

Test Valley Borough Council Consultation for Local Plan 2040 Regulation 18 Stage 1

COMMENTS FORM

Test Valley Borough Council has published its Local Plan 2040 Regulation 18 Stage 1 document for public consultation. This consultation document sets out draft strategic planning priorities for Test Valley supported by a number of strategic policies.

The consultation period runs from Friday 11 February to noon on 8 April 2022. Please respond before the close of the consultation period so that your comments may be taken into account.

You can respond to our consultation by filling out the form below. This form has two parts:

Part A: Your Details

Part B: Your Comments (please fill in a separate sheet for each comment you wish to make)

Further information can be found on our website at:

www.testvalley.gov.uk/localplan2040

Once the form has been completed, please send to
[REDACTED] by **noon on 8 April 2022**.

Following receipt of your comments from, we will keep you informed of future consultation stages unless you advise us that you want to opt out of such communication.

If you are unable to send via email, please send a postal copy to our address below.

Contacting us

Planning Policy and Economic Development Service
Test Valley Borough Council
Beech Hurst
Weyhill Road
Andover
SP10 3AJ

Tel: [REDACTED]

Website: www.testvalley.gov.uk/nextlocalplan

Email: [REDACTED]

Part A: Your Details

Please fill in all boxes marked with an *

Title* Mr/Mrs/Miss/Ms/Dr/Other (please state)	Mr	First Name*	Chris
Surname*	Rees		
Organisation* (If responding on behalf of an organisation)	Alfred Homes		

Please provide your email address below:

Email Address*	████████████████████
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Alternatively, if you don't have an email address please provide your postal address.

Address*	████████████████████	
	Postcode	████████

If you are an agent or responding on behalf of another party, 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. Insert any general comments you may have that do not relate to a specific paragraph number or policy in the general comments box. For specific comments, please make it clear which paragraph, policy or matter your comments relate to where possible.

If you are suggesting a change is needed to the draft Local Plan or supporting document, it would be helpful if you could include suggested revised wording.

If you are commenting on a document supporting the draft Local Plan (such as a topic paper, or the Sustainability Appraisal), please indicate so.

General

Spatial Strategy

Support is given to the refinement of the spatial options to focus development towards the Market Town of Romsey within Southern Test Valley, to support sustainable growth and town centre economic regeneration.

In partnership with the Broadlands Estate, Alfred Homes is well placed to support the Borough Council in its objectives and delivering a coherent spatial strategy to the south of Romsey Town Centre to complement and support the ongoing Romsey Futures initiative.

Via the delivery of circa 120 residential dwellings on land known as Palmerston Park, to the south of Bypass Road, there exists an opportunity to create and deliver new housing of various sizes and tenures in a highly sustainable location, but also to facilitate improved legibility and wider pedestrian and cycle connectivity to and from the Town Centre.



Figure 1: Perspective drawing of new homes at Palmerston Park, South Romsey

As noted within **para 3.11** of the Reg 18 consultation draft, there is one remaining allocation to come forward from the adopted Local Plan at Whitenap, which the delivery of land at Palmerston Park as part of a wider South Romsey initiative could assist in the delivery of through improved connections to the northwest and the Town Centre beyond.

An extensive period of masterplanning and highway due diligence has been undertaken in advance of the Local Plan process by Alfred Homes and the Broadlands Estate, with support from Adam Architecture.



Figure 2: Location of Palmerston Park

The location of the land offers a number of opportunities to provide a positive, active frontage towards Bypass Road and the approach to the Town Centre, while internally, a street hierarchy formed in tandem with green infrastructure will provide pleasant routes through the site. With 40% affordable housing, the site's location provides an excellent opportunity to delivery a wider range of housing tenures from first homes through to larger family open market properties within walking distance of the Town Centre and other sport and leisure uses. With reference to first homes, support is given to **para 5.32** of the draft and the future drafting of a specific policy to facilitate 25% of all new affordable properties as new homes within the Borough.

In terms of housing mix, we would caution at this stage against an overly prescriptive housing mix policy to be included within the Regulation 18 Stage 2 draft (**para 5.38**), as this can often lead to stifling design and leading to a process of masterplanning by numbers, certainly for the open market element of a scheme. House builders will always respond to market demand for housing, and will through an assessment of the market, provide a range of house types and sizes to meet that demand. From Alfred Homes' perspective, also in a manner as fitting as possible to the site and its environs.

An overly prescriptive housing mix policy, particularly for open market, can frustrate this process, while not necessarily delivering the most appropriate scheme for a given location. For affordable housing, the situation is slightly different as there is more of a defined type of property that would best serve to meet the needs of a particular housing tenure.

In summary and in spatial terms, there isn't another deliverable opportunity for large scale residential development closer to the Town Centre of Romsey to support the objectives of **para 2.63** of the Regulation 18 Draft and focus development in the most sustainable of locations to reduce the need to travel than Palmerston Park. Furthermore, and as noted, its positioning offers significant opportunities to assist the Council in delivering wider social and economic improvements to the south of the Market Town in a coherent manner.

Alfred Homes and the Broadlands Estate would welcome the opportunity for continued dialogue in advance of the second phase of the Regulation 18 consultation to discuss the opportunities as they exist for Palmerston Park to be identified as a deliverable housing allocation within the emerging Local Plan. Work is ongoing regarding the emerging masterplan and supporting documentation to discuss with the Borough Council during this time and in advance of the next stage of the Local Plan process.

Paragraph Ref	Specific Comments

Please use next page if necessary

What happens next?

All valid responses received within the consultation period will be acknowledged and you will be given a reference number. Please quote this number when contacting the Council about the Local Plan 2040. If you have an agent acting on your behalf, correspondence will be sent to your agent.

All responses received will be taken into account as part of the preparation of the Local Plan 2040.