49)

Chilbolton has been allocated to provide 65 homes approx by the end of 2032 Proposed trajectory by TVBC. E.g.: 10 2027/28, 15 2028/29, 20 2030/31, 20 2031/32. (Reference LDS 2025 page 12 article 3.12. and Housing Trajectory Paper page 5)

The Chilbolton Neighbourhood Plan (CNP) (2021-2029) Policy HD1 Housing Scale and mix supports the policy to deliver approx 20 homes to meet the housing needs of the village by year ending 2029. (Reference LDS page 24 appendix 4. And page 8 article 2.6)

Recently Chilbolton Parish Council (CPC), in consultation with the local community, established a Chilbolton Community Land Trust for the purpose of providing approx 10 (or maybe more) affordable homes. Also CPC set up a subgroup "Community Development Committee" (CDC) responsible for progressing development of Chilbolton's housing stock and the provision of approx 10 smaller possibly 1 – 3 bed properties in line with the latest CNDP (2021-2029). Reference Housing Topic Paper 2025 Article's 3.46 3.47 3.48.

Additionally, CPC submitted a Pre-App advice request 8th April 25 for the construction of 25 dwellings on (site 389) land northeast of Drove Rd Chilbolton (incorporating the above) a mix of affordable and smaller open market houses plus 5 self-build properties. Proposal planned to be the 1st phase of Policy COM9. Community Led Development. (Article 8.10 Affordable Housing SPD Sept 2020 and Housing Topic Paper 2025 page 28 "Other Housing Needs).

Data Refs: Housing Needs Survey 2024. CPC Community Questionnaire, Aspirations and Priorities 2024. TVBC Pre-App response ref 25/00258/PREAPN 30th June 2025.

I understand the importance of providing evidence that TVBC can show a 5 year housing supply figure between 2024 – 2029 and which Chilbolton are projecting the supply of 25 dwellings within that period, however thereafter further phasing should be based on village needs over the next 17 years not on the allocation schedule (Housing Trajectory TVBC) 20 dwellings 2030/2031 plus 20 dwellings 2031/2032. (Ref LDS 2025 page 11 article 3.9).

Council setting housing targets for the village is not a community led approach.

Comment 9

RLP policy COM9 is also a policy referenced by criteria a) of RLP policy COM2, and allows for community led development schemes in the countryside. This is considered to be relevant to the proposals, based on the information submitted.

Policy COM9 sets out that community led development will be permitted if:

*a) the proposal is supported by evidence that **there is a need for the development** to maintain or enhance the sustainability of the settlement through the delivery of community benefit; and*

*b) it is demonstrated that **the community has been involved in the preparation of the proposal**; and*

*c) it is demonstrated that **the community supports the proposal**; and*

*d) the proposal, if for residential development, **helps meet the affordable housing need of the parish** in accordance with the thresholds contained within policy COM7 and local evidence and restrictions contained within policy COM8.*

To comply with RLP policy COM9 and its requirements, any future planning application would need to demonstrate how it would meet each of the above criteria, and would need to be supported by clear evidence and data to show community support and the future ongoing community benefits associated with the proposal

Point (a) and (d) re affordable housing with a 40% provision appears to be met by the proposal but this has not provided sufficient justification for the proposal as a whole without evidence to demonstrate that the scheme is community driven.

We would be interested to know what percentage of 'community' involvement is expected to satisfy TVBC as support for the proposal – 25%, 50%, 75% ??

Comment 10

Chapter 1

Para 1.6 states that Test valley must put forward a local plan to supply at a minimum a 78% increase in housing stock construction, which has been decreed by central government. There is no visible justification for this apparently arbitrary increase, and it certainly does not rely on any factual data regarding local housing need. The target figures appear to have been applied on the basis of a political manifesto soundbite with little to no thought on the impact it will have on rural communities. Of course, the current government does not care about rural community so much as their core voter base is located in city, urban and suburban constituencies. By applying a blanket increase target central government is completely ignoring local needs and therefore potentially depriving those regions with acute housing shortages of opportunities to resolve. In the process there is a very real risk of completely destroying, for ever, the character and nature of small rural communities that have existed for centuries. It is nothing short of vandalism by policy and should be vigorously challenged, focussing on the data that has led central government to

specify the increased build targets for Test Valley and indeed the whole of Hampshire as it evolves into a new strategic planning entity over time.

Chapter 2

Para 2.34 mentions the challenges in improving local infrastructure in line with the new housing targets as provision of such infrastructure is outside of the control of TVBC. Infrastructure is the single largest issue for my local area, where foul and surface water drainage, fresh water supply, electricity supply, internet and mobile communications, as well as road capacity, lack of roadside pathways, and street lighting are all desperately in need of review. To assume that development companies will gladly fund such upgrades, or that the utility companies themselves are likely to spend millions of pounds in upgrading a village location currently with 470 homes is naive in the extreme. The net result of a 15% increase in housing stock in the village (as per policy NA25) will be more raw sewage discharged into resident's property and the River Test/surrounding SSSIs, increased power outages, more injury and even fatalities on the roads surround the village. If road improvements are actually funded, it will result in the destruction of the rural character of the village through urbanisation. Sustainability as a key factor in approval of local plans MUST include EXISTING residents as well as being applied to new construction, and any required infrastructure upgrades carried out sensitively and BEFORE construction of any new buildings is started.

Chapter 3

para 3.17. It's counterintuitive to state that the distribution of housing need cannot be more equitable. Existing small (tier 3/4) communities should be able to, via infill, support a small number of additional homes with minimal impact to local infrastructure or character. The fact that smaller sites have not generally been selected is, I believe, due to lack of council resources to fully investigate properly. NA25 calls for 65 additional homes in Chilbolton, which represents a 15% housing stock increase, and which has community support for between 20-25 homes (5.5%) supported by a recent housing needs survey. The surrounding villages of Wherwell, Leckford, Longstock, Newton Stacy, Longparish, Fullerton and Cottonworth have 0 proposed increase targets. If the remaining 40 homes currently targeted for Chilbolton are spread more equitably across the above villages, it would result in a requirement of 5-6 homes per location, which is probably supportable in all but the smallest communities. The local plan proposal feels rushed, half-baked and frankly lazy in terms of site identification and potential impact assessment. It MUST be challenged and full transparency of the facts and data used to come to the spatial strategy allocations published (and made easy to find).

para 3.21 There is absolutely nothing sustainable about the proposed na25 housing allocation. The notion that privately owned utilities companies will be prepared to invest multiple millions of pounds in sewage, water supply, electricity, roads and pathways for a 65 home development is as laughable as it is hopelessly naive. Without such investment the village will become, quite literally, an open cess pit and an incredibly dangerous place for pedestrians, many of whom are either elderly or very young. Assuming it will "just happen" essentially condemn existing residents to a miserable existence and an ever-lowering standard of living when even now, some residents are forced to wade through human waste at times of heavy rainfall.

para 3.25. The proposed NA25 site lies outside of the existing settlement boundary for Chilbolton and so as per this assertion should never have been proposed in the first place. To be clear, you cannot propose NA25 unless there has already been a closed-doors decision to approve a change to Chilbolton's settlement boundary, which I believe is not permitted as the Parish Council have published no such decision in their meeting minutes. The only mechanism for building on such a plot would require a com8 or com9 exemption, which is precisely what the local Community land trust is working towards, specifically in terms of affordable and downsize housing, which the village has indicated is required via a housing needs survey conducted in 2024.

para 3.26. Where are the facts and data supporting the actual "housing need" across Test Valley? Chilbolton has data to support a need for 10-12 affordable homes and a further 8-10 homes suitable for existing villagers to downsize and release larger housing stock. All indicators currently point to a long-term decline in the average birth rate and so over the medium term demand for housing will reduce. In addition, there is no mention as far as I can see, across the whole proposal, to repurpose brownfield sites, target the conversion of empty business offices and other commercial buildings. This again strikes me as lazy analysis and frankly concreting over large swathes of existing countryside when business and retail parks remain empty and become derelict is obscene. You MUST do better on behalf of the small communities within the borough.

para 3.50. "The site allocations are of a scale that would meet the housing needs of these settlements". This cannot be true for site NA25. The needs of the local settlement are very clear - no more than 20-25 additional homes to meet foreseeable local need, based on facts and data. We have heard that TVBCs "analysis" amounted to measuring the size of a plot submitted via the shelaa process and dividing that area by the standard plot size for new builds. There is absolutely no evidence to support that 65 homes are needed or wanted by the local community.

para 3.74. There are almost no employment opportunities within the settlement associated with NA25. There are also no public transport facilities in the village beyond an "on

demand" taxi service. Affordable homes are presumably targeted at very low income individuals who may not be able to buy and run a private vehicle.

Occupiers of the new homes will need to seek employment in Andover and neighbouring county urban areas, with no viable means to get there. I can see a situation where a 15% increase in population is largely made up of unemployed and very low income (through no fault of their own) individuals, with nothing to do and nowhere to go. With no local law enforcement it's possible that any new development ends up as a "sink" estate with increased levels of graffiti, littering, fly-tipping, antisocial behaviour and crime, to the significant detriment of the existing residents of the village (example: the old dean estate in Camberley, Surrey - for many years a complete no-go zone for other residents of the town). The village size does not support the addition of commercial enterprise to provide jobs for up to 130 additional individuals, or indeed childcare facilities for up to 100 children (based on an average birthrate of 1.7 per family), so it is entirely unrealistic to expect anything close to full employment for the additional residents occupying the proposed 65 buildings. The same will be true of other tier 3/4 rural communities.

para 3.80. Viability of development is speculative at best. It is virtually impossible to find qualified builders and associated trades as things stand, particularly after Brexit resulted in most eastern European tradespersons leaving the country. Youngsters embarking on trades-based careers are still very low, despite government incentives through apprenticeship schemes. Who will build the proposed dwellings? Who will actually occupy the new dwellings? Affordable housing is only accessible to the renting market, because even 1 or 2 bedroom units are beyond the reach of the average first-time buyer, particularly younger persons. It is likely that the New homes will find their way into the ownership of commercial housing associations and private equity backed landlords, and rented out at inflated rents to recoup the cost of construction. This defeats the primary aim of the government because owners will have naturally rent to highest bidders, squeezing the target residents out. In tier 3/4 rural communities, which in general are currently desirable places to live, many of the new properties will become countryside second homes for city dwellers and thus remain empty for the majority of the time. This is the exact path that many desirable coastal settlements have experienced, and resulted in the exacerbation of lack of housing stock availability for local people as well as the "ghettofication" or once attractive settlements (see Bournemouth as a prime example of this).

Chapter 4

NA25 – land to the north-east of Drove Road, Chilbolton.

General: Although many other sites identified in chapter 4 mention development conditions including mitigation to foul water management, transport, roads etc. the same are notable by their absence in the NA25 entry. To be clear, the current foul and surface

water management provision, as well as mains electricity, provision of pavements along primary access routes, traffic management options, impact on the nature and character of the village, transport links and many others are unsuitable for a 15% expansion in housing stock. improvement in all of the above MUST be made conditions of development.

In addition, NA25 preamble mentions that this is a community-led development. This is inaccurate. There is support for 20-25 additional affordable and downsize homes within the settlement boundary, but NO agreement on any homes above this number, the location or distribution of this housing stock. The Parish council almost unilaterally selected the NA25 site with little or no public consultation, after the land was offered by the landowner in a "behind closed doors" discussion. The Chilbolton parish council development subcommittee, is currently assessing other locations against an objective set of criteria designed to more accurately reflect the desires of the community. In parallel, a land trust has been established to focus on the provision of 10 affordable homes. NA25 should not be set in stone until the work of both the CDC and CCLT has reached a stage where options can be presented to the residents of the village and agreement reached via some form of vote or referendum. The parish council is acutely aware of the prospect of speculative development submissions and has already had objections overruled with a recent 5 dwelling application on a disputed plot in terms of settlement boundary. Therefore they are working as fast as possible to get to the point of village agreement and approval to proceed. Until this is reached, no development can be said to be truly "community led"

para 4.147. It is factually correct that CPC has approached TVBC with a site pre-application to assess the feasibility of developing part of the area defined by NA25 for up to 25 dwellings. TVBC's own planning department issued a report which concluded that a planning application based on submitted details would not be supported, for a plethora of reasons, all associated with negative impact to the village environment, impact of services and utilities and the lack of safe pedestrian routes from the proposed site to other parts of the village. How can it be appropriate for the SAME SITE (albeit larger in area) isn't suitable for 25 homes on the grounds of negative impact, but is suitable for a development of 2.6 times the magnitude with presumably 2.6 times the negative impact? This is the most significant indicator that site NA25 has not undergone any meaningful analysis for suitability and is just an almost randomly selected sheliaa site of sufficient area to support a shortfall of house numbers at the end of the process - it is the last entry in the Northern Area list. Bottom line: If the site cannot support 25 dwellings as per your own planning department's own criteria, it certainly cannot support 65. For this reason alone it should be struck from the list.

Comment 11

Spatial Strategy Policy 3 (SS3): Housing Requirement

I understand the need for increased housing within the borough and recognise that the rural parishes will have to pick up some of the burden, notwithstanding the difficulties with transport and infrastructure.

All borough developments, both urban and rural, should be preceded by a clear analysis of the infrastructure needed to support them. They should not be permitted to proceed until the supporting services are either in place or planned for parallel installation.

Comment 12

Paramount that all policies within the NP are adhered to throughout any planning process remembering that the NP was drawn up, paid for and “made” by the residents of Chilbolton.

TVBC should not set targets for villages, they along with any future developers have no experience of living within that community.

That is demonstrated when they raise observations such as - No footway, No Streetlights etc. Well, actually, that is accepted as the ethos of a village, you don't expect, want or need them, because once you have them the ambience of “a village” is lost. If those things are a priority then you would move to a town or city.

As the Pre App response reiterated on many occasions - Any future development must be COMMUNITY LED.

SO TVBC ADHERE TO YOUR OWN ADVICE