

LUDGERSHALL TOWN COUNCIL



Minutes of the Full Town Council Planning meeting held on 29th April
2026

at 7pm at the Council Offices, 10-12 High Street, Ludgershall. SP11 9PZ

Present: Cllr J Bowyer – Chair, Cllr M Howard, Cllr M McCrum, Cllr S Garmonsway, Cllr J Plews & Cllr I Beveridge
Staff: V Roper- Assistant Clerk
Reps: Wiltshire Cllrs D Lumsden & C Williams,
Public: 4
Absent: Cllr D Lansley-Smith

AGENDA ITEM

468-25/26 1. Apologies for Absence – Cllr J Walker, Cllr M Williams, Cllr J Swallow, Cllr M Smith

469-25/26 2. Declaration of Interests – (Members are bound by the provision of the Code of Conduct adopted by Ludgershall Town Council and are required to declare their interest in any matter in which they have a personal interest or a pecuniary interest) – None.

470-25/26 3. Planning Applications [a\)26/00736/OUTN](#) Outline - Erection of up to 400 dwellings (C3), public open space, play space, landscaping, sustainable drainage and utilities infrastructure including electrical substations and foul drainage pumping stations, and all other associated infrastructure (all matters reserved except means of vehicular access to the public highway and associated highway improvements). - After a discussion where residents and members of the Council asked a number of questions, made great observations and suggestions on the draft response to the Bloor Homes outline planning application the council RESOLVED unanimously to not object in principle to residential development at Ludgershall. The Council accepts that growth has been identified for the town through the emerging Test Valley Local Plan 2042 and recognises that planned, well-managed expansion can bring benefits to the community. However, the Town Council has significant and specific concerns about the infrastructure implications of this application, the cross-boundary burden it places on Wiltshire-provided services, and the absence of adequate mitigation measures within the application as submitted. Key points are: **Boundary Review – Primary Position** That the Town Council’s primary position is that a review of the administrative boundary between Hampshire and Wiltshire in the area of Ludgershall would be the most logical, fair, and administratively sound solution to the cross-boundary problems arising from this and any future development in the area. The Town Council formally requests that Wiltshire Council, as the unitary authority responsible for the town and its services, explores and pursues the option of a boundary review with the Local Government Boundary Commission for England as a matter of urgency, so that all financial consequences — including Section 106 contributions, CIL receipts, and ongoing precept income — flow to the authorities directly responsible for delivering services to the new residents. **Formal Representation to**

TVBC That the Town Council submits a formal representation to Test Valley Borough Council on planning application 26/00736/OUTN. The Council does not object to the principle of residential development at Ludgershall but does not support the application being approved without a comprehensive, costed, and legally binding Section 106 agreement addressing the infrastructure impacts set out in the representation. **Pretoria Road — No Connection and Land Ownership** That the Town Council objects in the strongest terms to any connection whatsoever — whether vehicular, pedestrian, or cycle between the proposed development and Pretoria Road. The Council noted that it has received correspondence from residents whose property deeds include land over which any such connection would need to pass, and a letter from Redenham Park Farm dated 17 October 2018 asserting ownership of the path and stating it is not for public access. The Council resolved that TVBC must require Bloor Homes to provide unambiguous legal evidence of ownership of, or right of access over, all land their access proposals would cross, before any consent is granted. An explicit planning condition prohibiting any connection to Pretoria Road is required. **Pretoria Road Play Area No Additions** That the Town Council does not wish to see any physical additions, extensions, or new equipment added to the Pretoria Road play area as part of this development. Bloor Homes' proposal to expand the existing play area is rejected. The play area is not available to serve as an infrastructure offer for this development. A maintenance contribution in lieu of physical works will be accepted. **Pelican Crossing — Andover Road** That the Town Council requires a signal-controlled pelican crossing on the A342 Andover Road to be secured as a binding Section 106 obligation, delivered prior to first occupation of dwellings. The Council noted that Bloor Homes' own Walking, Cycling and Horse-Riding Assessment proposes only a dropped kerb refuge crossing, which the Council considers wholly inadequate for a development of this scale. The pelican crossing is a live initiative the Town Council has been actively pursuing. **Section 106 Contributions — Key Asks** That the following specific Section 106 contributions are sought, with contributions directed to the named recipient bodies:

- Education — contributions to both primary schools and Wellington Academy secondary school, payable to Wiltshire Council as education authority, calculated using Wiltshire's standard pupil-yield formula;
- Healthcare — contribution to Castle Practice capacity expansion, payable to BSW Integrated Care Board, agreed with BSW ICB prior to determination;
- Highways — pelican crossing on A342, Pretoria Road footway and traffic calming improvements, A342 cycling lane, Active 8 bus service frequency contribution, 100 Acre and Weyhill roundabout improvements, and Tidworth Road signal junction modelling and works, all payable to the relevant highway authority;
- Parks and open space — contributions to the Recreation Ground and Skatepark, Clover Gardens, and Pretoria Road play area maintenance, all payable to Ludgershall Town Council;
- Community facilities — contributions to the Memorial Hall and allotment provision at Bell Street and Deweys Lane, payable to Ludgershall Town Council;
- Utilities — sewage network upgrade to be funded by the development and delivered prior to first occupation, as confirmed necessary by Southern Water in Bloor's own Planning Statement; and
- Environmental — biodiversity net gain of at least 10% to be secured as a binding planning condition.

Engagement with Bloor Homes That the Town Council is now open to meeting with Bloor Homes and invites Bloor Homes to make contact with the Assistant Clerk to arrange a meeting at a mutually convenient time. The Council's willingness to engage does not alter or weaken any of the positions resolved at this meeting. **Delegation to the Assistant Clerk** That the Assistant Clerk is authorised to finalise the formal representation in accordance with the

resolutions above, make any minor presentational amendments, and submit it to Test Valley Borough Council on behalf of Ludgershall Town Council.

There being no further business to discuss the meeting was closed at 20.40pm.

The next interim meeting is 30th April 2026.
The next FTC (Annual) meeting will be Monday 11th May 2026.

Signed.....
Date.....

DRAFT