

Test Valley Borough Council Next Local Plan - Refined Issues and Options Consultation

COMMENTS FORM

Test Valley Borough Council has published for public participation its Refined Issues and Options document. This is the second stage of preparing the next Local Plan, which follows the Issues and Options consultation in 2018.

You can respond to our consultation by filling out the form below. Further information can be found on our website at: www.testvalley.gov.uk/nextlocalplan

The consultation period runs from Friday 3 July 2020 to 4.30pm on 28 August 2020. Please respond before the close of the consultation period.

Once the form has been completed, please send to

If you are unable to send via email, please send a postal copy to our address below.

Contacting us

We are happy to help. If you have any queries, please contact us at:
Planning Policy and Economic Development Service
Test Valley Borough Council
Beech Hurst
Weyhill Road
Andover
SP10 3AJ

Tel: 01264 368000

Website: www.testvalley.gov.uk/nextlocalplan

Part A: Your Details

Please fill in all boxes marked with an *

Title* Mr		First Name*	
Surname*			
Organisation* (If responding on behalf of an organisation)			

If you wish your comments to be acknowledged and to be kept informed of progress, please provide your email address below:

Email Address*	
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If you don't have an email address and wish your comments to be acknowledged and to be kept informed of progress, please provide your postal address.

Address*		
	Postcode	

If you are an agent please give the name/company/organisation you are representing:

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Personal Details and General Data Protection Regulation

Please note that representations cannot be treated as confidential. If you are responding as an individual, rather than as an organisation, we will not publish your contact details (email/postal address and telephone number) or signatures online, however the original representations will be available for public viewing at our offices by prior appointment. All representations and related documents will be held by the Council for a period of 6months after the next Local Plan is adopted.

The Council respects your privacy and is committed to protecting your personal data. Further details on the General Data Protection Regulation and Privacy Notices are available on our website

<http://www.testvalley.gov.uk/aboutyourcouncil/accesstoinformation/gdpr>

Part B: Your Comments

Please use the boxes below to state your comments and questions. Please make it clear which paragraph or question your comments relate to where possible.

Paragraph / Question Ref	Comments
	Please refer to the attached letter of representation dated 27 August 2020.

Please use next page if necessary

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What happens next?

All valid responses will be acknowledged and you will be given a reference number. Please quote this number when contacting the Council about the next Local Plan. If you have an agent acting on your behalf, correspondence will be sent to your agent.

All response received will be taken into account as part of the preparation of the next Local Plan.

Planning Policy and Economic Development Service
Test Valley Borough Council
Beech Hurst
Weyhill Road
Andover
SP10 3AJ



27 August 2020

Dear Sirs,

NEXT LOCAL PLAN: REFINED ISSUES & OPTIONS CONSULTATION 2020

I write on behalf of the Rowles Family regarding the above consultation.

The family is promoting land within its ownership off Dunkirt Lane in Abbots Ann (SHELAA ref.190). The site is approximately 2.1ha, located on the edge of the village, adjacent to the existing settlement boundary on two sides. A concept masterplan, previously submitted in 2018, showing a development of approximately 30 dwellings is attached for convenience.

Representations made on behalf of the family to the Test Valley Local Plan (TVBC) Review Issues & Options consultation in September 2018 are still relevant insofar as a review of the Local Plan provides opportunity to consider a strategy for growth in the Borough's main villages.

As reported in this latest consultation, responses to the 2018 Issues & Options consultation supported the strategy for a wider distribution of housing to a larger number of settlements¹. This support extends to the provision for housing sites across the rural areas to a number of villages, together with a wider range of smaller site allocations. The Council's commitment that the next Local Plan will consider the future scale of growth for the rural area and the strategy options for housing development, is supported².

Since the September 2018 Issues & Options consultation, the National Planning Policy Framework (NPPF) has been updated³. The objective of '*significantly boosting the supply of homes*' remains.

The revised NPPF also notes⁴ that '*small and medium sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly*'. Accordingly,

¹ Para 5.16 – TVBC Next Local Plan: Refined Issues & Options Consultation, June 2020

² Para 5.19 – TVBC Next Local Plan: Refined Issues & Options Consultation, June 2020

³ February 2019

⁴ NPPF68

the NPPF requires at least 10% of the housing requirement should be on land no larger than 1ha (i.e. small sites). While the site that is being promoted does not fall within this category, it has been assessed to have the development capacity equivalent to an average site of around 1 ha if built out at the notional 30 dwellings per hectare (the capacity of the concept master plan is around 25 to 30 dwellings).

The NPPF also promotes identifying opportunities for sustainable housing developments in rural areas where development would *"enhance or maintain the vitality of rural communities"*⁵. In the same paragraph, it goes on to state that planning policies should be proactive in identifying *"opportunities for villages to grow and thrive, especially where this will support local services"*. The NPPF goes further to acknowledge that *"Where there are groups of smaller settlements, development in one village may support services in a village nearby"*.

Likewise the updated Planning Practice Guidance states that *"the location of new housing can also be important for the broader sustainability of rural communities"* and *"A wide range of settlements can play a role in delivering sustainable development in rural areas, so blanket policies restricting housing development in some types of settlement will need to be supported by robust evidence of their appropriateness"*.⁶

Therefore, reflecting the national policy, in regard to **Question 6** of the 2020 consultation, it is appropriate for groups of villages to be considered together in terms of the shared local services and facilities, such as primary schools, places of worship, local shops, village halls and public houses, and the combined role they play in supporting and sustaining rural communities.

When reviewing the settlement hierarchy (**Question 5**), in regard to the rural areas, settlements should be ranked in relation to the role they play in the wider rural area, and not just the facilities and services that they may already accommodate. In reality, groups of settlements interact and support each other, with varying but complementary attributes. They should not be considered as isolated or independent settlements.

Further, rural settlements should be assessed and ranked in respect of their proximity and connectivity to higher order settlements (**Question 7**). For example, when considering opportunities for sustainable development in the rural areas, the cluster of villages south of Andover (including Abbots Ann) should be considered in the context of their close functional relationship with the main town in the borough, which provides services, facilities and employment opportunities of regional importance.

More recently the government has published a new White Paper for consultation⁷. This proposes a fundamental reform of the planning system to address its underlying weaknesses and create a system fit for the 21st century. To achieve this the government will seek to simplify the role of Local Plans, to focus on identifying land within three categories:

⁵ NPPF 78

⁶ Paragraph: 009 Reference ID: 67-009-20190722 Revision date: 22 07 2019

⁷ 'Planning for the Future', August 2020

- Growth areas;
- Renewal areas; and
- Protected areas.

The White Paper promotes a shift in emphasis to plan making. It sets out an ambition to *"create a virtuous circle of prosperity in our villages, towns and cities, supporting their renewal and regeneration without losing their human scale, inheritance and sense of place"*⁸ (Our emphasis).

It proceeds to suggest that renewal areas "suitable for development" could include small sites in and on the edge of villages⁹.

This is consistent with the Refined Issues & Options approach to revisiting settlement boundaries¹⁰. Hence, it is likely that the next Local Plan will be directed to identify specific sites for development in rural areas, rather than continue to rely heavily on a handful of large strategic sites in and around the higher order settlements. A more dispersed strategy of this kind will not only help to strengthen future delivery, rather than relying mainly of a few strategic allocations which can be liable to delays as issues such as major infrastructure requirements are resolved, but also help to *"level up the social and economic opportunities available to communities"*¹¹ as the government aspires to in its proposed reforms.

This positive planning is needed to ensure that rural settlements do not fall in to the 'sustainability trap', whereby policies prevent growth due to lack of facilities and what facilities there are, like local schools, eventually fail and increase the community's reliance on travelling elsewhere for its everyday needs. As outlined, national policy and guidance continue to support growth in the rural areas, to sustain thriving rural communities and help address the problems of affordability and lack of choice in housing to cater for changing needs, for example young families and the elderly.

Therefore, in the review of the Local Plan, consideration should be given, as part of the option of a mixed and dispersed spatial strategy, to allocating sites (particularly small and medium sites) in the rural areas, and other positive planning initiatives to support rural areas in a sustainable way.

Abbotts Ann is considered to represent an appropriate (and sustainable) location for new residential development. It benefits from a range of local services and facilities, including primary school, and is well connected and located in relation to Andover. Land off Dunkirt Lane, on the southern edge of the village, is both available and suitable and, with a capacity of around 30 homes, could make a proportionate, modest but important contribution to meeting both the Borough's identified housing need and sustaining existing community facilities in the village for future generations with a mix of market and affordable housing together with an area of public open space.

We therefore encourage the Council to respond positively to the clear message coming through these early consultation stages, which aligns with revised and emerging national policy, and plan

⁸ P18 'Planning for the Future', August 2020

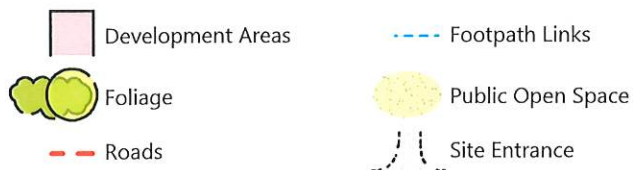
⁹ p29 'Planning for the Future', August 2020

¹⁰ Paras 5.24 – 5.29 (Q8-12) - TVBC Next Local Plan: Refined Issues & Options Consultation, June 2020

¹¹ P18 'Planning for the Future', August 2020

proactively for sustainable growth in the rural areas. As part of this strategy, we encourage serious consideration of the development opportunity at Dunkirt Lane and we will be pleased to discuss the opportunity with you and provide further information in due course.

We would be grateful if you could acknowledge receipt of this letter. If you have any other questions or comments please don't hesitate to contact us.



REV	DATE	AMENDMENTS	DRAWN	CHECKED
#	060318		RO	SS

SCALE: 1:1250
SIZE: A3
JOB NO: 50057
DWG NO: SK1-02
REV: #

DATE:
March 2018

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