



Planning Base Ltd

25th August 2020

Test Valley Borough Council
Beech Hurst
Weyhill Road
Andover
SP10 3AJ

SHELAA SITE REFERENCE 280 – Land at The Street, Barton Stacey (9 dwellings)

Please note that I am now the planning agent for the above site and act for Hampshire House & Homes Ltd, the landowner.

I note that there is currently a public consultation with regards to the Issues and Options for the next Local Plan.

In this regard, I have the following comments to make:-

1. The site continues to be promoted by the landowner. A scheme of 9 dwellings could be designed that would comply with the pattern of development in the village.
2. The new dwellings would breathe life into the village – it is noted that this is the only SHELAA site being promoted at Barton Stacey outside of the settlement boundary.
3. There is built form beyond (further south) of the site and therefore this would not constitute isolated development. There is a strong argument to say that this would be infill development outside of the settlement boundary.
4. The site is outside of the conservation area, but the landowner would treat any design detail as being within the historic part of the village.
5. There are services and facilities within the village and surrounding villages that require support in the current economic landscape and 9 new dwellings would contribute to the longevity of these services and facilities.
6. The site is well located amongst all of the major employer towns and cities in the local area.

7. Contrary to the comments made in the latest version of the SHELAA for this site, the landowner would be willing to allow some self-build plot provision within the site.
8. This site is not agricultural or greenfield land – it is considered to have a nil planning use and this is an important aspect for consideration as it will ease the pressure to build within the open countryside throughout the Test Valley Borough.

With regard to the questions raised within the current Issues and Options stage, the following responses are provided.

Q1 – There should be a Borough-wide Housing Market Area which will enable a more flexible approach to deal with housing supply and demand within the Local Plan and beyond.

Q4 – Yes, those larger rural villages with better transport links and existing services and facilities should have a higher status than those which do not.

Q5 – Those with the best transport links and are closest to employment, retail and recreational facilities.

Q6 – Yes, consideration should be given to grouping villages together.

Q7 – They should be looked upon more positively for higher levels of development.

Q8 – Yes

Q11 – More loosely depending upon the settlement tier.

Q13 – Yes – this should be looked upon more favourably in villages with high property values.

Q14 – Yes.

Q16 – Yes.

Please do keep me updated on the progress of the Local Plan and Site 280.