

Response to TVBC Draft Local Plan 2040 and Supporting Documents from Melchet Park & Plaitford Parish Council

Settlement Hierarchy Assessment

3.36 We are seeking comments on the proposed Settlement Hierarchy. In particular; Whether the identification of existing facilities and services is accurate and up to date, particularly from Parish Councils. Feedback on whether the use of the 6 key facilities and levels of public transport service are appropriate to differentiate our rural settlements in the hierarchy.

The geophysical shape of this parish results in a few residents having a bus service but for most it is a 2-mile walk away; whilst a very few have access to superfast broadband many do not achieve a download speed of 10Mbps. The simplistic way in which these attributes were defined has resulted in Plaitford appearing to be far better served by public transport and broadband than it is in reality for most of its area.

It is noted that Wellow is in Tier 2 and this Council would like to see Plaitford serving as a "local gap" of "countryside" defining the edge of Hampshire, especially since we have no influence on development in Wiltshire.

Local Plan – main document

4.133 Detailed policy matters that are likely to be set out at the next stage of the Local Plan 2040 are summarised below.

- **Strategic and site-specific transport infrastructure requirements. • During 2022, electric vehicle charging points, will be required on all new build homes and offices.**

This may be sensible for offices but it is not for houses. There are already many wall charges available and a householder may have a preference. By the time the householder acquires an EV the warranty on the charger will almost certainly have expired and in many cases the provision in 2022 will have been technically superseded. What should be required is the provision of adequate cabling to a suitable location for each property and an adequate supply provided to the development as a whole.

4.52 Sustainable design practices will need to form part of the design process, to improve resource efficiency and to reduce environmental impacts. For many schemes, approaches like building orientation for natural heating and cooling, Sustainable Drainage Systems (SuDS), greywater recycling, and tree or other forms of strategic planting can have a positive impact on reducing carbon emissions.

This is sensible and all new builds should have one roof which faces south with a slope of about 55° to maximise the capture of solar energy.

4.19 The transport sector is a key source of the carbon dioxide emissions occurring within the Borough. The planning system has a role in promoting more sustainable travel, including through the location of new development and the infrastructure that is secured to support it. Therefore, it is also appropriate to be recognised within the strategic approach to climate change.

New builds need adequate electrical supply for heat pumps and charging EVs. This is a re-statement of our view in 4.133.

4.13 Some evidence is already available such as the Renewable and Low Carbon Energy Study²⁴ and a companion assessment of landscape sensitivity in relation to wind and solar developments.

The assessment of landscape sensitivity must include the impact on food production which is more important than pretty landscape. The war in Ukraine has demonstrated the foolhardiness of depending on imports for essential goods: this applies to food as well as to energy.

Spatial Strategy Topic Paper

2.13 Paragraph 119 stresses that plans and decisions should aim to make effective use of land, making as much use as possible of previously-developed or brownfield land.

We fully support this approach to maximising the use of previously-developed or brownfield land.

The spatial strategy will seek to deliver a sufficient supply of homes whilst supporting the vitality of our town centres, promoting healthy and safe communities across the Borough and making efficient use of land, in line with NPPF guidance. Our spatial strategy must also **support our rural economy** and communities and our special and diverse environment.

The rural economy includes farming and this strategy must ensure that farms remain viable and effective producers of food. Destroying farmland for "rewilding" is not a sensible way to go: food is a need, having independent accommodation is a want.

Housing Topic

National planning policy requires that a local housing need assessment is prepared to determine the minimum amount and type of housing needed in the Borough over the lifetime of the plan. A sufficient supply and mix of sites should then be identified to meet the identified housing requirement, whilst also taking account of existing sites that may already have planning permission for housing development, but are not yet built.

To subtract the number of existing sites which have consent but are not yet occupied is an excellent improvement over previous calculation methods. However, we are of the view that second homes and holiday lets which are not part of farm diversification should also be subtracted.

6 Housing Supply

6.1 To meet the proposed housing requirement (as calculated using the standard method) we have assessed how much housing supply is needed to meet this need, over the plan period to 2040. This has been undertaken by assessing how much existing housing supply we have committed already, as of 1 April 2021, against the housing requirement. This will begin to identify the 'residual' amount of housing, or the amount of housing needed once the existing stock of housing land has been taken into account. The residual housing requirement will need to be provided for through policies and site allocations in the Local Plan 2040 (Regulation 18, Stage 2).

This approach is fully supported.

6.2 The assessment of the current housing supply (as at 1 April 2021) includes past completions (2020/21) plus future supply comprising: existing commitments from outstanding permissions, Adopted allocations, prior approvals and Use Class C2 self-contained units; from identified capacity from sites within the Strategic Housing and Economic Land Availability.

This approach is fully supported.