



Pan-Parish Forum, Houghton, Longstock & Stockbridge
Minutes of the Pan-Parish Forum Public Meeting held on
Monday 28th July 2025 at 19.00
at Stockbridge Town Hall

Panel: Derek Hallé (Stockbridge Parish Council), Alex Lawrence (Stockbridge Parish Council), Angie Fillipa (Longstock Parish Council), Alistair Dougall (Houghton Parish Council), Richard Knox-Johnston (Hampshire CPRE representative)

Minutes: Alistair Dougall (AD)

Item Minute

1. Welcome/introductions

Derek Hallé (DH) welcomed everyone and introduced the people on the panel. He noted that many of the audience had already attended TVBC's drop-in presentation on the draft revised Local Plan held at Stockbridge Town Hall on 16th July. He explained that a pan parish group had been formed of the villages affected by the proposed site for a development of 100 houses on land surrounding Danebury School (i.e. Houghton, Longstock and Stockbridge). The pan parish group wanted to share concerns and information, raise awareness and co-ordinate responses to the Local Plan consultation. He said the group would value any advice/help from people with specialist expertise.

2. Presentation by Angie Fillipa (AF)

AF presented a collection of slides outlining what TVBC planning officers are proposing and the consultation process – see Appendix 1. As she took the meeting through the slides, she made additional comments:

- Although the construction industry contributed an estimated £138 billion to the UK economy in 2024 with c.3.1 million people are involved in the construction industry the Construction Industry Training Board's website shows there are currently over 140,000 vacancies and 239,300 extra workers will need to be recruited over the next 5 years to meet demand. There is currently a skills shortage of brick layers, electricians, plumbers and carpenters. We also rely on imports of timber, steel and metal products, insulation and finishing materials.
- The Planning and Infrastructure Bill introduced into Parliament in March 2025 seeks to build homes more quickly, to bolster energy security with cheaper, clean homegrown powers and to build 1.5 million homes.
- In June 2025, funding for Neighbourhood Development Plans was withdrawn.
- The National Planning Policy Framework (NPPF) published in December 2024 changed the calculation for housing numbers. More than 200 councils saw their housing targets increased under the proposed method, with many expected to double the number of new homes.
- Conservative or Lib-Dem councils in Hampshire have been told to increase their new housing significantly (76% increase for Test Valley Borough Council, 101% increase for New Forest District Council, 40% increase for Eastleigh District Council) whereas Labour-controlled Southampton City Council will see a 12% reduction. TVBC will need to build 921 new homes per annum (previously, it was 524 new homes).
- The revised NPPF makes these housing targets mandatory and restores the five-year housing land supply requirement. It also introduces the concept of "grey belt" for underperforming Green Belt land, and gives a stronger emphasis on brownfield development.
- Under Devolution and Local Government Reform, local government will be reorganised and we will get a Mayor of Hampshire and the Isle of Wight. The current two-tier system of local government (County and Borough Councils) will be replaced by a new Unitary Authority. Although parish boundaries will not change, borough boundaries may change depending on

which option is chosen. Hampshire County Council's preferred option is Option B2, which would group Test Valley with Eastleigh, the New Forest and Southampton (a total of c.586,150 residents). Option 2 would group Test Valley with Winchester and East Hampshire (a total of c.385,300 residents).

- As a result of changes to the NPPF and housing targets, Devolution and Local Government Reform, TVBC had had to revisit Regulation 18 of their emerging Local Plan 2011-2029. As they are now required to deliver a significant increasing housing numbers, they put out a call of sites and, as part of the process, the land surrounding Danebury School is being promoted for development.
- The proposed development would require the moving of the current sports fields at Danebury School. The proposed new sports fields will be on a hill! Maintained schools and academies must get prior written consent from the Secretary of State for Education before disposing of or changing the use of playing field land, and there is a strong presumption against disposal – especially if the land is used for physical education or outdoor play.
- Under the NPPF, playing fields – including formal play spaces – must not be built on unless:
1. An assessment shows the land is surplus to requirements, or 2. It will be replaced by equivalent or better provision. Sport England is a statutory consultee. In the case of Danebury School, the developer wants to do a land swap due to access issues.
- An application in 2014 to build on land west of what was then known as Test Valley School was refused on the following grounds:
 - There was no demonstrated need to be built in the countryside.
 - The proposed school coach and car facility was contrary to policy laid out in the then TVBC Local Plan (2006) and it was not demonstrated that there was an overriding need for it to be located in the countryside.
 - It had an urbanising effect on a prominent and elevated site, and impacted on the wider landscape setting of Marsh Court house (Grade I Listed Building) gardens (Grade II* listed) and Stockbridge, which would have an adverse impact on the special character and setting of designated heritage assets.
 - No legal agreement to improve highways to the detriment of both existing and future residents of the area.
 - There were issues with the proposed affordable housing (there is a distinction between 'social housing', which is open to anyone, and 'affordable housing', which is for people with a connection to the local area).
 - There were issues with public open space, maintenance, etc.
 - If you read the planning officer's report, it repeatedly states it is an unsustainable form of development in the countryside.
- This site as proposed for development under the draft revised Local Plan is not suitable for a whole host of reasons:
 - The scale, sensitivity and relationship with the settlement as it extends significantly southwards.
 - **Flooding:** part of the site is within an area at risk of flooding from surface water, this relates to small extents on the eastern boundary of high, medium and low risk. Part of the site, towards the east, is indicated to potentially be susceptible to groundwater flooding.
 - **Landscape and character.** The site is adjacent to existing residential development to the north east. It lies on rising land on the west side of the river valley. Part of this site was considered through the landscape sensitivity assessment, which indicated the northern part of the site to have an overall landscape sensitivity of moderate to high, with areas west of the Roman Road properties and slightly south of Danebury School up to Houghton Road being of moderate overall landscape sensitivity. The site is large and extends significantly outside the settlement edge into the open countryside, to the west and south.
 - **Historic environment.** The site is adjacent to Stockbridge conservation area to the north east. There are listed buildings within the vicinity of the site to the east and south east. The site lies to the south of a Roman road.
 - **Biodiversity and habitats.** There is BAP priority habitat adjacent to the site, to the

opposite side of Houghton Road. The site is close to part of the River Test SSSI, which is also identified as compensatory habitat for the River Itchen SAC. The site is within zones of influence for Solent SACs (nutrients), Mottisfont Bats SAC (foraging habitat). Part of the site is within the 13.8 to 15 kilometre zone of influence for New Forest SAC, SPA and Ramsar site (recreation) where proposals would need to be screened for potential effects.

- **Education infrastructure.** The site is partly within the catchment of Stockbridge Primary School and partly with the catchment of Broughton Primary School, and Danebury School (secondary). It is understood that there may be a potential to contribute to cumulative primary school capacity constraints. There is a public right of way running along the northern site boundary, with an additional route to the south west of the site. There are overhead pylons crossing the site to the west.
- Water supply is already an issue in the area. People in Longstock have not had drinking water for months because of the nitrate levels in the water.
- Public transport is practically non-existent.
- We urgently need people's skills and help: People with legal planning expertise; someone to look after Social Media; agricultural experts; highways SME's; ecologists or people with experience related to the river including river keepers; people with experience of water quality; anyone with connections to the Test & Itchen River Association; heritage experts / links to the National Trust; fit and healthy people who would be willing to leaflet drop; and people with media connections

3. **Presentation by Richard Knox-Johnston (RKJ)**

RKJ presented a collection of slides outlining what TVBC planning officers are proposing and the consultation process – see Appendix 2. As he took the meeting through the slides, he made additional comments:

- TVBC planners have drawn up the first draft of the Local Plan and it has been approved by the Council and is now out for consultation. This is called a Regulation 18 stage. We need to move with great speed, and it is important to get the greatest number of responses in from people as possible. The more the planners have to look at and consider the more they have to come up with in terms of dealing with the concerns people have raised. They will then draw up a pre-submission draft Local Plan. There is then a second consultation: a Regulation 19 process. Once feedback has been received on that, it is then submitted to the Secretary of State who organises an EiP, which is an Examination in Public. People, groups, parish councils can then submit any case they may for the Inspector to consider in looking at the Plan. The Inspector will then decide if the Plan is "Sound" or not. If it Sound (and Inspectors generally, although not always, decide plans are sound if they result in the number of houses needed), the Plan will be adopted.
- Even though there will be a Regulation 19 stage, this draft Local Plan has already been approved by the Council and this site is already in that document. Developers already putting in applications for speculative development on sites at this stage, even before residents have had a chance to put forward their views.
- Test Valley planners must have know about the Turnden case (where developers made a speculative application at this same stage in an area of outstanding natural beauty and the development went ahead). Were Test Valley Borough councillors told about the Turnden case and were they warned that putting sites in the draft – as happened in the case of Turnden – would mean that it would they would be saying to developers that the site was available for development? If they were not told, then there are questions to be asked.
- When the Turnden case went to appeal, the inspector allowed the development and his main reason for doing so was the Tunbridge Wells did not have a 5-year housing supply (it had a 4-year housing supply). Test Valley only has a 2.76-year housing supply.
- There needs to be affordable housing, but developers have got away for years with not providing affordable housing by, having promised to build it, going back on their promise by saying that they have discovered they cannot make the profit that they had anticipated and so need to reduce the amount of affordable housing – hence the desperate need for affordable housing.

- What are the reasons why we should object to the inclusion of this site in the draft Local Plan?
 - Landscape: the landscape is a major part of Stockbridge and where this application is going to be will not be hidden (whereas the school is quite well hidden).
 - Highways: increased traffic flow on the A30; there may be a need for a new bridge (wider to take more traffic); congestion in Stockbridge will be even greater because the proposed housing development would create an extra 400 vehicle movements a day; an exit on Houghton Road (which is essentially a country lane) will cause further congestion at the crossroads.
 - Heritage Assets: This is one of the reasons for the officers turning down the application made in 2014. Stockbridge is Conservation Area and the Conservation Area adjoins the site that they are talking about. This area of land is in the setting of Marsh Court, which is a Grade I listed building – it would wreck the view from Marsh Court. There is a Roman road and that is also a setting (an archaeological setting). There are six listed buildings close to the site (near and at the crossroads), there are also the Houghton and Bossington conservation areas including Houghton Lodge itself.
 - SSSI: there are three SSSIs close to the site.
 - The River Test and the flood plain could well be affected by development on this site. Rain coming down of the site (which will have concrete and tarmac – driveways and access roads, etc.) will come down much faster and make any flooding even worse (plus flooding is getting more common and worse because of climate change anyway).
 - BMV (Best and Most Versatile agricultural land): land graded 1 – 3a is best and most versatile and should be preserved for food security.
 - Contaminated water and spillage from the site. What are they going to do about sewage? They will need to have their own sewage system, but the site is on a significant slope. How are they going to do it and how are they going to ensure that any sewage system is properly constructed so that it does not overflow? If an oil delivery tanker were to have a spillage on the site, the oil would inevitably flow straight down the hill and into the River Test.
 - Air quality could get a lot worse.
 - Biodiversity will be adversely affected.
 - Tourism: shopkeepers in Stockbridge may think that this development is a good idea, but parking is already a major issue, and residents of this development are likely to use their cars even to just go to Stockbridge. The added difficulties of parking and simply driving through Stockbridge could well mean that people from outside the immediate area actually decide to go elsewhere. Tourism will suffer.
 - If this allowed the fields to the north and east of the site will become vulnerable to further development. Indeed, once this beautiful landscape is lost, almost anywhere around Stockbridge becomes vulnerable. Stockbridge is an icon and people from all over the country know of it because they go through it to go to Devon and Cornwall. It should be preserved as it is for future generations to enjoy. It's rather like saying "well, we need more housing, so we will knock down the Tower of London".

4. **Questions and Discussion. The meeting was then opened up for questions from the floor:**

1. **Q:** Given all that has been said and the powerful reasons given not to include this site in the draft plan, why have planners approved this draft plan.
A (AF): The planners have simply said that the new housing targets trump everything.
2. **Q:** Why aren't the government considering new sites like Milton Keynes built in an area of the country where there is no population at the moment.
A (RKJ): There is a report on new towns about to come out. There will possibly be 10 new towns and Winchester is down to get one of them (10,000 new homes near Winchester).
[(AD): They are talking of building one near Winchester at Micheldever.] There are stacks of brown field land that is not being used e.g. in Portsmouth.
3. **Q:** Given the Roman road is there, has there been an archaeological impact statement?

A (RKJ & AF): There will have been one back in 2014 and there will certainly need to be one.

4. **Q.** There are 1.2 million brown field sites in the country with planning permission, what is happening about those?

A (RKJ): The developers get far less profit from brown field sites, some of which are contaminated and there is a cost involved in decontamination.

5. **Q.** How can we as a community best respond?

A (RKJ): Everyone is encouraged to respond individually and before the deadline and the pan parish group will be disseminating suggestions of points to include in due course. AD reminded Houghton residents attending that Houghton PC was holding an Extraordinary Meeting at 6.30pm on Thursday to agree Houghton PC's own response. AD added that lots of individual responses will carry even more weight than just the responses of the three parish councils. Alice Foster (AF) reminded the meeting that the deadline for responses is noon on 5 September. RKJ urged people to individualise their responses and ensure that they are not all the same wording and format. and to suggest points to

6. **David Drew (DD)** (HHC councillor for our area) made the point that what is being considered is the adoption of the draft Local Plan and that it was not yet a planning application that was being considered. Every single site would have to go through the planning process. **AD** responded that regardless of whether it is the Local Plan being considered or an actual planning application, the point is that this site is not suitable for development at all. **AF** added that the NPPF says that if a site has been put forward in the Local Plan, officers have deemed it to be suitable for development. The site is included in the draft Local Plan that is now out for consultation and so, potentially, a developer could submit a planning application now.

7. **Q:** Surely given all the issues already outlined in terms of highways and traffic plus the issue of nitrates, the important sustainability hurdle cannot be overcome at any planning application process.

A (RKJ): Sustainability is indeed a very important issue, but he has seen many applications go through regardless of powerful sustainability arguments. Developers will argue that a regular bus service (however limited) and a railway station a few minutes' drive away, etc. meets any sustainability argument. RKJ suggested that the site would not be in the draft Local Plan if the officers did not think it was sustainable.

8. Someone pointed out that the top left field was not owned by the school and was owned by a different landowner and so it surely cannot be part of the scheme. **RKJ** pointed out that you can get planning permission without owning the land. The developer may well have options on the land. If it gets planning permission, the land immediately becomes more valuable.

9. **Q:** How is TVBC going to take into account planning applications that will be happening in other parishes given that Stockbridge is a key service centre for many surrounding villages. The SHELAA (Strategic Housing and Economic Land Availability Assessment) plan suggests in total that across lots of nearby villages (such as Leckford, Broughton, Kings Somborne, Houghton, Nether Wallop, Chilbolton, etc.) there will potentially be 2,000 potential new houses in the area. All depend on Stockbridge as the key service centre.

A (DH): Stockbridge PC is at odds with TVBC because we do not believe that Stockbridge should be designated as such a key town. Stockbridge is essentially a village, Stockbridge PC have raised this with TVBC. The planners have put Danebury School as part of Stockbridge when it is in fact in Longstock. This whole development is in the parishes of Longstock and Houghton. If it goes ahead, Stockbridge gets nothing but chaos. If there are any development funds, they will not go to Stockbridge even though Stockbridge will bear the brunt of the impact of the development. Speaking in a personal capacity, DH added that he has major concerns about what may be going on given that they have tried to enter into a dialogue with TVBC for some considerable time with no success.

10. **DD** stated that he did not think that all the potential sites looked at in arriving at the 2,000 figure were included in the draft Local Plan that is out for consultation that the figure is a red herring in that every single area in the borough could be subject to speculative development because there Test Valley only has a 2.7-years housing supply, which is why TVBC wants to

crack on and to provide as much protection for all the various villages as possible. Doing nothing leaves areas far more vulnerable than if we try and get a Plan through. There are concerns about things like the availability of dentists and concerns about things like water, but the planning officers say that councillors cannot take that into consideration. Doctors' surgeries and dentists, etc. are not under Borough Councillors control but they are trying to provide as much protection to local areas as they can.

11. **AD** told the meeting that the previous Wednesday (23 July) at a meeting of Test Valley Borough Councillor, councillors unanimously adopted a motion recognising and protecting the rights of rivers in the Test Valley. Part of the motion talks about "the right to be free from pollution and contamination", and it states: "Council therefore resolves to ... [point] 3: Embed river rights principles into council policies, particularly those concerning planning, development, land use, water management, and biodiversity." The Local Plan is a very significant "council policy" and AD would challenge anyone to seriously suggest that a sizeable development on a hill, the bottom of which is literally yards away from the River Test does not threaten that river. Therefore, councillors have just adopted a draft policy which councillors themselves should be campaigning against given the motion they unanimously supported last week. **DD** agreed that they did all adopt that motion but argued that what will happen to prevent run-off of water will be that there will be containment areas and water and run-off will go into contained reservoirs.
12. **Q:** Which sites were rejected before deciding that this site was suitable and on what grounds?
A (DD): hundreds of sites were considered but were seen as worse. This site is in the draft Local Plan for consultation and it may not be adopted. **RKJ** responded reminding **DD** and the meeting that that is what happened at Turnden and it was approved because it had been included by the planning officers in the plan out for consultation.
13. **DH** pointed out that time was limited for many more questions and told the meeting that the pan parish group will email those attending the meeting who had submitted their email addresses with more information on how to respond to the consultation process and with points to consider in people's responses. He added that there would be another meeting at Danebury School (where the hall has more capacity) on 26 August.
14. **Q.** What is to stop more than 100 houses being built if this goes ahead? **DD** said that we are only looking at 100 houses because that is the number that the planners have assessed could be put on that site. **AD** pointed out that when the 'call for sites' went out, the landowner said that he could offer space for 300 houses. So, they say 100 but the landowner and the developer will be thinking of more.
15. **Alex Lawrence (AL)** observed that once there is access, you can bet that the developer will ask for more houses. When **AL** asked a planning officer at the presentation on 16 July how the allocations were made, he was told that they act on the land that is put forward to them. The Chairman of SOS asked that same officer about the Sainsbury site at Andover which is up for sale for redevelopment: housing could go there, it's sustainable, it would bring in life to the town centre. The response was that it had not been put forward to the planning officers and so they could not act on it. So, **TVBC** have not been doing enough to find suitable land. **AL** told the same planning officer that many people living in Roman Road find it difficult walking up and down the hill into and from Stockbridge. The officer said that it is assessed on people's ability to walk or cycle into Stockbridge. People who are elderly or disabled cannot do that. There will be considerably more car journeys.
16. **DD** told the meeting that, knowing how unpopular this would be, he told his fellow councillors that this site should not be included in the draft Local Plan sent out for consultation, but he was overruled by his colleagues. He felt he had to take collective responsibility and so then voted to include it in the draft plan so that there was a plan that could go to consultation and then allow residents to have their say. **AL** pointed out that the fact that Test Valley planners have included this site in the draft plan sent out for consultation shows that there is a presumption that it is suitable for development.

Pan Parish Meeting

‘Three Parishes, One Voice for the Community’

STOCKBRIDGE TOWN HALL

28 JULY 25

Agenda

1. Objectives
2. Policy Changes
3. Devolution and Local Government Organisation (LGR)
4. The Local Plan Revised & a Call for Sites
5. Benefits vs Impact
6. Consultations
7. Presentation by Richard Knox-Johnston - Hampshire CPRE
8. Presentation by Richard Gould
9. Questions from the floor
10. Call for Support
11. Stay Informed

Objectives

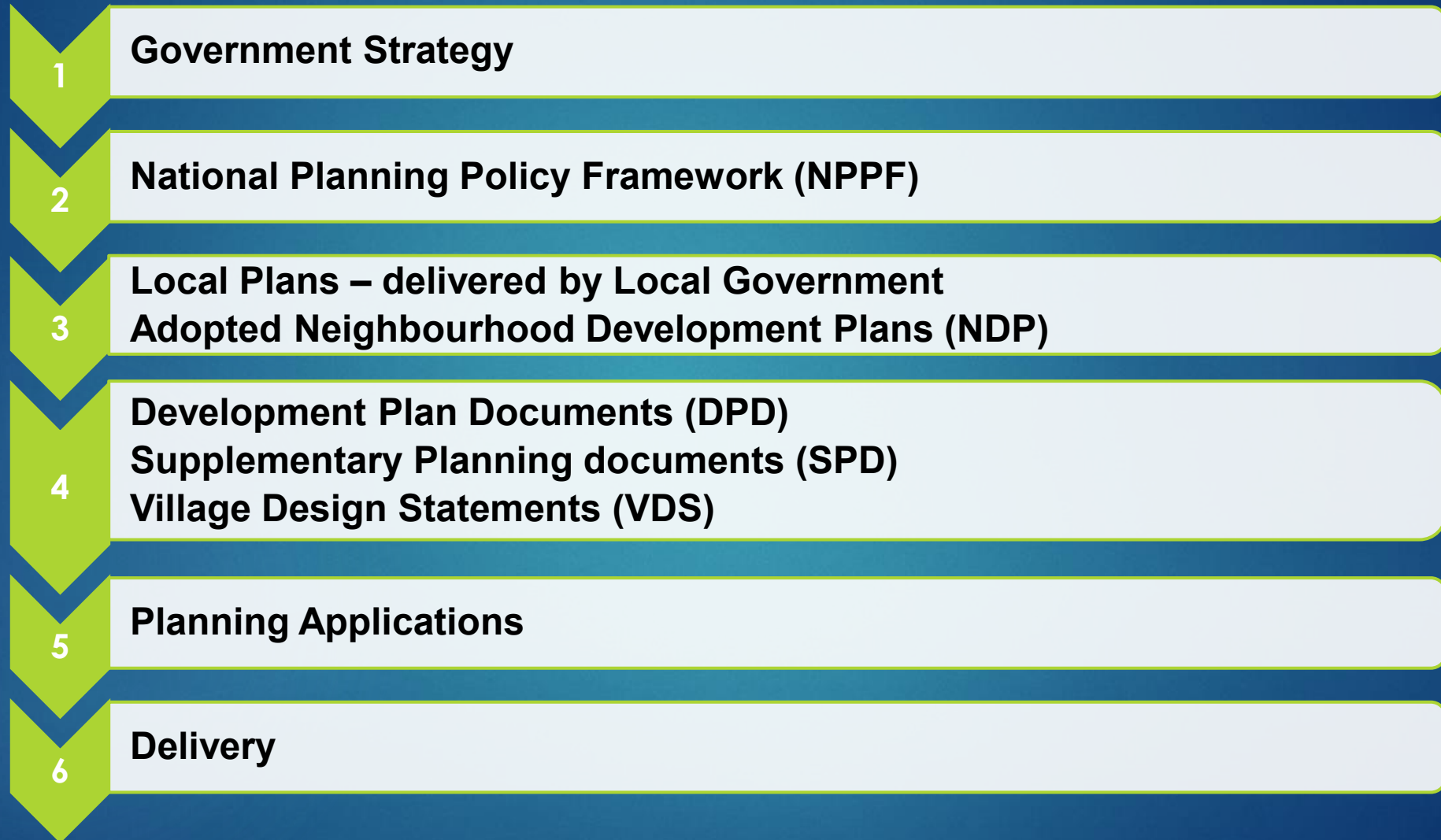
- To Inform
- To Campaign
- Involvement



Policy Changes

(How did we get here?)

Planning Policy



What's changed?

- July 2024 – Ministry of Housing, Local Communities and Local Government announced a major overhaul of the planning system
- All councils in England were given new, mandatory housing targets to pave the way to deliver **1.5 million more homes** – *the biggest growth in delivery since the Second World War*
- New targets would mean councils would 'boost housebuilding' in areas 'most in need' helping more people to buy their own homes, remove the largest barriers to economic growth, to get Britain building again.

Source: [Gov.UK](https://www.gov.uk/government/news/ministry-of-housing-announces-major-overhaul-of-the-planning-system)

Planning Policy



1

Government Strategy

Jul 24 – Planning & Infrastructure Bill



2

National Planning Policy Framework (NPPF)

Dec 24 – Republication NPPF



3

**Local Plans – delivered by Local Government
Adopted Neighbourhood Development Plans (NDP)**

Re-write of
Local Plan &
Supplementary
Planning
documents



4

**Development Plan Documents (DPD)
Supplementary Planning documents (SPD)
Village Design Statements**

NDP funding
withdrawn



5

Planning Applications



6

Housing Delivery



Revised Housing Targets

- National Planning Policy Framework published in Dec 24 changed the calculation for housing numbers
- More than 200 councils saw their housing targets increased under the proposed method, when compared with the current method.
- Some 63 would be expected to facilitate at least double the number of new homes than under the current system.

Source: [Local Government Chronicle](#)

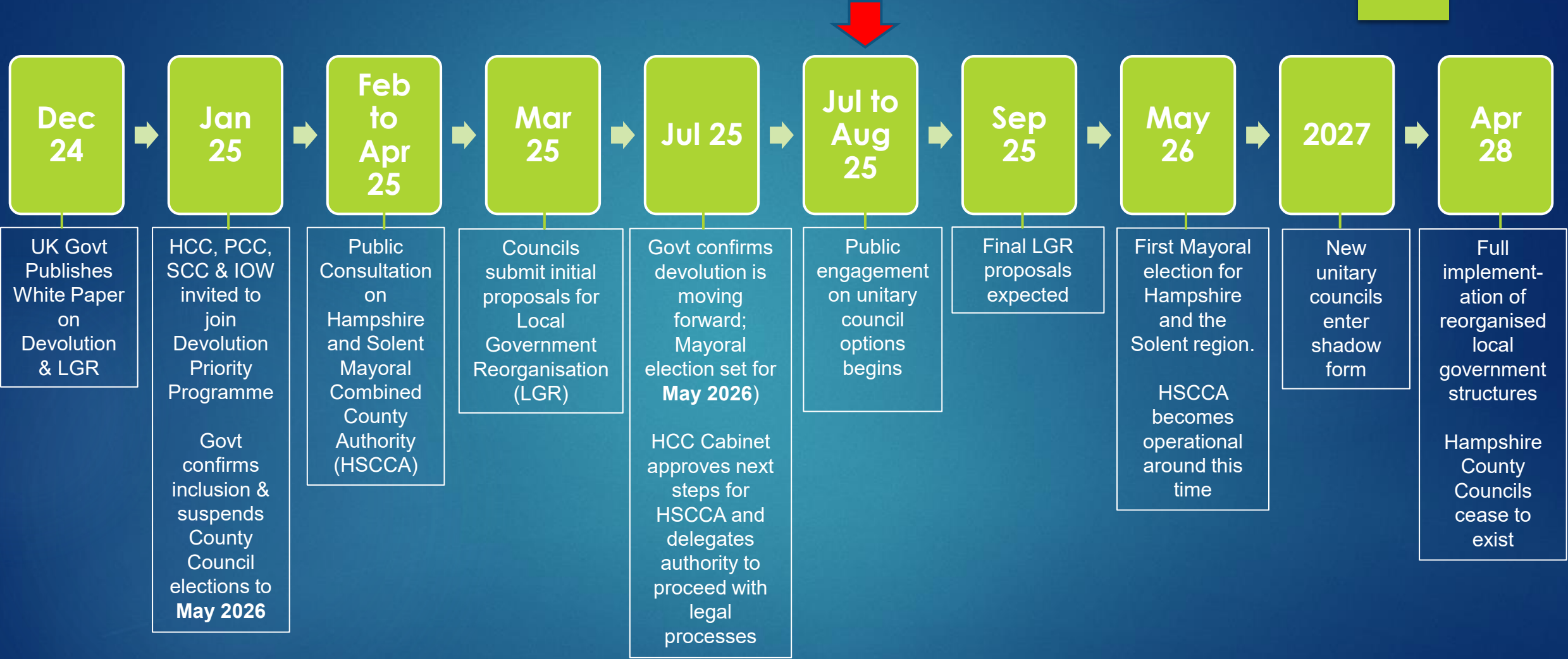
Hampshire Targets:

- Test Valley Borough Council – 524 per annum to 921 per annum – 76% rise
- New Forest District Council – 729 per annum to 1465 per annum – 101% rise
- Eastleigh District Council - 645 per annum to 902 per annum – 40% rise
- Southampton City Council – 1473 per annum to 1295 per annum - 12% reduction



Devolution & Local Government Re-Organisation (LGR)

Devolution & Local Government Reform Timeline



Devolution & Local Government Re-Organisation - HCC

Options population breakdown

Option A

Three unitary authorities



North: 965,387 (47.4%)
Basingstoke and Deane, East Hampshire,
Hart, New Forest, Rushmoor,
Test Valley, Winchester

South: 929,579 (45.7%)
Eastleigh, Fareham, Gosport, Havant,
Portsmouth, Southampton

Isle of Wight: 140,906 (6.9%)

Option B1

Four unitary authorities



North and Mid: 789,989 (38.8%)
Basingstoke and Deane, East Hampshire,
Hart, Rushmoor, Test Valley, Winchester

South-West: 572,458 (28.1%)
Eastleigh, New Forest, Southampton

South-East: 532,519 (26.2%)
Fareham, Gosport, Havant, Portsmouth

Isle of Wight: 140,906 (6.9%)

Option B2

Four unitary authorities



North and Mid: 655,528 (32.2%)
Basingstoke and Deane, East Hampshire,
Hart, Rushmoor, Winchester

South-West: 706,519 (34.7%)
Eastleigh, New Forest, Southampton,
Test Valley

South-East: 532,519 (26.2%)
Fareham, Gosport, Havant, Portsmouth

Isle of Wight: 140,906 (6.9%)

Option C

Five unitary authorities



North: 394,648 (19.4%)
Basingstoke and Deane, Hart, Rushmoor

Central: 395,341 (19.4%)
Test Valley, Winchester, East Hampshire

South-West: 572,458 (30.2%)
Eastleigh, New Forest, Southampton

South-East: 532,519 (28.1%)
Fareham, Gosport, Havant, Portsmouth

Isle of Wight: 140,906 (6.9%)

Test Valley

hants.gov.uk/LGR

Source: [HCC Website](https://hants.gov.uk/LGR)

Devolution & Local Government Re-Organisation - TVBC

Option 1



In option 1 there would be five councils, as shown on this map.

Council 1: Basingstoke, Hart, Rushmoor

Council 2: New Forest, Test Valley, Winchester, East Hampshire

Council 3: Eastleigh, Southampton

Council 4: Portsmouth, Havant, Gosport, Fareham

Council 5: Isle of Wight

Option 2



In option 2 there are also five councils, with the New Forest joining Council number 3.

Council 1: Basingstoke, Hart, Rushmoor

Council 2: Test Valley, Winchester, East Hampshire

Council 3: New Forest, Eastleigh, Southampton

Council 4: Portsmouth, Havant, Gosport, Fareham

Council 5: Isle of Wight

Option 3



The government's guidance says that existing district areas should be the building blocks for new councils, but they would consider proposals which use different boundaries if it better reflected local community identity and supported economic growth.

The exact proposals are still being considered and where new larger councils are formed, this could mean that some neighbourhoods, on existing borders with Southampton, Portsmouth, Fareham, Winchester & Havant councils, become part of a different new council to other nearby areas. The map shown gives an indication of some of these areas of consideration - shown in **orange**.

The parishes which may be affected are:

- Totton & Eling, Marchwood, Hythe & Dibden and Fawley
- Nursing & Rownhams, Valley Park, North Baddesley and Chilworth
- Denmead, Newlands, Boarhunt, Southwick and Widley, Wickham & Knowle and Whiteley
- Horndean, Clanfield and Rowlands Castle

Existing Councils	New Forest	Test Valley	Winchester	East Hampshire
Parishes potentially affected by boundary changes	Totton & Eling, Marchwood, Hythe & Dibden and Fawley	Nursing & Rownhams, Valley Park and North Baddesley	Denmead, Newlands, Boarhunt, Southwick & Widley, Wickham & Knowle and Whiteley	Horndean, Clanfield and Rowlands Castle

Devolution & Local Government Re-Organisation

Why are there different Consultations?

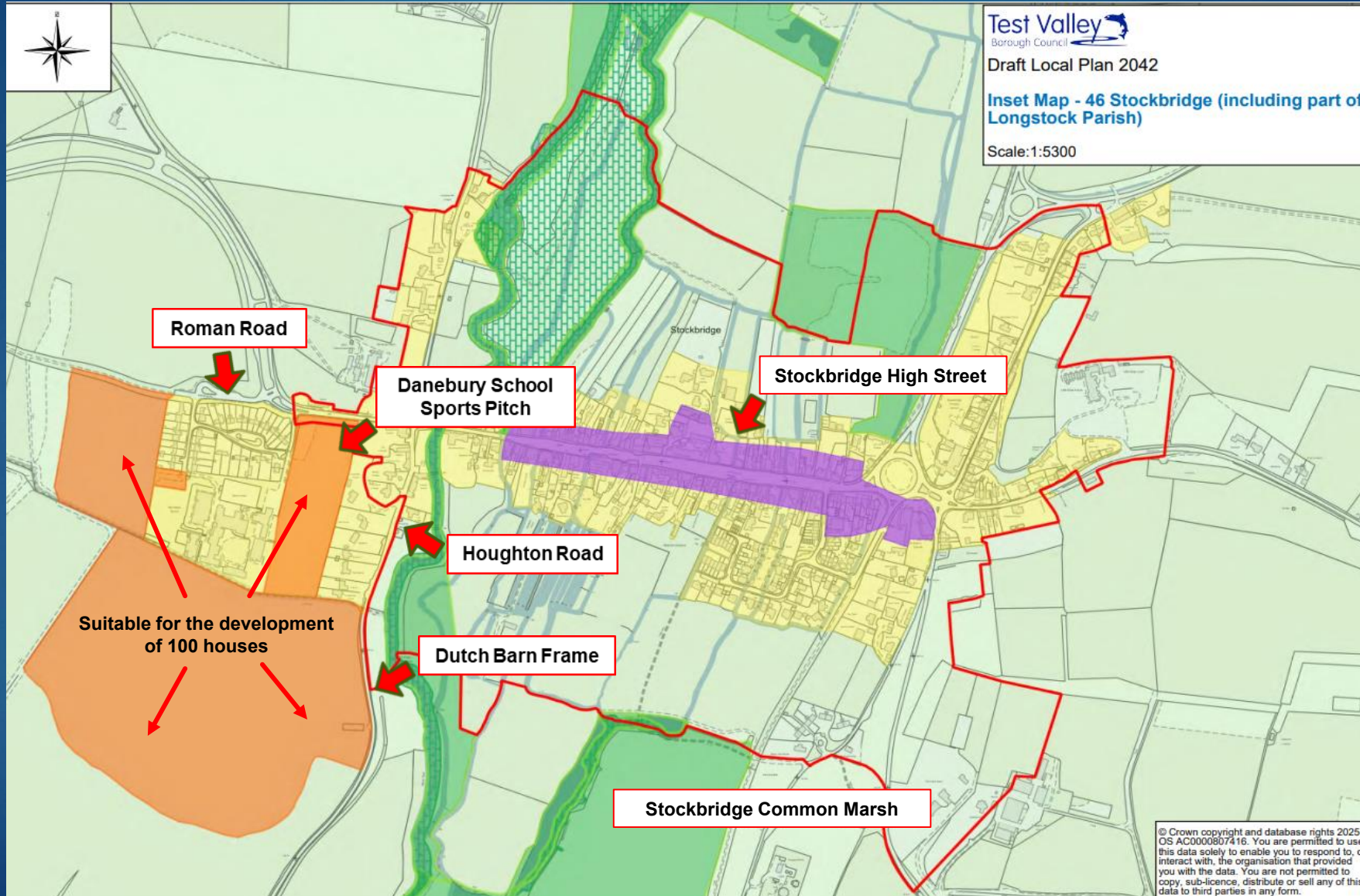
Hampshire County Council, as well as several district and borough councils, are running their own engagements with specific questions relevant to their local area or the specific options they want to propose in response to the government's invitation.

Source: <https://ourplaceourfuture.commonplace.is/>



The Local Plan Revisited & a Call for Sites

Draft Local Plan 2042 Inset Map - 46 Stockbridge (including part of Longstock Parish)



HISP Multi Academy Trust Statement

Regarding Development of Land Surrounding Danebury School

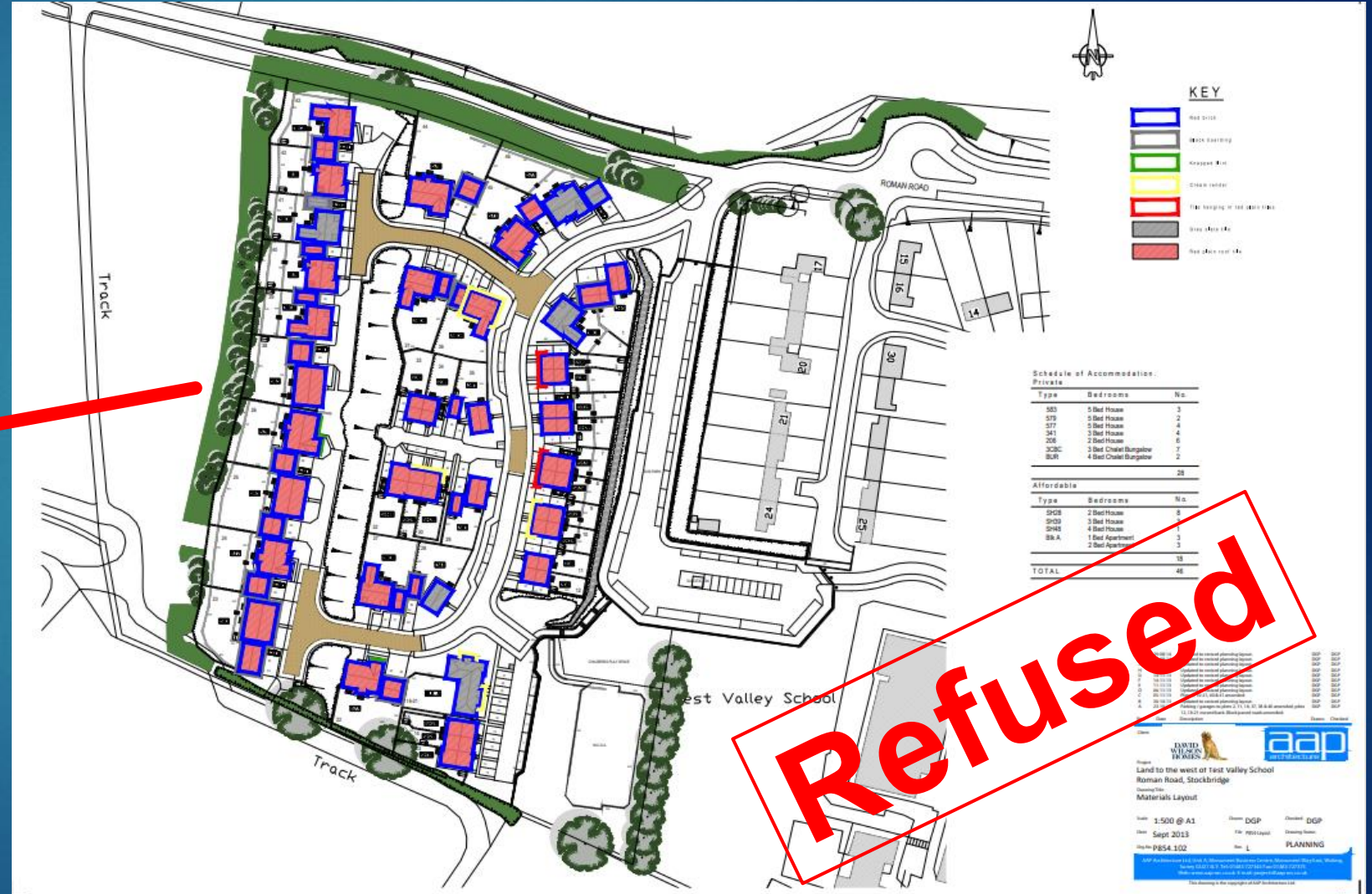
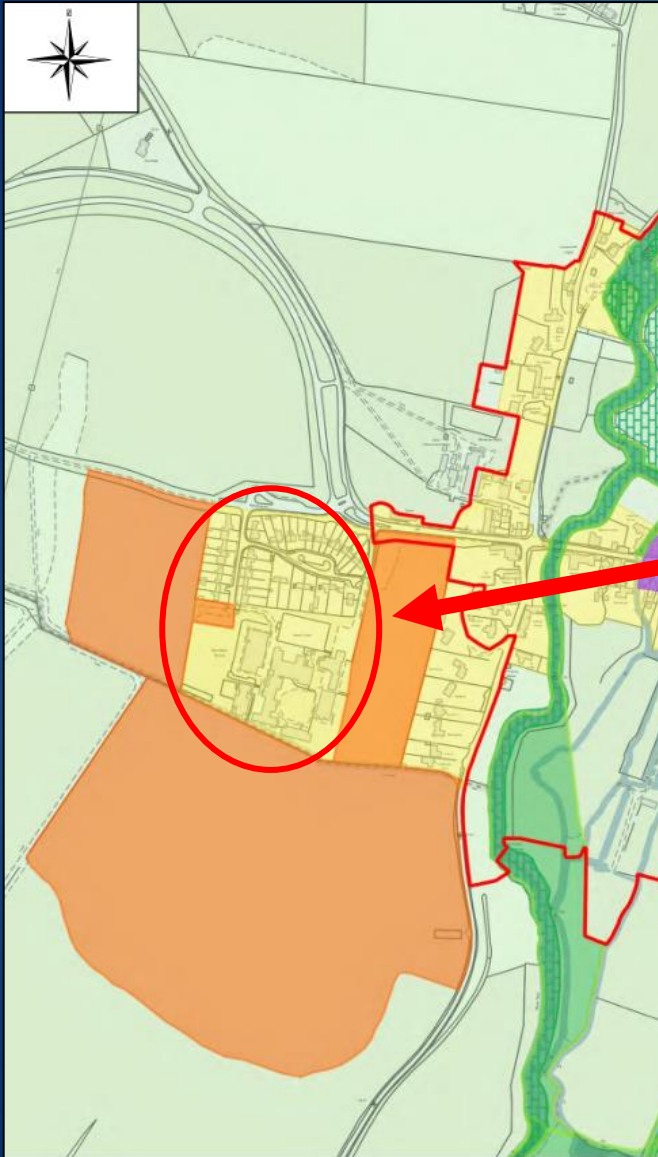
“HISP Multi Academy Trust would like to clarify its position regarding the land surrounding Danebury School. The land on which the school is situated is owned by Hampshire County Council, and the Trust holds a 125-year lease on the school site.

As leaseholder, we have been kept informed of plans relating to the surrounding land by the developer and our landlord.

We are of course an interested party regarding any development within our local community, but we are not part of any decision-making process.

Our primary purpose as a Trust is the education and wellbeing of the children we serve, and this remains our focus as we continue to act in the best interests of our pupils and staff, and also the local community we serve”.

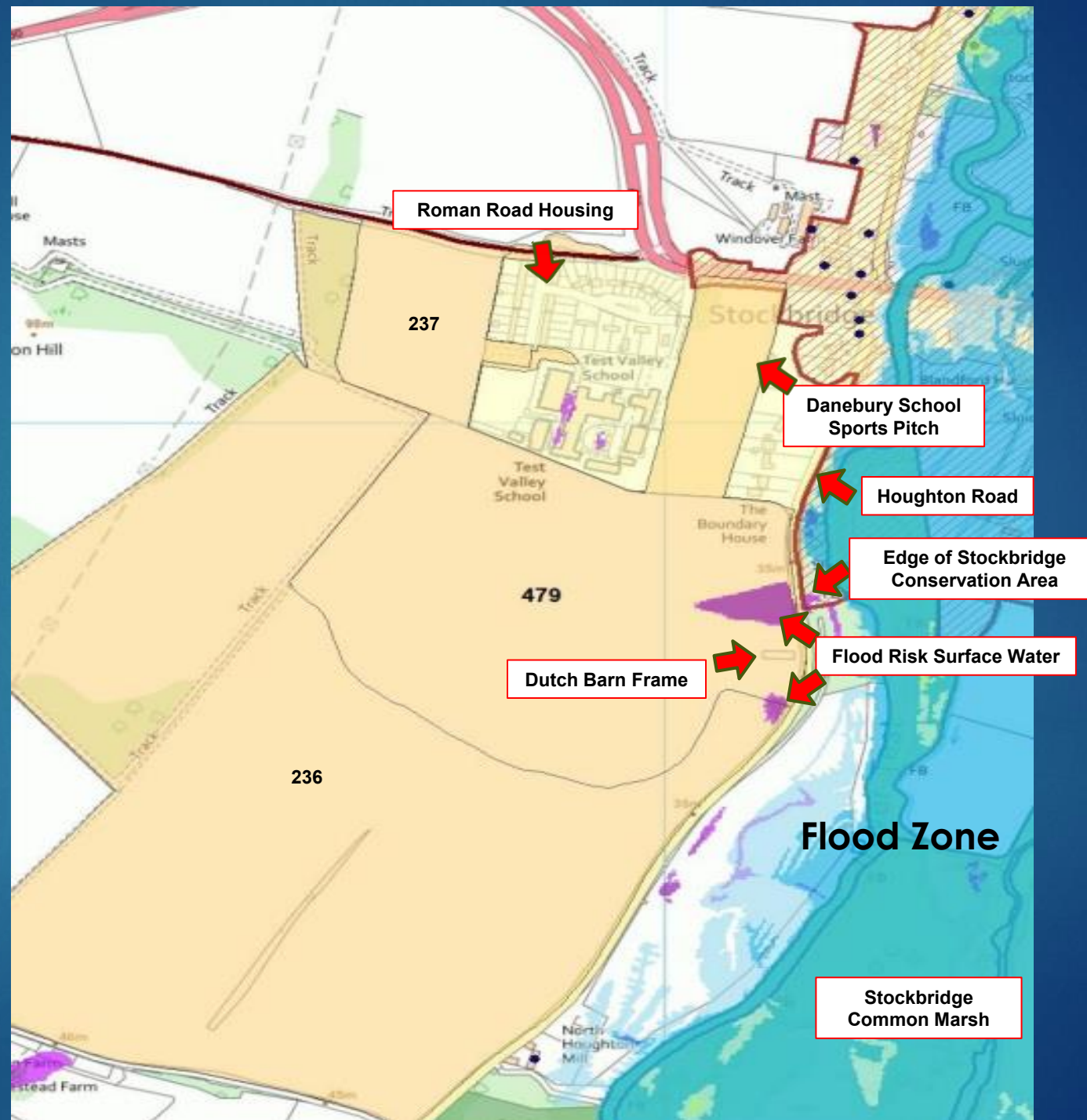
2014 Application - Land to the West of Test Valley School



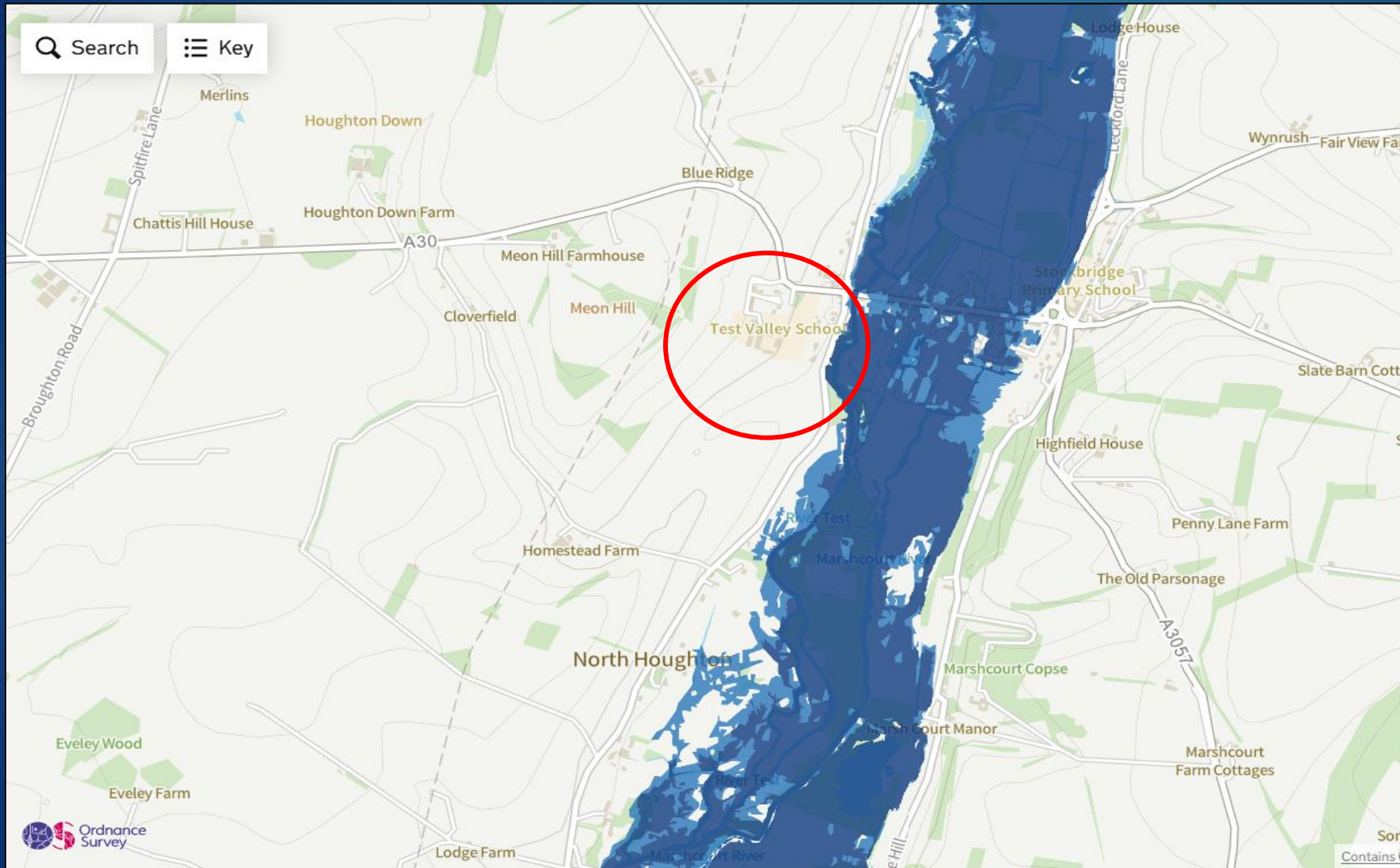
Potential Proposal

Source:

[TVBC Housing Site
Selection Topic Paper –
Appendix 2
Dated Jun 25](#)



Flood Risks



Source:

[Map – Flood map for planning – GOV.UK](#)



Flood Zone 2 - as defined by the Environment Agency in England, refers to areas with a **medium probability of flooding** from rivers or the sea.



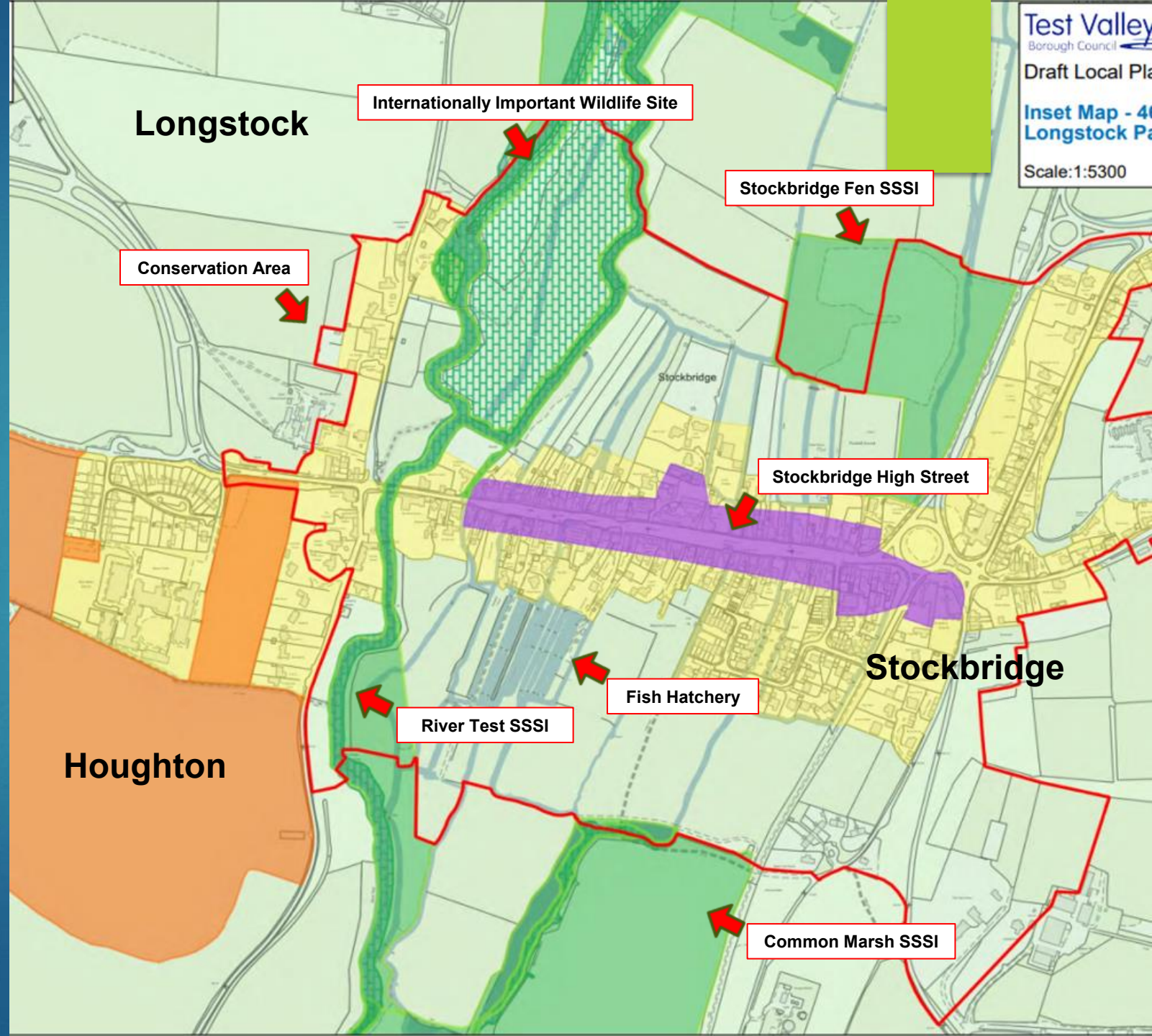
Flood Zone 3 - as defined by the Environment Agency in England, refers to areas with a **high probability of flooding**



Benefits vs Impact

Benefits vs Impact

- — Conservation Area
- Defined Settlement Boundary
- Stockbridge Local Centre
- Internationally Important Wildlife Sites
- Sites of Specific Scientific Interest
- Proposed Housing Allocation




Benefits

- ▶ **Supports Test Valley's Housing Needs / Social Housing / Key Worker homes – creates affordability?**
- ▶ **Supports Local Secondary and Primary School pupil numbers?**
- ▶ **Potential to deliver improvements to Danebury School - new sports pitches / athletics track and safer and more convenient school drop off and pick up point?**
(Section 77 of the School Standards and Framework Act 1998)
- ▶ **Increased footfall to Shops and Businesses in the High Street?**
- ▶ **Increased investment in community infrastructure arising from 'likely' developer contributions and Council Tax receipts?**
- ▶ **Accessibility & Public Transport?**
- ▶ **Boost to Tourism?**

Impact

- ▶ **Meeting the challenge of climate change, flooding and coastal change – NPPF Chapter 14**
 - Flood Risk, Increase of Flood Risk Elsewhere, Landform, Drainage,
- ▶ **Conserving and Enhancing the Natural Environment – NPPF Chapter 15 (Para 174 – 177)**
 - Loss of biodiversity, loss of habitat, SSSI's, loss of agricultural land and food security, impact on landscape
- ▶ **Conserving and Enhancing the Historic Environment – NPPF Chapter 16 / Planning (Listed Buildings Conservation Areas) Act (Section 66 & 72)**
 - Conservation area, Heritage Assets, 2000-year-old Roman Causeway and Road,
- ▶ **Infrastructure Deficit – NPPF (Para 20)**
 - Water, Health Provision (Doctor & Hospital Appointments), Public Transport,
- ▶ **Traffic**
 - Highways / Traffic Movement and Congestion / Reduction in Air Quality / Bridge Capacity / Parking
- ▶ **Damage to Tourism**
 - Economic, Fishing, Walking, Cycling



Presentation by Richard Knox-Johnston Hampshire CPRE



Presentation by Richard Gould

Consultations

- ▶ Local Plan – 27 Jun 25 to 5 Sep 25

- ▶ testvalley.gov.uk/localplan2042

- ▶ Local Government Re-organisation – TVBC to 8

- ▶ Available at ourplaceourfuture.commonplace.org

CLOSED

- ▶ Local Government Re-organisation - HCC 21 Jul to 17 Aug 25

- ▶ Available at www.hants.gov.uk/lgr

Your Community Needs You!





Stay Informed:
panparish@outlook.com

Date of Next Meeting:

26th August 2025
7pm at Danebury School



Thank-You for Your Support




The countryside charity
Hampshire

APPENDIX 2

Hampshire CPRE

Richard Knox-Johnston

Agenda

1. CPRE Hampshire
 2. Local plan process
 3. First draft Local Plan
 4. This site
 5. Why concern?
 6. Turnden
 7. Summary & questions
- 



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Hampshire CPRE

Local Plan process

- Launch of the new Local Plan for Test Valley
- Call for sites and technical evidence
- First draft Local Plan
- First draft Local Plan consultation (Reg 18)
- Consideration of consultation responses
- Pre submission draft Local Plan
- Second consultation (Reg 19)
- Submission to the SoS
- EiP by an Inspector
- “Sound” or not – if sound - adopted





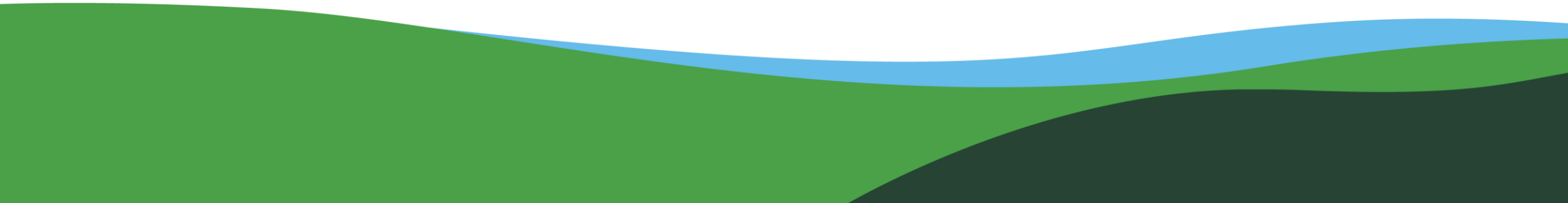
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Why concern?

Why concern?

Options to have our say

- **Call for sites**
- **First consultation**
- **Second consultation**





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But!

Not what is happening?

- If it is in the first draft document adopted by the council
- Vulnerable to speculative planning applications
- Several of them so far
- Turnden



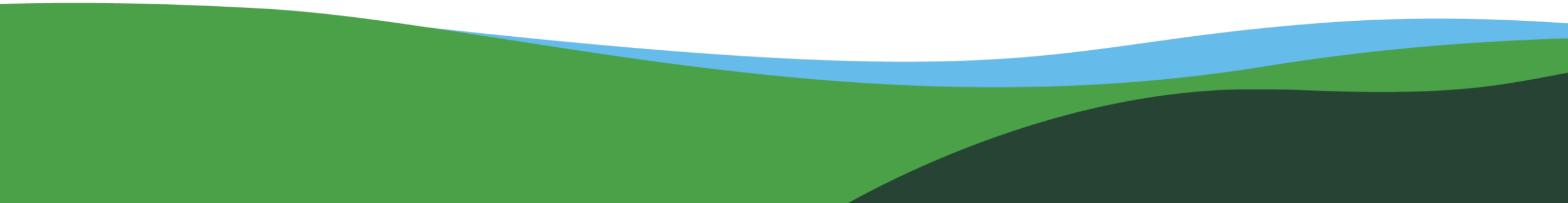
Turnden

- Identified by Tunbridge Wells Council as a housing allocation site in their draft local plan
- It is an AONB (now “National Landscape”)
- 163 new houses
- Berkley Homes immediately submitted a speculative planning application
- Supported by the planning officers
- Planning Committee accepted the recommendation



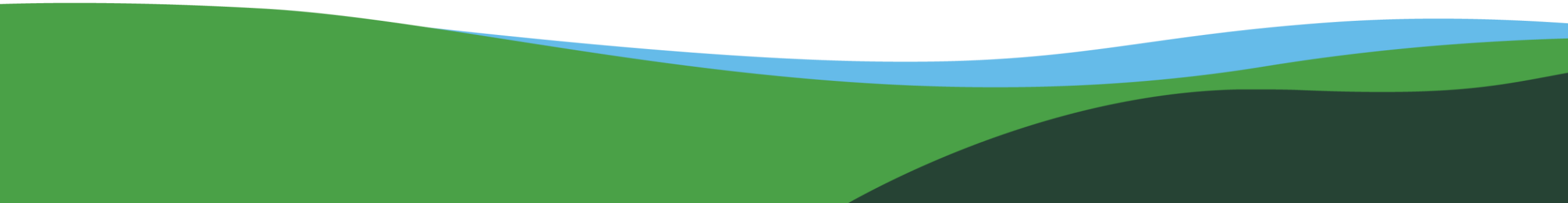
Turnden

- Called in by SoS leading to a public inquiry
- Inspector agreed approval and planning permission granted
- One of the main reasons was a lack of 5 yr housing supply
- TW had a 4 yr housing supply (TV has 2.76)
- Also there was a need for affordable housing



Action

- To start campaigning NOW!
- To join with Longstock and Stockbridge to stop this site being included
- To lobby local councillors
- Ascertain the stance of the officers
- To have the site removed from the draft plan now



Some reasons for refusal?

- **Highways**
 - entrance to site
 - increased traffic flow on A30
 - need for a new bridge on A30
 - congestion in Stockbridge
- **Part of the site abuts a conservation area**
- **Heritage assets**
 - Marsh Court setting
 - Roman Road setting
- **Landscape**
- **SSSI – River Test & floodplain**
- **Drainage**





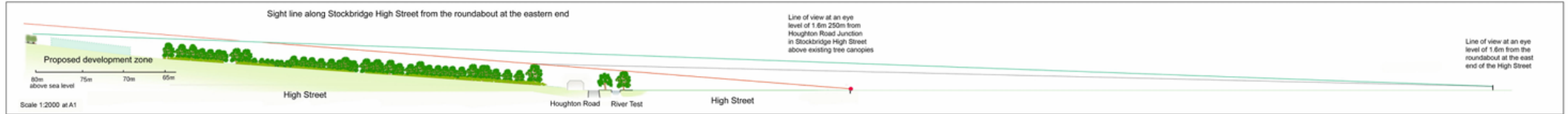
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Questions

Three Parishes, One Voice



Line of Sight Projection

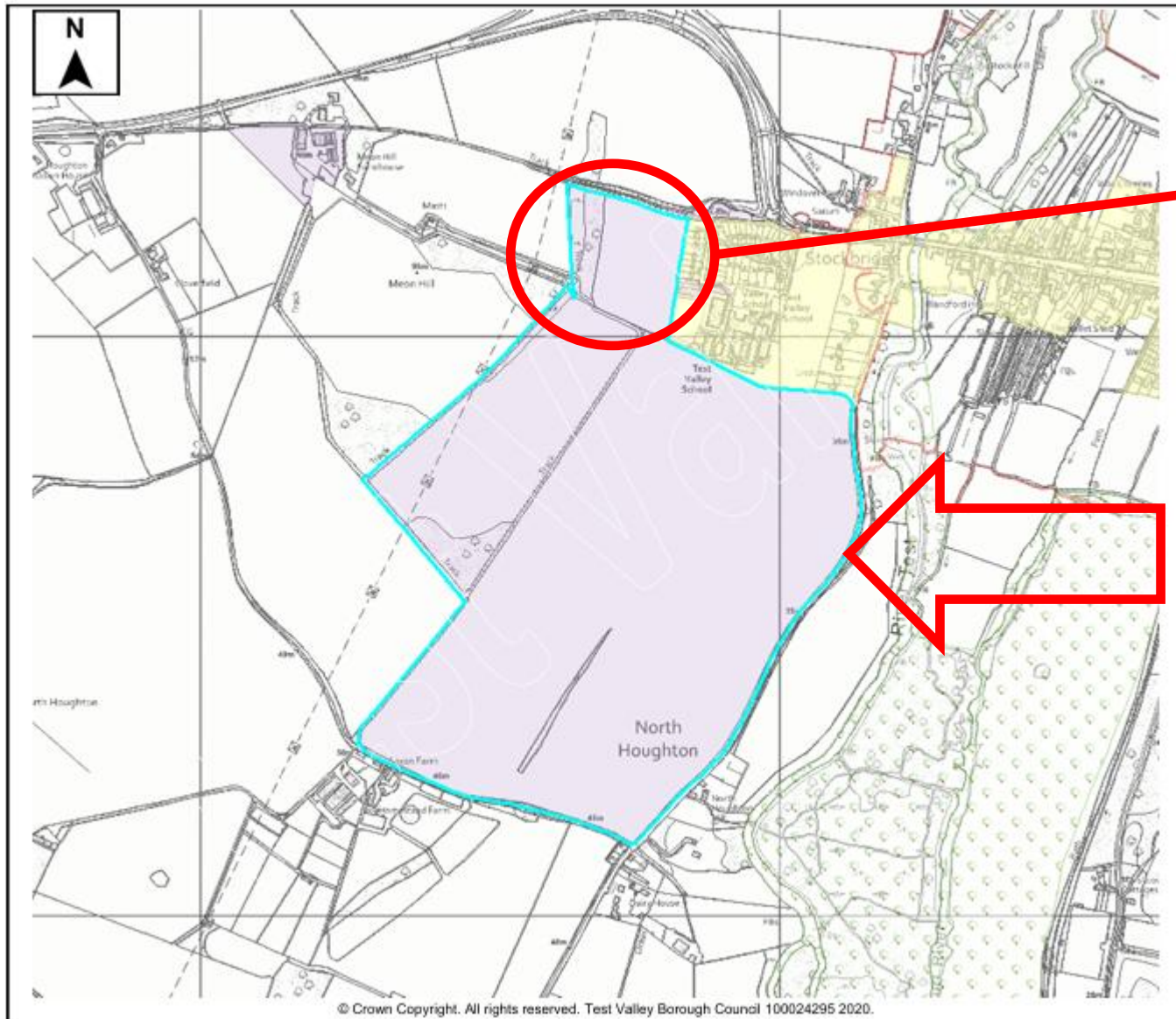


Line of view at an eye level of 1.6 m from the roundabout at east end of the High Street



Images and data taken from previous planning application (refused!).

Line of Sight Projection (2)



Eye line projection taken to this area – note the line of sight with, arguably at least, the most obstructions between development and viewpoint.



Line of Sight Projection (3)

View Two
Image
Enlarged



Danebury
School

Line of Sight Projection (4)

Caution – it is not possible to place to scale images due to the lack of clarity on specific design and size of the development (the SHELAA makes no reference to the type of houses only the number (300 on page 33 and 150 on page 80 – with this entry mistakenly showing the parish as Longstock not Stockbridge)).



**Danebury
School**

Questions?

