

Andover town centre redevelopment FAQs

Next steps:

- **Now we've got a masterplan, what are the next steps?**

Now that we have a masterplan in place, which sets out a vision and strategy for the future of the town, our next course of action will be to secure a development partner(s) or development manager to help drive the project forward and deliver the town centre improvements.

The council may well consider implementing elements of the scheme that fall within its control to act as a catalyst for development in the town.

- **Will you undertake the redevelopment in phases? Which phase will be progressed first?**

The proposed redevelopment will see a significant amount of works undertaken to reshape the town. This amount of work cannot happen overnight and will almost certainly be completed in phases. It's not possible to predict which elements will be carried out in what order at this early stage of the project.

One part of the wider town centre rejuvenation has already begun, with work to develop a new Town Mills riverside park well underway. This project started at the beginning of 2020 and should be completed early next year, to provide a new picturesque outdoor space for visitors and residents to enjoy.

- **Will the plans change again?**

The masterplan is a spatial framework that will guide future redevelopment opportunities for Andover. It sets out clear proposals and recommendations to rejuvenate the town centre and make it a place where people will want to visit, work, live and spend time with their family, friends and colleagues.

The entire project will take several years to complete and it is possible that certain proposals outlined in the masterplan will evolve along the way.

- **When will the redevelopment work start and how long will it take to deliver?**

It has already started with work at Town Mills well underway. Once a development partner or development manager has been secured, the entire town centre redevelopment project is anticipated to be completed in phases – with the whole plan taking the best part of a decade to deliver.

This is a once in a generation opportunity and it is going to be a very exciting time as we watch the proposals come to life.

- **How did you factor in feedback from residents and businesses when drafting the masterplan?**

The plans to transform Andover are unique to the town and have been developed as a result of extensive research exploring the requirements of residents, businesses and students. Since the project's inception, Test Valley Borough Council and consultants, HemingwayDesign and NEW masterplanning have conducted thorough public consultations to help shape the future of the town.

More than 3000 people took part in a survey in July 2019 to share their views on the potential for Andover. Then between December 2019 and January 2020, more than 1,100 residents and businesses took part in a public consultation where the initial vision was shared. Members of the public also attended a stakeholder event at St Marys Church and a drop in shop on Bridge Street to view the emerging proposals and completed an online survey to share their thoughts.

Feedback from this consultation has been studied extensively to help finalise the masterplan.

- **If the masterplan has been adopted by the council, will planning permission still need to be obtained for any of the proposals?**

The masterplan is a spatial framework for the town and planning applications will need to be submitted for any new development, such as repositioning the Lights Theatre. We are also working closely with highways authority, Hampshire County Council, to support the proposed changes to the Highways.

All planning applications relating to the masterplan will be the subject of further significant consultation so that the community can have their say on the detailed proposals. All comments received about the proposals will be carefully considered before determination of the applications. .

Shopping in the town centre:

- **What will you do about empty shop units in the meantime? Will they be filled?**

Test Valley Borough Council has ambitious plans for the future of the Chantry Centre as part of the town centre redevelopment project. In the meantime we are actively looking at options for under-utilised buildings by operating a flexible easy-in, easy-out scheme for local retailers who may wish to trial a short term business in a retail unit and raise their profile in the town before making a longer term commitment.

Anyone interested in renting a unit in the Chantry Centre can contact Colin Hares at Test Valley Borough Council, on 01264 368000 or email chares@testvalley.gov.uk.

It is important to remember that the Council does not control all of the retail premises in the town centre. The vast majority are in the ownership of private landlords. Whilst we have no control over these premises we are working hard to assist property owners wherever possible.

- **What will you do about those businesses displaced during the redevelopment work?**

It is likely that the redevelopment of the Chantry Centre will be done in phases. We will work closely with businesses in the town centre throughout the redevelopment project to ensure they have the relevant space to continue to trade whilst the construction work takes place. More details will be announced as the project progresses.

- **How will you make sure people don't start shopping elsewhere while the redevelopment work takes place?**

With such an attractive offering in sight, we hope that people living and working in Andover will be as excited by the plans as we are and will continue to support local retailers by shopping in the town during the redevelopment works.

Despite the difficult times experienced this year, it has been encouraging to see so many people returning to the town centre since shops reopened and this is a clear demonstration of people's loyalty to the retailers in the town and a desire to shop locally.

- **Will the plans enable us to get more retailers into the town?**

The masterplan looks to expand all activity in the town centre by encouraging a mix of uses including retail, food and beverage and leisure in order to attract people into the town and encourage them to spend time there.

The plans also propose bringing The Lights Theatre, offices and new residential properties into a more central location, which will revitalise the town and increase footfall both in the day and in the evening. This, along with improved traffic flow and nearby rail links, will position the historic town of Andover as an attractive offering for new retailers who may be looking for a town centre location in which to operate their business.

- **What shops can we expect to see in future?**

We hope to see a broad range of shops in the town centre in future, with the redevelopment giving national and independent retailers as well as pop-up shops, the opportunity to have a town centre presence.

Plans to relocate The Lights Theatre to a more central location and introducing new restaurants and bars along the river will also offer people a wider choice of activities to enjoy when visiting Andover.

Costs and funding:

- **How much will this cost and how will it be funded?**

The total cost of the project is yet to be finalised. Funds have been set aside to begin progressing with the redevelopment works and the council will be looking for a development partner(s) to deliver the scheme along with public funding from other government organisations.

General questions:

- **Will there still be enough car parking spaces?**

Parking has been reviewed extensively throughout the development of the masterplan and surveys indicate that even at busy periods there is still capacity in the town centre car parks.

There is no reduction in car parking facilities within the proposals, and the masterplan suggests a more strategic approach to parking in the town centre, for example increasing capacity in the northern and eastern edges of the town, improving pedestrian connections to car parks and making key locations

more accessible by introducing on-street parking, disabled parking and drop-off points.

- **What impact will covid-19 have on the project?**

During these unprecedented times it is more important than ever to have a vision for the future of the town. Regeneration will help Andover town centre to recover and introducing more independent retailers and restaurants, hosting a wider range of events and creating social spaces will help the local economy to recover.

- **How will wildlife be protected during works along the river?**

The River Anton is one of Andover's most important features and is home to a rich and diverse array of wildlife. The masterplan proposes that only certain areas of the river will be accessible to the public, to protect sensitive spots.

Test Valley Borough Council, Environment Agency, Hampshire County Council and Hampshire and IOW Wildlife Trust have formed a partnership to improve the river corridor for wildlife and people.

This partnership will continue to work together to ensure wildlife is protected.

Find out more here:

<https://www.testvalley.gov.uk/communityandleisure/parksandgreenspaces/river-anton-enhancement-scheme>

Any planning application submitted will need to take into account its impact on wildlife within the area ensuring that it is properly considered and catered for.

- **Will The Lights Theatre close during the refurbishment?**

We hope that the existing Lights Theatre will be able to continue to operate during the redevelopment, when a new theatre is constructed in the centre of the town.

- **Where can I find updates about the project as it progresses?**

Visit thinkandovertowncentre.co.uk to view the masterplan and keep up to date as the redevelopment moves forward.

You can also follow Test Valley Borough Council on [Facebook](#) and [Twitter](#) to see regular updates.