

# 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](http://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](http://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 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.





**BJC PLANNING**

**RESPONSES TO THE TEST VALLEY**

**ISSUES AND OPTIONS CONSULTATION  
FOR THE NEXT  
LOCAL PLAN**

**RESPONSES MADE ON BEHALF OF**

**NORMAN COURT ESTATE, WEST TYTHERLEY**

## **INTRODUCTION**

The Issues and Options Consultation refers specifically to the Rural Area. It states in Paragraph 5.19 that:-

The current adopted Local Plan does not make any specific allocations to the rural area of the Borough although a figure of 36 dwellings per year is included as part of the requirement for Northern Test Valley. This was to come forward from sources including: infill within settlements, conversions, community led development and rural exception sites. The next Local Plan will consider the future scale of growth for the rural area and the strategy options for housing development, taking account of availability for facilities and consider the opportunities for decisions regarding this to be local community

This Statement is supported. The Council is considering the Review of HMAs and it is evident that West Tytherley should be included in the Romsey HMA. The village is also relatively close to Salisbury.

## **THE LAND AT NORMAN COURT ESTATE, WEST TYTHERLEY**

The land edged red is owned by the Norman Court Estate. It is part of the extensive estate based at Norman Court. The site should be considered in the context of the above Statement.

In previous iterations of the Consultations the site has been promoted for the development of 46 dwellings with a mix of affordable and market units.

The site lies on the edge of West Tytherley. An edge of settlement site is suitable for affordable housing then it must also be suitable for market housing.

The demand for affordable housing in this area is very great but there is the need to fund the infrastructure to serve the development and this can be achieved by including an element of private/market housing.

### **The Inclusion of a proportion of market housing**

The inclusion of a proportion of market housing in rural exception sites would encourage more sites to come forward. This would also make such sites more viable.

A further option is combine the affordable housing element with some self build/custom build plots. A smaller number of self build plots rather than market dwellings be viable if numbers of no affordable units is an issue.



The strategy for future development in the Borough now needs to focus on a more dispersed approach. There should be an examination of the villages and smaller settlements to see which would benefit from some new development.

The site is close to the settlement boundary of West Tytherley.

#### Location and Site Description

The site is situated in the settlement of West Tytherley to the south west of the village centre. The site is located to the west of Dean Road and the south of Standing Hill. The site lies to the south of West Tytherley Primary School and to the north of a few residential dwellings along Dean Road. The site is well concealed from the village of West Tytherley as it is bounded by the existing trees and hedges. Therefore the development on site would not be visually intrusive on the character of the village.

The site is situated in a sustainable location due to its proximity to a number of facilities in the village centre. The village is comprised mainly of residential uses. However, the village centre accommodates a primary school, the King Edward Hall, a public house and a village store. All of these facilities are within walking distance of the site. There is a bus route that passes along Dean Road (No.37) which provides a service to Lockerley and Salisbury. The bus stop for this service is situated adjacent to the primary school at the entrance to the Norman Court Estate.

The site is not within a flood risk area according to the Environment Agency's Flood Risk Maps.

The current vehicular access to the site is adjacent to the primary school in the village. The access also serves as a public right of way footpath (No.20).

This site could provide additional housing without being detrimental to the character of the village as it is adjacent to the current boundary. This small extension to the proposed settlement boundary for West Tytherley would provide for modest residential development in the village, which would help to sustain the local facilities and services.

**CONCLUSION**

There is only one way to support the retention of these services and facilities in villages and that is to promote more housing development. New development should be based on the villages rather than the two main towns. This would help to support services and facilities and make housing more affordable.

The proposal to include a proportion of market housing in rural exception sites would encourage more sites to come forward. This would also make such sites more viable.

The failure to provide more housing in the rural villages has created enclaves of great wealth and expensive housing and an ageing population. The less wealthy have to rely on affordable housing. The services including shops and schools and community facilities suffer gradual decline. Every settlement and village needs to be assessed to examine its potential to accommodate more development.

If an edge of settlement site is suitable for affordable housing then it must also be suitable for market housing. Furthermore, estates of market housing must be pepper potted with affordable housing to get a good social balance. Surely it works the other way too.

The strategy for future development in the Borough now needs to focus on a more dispersed approach. There should be an examination of the villages and smaller settlements to see which would benefit from some new development.

The objectives should be to achieve a greater mix of housing sizes, types and tenures to encourage a greater diversification of populations within the villages. Growth of villages will help support facilities and services.

The provision of high quality broadband is essential to enable people to work from home.