

2040 Test Valley Local Plan

CHilbolton Response to REG 18 Consultation due before noon on 8th April 2022

The following issues are of concern to Chilbolton

Noted that this consultation is concerned with strategic level policies and our response is directed at matters that we feel should be addressed at this strategic level.

Vision - No comment

Objectives

Climate Change and Design

These objectives should include the much more effective objective of insulating new developments and alterations and extensions with insulation to highest specification available at the time of the work and the planning application should set out the present and proposed insulation specification of the building.

Economy, Employment and Skills

This objective should also mention the importance of agriculture and farming.

1.13, 3.13 , 3.17 Neighbourhood Plans (NP)

a) NPs should be the initiators and proposers of any and all changes to settlement boundaries using a list of general characteristics prepared by the local authority (see 3.20) but after formal consultation with rural communities and villages. It is recorded that the list of such characteristics submitted to the Inspector of November 2014 in answer to his questions about the Chilbolton settlement boundary changes was not consulted in a proper manner and that this process should be repeated properly as part of the preparation of this local plan. Also note Chilbolton's submission on this matter for the earlier consultation.

b) Chilbolton residents are very unhappy about the inclusion of part of Test valley farm in the Chilbolton Settlement boundary and would like it to be removed in the 2020 local plan because it is not appropriate for reasons set out in the earlier response referred to above.

4.20

a) Chilbolton consider that the almost total absence of practical public transport make this aim impractical and submit that private motor cars will be necessary for many decades ahead so that residents can go to work, go shopping and attend medical surgeries and hospitals. This section must be more practical. It is simply ridiculous to expect elderly and infirm residents to walk or cycle to these essential services many miles distant.

b) The Chilbolton NP requires charging points for electric vehicles to be installed in all new developments and we would like to see this part of LP policy for all new developments, and extensions and alterations. When such work is carried out is a convenient time to include the necessary 32 ampere connection and sub distribution board at a convenient external position. Likewise, PV solar panels, heat pumps and grey water systems for flushing and gardens etc. should all be encouraged or required on new developments and extensions.

4.31 Building Standards

There is no mention of increasing insulation specifications in buildings that will be the cheapest way to reduce energy use and this is already covered in our NP where higher standards are required for new buildings and above under objectives.

Environment

We assume this also includes countryside not referred to elsewhere.

The Chilbolton NP is quite specific and we request that the provisions therein are taken into account. The NP and covers landscape, local gaps, green infrastructure, open spaces, green spaces, biodiversity, protected sites, water, historic environment.

Chilbolton consider that the present COM 11 policies are not specific enough to prevent new development in the countryside, particularly of very large homes not associated with agriculture or farming activities. COM 11 should include firm limits on what is permissible rather than leaving the decision to planning officers of what is acceptable with rather vague policies.

The national and local countryside policy is that there should be no new development in the countryside and that any replacement dwelling should be not more than 50% larger than the existing and LP policies should reflect this.

COM 12 should likewise be quite specific and 5.129 should limit any extension or replacement to 50% including all previous additions.

There should be specific refusal on caravans and mobile homes becoming permanent hmes and subsequently being replaced under COM12.

4.56, 4.58 , 5.39 These matters are covered in detail in our NP and we trust that where relevant this document will be taken into account at the LP level.

We submit that all planning applications should include a statement of the floor areas and land areas both before and after development or extension so that planning committees and planners are aware of these essential measurements without guesswork and unnecessary calculations for 1, 2 and 3 bed homes in NP policies.

4.57 We welcome the suggestion that early discussions should take place including with the local community represented by the parish councils. This should be encouraged at the pre app stage and in any event before formal submission of an application. Our attempts to arrange such early discussions have thus far been refused by the planning authority on the grounds of confidentiality and sensitivity. A way must be found and made clear to applicants at the pre app stage.

4.58 Public Art

The public “art” provided at the entrance to Stockbridge on A3057 and near Picket 20 on the A3093 is a disgraceful waste of public funds that detract from the ambience of the Test Valley. Throughout Europe fountains have been more appropriate and much loved over the centuries and should perhaps be considered in town centres.

4.58 The role of the council’s architectural panel.

Interesting comments but the villages would be much better served if the input from local people and our planning committee was given appropriate weight in the planning process. Too often members of the Northern planning committee vote against the views of local people and our one local councillor’s input is ignored when decisions are made. This is not taking the views of local people into account and is probably an abuse of local people’s rights.

4.58 Sustainable Transport

Apart from focus on reducing travel by private car and encouraging travel by cycle and walking nothing is said about the corresponding requirement for affordable, frequent public transport. This is illogical and impractical for rural communities like Chilbolton and should be addressed.

1.40 [perhaps 5.40 ?] Policy on internal space standards

This is also necessary to define small houses and there should be a statement in the LP of normal areas for 1, 2, and 3 bedroom homes referred to in NPs to stop three bed homes becoming mansions with 3 bedrooms and several living rooms, a study, a playroom, a family room, a tv room etc.

We will submit a separate paper on this matter with evidence shortly.

5.6 , 5.29 Affordable homes

Chilbolton originally had 72 affordable homes but this has been reduced to 39 affordable homes for rental due to sales under the right to buy protocol. The sold homes should be replaced in Chilbolton rather than at some unknown location in the borough. The funds released by these sales should be directed towards new affordable homes and Chilbolton will seek to access these funds towards the building of new affordable homes in Chilbolton by a local property trust being established for the parish. Likewise, financial contributions in lieu of building affordable homes

in new developments should be directed towards affordable homes in the immediate parish where the development takes place.

5.44 Gypsy and travellers

Apart from government policy local residents and taxpayers feel that travellers etc. should pay appropriately towards council tax and lodge a cash deposit, refundable if no site clean-up is needed. It is simply wrong to require councils to provide sites for travellers and have local taxpayers pay for providing them and the maintenance and clean-up that may be required with no obligation to contribute towards the cost.

Future employment needs

There is no mention of agriculture, farming and fisheries in this section. In the case of Chilbolton, whilst employment numbers may be small the economic impact is considerable and there should be some mention of these workers.

GAE

