

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*		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
<p>Local Economy & Employment 6.12</p> <p>Transport, Communications & Movement 8.5</p> <p>CIL 8.27</p> <p>Neighbourhood Plans: 2.15</p>	<p>Background:</p> <p>In line with the National Planning Policy Framework (NPPF)ⁱ it is important that planning authorities and development plans recognise that MOD Establishments are of strategic military importance to the UK. As such operational development on MOD establishments should be supported. In turn, due to the need to maintain operational capabilities, development in proximity of MOD Establishments should be required to demonstrate that they align with the 'agent of change' principle found in paragraph 182 of the NPPFⁱⁱ. As such their development won't lead to the need for mitigation from MOD activities. It is therefore suggested that emerging development plans include a specific policy to address those needs. Such a policy also needs to recognise the brownfield nature of MOD sites and the MOD's commitments to bring forward proposals to reduce its built estate, as part of those proposals sites could be declared as surplus. Such policies have been adopted in development plans across the UK.</p> <p>Suggested policy on MOD Establishments:</p> <p>POLICY Military Establishments: New development at military establishments that helps enhance or sustain their operational capability will be supported.</p> <p>Redevelopment, conversion of change of use of redundant MOD sites and buildings will be supported.</p> <p>Non-military or non-defence related development within or in the areas around a MOD site will not be supported where it would adversely affect military operations or capability, unless it can be demonstrated that there is no longer a defence or military need for the site.</p> <p>For information, some further background is also included below on MOD related development.</p> <p>Transport:</p> <p>Many MOD establishments have specific operational access requirements, in particular logistics. The dimensions and weights of some of the vehicles used by the MOD can be beyond that normally used by public/commercial vehicles. When designing schemes which affect key access routes to MOD establishments it is therefore recommended that</p> <p>Noise:</p> <p>It should be noted that the controls on levels of noise arising from MOD establishments are not the same as for other properties. These noise levels can vary significantly according to operational needs. It is therefore</p>

important to consider the possible impacts on proposed adjacent development of such noise and the need to incorporate appropriate mitigation (if possible). It would be good practice for Planning Authorities to consult DIO on all significant planning applications within at least 250 metres of the boundary of an MOD establishment, the email address for such consultations is:

Safeguarding:

This response is separate from any made in respect of the safeguarding of MOD assets. For further information on MOD safeguarding, contact:

Neighbourhood Plans

The case of Daws Hill v Wycombe (C1/2013/0861) established that land should not be included in neighbourhood plans where it would lead to 'false expectations' (para 22). Neighbourhood plans should therefore be realistic about what they can control. It should be noted that separate legislation applies to the Crown estate and the operational military nature of MOD sites means that engagement and enacting of Neighbourhood plans to cover the area would not be appropriate. It is therefore suggested that designated Neighbourhood Plan areas should exclude MOD establishments.

Single Living Accommodation (SLA) & Service Families Accommodation (SFA)

In summary, single living accommodation (SLA) is provided to meet operational needs on MOD establishments and is ancillary to its use. Service Families Accommodation (SFA) is provided to meet a specific need, has no commercial value and is subject to national guidance on its location, use and provision of supporting facilities. The close link between military bases and SFA allows for an appropriate support network to be provided to its residents, especially for dependents during times such as overseas deployments.

The method for assessing SFA rents is set at a national level and service families pay a subsidised rental charge as set by the Armed Forces Pay Review Board. The Board sets the rates to be charged to service personnel for their accommodation as well as their pay. The SFA rates are set out in Tables 4.1 and 4.2 of the Armed Forces' Pay Review Body Forty-Third Report March 2014. This document is available on the [www.gov.uk](https://www.gov.uk/government/publications/armed-forces-pay-review-body-43rd-report-2014) website (see <https://www.gov.uk/government/publications/armed-forces-pay-review-body-43rd-report-2014>). The SFA rental rates are significantly lower than general market housing rental levels in recognition of the special circumstances that apply including the tied nature of the properties and lack of choice. The value of future income streams will not be sufficient to cover the basic build costs and infrastructure procurement and running costs (the latter of which will be significant).

	<p>It is therefore recognised that SFA directly provided by the MOD bears some similarities to affordable housing provided by a Registered Provider. In both instances, there is an element of subsidy, which sets it apart from housing that is either sold or rented, without restriction, through the open market. Both parties recognise that the SFA to be developed by the MOD will not be a commercial proposition and can only be delivered with substantial amounts of public funding. As such, there is no commercial viability in its provision. It is therefore logical given the considerations discussed within this Statement that SFA should have a zero charge for CIL, following the practice that is applied to affordable housing.</p> <p>Unlike general market housing, the design and specification of SFA developments are subject to national guidance set out in Joint Service Publications (JSPs) (see</p> <p style="text-align: right;">This means higher build costs than</p> <p>might normally be expected would be incurred and community infrastructure costs to be met as part of the development for all SFA residents. In accordance with the relevant Scale 25 within JSP 315¹ the MOD will provide the following facilities alongside their SFA development:</p> <ul style="list-style-type: none"> (i) Community Centres (ii) Childcare Facilities (iii) Youth Centres (iv) Publicly Funded Welfare Facilities <p>SFA will not be released onto the open market or use for any other purpose than for SFA without the approval of the planning authority. This will ensure that the SFA 'housing' is developed and managed for its intended purpose, rather than open market housing. Such an obligation would also ensure that if the SFA becomes surplus to MOD requirements and is released in the open market the need to provide for affordable housing would be triggered.</p>
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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.

ⁱ NPPF paragraph 95. Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

- a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate⁴¹. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and
- b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.

ⁱⁱ NPPF paragraph 182: Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

