

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 6 months 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
1(a)	Yes. The STV HMA boundary should be revised to reflect the latest ONS Travel to Work Areas (September 2016) which incorporate among others the following areas; King's Somborne, Little Somborne, Ashley, Michelmersh, Braishfield, Awbridge and East Tytherley.
1(b)	No. This would not promote sustainable development through alignment of jobs and homes. The travel to work areas clearly show two distinct HMAs for the borough which should be reflected in the council's spatial strategy.
1(c)	No. The rural areas have a distinct part to play as subsets within the 2 main HMA. The essential issue to address is affordability and this should be reflected through either additional allocation in rural locations to boost the policy compliant number of homes or positive policies supporting windfall sites which deliver over and above the policy requirement.
2	<p>Market Housing</p> <p>As per our response to Question 1, HMAs should be based on travel to work areas which transcend arbitrary local authority boundaries and are more reflective of market forces. This has the added benefit of closer alignment of housing delivery to housing demand as derived by the standard method which includes an affordability adjustment based on the ratio of house prices to work based earnings.</p> <p>Affordable Housing (rural in particular)</p> <p>There is also the opportunity to address the nuances of more localised market forces which affect the affordability of homes particularly for residents in village locations. This is most prevalent in highly accessible rural villages such as Grateley/Palestine and King's Somborne.</p> <p>This also provides the opportunity to deliver additional housing to underpin the viability and vitality of rural villages.</p>
3	Yes. Please see the response to 1(a). TWAs are largely stable as they reflect long term trends and, in our view, provide an appropriate, easily identifiable and practical basis for monitoring and additionally addressing cross-boundary strategic issues.

4	<p>Yes. Some rural villages have access to a range of wider services in main settlements which would potentiality facilitate additional sustainable development.</p> <p>In addition to this some villages should be assessed in combination as opposed to stand alone settlements, for example Grateley and Palestine.</p> <p>When considered against the assessment set out in Policy COM2: Settlement Hierarchy Topic Paper (June 2014), Grateley scored 7 which was higher than the 'Key Service Centres of Charlton and Chilworth which scored 6 and 4 respectively. Indeed other villages such as; Abbots Ann (6) ; Ampfield (6), Barton Stacey (6), Broughton (7), King's Somborne (6), Lockerley (6), Longparish (6), Nether Wallop (6), Overwallop (7), Shipton Bellinger (6), West Tytherley (6), West Wellow (7) and Weyhill (6) all score equally or higher than the Key service Centres identified as part of the current settlement hierarchy. This lends itself to a natural delineation of the rural villages into Service Villages and rural Villages with settlements qualifying as service villages being the focus of additional allocations in particular those in close-functional proximity to employment and services of Key Service Centres and Major Centres.</p>
5	<p>A similar assessment as set out in the Policy COM2: Settlement Hierarchy Topic Paper (June 2014) should be undertaken.</p> <p>In-light of our response to question 1, accessibility should be a key consideration which highly accessible village locations elevated in the settlement hierarchy and being the focus of additional allocations to boost the supply of policy compliant affordable housing supply.</p> <p>For example, locations such as Grateley/Palestine have access to a main line train service and are within a 20-minute drive of the centre of Andover</p> <p>Where there are facilities lacking in an otherwise accessible village location additional allocations should be centred on helping deliver/underpin an improved day to day community facility offer.</p>
6	<p>Yes. As per our response to Question 5 there are village locations which are functionally linked and in close proximity which when assessed in combination have the necessary facilities to support additional sustainable housing development or indeed in some instances additional housing development could act as the catalyst to improve the vitality and viability of some essential community facilities such as pubs, schools and local shops which by their nature require a critical mass to make them viable.</p>
7	<p>See our response to questions 4 and 5.</p>
8	<p>Yes. This will reduce confusion for local communities.</p>
9	<p>Settlement boundary should be reflective of local landscape features which define how the settlement is perceived/ defined. Where open space is integral to the identity of a settlement it should be included as part of the settlement boundary.</p>

10	Hybrid approach may be required to allow for flexibility in application of the settlement boundary for the purposes of planning.
11	The starting point should be settlement gaps, based on landscape features and incorporating no more land than is necessary to prevent coalescence. Stemming from that assessment should then be the identification of Settlement boundaries loosely follow defining landscape features which affect how the transition in the settlement is experienced. The residual areas should then be assessed for their capacity to accommodate additional growth based on the settlement hierarchy. Central to this would be incorporation of strong landscape and functional boundaries which include opportunities for transitional countryside uses.
12	Where pertinent and reflective of the settlement hierarchy additional areas for potential growth to adapt to unforeseen circumstances should be included. This would be subject to a policy test reflective of a situation where the LPA is unable to maintain an adequate supply of either market of affordable houses, or situations where a higher than policy compliant amount of affordable housing is to be provided on-site.

Please use next page if necessary

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.

