

Welcome to the Public Consultation



Who are we?

Cambium Developments are the developer promoting the proposals. We believe successful housing developments should create opportunities to improve local infrastructure, public spaces and community facilities. We are committed to working collaboratively with the local community, the Parish Council and Test Valley Borough Council before a planning application is submitted.

Pro Vision is an independent planning and design consultancy responsible for leading the planning, design and environmental aspects of the project.

Highgate Transportation is an independent transport consultant responsible for the highway, access and transport assessments supporting the proposals.

Cambium Developments would like to welcome you to this public consultation to present the emerging proposals for the Land South East of The Wayne, Fyfield. The proposals are for up to 50 houses including affordable houses, alongside a large village green, land for a community building and allotments.

Our Aim

Our aim is to create a landscape-led development that delivers affordable housing, together with a new village green, children's play area, community allotments and land for a potential village hall to support the long-term sustainability of the village.

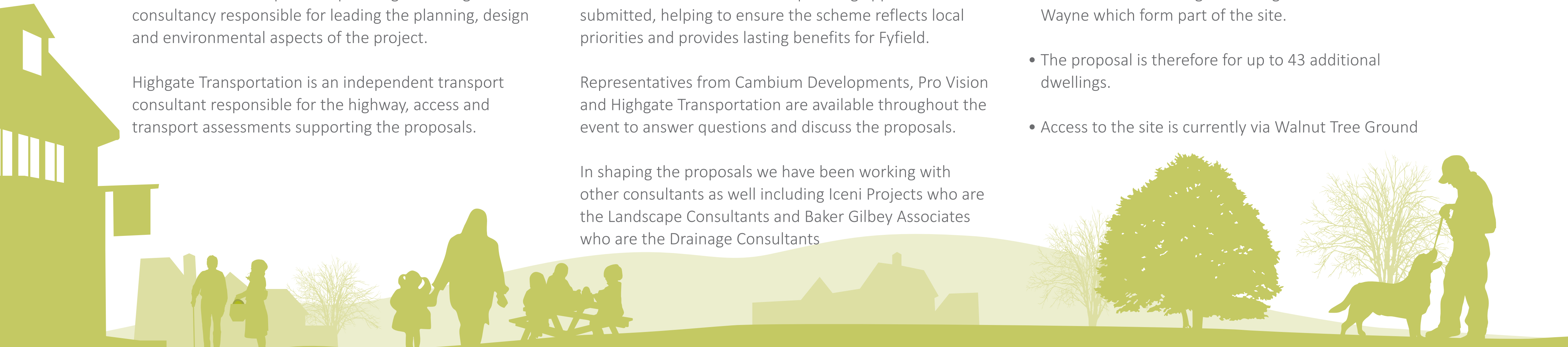
The purpose of today's consultation event is to present the emerging proposals, explain the planning process and provide an opportunity for residents to ask questions and share their views before a planning application is submitted, helping to ensure the scheme reflects local priorities and provides lasting benefits for Fyfield.

Representatives from Cambium Developments, Pro Vision and Highgate Transportation are available throughout the event to answer questions and discuss the proposals.

In shaping the proposals we have been working with other consultants as well including Icen Projects who are the Landscape Consultants and Baker Gilbey Associates who are the Drainage Consultants

The Site & its Context

- The site comprises approximately 3.7ha of grassland on the north eastern edge of Fyfield, in Test Valley. It is generally contained by hedgerow planting along its boundaries
- There are existing barns in the south of the site. These have planning permission to be demolished and replaced with 5 houses. (ref: 24/01897/FULLN)
- There are two dwellings off Grange Close known as The Wayne which form part of the site.
- The proposal is therefore for up to 43 additional dwellings.
- Access to the site is currently via Walnut Tree Ground



Consultation & Planning process



What has happened so far?

Promoted as available for development

The site has been promoted to Test Valley Borough Council through their Call for sites Consultations in 2024 to 2026 and representations to the emerging Local Plan

Local Authority Pre-Application Consultation

- Pre-application advice sought from Hampshire County Council Highways Authority- July 2025
- Pre-application planning advice sought from Test Valley Borough Council Planning Officers- March 2026

Public Consultation

Prior to today's consultation event Cambium Development Ltd have engaged with residents of Fyfield in the following ways:

- Leaflets and a link to the website describing proposals for the site and inviting feedback (6 May 2026)
- Attending a Parish Council Meeting (26 May 2026)
- Follow up meeting with the Parish Council to discuss a public consultation event (12 June 2026)

Today's consultation event presents a further opportunity for us to engage with local residents on the proposals and to invite feedback before a planning application is submitted.

What happens next?

Following today's event we will review and consider the comments made in finalising the scheme. All the feedback we receive through this event and previous public consultation will be reflected in a Statement of Community Involvement which will be submitted with the Outline Planning Application to Test Valley Borough Council

The intention at this stage is to submit the Outline Planning Application to the Council by the end of July 2026. Following submission and subsequent validation, the Council will undertake its own formal consultation, this normally lasts for 21 days and includes consultation with neighbouring residents and community groups.

It may be that further consultation is required if amendments or additional information is required for submission. Once consultation has finished, the Council will consider the documents and plans that have been submitted with the planning application, responses from consultees and representations received from interested parties (including neighbours) and proceed to making a decision.

Two-Stage Planning Process

Outline Planning

We will be seeking Outline Planning Permission for:

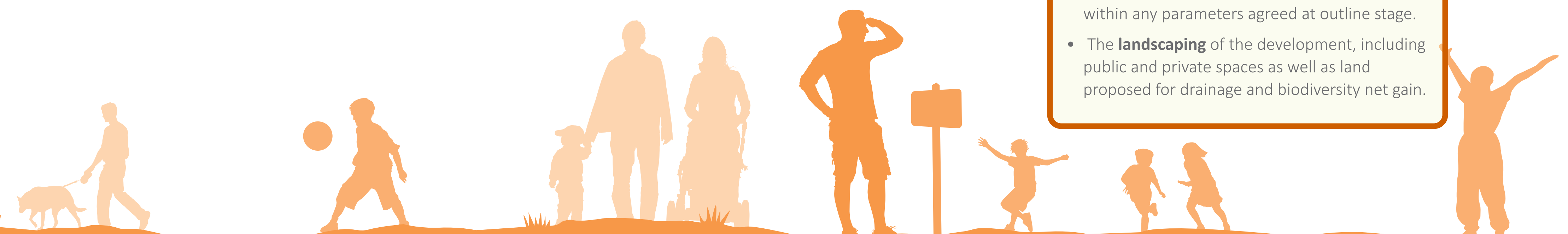
- The principle of development on the site
- The means of access onto the site
- The maximum number of homes that could be built alongside any other types of uses e.g. a village hall
- It may also look to agree some of the site parameters such as maximum building heights and areas for development and open space.



Reserved Matters

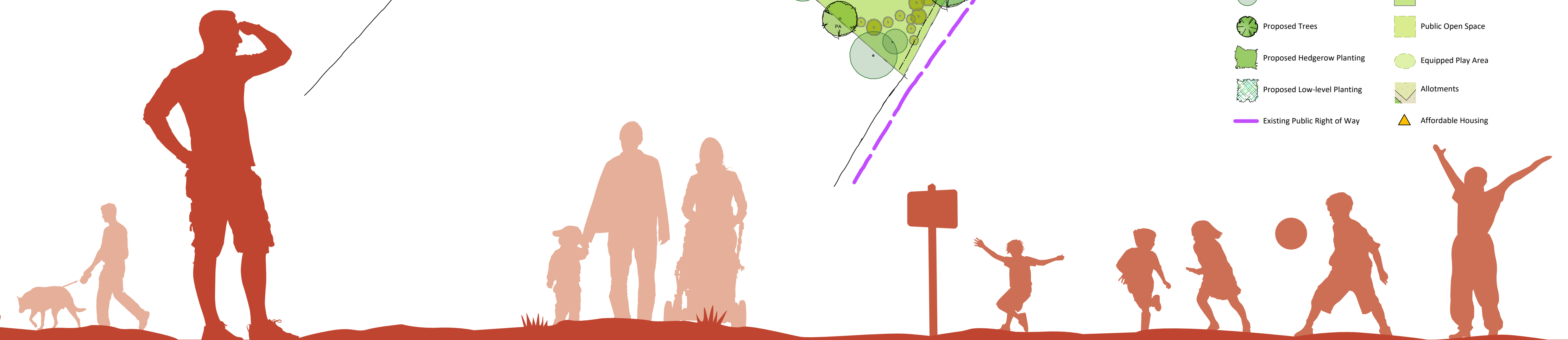
If the Outline Planning Application is approved we will then submit a further application for the 'reserved matters' to agree:

- The **layout** of the development including the buildings, routes and open spaces and the way they are laid out.
- The **appearance** of the development, namely how the buildings and the development looks
- The **scale** of development, this should fall within any parameters agreed at outline stage.
- The **landscaping** of the development, including public and private spaces as well as land proposed for drainage and biodiversity net gain.



Illustrative Proposals

While the application is to be submitted in Outline seeking to agree the principle of development and means of access only, illustrative proposals have been prepared to demonstrate how the site could accommodate 50 new homes along with land for a village hall, allotments, village green including a children's play area (public open space), drainage, biodiversity net gain and associated works.



The Proposals in Context



Fyfield as Existing



Fyfield with proposed development



Responding to the context

The southern half of the centre of the existing village is generally lower in density with fewer houses on larger plots. The northern half of the village is denser with more houses on smaller plots.

The proposals seek to create a development with a density and plot size that sits comfortably between these two areas, being lower in density than the northern part and which also reflects its edge of village location. The proposed houses would sit within generous plots and the site as a whole would include significant areas of green space and landscaping.

Existing planting will be retained along the south-east and north-east boundaries with new connections provided to the public right of way.

Water run-off from the development will be entirely dealt with by drainage within the site so there will be no increase in risk of flooding either on-site or in the surrounding area.



Providing for the Fyfield community



The site presents an opportunity for a scheme which is planned with the needs of families and the community in mind. The draft Illustrative proposals look to provide a community hub for Fyfield including a village green, a play area, allotments and the potential for a new village hall

What is being proposed?

In addition to 50 new homes the scheme proposes a number of community benefits. These include:

- Land for a community building with associated parking. Test Valley has encouraged Cambium Developments Ltd to engage with the Parish Council and local residents to help shape this element of the proposals.
- A large village green space with a fully equipped children's play area.
- Allotments to enable the local community to grow their own food.

Why is this proposed?

Test Valley Borough Council has acknowledged that Fyfield does not currently benefit from a flexible indoor community facility. There is an opportunity to create a village hub that all residents within the village can walk to.

There are many uses that a new community building could be used for these could include:

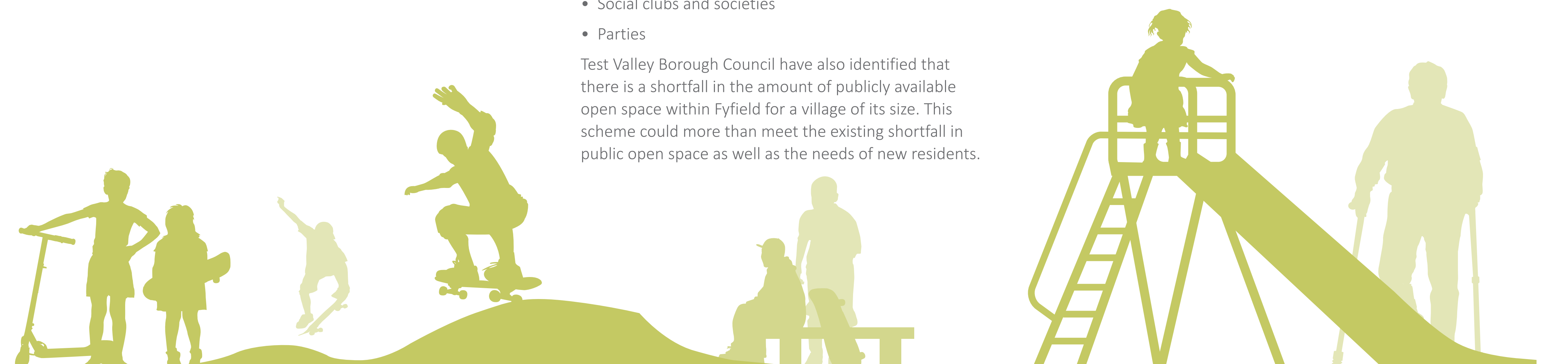
- Parish Council meetings
- Community events
- Exercise and fitness classes
- Children's groups
- Social clubs and societies
- Parties

Test Valley Borough Council have also identified that there is a shortfall in the amount of publicly available open space within Fyfield for a village of its size. This scheme could more than meet the existing shortfall in public open space as well as the needs of new residents.

Affordable Housing

Affordable housing is provided to meet identified local housing needs and is typically prioritised for people with a recognised local connection, in accordance with Test Valley Borough Council's housing policies.

The eligibility, affordability and allocation of these homes are determined by Test Valley Borough Council and Registered Provider's (Housing Association), not the developer.



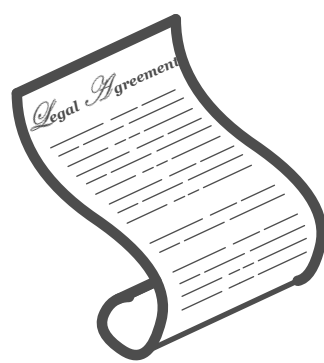
Delivering the community benefits



Step 1

Land provided by the developer

As part of the proposals Cambium Developments Ltd intend to offer land within the site for a village hall/ community building.



Step 2

Contributions by the developer

Through a Legal Agreement, the developer could provide:

- Land for the village hall
- Construction of the village green and allotments
- Construction of the access roads, parking and servicing infrastructure
- A financial contribution towards construction of the village hall building
- Maintenance contributions for the village hall, village green and allotments



Step 3

Additional funding sources

Additional funding will likely need to be identified to build the village hall, some ways this could be secured include:

- A bid submitted to Test Valley Borough Council for Community Infrastructure Levy (CIL) funding
- Parish Council CIL receipts
- Government and community grant funding



Step 4

Community-led delivery

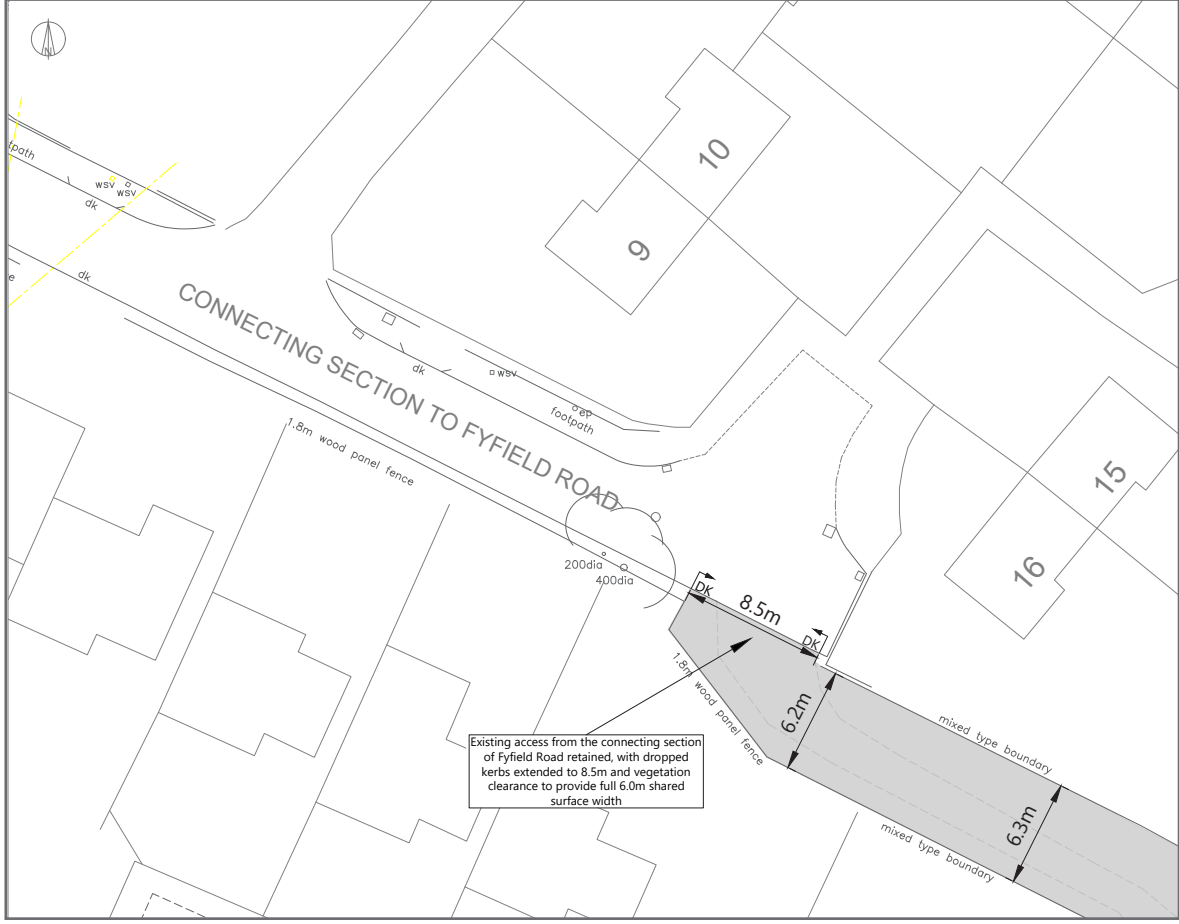
The Parish Council and local community could help shape:

- The size of the building and internal layout
- Future uses
- Long-term ownership, management and maintenance



Access, Accessibility and Infrastructure

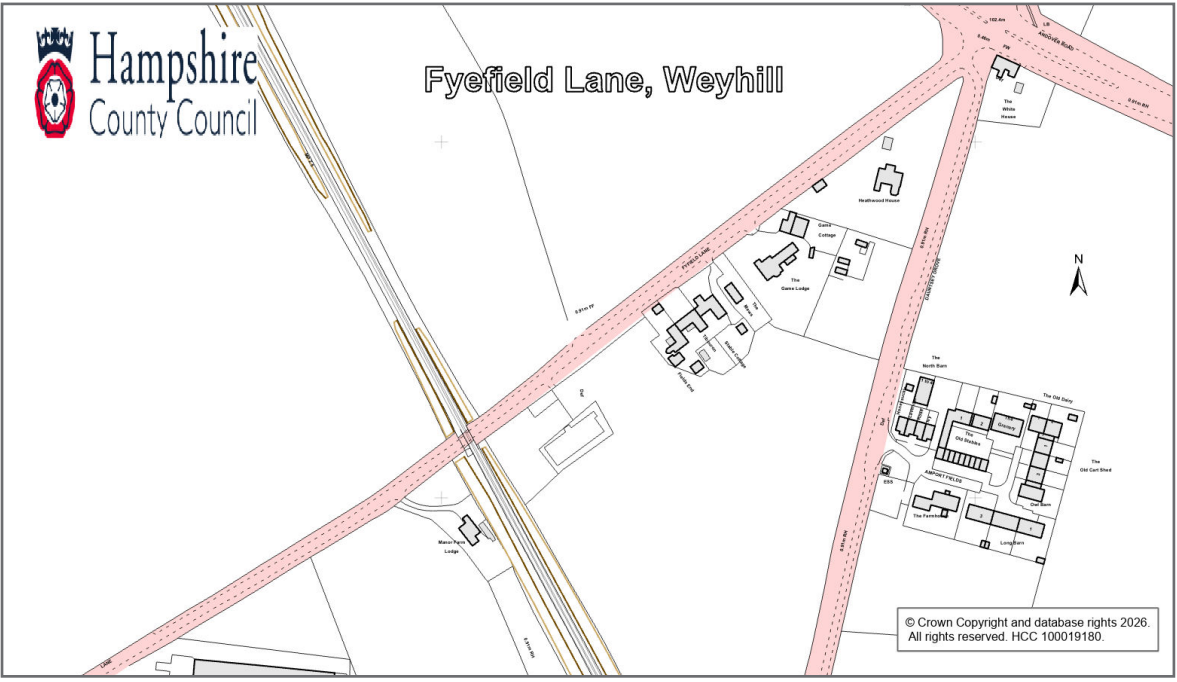
Site Access



Access to the site is the only detailed matters that is being applied for as part of the outline planning application

- The primary access to the site is to be off Grange Close via The Wayne. This will comprise a 5.5m wide carriageway, 6m junction radii and 2m footpath.
- These dimensions allow for cars travelling in opposite directions to pass one another, without being so large as to encourage high vehicle speeds.
- A modified Walnut Tree Ground access is proposed for pedestrians and cycles, and for a limited level of vehicular access for the additional car parking proposed for residents of Walnut Tree Ground.

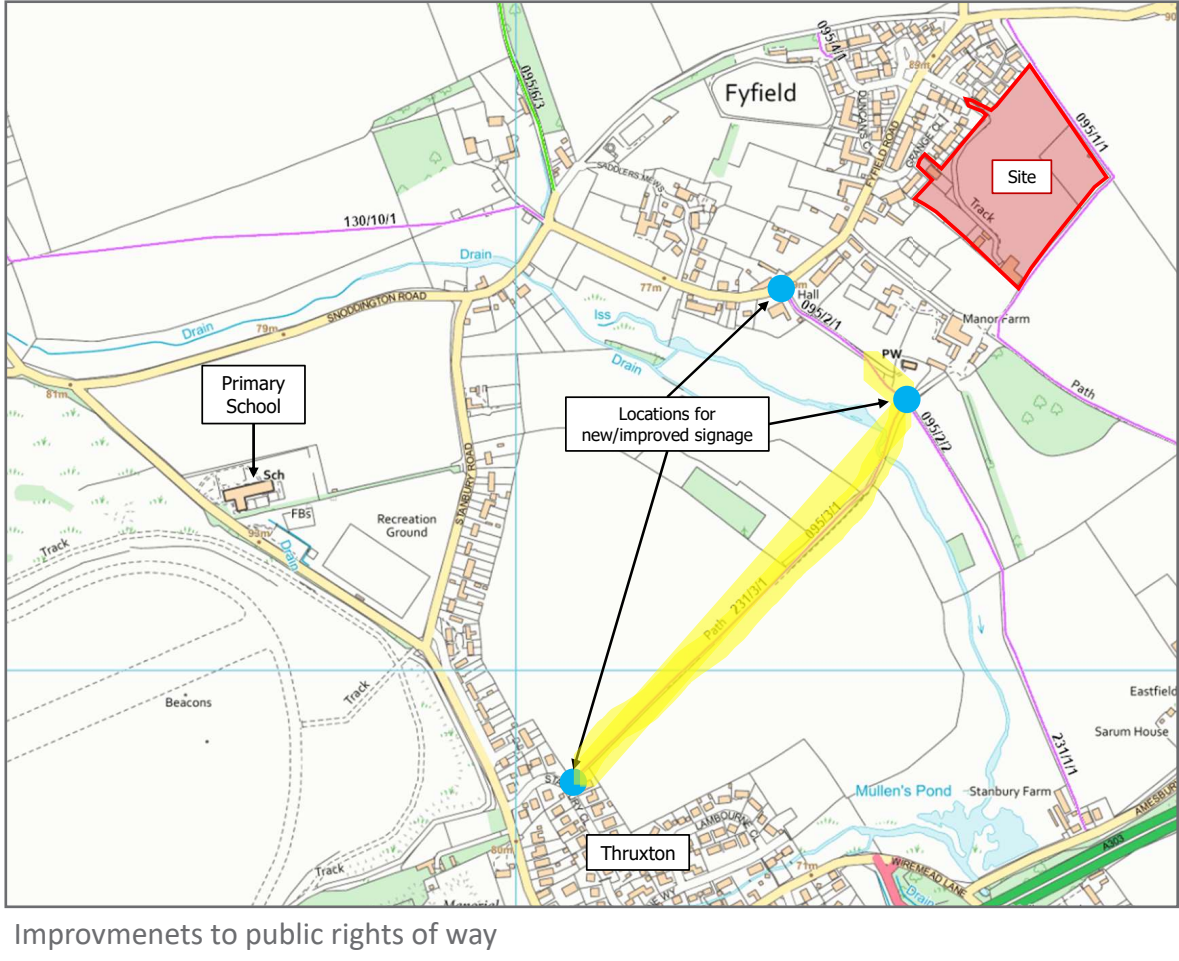
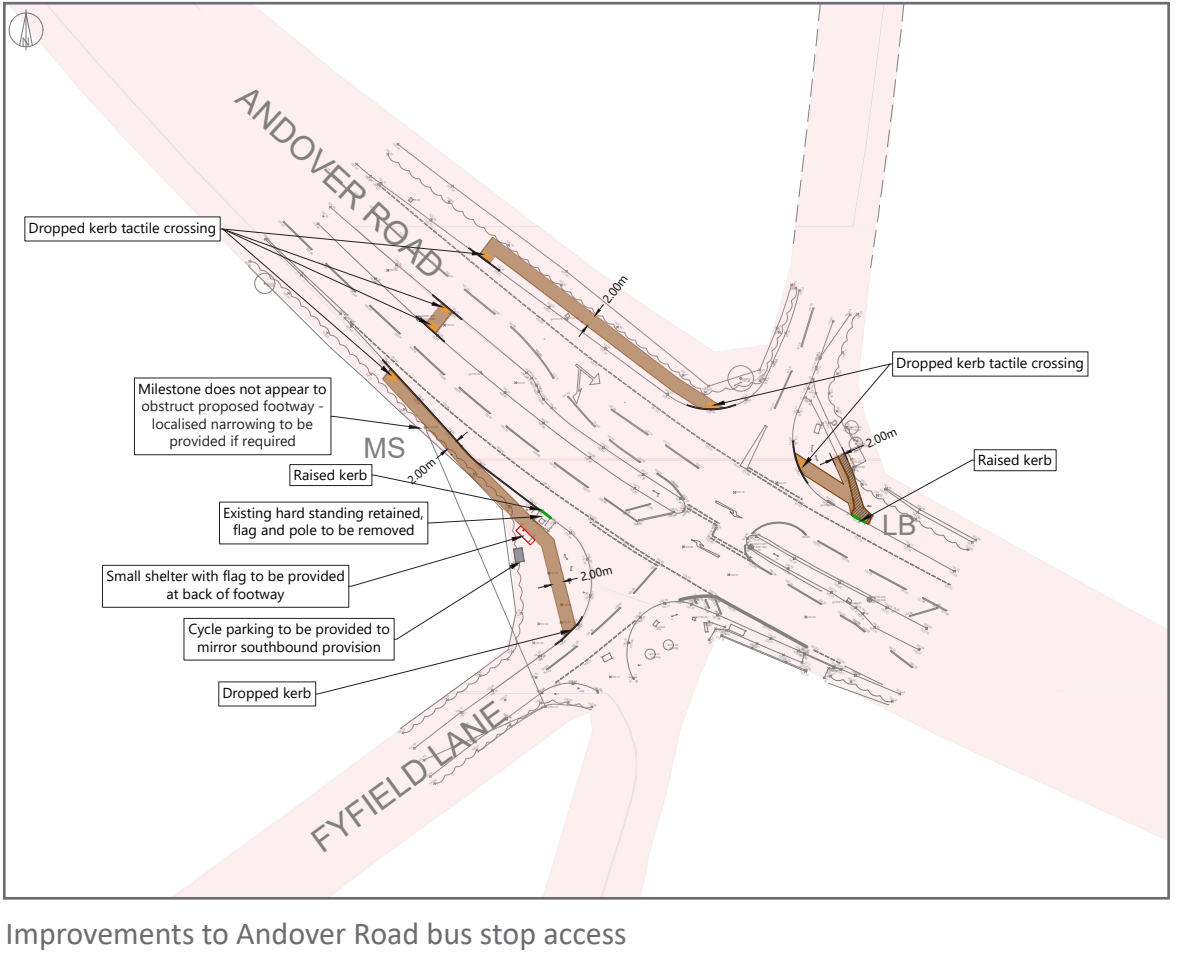
Flooding Beneath the Railway Bridge on Fyfield Lane



Flooding beneath the railway bridge on Fyfield Lane has been identified as a significant infrastructure issue in Fyfield. We understand that surface water and silt run-off from the adjacent fields and surrounding roads accumulates at the low point beneath the bridge, contributing to flooding during periods of heavy rainfall.

Although the proposed development will have no direct adverse impact on this existing issue, Cambium Developments Ltd is proactively working with the County Councillor, Borough Councillor, Fyfield Parish Council and Hampshire County Council to better understand the problem and explore whether the proposals could help facilitate or contribute towards a long-term solution. Improving this route would enhance residents’ access to the A342, nearby bus stops and public transport connections to Andover.

Wider Infrastructure Improvements



We are currently in discussions with Hampshire County Council Highway Authority regarding opportunities for infrastructure improvements relating to public transport and enhancement to the local public rights of way network. These could include:

- Proposed new 2m wide footways to connect the bus stops with Fyfield Lane.
- Proposed new uncontrolled crossings over the A432 and Biddesden Bottom Road, including dropped kerbs and tactile paving as appropriate.
- A shelter with flag for the north-westbound stop.
- Cycle parking for the north-westbound stop.
- Raised kerbs at both bus stops.
- Improved signage on surrounding public rights of way
- Improvement to the public right of way surfacing including a 2m wide compacted hogglin or crushed limestone surface.

How will the proposals impact local traffic?

AVERAGE:
UP TO ONE ADDITIONAL
VEHICLE MOVEMENT
EVERY 3 MINUTES

PEAK:
UP TO ONE ADDITIONAL
VEHICLE MOVEMENT
EVERY 2 MINUTES

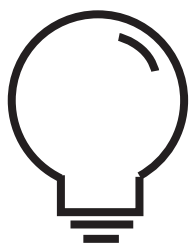


Minimising disruption during construction

We appreciate that construction can often generate a level of disruption to residents. If the application is approved Cambium Developments Ltd propose to implement an appropriate Construction Method Statement (CMS) to be approved by Test Valley Borough Council and would seek to actively work with residents and the Parish in order to minimise and manage disruption.



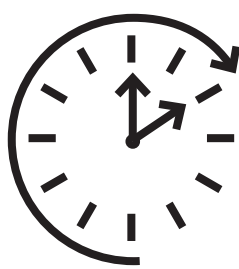
Noise
Mitigation would be put in place to suppress noise where possible with noisy activities being undertaken offsite, quieter tools chosen where possible and loud machinery enclosed.



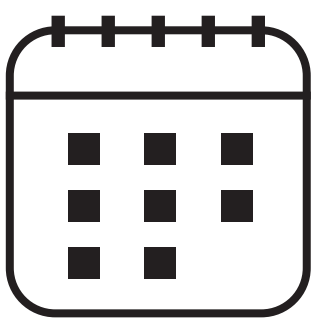
Lighting
Lights required for construction would be hooded where possible and out of hours security lighting will be activated by motion sensors.



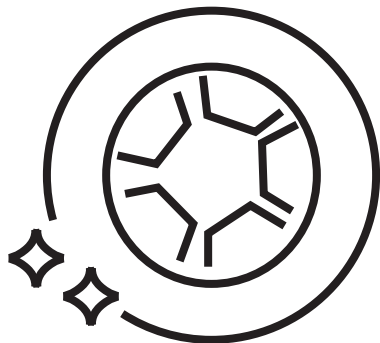
Dust
Dust would be suppressed on site with work area dampened, wheel washing areas for vehicle implemented, stored materials covered, water-fed power tools used where possible and vehicle speeds controlled on site.



Timing
The timing of works would be controlled and would only occur within agreed time periods which could typically be Monday to Friday 8:30am to 5:30pm except for emergencies or pre-agreed necessary works.
HGV movements will be minimised and restricted to limited hours during the day.



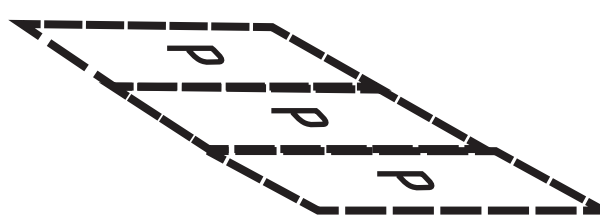
Programme
If this scheme is approved there would be a further planning application to deal with the other aspects of the design.
Once commenced construction may last 2.5-3 years.



Wheel Washing
A wheel washing regime would be implemented to prevent dust, mud and construction debris from being transferred onto the surrounding roads.



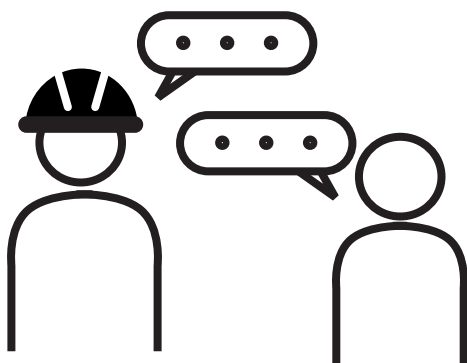
Construction Roads
Temporary roads for construction access would look to be hard surfaced to limit the amount of dust, mud and construction debris that gets transferred out of the site.



Parking
All construction personnel and vehicles would be parked on site and would not park on local roads.



Consideration
We would encourage future contractors to sign up to the Considerate Constructors Scheme where they agree to abide by a code of conduct and are independently monitored to ensure they reduce negative impacts on the community and environment.



Liaison
There would be a dedicated site contact who residents could liaise with during the construction period and a clear and accessible procedure for reporting concerns if any arise during construction.
There would also be advanced notification of major works to residents.

